



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: August 6, 2026
Re: Rezoning Request – Parcel 321063400

Jason Hurst, applicant, in collaboration with Wood Brown LLC, owner, has submitted an application to rezone parcel 321063400, shown below, from [Commercial Highway District \(CHD\)](#) to [Residential Multifamily District \(RMF\)](#).



The purpose of this rezoning is to facilitate the construction of residential homes. The developer is considering constructing single-family dwellings, two-family dwellings, single-family attached with zero lot line dwellings, townhouses, or a mixture of dwelling types. These are all permitted principal uses in the Residential Multifamily District.

The current concept, attached to this memo along with the rezoning application, is for the construction of seven residential single-family homes.

In compliance with [Section 17.51\(3\)](#) of the Municipal Code, a class 2 notice was published in the Times Villager in advance of the public hearing scheduled for the Common Council meeting on August 18th, 2026, at 7 p.m. Additionally, a mailing went out to all property owners located within 200' of the proposed rezoning.

Plan Commission recommended approval of the rezoning request at their [July 9th, 2026](#) meeting. Legislative Committee reviewed the ordinance language at their [August 3rd, 2026](#) meeting.

Recommendation:

Staff is recommending approval of the rezoning ordinance.

