



PREPARED FOR THE PLAN COMMISSION

Proposal: Ordinance Amendment – Section 16.26 Setback Lines Established

Legistar File ID #: [93260](#)

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In 2025 the Common Council approved a Certified Survey Map to facilitate the redevelopment of 2150 Commercial Avenue (Legistar ID [90802](#)). In 2026 the Urban Design Commission approved a five-story, 241-unit mixed-use building with 6,000 square feet of commercial space on Lot 1 of the CSM in Urban Design District 4 (Legistar ID [88916](#)).

The property is subject to a setback line that is established in Section 16.26 of the Subdivision Regulations. Section 16.16 establishes building setback lines on certain properties in the City. Section 16.26(f) states, “The setback line on the east side of Packers Avenue between Commercial Avenue and the center line of Aberg Avenue projected easterly shall be 77 feet from the center line of said Packers Avenue measured at right angles thereto.” Staff note that Oscar Avenue used to be referred to as Packers Avenue prior to the construction of Packers Avenue/HWY 113 in its current location. The setback line was intended to allow for future expansion of Packers Avenue before it was relocated to the east side of the subject property. The setback line extends from Commercial Avenue to Aberg Avenue. However, the City previously vacated a portion of Oscar Avenue (formerly Packers Avenue) on 910 Oscar Avenue and 2003 Aberg Avenue. Both properties are a part of the former Oscar Mayer plant. The amendment would remove the setback line where Oscar Avenue has been vacated.

When the CSM for 2150 Commercial Avenue was approved staff advised that the setback line on the subject property was no longer required. The CSM was approved with the following condition, “Before the CSM is signed by the City, MGO Section 16.26(f) shall be amended to remove the portion of the setback line that is located on 2150 Commercial Avenue. The applicant shall provide any exhibits, legal descriptions and fees required to amend MGO Section 16.26(f). If the ordinance amendment is not approved, then the setback line shall be shown on the CSM.”

As shown in the [exhibit](#), the proposed amendment would:

- Remove the setback line from 2150 Commercial Avenue.
- Remove the setback line from 2003 Aberg Avenue and a portion of 910 Oscar Avenue where Oscar Avenue has been vacated.
- Keep the setback line on 2228 Myrtle St and the portion of 910 Oscar Avenue where Oscar Avenue has not been vacated.

The amendment would replace Packers Avenue with Oscar Avenue to reflect that the street name has changed.

Planning Division staff recommend that the Plan Commission forward a recommendation to the Common Council to approve the amendment to Section 16.26(f) of the Subdivision Regulations.