

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 _____

Property Information

Project Title	Redevelopment of 300 W. Union St. / 300 N. Orange St.	Parcel Number(s)	27616878000 & 27616876000
Site Address / Location Description	300 W. Union St. / 300 N. Orange St.		
Zoning District	Commercial General	Acreage / Area Affected	.6 Acres

Project Description

The proposal involves the sale and redevelopment of Redevelopment Authority–owned property located at 300 W. Union Street / 300 N. Orange Street. The prospective purchaser proposes redevelopment of the site for commercial use, including construction of a New Tech Golf Carts sales and service facility. The project represents reinvestment in an underutilized infill parcel within the City’s existing street and utility network.

Staff Review and Findings

Comprehensive Plan Alignment: ☒ YES ☐ NO

The proposed sale and redevelopment are consistent with the City of Richland Center Comprehensive Plan. The property is designated Commercial on the Future Land Use Map and identified for continued redevelopment and reinvestment. The proposal aligns with strategies for efficient use of existing infrastructure and reinvestment in underutilized parcels within the City’s developed area. (Comprehensive Plan, pp. 40–48).

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

Existing stormwater and street infrastructure are adequate to serve the site. Any required WisDOT access review will occur as part of the redevelopment process. Public utilities are available, and all development will comply with applicable City zoning, UDC, and standard permitting requirements.

Environmental / Site Conditions: ☒ SUITABLE ☐ UNSUITABLE

The Wisconsin DNR issued a “No Action Required” determination following City testing in 2021. As with all routine excavation associated with development, any conditions encountered during redevelopment shall be addressed by the developer in accordance with applicable regulations.

Staff Recommendation

- ☒ Approve the proposed land transfer and use as presented.
☐ Approve the proposed land transfer and use with conditions.
☐ Deny the proposed land transfer and use.

REVIEW & REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Information

Project Title	Redevelopment of 300 W. Union St. / 300 N. Orange St.		
Parcel Number(s)	27616878000 & 27616876000	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

- RDA Lot - GIS Image 1-28-2026
- Comprehensive Plan pp. 40-48
- WI §62.23(5)