

STAFF REPORT – PLAN COMMISISON

(For use by the Plan Commission and Common Council)

Project Review Type

- ☐ Land Sale / Acquisition ☐ Change of Use ☐ Dedication ☐ Easement
☒ Other: Planned Improvement of Hive Drive Infrastructure with Planning for Infrastructure Access Points that will serve the Property to the East

Property Information

Project Title	Hive Drive Improvements	Parcel Number(s)	276-1724-9800
Site Address / Location Description	Southeast of Richland Center High School, located at 1996 US-14, Richland Center, WI 53581		
Zoning District	(R-1) Residential	Acreage / Area Affected	≈ 2.65 acres

Project Description

The City of Richland Center is working to advance a street, storm water management, public sidewalk and street lighting infrastructure improvement project of Hive Drive. The project will also consider sanitary sewer, water and street access needs for the redevelopment of the former UW Campus. The project is located southeast of Richland Center High School and will be funded by the City's HUD Community Project Funding (CPF) grant with matching funds coming from the School District.

Staff Review and Findings

Comprehensive Plan Alignment: ☒ YES ☐ NO

The proposal supports key Comprehensive Plan goals related to infrastructure, land use, and community development. Expanding Hive Drive enhances public infrastructure in a growth area designated for residential development, aligning with objectives to improve access and support infill development (pp. 23–24, 40–48).

Public Works / Utilities / Zoning Input: ☒ ADEQUATE ☐ INADEQUATE

All road and infrastructure improvements will align with best practice and is subject to all local, State, and Federal law.

City Utilities have been consulted and will continue to be a key advisor to the project.

Environmental / Site Conditions: ☒ SUITABLE ☐ UNSUITABLE

The project is an improvement on a road system that is already in existence. However, environmental studies will be a key component of the improvement. Erosion control and stormwater runoff will be addressed through compliance with DNR and City permitting.

Staff Recommendation

- ☒ Approve the proposed extension & alteration of a public street and utility infrastructure as presented.
☐ Approve the proposed extension & alteration of a public street and utility infrastructure with conditions.
☐ Deny the proposed extension & alteration of a public street and utility infrastructure.

REVIEW & REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Information

Project Title	Hive Drive Improvements		
Parcel Number(s)	276-1724-9800	Meeting Date	January 28, 2026

Plan Commission Review WI §62.23(5)

Review Criteria	Yes	No	N/A
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed transfer area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Considerations Made: _____

Plan Commission Acknowledgement

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23(5). This report is now formally forwarded to the designated City Officer for final action.

Todd Coppernoll, Chair: _____ **Date:** _____

Plan Commission Action

Motion to forward the Plan Commission Review and Report Form to the Common Council for further action.

Reference Documents

- (2025-06-17) Hive Drive Civil Plan C8.0
- Comprehensive Plan pp. 23-24, 40-48
- WI §62.23(5)