

MINUTES OF THE PLANNING COMMISSION

WEDNESDAY, DECEMBER 17, 2025 AT 5:30 PM

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

CALL TO ORDER Chair Coppernoll called the meeting to order at 5:30 PM. Members present: Ray Wilson, Todd Coppernoll, Chris Jarvis, and Lisa Miller. Members absent: Karin Tepley, Mark Jelinek, and Ryan Cairns. Glasbrenner affirmed proper notice.

APPROVAL OF MINUTES Motion by Wilson to approve the October 29, 2025 meeting minutes as presented. Seconded by Jarvis. Motion carried by voice vote.

DISCUSSION AND ACTION ITEMS

Proposed Infrastructure Design Changes for Stori Field

The Commission reviewed proposed changes to the Stori Field infrastructure design, required by Ordinance to be reviewed by Planning and approved by Common Council. Modifications included: a reduction in street width from 36' to 30' with one-side parking, justified by cul-de-sac use, adequate off-street parking, traffic calming, stormwater, and maintenance benefits with emergency access maintained; a waiver to allow a cul-de-sac length of approximately 560 ft. exceeding the 500-ft. limit due to site layout; elimination of sidewalks due to lack of pedestrian connectivity, reduced maintenance, and increased green space; and delegation of street lighting decisions to staff in consultation with police, fire, and utilities to balance safety and light pollution using downcast fixtures.

- Street Width: Reduce from 36' to 30', with parking on one side. Justified by low cul-de-sac traffic, 4 off-street spaces per unit, lower speeds, improved stormwater outcomes, and reduced maintenance costs.
- Street Length: Proposed cul-de-sac is 560' (vs. 500' max). Waiver requested due to site layout and limited impact.
- Sidewalks: Proposed removal throughout, citing lack of pedestrian connectivity, no future sidewalk plans, and benefits including less maintenance and more green space.
- Street Lighting: Staff to determine lighting needs in consultation with police, fire, and utilities. Downcast fixtures to be used to ensure safety without excessive light pollution.

Motion by Coppernoll to recommend to the Common Council approval of the proposed modifications to the infrastructure design specifications for the Stori Field development. Seconded by Miller. Motion carried by roll call vote.

Review Rough Draft R-1/2 Ordinance

Staff presented a draft ordinance to merge R-1 and R-2 into a single R-1/2 district, aligning with the Comprehensive Plan. The proposal aims to modernize the code, ease housing shortages, allow duplexes and ADUs, and permit limited neighborhood-scale uses, while adding controls on impervious surface and overdevelopment.

Discussion covered neighborhood compatibility, lot sizes, enforcement, existing nonconformities, short-term rentals, and use limits. Similar models in other Wisconsin cities were noted.

No action was taken. The item will return at a future meeting for additional discussion.

COMPREHENSIVE PLAN

Staff noted that current initiatives—including the proposed R-1/2 zoning ordinance—align with goals outlined in the Comprehensive Plan; particularly those related to increasing population density within the City's constraints.

FUTURE AGENDA ITEMS

- Review Rough Draft R-1/2 Ordinance

SET NEXT MEETING DATE The next meeting was scheduled for Wednesday, January 28th at 5:30 PM.

ADJOURNMENT Motion to adjourn by Miller, seconded by Jarvis. Motion carried by voice vote. The meeting adjourned at 6:06 PM.

Minutes recorded by Darcy Perkins.