

Joint Community Development Authority and Plan Commission Minutes October 21, 2025

CDA Members Present: Kathy Annen, Luke Fessler, Anthony Hennes, Ben Tanko, Kurt Zimmerman, Josh Ostermann

CDA Members Absent: Elizabeth Yszenga

PC Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Austen Conrad, Eric Johnson, Scott Peters, Chris Reynolds.

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Brassington called the Plan Commission to order at 6:02. Annen called the CDA to order at 6:03.

2. PUBLIC APPEARANCES

Gurmail Mangat, 4702 Dustin Lane (Madison), provided concerns on traffic and adjacent uses that may impact their property at 4004 Terminal Drive (Citgo). Mangat indicated a preference for site plan Concept B.

3. BUSINESS.

- a. Discussion on a preapplication concept plan submitted by Ryan Quam for Phase 2 and Phase 3 of Humble Oaks a mixed-use development on parcels 0710-342-8215-1 and 0710-342-8245-1, 4703 Terminal Drive.

Bremer provided introductions of the meeting and summary on the purpose of a preapplication meeting. Ryan Quam, Applicant and owner of Quam Engineering at 4604 Siggelkow Rd provided background on the property, Phase 1, additional proposed phases, proposed building types, utility, shared open spaces, and rationale for changes made. Bremer provided additional information on the conceptual building layout, potential Department applications to be requested and submitted by the applicant.

The Joint Body discussed floor plans, commercial space, relocation of Quam Engineering and his company, and public utility. Additional comments from the Joint Body affirmed the direction of the changes proposed and updated layout, including not requiring commercial space in either Phase 2 or 3. The Joint Body commented on unit sizes to be more comparable to the needs of the Village, maintaining consistent building aesthetics to Phase 1, and Phase 4.

- b. Discussion on a preapplication concept plan submitted by Ryan Quam for a mixed-use commercial and restaurant development located at 4008-4012 Terminal Drive and adjacent lands on Parcel 0710-273-8620-1.

Bremer provided summary of the concept's location and adjacent properties. Quam commented on previous discussions from potential commercial owners. Quam described the concept's uses, vision of the location and types of commercial developments shown in the concepts accommodating those conversations.

The Joint Body affirmed the direction of the concept, and the use of the properties to enhance the entryway into the Village. Additional discussion from the Joint Body included clarification on the type of uses and how the Village regulates this and retail spaces or commercial spaces within the PUD General Plan. Bremer answered questions regarding the intersection of Terminal Drive and Hwy 51, as a DOT project and currently under study (Highway 51 South Corridor Study) and planned development amendments.

4. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, October 21, 2025 at 7:00PM – Regular Plan Commission meeting
- b. Wednesday, November 13, 2025 at 7:00PM – Regular CDA meeting
- c. Tuesday, November 18, 2025 at 7:00PM – Regular Plan Commission meeting

5. ADJOURNMENT.

Luke motioned to adjourn the meeting for Plan Commission. Pominville seconded the motion. Motion carried 7-0. Hennes motioned to adjourn the meeting for CDA. Annen seconded the motion. Meeting adjourned at 6:58 PM.