

APPLICANT / AGENT	Richland County	BUSINESS NAME:	Richland County
SITE ADDRESS:	1200 US Hwy 14 W	ZONING DISTRICT:	(R-1) Residential
TAX PARCEL:	276-1712-1000	REQUEST:	Land Division by CSM
DESCRIPTION:	Pt NE-NW, SE-NW, NW-NE, SW-NE, NE-SW & NW-SE, Sec. 17, T10N, R1E		
MEETINGS:	Plan Commission September/23/2026; Common Council October/06/2026		

Request / Background

Request for approval of a CSM to divide 19.667 acres from the southwest corner of 1200 US Hwy 14 W (Parcel No 276-1712-1000) creating Lot 1, Parcel No. to be determined upon recording the CSM.

- **Lot 1 (Richland School District):** Additional Parcel and increase of 19.667 acres.
- **Lot 2 (1200 US Hwy 14 W):** Decreases to 111.63 acres.

Both properties will remain zoned R-1 Residential with no changes to current intended land use. The land transfer is requested to expand educational opportunities at the Richland School District.

Authority and Basis for Review

The request is a land division under Chapter 448, requiring a certified survey map (CSM). Section 448.04(7)(d) directs the Plan Commission to review the draft CSM for conformity with this ordinance, other applicable ordinances, and the master plan, and to recommend approval, conditional approval, or rejection to the City Council. The Council must act within sixty (60) days of filing under §448.04(7)(e).

Comprehensive Plan

The subject property is designated Institutional/Public on the Future Land Use Map of the *Comprehensive Plan for Richland Center, Wisconsin 2022-2032* (adopted December 21, 2021) and is currently zoned R-1 Residential. The proposed division would create an approximately 19.6-acre parcel to accommodate the expansion of a educational opportunities on this new parcel.

The Land Use chapter directs the City toward "land use policies and zoning that maximize the available opportunities and encourage residential, commercial, and industrial development," while the Leadership, Cooperation, and Volunteerism chapter highlights declining enrollment, strengthening the City/School District Relationship and Strengthen City relationships with the County and neighboring Municipalities. This Land Division will advance these objectives and reflect the plan's emphasis on making use of existing and underutilized sites rather than extending development into new areas while diversifying education services to aide in slowing and/or reversing the declining enrollment trend.

Staff find the proposed land division consistent with the Comprehensive Plan.

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	☒	☐
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	☒	☐
All lots, structures, and uses will conform to the zoning code after the division.	☒	☐

All resulting parcels, existing structures, parking, and loading areas conform to the requirements of the zoning district as measured from the new lot lines.	☒	☐
The request conforms to all applicable provisions of the code.	☒	☐

RECOMMENDED CONDITIONS FOR APPROVAL

1. The certified survey map (CSM) shall conform to the plans and specifications submitted with the application dated 7/24/2026 and as presented at the Plan Commission public hearing on 9/23/2026. Any material change requires resubmittal.
2. The final CSM shall comply with Wis. Stat. § 236.34 and shall bear the surveyor's certification that the land division complies with all provisions of Chapter 448.
3. All resulting parcels and all existing structures shall comply with the setback, yard, and traffic visibility requirements of Zoning Code as measured from the proposed lot lines. No parcel shall be created that renders an existing structure, parking area, or loading area nonconforming.
4. The approved certified survey map shall be promptly recorded with the Richland County Register of Deeds, and two copies of the recorded map showing recording data shall be transmitted to the City.
5. Approval of this CSM does not authorize construction or a change in use.
6. Large parcel must allow for future subdivision into standard lots.

Staff Recommendation

It is recommended that the land division be approved with the conditions as presented and be forwarded to the Common Council for approval.

Recommended Action

Motion to recommend that the Common Council approve the CSM submitted by Richland County, which transfers 19.667 acres from 1200 US Hwy 14 W, Parcel No. 276-1712-1000, to the Richland School District designated as Lot 1 on the CSM, Parcel No. to be determined, based on the following findings:

1. The land division is permitted to proceed by certified survey map under §448.04(7)(a), fewer than five parcels being proposed.
2. Notice of public hearing was given to owners of property within 300 feet of the exterior boundaries as required by §448.04(7)(c), and a public hearing was held.
3. The certified survey map conforms to Chapter 448, the Zoning Ordinance, and the master plan and master plan components as required by §448.04(7)(d).
4. The resulting parcels comply with the requirements of the R-1 Residential district, and the division creates no nonconforming lot, structure, or use.

Subject to the conditions of approval set forth in the staff report dated 9/23/2026.