

MINUTES
PLANNING COMMISSION
City of Niagara
Tuesday, October 13, 2026
5:30 P.M.
Niagara City Hall
1029 Roosevelt Road
Niagara, WI 54151

The meeting was called to order at 5:30 p.m. Present: Mayor Joe Johnston, Dan Decker, Bruce Redmond, Dwight Pataconi, Phil Westrich, Public Works Supervisor Jim Stachowicz (who is also a voting member of the Commission), City Administrator/Clerk/ Treasurer Audrey Fredrick

Also Present: Dave Adams, Dave Kinsella, Shawn Staples (Superior Michigan Hardwoods), Nick Ghere and Shelly Ghere (Niagara Development, LLC.)

Administrator Fredrick affirmed that the Notice of Public Hearing was posted in the Borderland Journal on October 1 and October 8, 2026. In addition, it was posted at Nicolet National Bank and Forward Financial Credit Union in Niagara, as well as at City Hall. Also, notice of the hearing was sent to property owners within 200 feet of the proposed projects. The project was approved for Planning Commission consideration by the City Council at the September 23, 2026 meeting.

Dave Kinsella provided an overview of a proposed project – a housing development on land owned by Dave Adams at Washington Avenue and Tyler Road, referred to as “Niagara Meadows”. The land was formerly known as Gunville Trucking. Traffic safety concerns were brought up by adjoining property owners, specifically along Washington Avenue where there are frequent logging trucks. Trespassing was also a concern. Mr. Adams and Mr. Kinsella addressed their plans to control residential traffic in and out of the development site, as well as placement of families with children in the development. It was also noted that the housing options are rental units, and will be at a higher price-point. Many of the local and area businesses are growing and are in need of well-maintained properties for their employees. After discussion, Mr. Adams and Niagara Development, LLC agreed to add security fencing between their two properties. Member Decker moved to approve the request by Dave Adams to develop “Niagara Meadows”. Member Pataconi seconded the motion. Motion carried.

Member Decker moved to approve the variance request to reduce the lot size per housing unit within the boundaries of “Niagara Meadows”. The current minimum residential lot size for multi-family dwellings per City Ordinance is 2,000 square feet. Member Pataconi seconded the motion. Motion carried.

Member Decker moved to approve the variance request to reduce the setback per housing unit within the boundaries of “Niagara Meadows”. The current setback per City Ordinance is 25 feet. Member Pataconi seconded the motion. Motion carried.

Member Decker moved to rezone the applicable portions of Parcels 261-00089.012, 261-00089.002 and 261-00089.008 from “C-Commercial” to “R-3 – Residential”, following an updated survey to be commissioned by Dave Adams. A revised deed will be prepared. Member Pataconi seconded the motion. Motion carried.

In the event that the “Niagara Meadows” project does not commence, including issues with state permitting, Member Decker moved to allow the applicable portions of Parcels 261-00089.012, 261-00089.002 and 261-00089.008 to be rezoned from “R-3 – Residential” to the original designation of “C – Commercial”. Member Pataconi seconded the motion. Motion carried.

Comments from City officials and department heads included:

- Mayor Johnson – this proposal will add much-needed tax revenue, as well as water and sewer revenue to the City, which is instrumental in making necessary upgrades.
- Public Works Supervisor Stachowicz – further discussion will be needed to determine if the water and sewer lines will be municipally owned or privately owned.
- Administrator Fredrick - a developer agreement will be created. Emergency services and site maintenance responsibilities were addressed at the September 23, 2026 City Council Meeting.

Member Decker moved to acknowledge the comments. Member Pataconi seconded the motion. Motion carried.

There being no further business, a motion was made by Member Decker and seconded by Member Westrich to adjourn. Motion carried.

The actions of this meeting will be presented to the City Council for acknowledgement at the October 28, 2026 meeting.

The meeting was adjourned at 6:11 p.m.