

ORDINANCE NO. 2026-03

AN ORDINANCE AMENDING CHAPTER 400 OF THE CODE OF ORDINANCES OF THE CITY OF RICHLAND CENTER RELATING TO PLANNED UNIT DEVELOPMENTS

WHEREAS, Chapter 400 of the Code of Ordinances of the City of Richland Center is intended to promote orderly development and protect the public health, safety, and welfare; and

WHEREAS, Chapter 400.04(21), outlining the Planned Unit Development provisions, is intended to allow flexibility in site design through unified site planning while preserving City discretion and oversight; and

WHEREAS, the Common Council finds that an absolute prohibition on single-lot Planned Unit Developments may, in limited circumstances, conflict with the purpose and intent of the Planned Unit Development district; and

WHEREAS, the Common Council finds that clarifying that a Planned Unit Development may consist of one or more lots or parcels, while retaining approval criteria, serves the public interest and maintains the integrity of the City's zoning framework;

NOW THEREFORE BE IT ORDAINED, by the Common Council of the City of Richland Center, Richland County, Wisconsin, as follows:

SECTION 1.

Section 400.03(26)(b) of the Code of Ordinances of the City of Richland Center is hereby amended to read as follows:

(b) Planned Unit Development (PUD): A development, consisting of one or more lots or parcels, which permits alternative standards for development, as defined in Section 400.04 (21) of the Ordinances of the City of Richland Center. It is individually granted to the owner or developer by the City Council after completion of all studies, review, and public hearings on the application therefore, which are required by this Zoning Ordinance. A Planned Unit Development shall be deemed to run with the land.

SECTION 2.

Section 400.04(21)(c)(2) of the Code of Ordinances of the City of Richland Center is hereby amended to read as follows:

(2) Lot Area and Width. A Planned Unit Development will typically consist of an area of several city lots to several city blocks. A Planned Unit Development may consist of a single city lot, provided the proposal demonstrates unified site planning, adequate infrastructure capacity, and compliance with the approval criteria of this section.

SECTION 3. No Other Changes

Except as expressly amended herein, all other provisions of Chapter 400 shall remain in full force and effect.

SECTION 4. Repeal of Conflicting Provisions

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. Severability

If any provision of this ordinance is held invalid, such invalidity shall not affect the remaining provisions.

SECTION 6. Effective Date

This ordinance shall take effect upon passage and publication as provided by law.

ADOPTED by the Common Council of the City of Richland Center on this 3rd day of March 2026 by the following votes: AYES _____, NOS _____.

Todd Coppernoll, Mayor

Attest:

Misty D. Molzof, Deputy Clerk