

City of Richland Center
Staff Report

Land Division – Certified Survey Map (CSM) – Schmidt

Meetings:

Planning Commission Meeting – October 23, 2024 – 5:30 PM
Common Council Meeting – November 12, 2024 – 6:30 PM

Applicant:

Doris Schmidt
640 E. Kinder St.
Richland Center, WI 53581

Zoning District:

Residential, Single family (R-1)
Minimum Lot Size – 8000 Sq. Ft.
Minimum Lot Width – 60-feet

Request:

Divide .08-acre rear lot of 361 S. Ira St. and add that .08 acre to rear lot of 640 E. Kinder St. The applicant would like to make the lot laid out so that the existing garage on the back of 640 E. Kinder would-be part of that lot.



Ordinance Language:

The purpose of the Zoning Ordinance is to promote the orderly development of the varying land uses, regulating construction and location of those uses, and providing for the safety, health and accessibility of the public.

All subdivisions of land *shall* be in conformity with all applicable requirements of Wis. Stats. § 236 and all applicable requirements of the extraterritorial zoning ordinance.

Each person subdividing land shall dedicate lands for the following public purposes:

1. Streets: Public streets with a minimum right-of-way width of sixty-six (66) feet shall be provided by the developer where required by the Plan Commission or the City Council.
2. Drainage: Where required by the topography, surface drainage channels shall be provided to insure adequate drainage capacity, either by dedication or by easement.

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.

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

Criteria:

- Is the project consistent with the Comprehensive Plan? - **Yes**
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities? - **Yes**
- Will the request minimize adverse effects on the natural environment? - **Yes**
- The request will not create undue traffic congestion. - **Yes**
- The request will not adversely affect the public health, safety, and welfare. - **Yes**
- The request conforms to all applicable provisions of the code. - **No**

Conditions:

- The project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission. - **YES**
- The Certified Survey Map shall be consistent with Wis. Stats. 236. - **YES**
- Does the Certified Survey Map comply with the zoning requirements of the property? - **No**
- The project shall meet all setbacks. - **No**
- The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.
- The applicant shall allow the Building Inspector and City Zoning Staff to have access to the construction site for inspection purposes to verify compliance with City Code, Ordinances and State Code.

Staff Recommendation: Denial.

The land division request seeks to split land from one conforming parcel to be combined with an adjacent nonconforming parcel creating two nonconforming parcels. The request does not meet the requirements of the applicable zoning code and should not be approved.