

CITY OF RICHLAND CENTER
Office of the Zoning Administrator
450 S. Main Street, Richland Center, WI 53581

Rezoning of Jefferson Street School

September 27, 2023

RE: Rezoning of Jefferson St. School, 586 N. Main St.

The property located at 586 N. Main St., commonly known as Jefferson Street School, is currently zoned as R3/4. The property consists of 1 parcel that encompasses the entire 500 block on the west side of N. Main St. The property is surrounded on all sides by properties zoned R3/4 with 2 parcels to the southwest, 341 2nd St. and 486 N. Jefferson St, being zoned as R1. The city's comprehensive plan shows this area as residential for future use.

The closest Commercial-General (C-G) lots to the property are located on N. Orange St., one block west from this property. Being that this property is not contiguous to any other zoning districts, zoning the property as anything outside of the Residential categories would require spot zoning and amending the City's comprehensive plan or rezoning numerous properties and amending the City's comprehensive plan.

If the property were to be rezoned as C-G, parking may be an issue. Zoning ordinance 400.08 (13) states:

Required parking facilities serving two or more uses may be located on the same lot or in the same structure provided that the total number of parking spaces furnished shall be not less than the sum of the separate requirements for each use, during any peak hour parking period when the parking facility is utilized at the same time by two or more uses. Conditions required for joint use:

(a) The proposed joint parking space is within five hundred (500) feet of all of the uses it will serve.

(b) The applicant shall show that there is no substantial conflict in the principal operation hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

(c) A properly drawn legal instrument approved by the City Council executed by the parties concerned, for joint uses of off-street parking facilities shall be filed with the City Clerk. Said instrument may be a three-party agreement including the City and all private parties involved.

A multiple dwelling unit would need 1 ½ parking spaces per dwelling unit, retail and service establishment would require 1 space for every 100 sq ft of floor space, and a restaurant would require 1 parking space for every 80 sq ft of public floor area.

Converting the property to a Planned Unit Development (PUD) would not be allowed under current ordinance 400.12 (26) (b), a PUD is defined as:

Planned Unit Development: A large scale development, consisting of more than one lot or parcel, 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.

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Leaving the property zoned as R3/4 leaves its use restricted to strictly residential, much like the rest of the neighborhood, with a few conditional uses as outlined in section 404.04 of the current zoning ordinance.

This is intended as a guide to what may be allowed under current ordinances, what may be considered best practices, and is not intended to be an exclusive list. For any further questions, please contact Zoning Administrator Mark Steward at zoning@richlandcenterwi.gov or (608) 402-6391.

Jefferson St
School
Property

— City Streets



