

SITE PLAN REVIEW COMMITTEE

August 24, 2026

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes – Zoning, Mike Jacek – Building Inspection, Andrew Beyer – Engineering, Maureen McBroom – Stormwater, Laura Bohman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Tom Stocco of Tessulo Development, Chris Merklein of Dirt Investors, Randy Goll of RE-Optim, David Schroeder, and Nikki Zimmerman.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated August 10, 2026

Motion was made and seconded to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and Take Action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP).

The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

The following was presented by staff:

Fire:	No concerns.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	Civil and stormwater plans will need to be reviewed along with review and approval of a stormwater and erosion control permit.
Engineering:	Civil and stormwater plans will need to be reviewed along with review and approval of a stormwater and erosion control permit.
Zoning:	Verified that there will still be 110 parking spaces.
Parks & Rec:	No concerns.

Water/Wastewater: Not present.

Streets/Solid Waste: No concerns.

Econ. Development: No concerns.

Motion was made and seconded to recommend approval of this item to Plan Commission with the conditions of obtaining state approval of the plans, the necessary permits from the Building Safety & Zoning Division, and stormwater and erosion control permit.

Unanimously approved.

4. Adjournment

Motion was made and seconded to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.