

**PLAN COMMISSION  
MINUTES  
February 23, 2026**

The Plan Commission met at 4:34p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Krueger, Lampe, Zirbes

Also in attendance: Mark Wille of Cabintek, Ken Berg, Carol Quest, and Abbey Kuehn

1. Call to order (4:34pm)
2. Approval of Minutes
3. Business

**A. Public Hearing: 320 A Summit Avenue – request for a Conditional Use Permit (CUP) for proposed Light Industrial Incidental to Indoor Sales under Section §550-33C(2)(e) and Outdoor Display Incidental to Indoor Sales and Service, Section §550-33C(2)(c)**

Mark Wille the applicant spoke about the request and his company.

**B. Review and Take Action: 320 A Summit Avenue – request for a Conditional Use Permit (CUP) for proposed Light Industrial Incidental to Indoor Sales under Section §550-33C(2)(e) and Outdoor Display Incidental to Indoor Sales and Service, Section §550-33C(2)(c)**

Brian Zirbes presented the request for a CUP for 320 Summit Avenue. Staff recommends approval with the following conditions:

- 1) Construct a wall between the light industrial production area and other activity areas.
- 2) Establish a clearly delimited physical separation between the outdoor display area and vehicular parking or circulation areas.
- 3) Limit the Outdoor Display to three display items.
- 4) Establish independent addresses for the three units/suites on the property.

Motion to approve with the conditions identified by city staff was made by Krueger, seconded by Lampe and passed on a unanimous voice vote.

**C. Review public hearing comments and make recommendation to Common Council: 510 S. Second Street Rezoning from Multi-Family Residential (MR-8) to Central Business (CB)**

Brian Zirbes presented the rezoning request for 510 S. Second Street and noted that there were no public comments at the February 16<sup>th</sup> public hearing. Alder Blanke again noted his concerns that this project has not been reviewed by the full council. Krueger pointed out that although the concerns were valid, the body at this time is deliberating zoning only and not concerns of the project overall.

Motion to forward to council with a positive recommendation was made by Lampe, seconded by Krueger and passed on a 4-1 roll call vote with Blanke voting against.

**D. Review public hearing comments and make recommendation to Common Council: 510 S. Second Street Comprehensive Plan Amendment**

Brian Zirbes presented the request for the Comprehensive Plan Amendment for the noted address, the current Health Department building, and the Senior Center/Park and Rec. department building.

Motion to forward to council with a positive recommendation was made by Krueger and seconded by Lampe, passed on a 4-1 roll call vote with Blanke voting against.

All materials discussed at this meeting can be found at:

[https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/5330/Cow/23ba8b38-927e-454e-ac18-20488de6b48a/February-23%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/23ba8b38-927e-454e-ac18-20488de6b48a/February-23%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline)

**4. Adjournment**

Motion to adjourn was made by Lampe and seconded by Krueger and passed on a unanimous voice vote. (4:55pm)

Respectfully Submitted,

Alderman Brad Blanke