

**City of Richland Center
Staff Report**

Rezoning Petition 01-2023

Rezone: From Commercial-General to R-5 Residential

Meetings:

Planning Commission – September 19, 2023 – 5:30 PM – forwarded to Council

Common Council Meeting – September 19, 2023 – 6:00 PM – postponed

Planning Commission – February 28, 2024 – 5:30 PM

Applicant:

Marion M Carley Revocable Trust

Parcel ID: 276-1645-7000

286 W. Sixth Street

Zoning District:

Commercial – General (Rezone to R-5 Residential)

Request: Split the parcel and keep the Dairy-O Commercial General and zone the rest of the property to R-5 Residential. Keep the residential units in the rear of the property with access from 6th Street. Build a new multi-family housing unit on Jefferson Street.

Ordinance Language:

Chapter 400 – The provisions of the Richland Center City Zoning Ordinance shall be held to the minimum requirements adopted to promote the health, morals, comfort, prosperity and general welfare of the City of Richland Center, Wisconsin.

The Zoning Ordinance is adopted for the purpose of:

- Dividing the City into zones and districts, and restricting and regulating therein the location, construction, reconstruction, alteration, and use of structures and land.
- Promoting orderly development of residential, business, industrial, recreational, and public areas.
- Providing adequate light, air, and convenience of access to property.
- Limiting congestion in the public rights-of-way.
- Preventing overcrowding of land and undue concentration of structures by regulating the use of land and buildings and the bulk of buildings in relation to the land and buildings surrounding them.
- Providing for the compatibility of different land uses and the most appropriate use of land throughout the City.

R-5 – Multi-Family Residential:

Permitted Uses:

- Single Family
- Multi-Family
- Duplex dwellings
- Condominiums
- Public parks and playgrounds
- Home occupations
- Boarding House
- Family day care home
- Bed and Breakfast
- Student Dormitory

C-G – Commercial General:

Permitted Uses:

- Duplex dwellings
- Small multi-family dwelling residences containing 3 or 4 dwelling units
- Dwelling units which are located in and which share a building with a permitted retail sales and or service business, including professional offices, or a conditional use for which a conditional use permit has been issued.
- Condominiums
- Boarding house
- Municipal buildings
- University, colleges and vocational schools
- Retail sales and service businesses (list of 61 in the ordinance)

Comprehensive Plan:

Land Use Goal – Land use policies and zoning that maximize the available opportunities and encourages residential, commercial, and industrial development.

Land Use Goal – Follow the Future Land Use identified within the Comprehensive Plan to inform any future zoning and land use decisions.

Land Use Strategy 1 – Maximize the current opportunities.

Action: - Consider “up-zoning” single family neighborhoods. Prioritize those areas that currently have vacant lots to encourage multi-family investment.

The Future Land Use Map identifies the subject property as **Commercial**.

Criteria:

- Is the project consistent with the Comprehensive Plan?
- Is the project compatible with the existing or allowable uses of adjacent properties?
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?
- Can the request demonstrate adequate provisions for maintenance of the use?
- Will the request minimize adverse effects on the natural environment?
- The request will not create undue traffic congestion.
- The request will not adversely affect the public health, safety, and welfare.