

Council opens door for future mixed residential, commercial development

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JANESVILLE

The Janesville City Council on Monday took the first step toward a possible mixed residential and commercial development on the city's far north side.

The council held a first ordinance reading for a modified land use agreement that would apply to about half of a 146-acre property. The site is on the south side of Highway 26 near Wright Road and McCormick Drive.

The council's action will now refer the matter to the plan commission for further review. A council public hearing is scheduled for Oct. 8.

A land use change would give the property owner more flexibility for any future development, City Planning Director Duane Cherek said before the meeting.

The property owner, DK Partnership of Janesville, has not proposed anything specific for the land, and there is no time frame for when that could happen.

But a site plan shared with the city calls for single-family and multifamily housing and some commercial buildings on the site.

The land is mostly undeveloped and used for agriculture. Concept plans for the project, known as McCormick Crossing, show Wright Road, McCormick Drive and other existing streets from an adjoining subdivision being extended across the property.

The proposed land use change would modify 72 acres that the city master plan mostly designates for single-family homes. If the change is later approved, the new land use would allow for multifamily housing and extend commercial spaces on the 72 acres.

Cherek did not know how many homes or rental units could eventually move to the property. Monday's change was a necessary first step for the developers to realize their vision, he said.

Nobody from DK Partnership spoke at Monday's meeting. The Gazette was unable to reach anyone from the firm for comment.

Single-family homes would be located at the property's southern edge. The central area would mostly be multifamily residential, with some green space mixed in throughout, according to the site plan.

The area fronting Highway 26 would include about 35 acres of commercial space.

About 21 of those 35 acres would be reserved for smaller businesses such as coffee shops or salons. The remaining commercial land would be used for regional or national businesses such as those seen along Milton Avenue, Cherek said.

Whether the project comes to fruition is uncertain, and the specifics of the plan could change by the time anything is proposed. But it's part of a recent push to add more residential space to compensate for the city's housing shortage.

Next week, a joint meeting of the city council and the plan commission will discuss a multifamily housing proposal for downtown. Economic Development Director Gale Price previously told The Gazette it would be a "[significant](#)" project.