

**City of Richland Center
Staff Report**

Land Division – Certified Survey Map (CSM) – Carley

Meetings:

Planning Commission Meeting – August 28, 2024 – 5:30 PM
Common Council Meeting – September 3, 2024 – 6:30 PM

Applicant:

Marion M Carley Revocable Trust
Lynn Carley, Trustee
25680 Cooper Hill Road
Richland Center, WI 53581

Zoning District:

Commercial General

Minimum Lot Size – No minimum

Minimum Lot Width – 50-feet

Request:

Divide the 0.35-acre parcel into 2 lots. 1 lot for the Dairy-O ice cream and food stand and one lot for multi-family residential purposes. The applicant would like to take down the multi-family residential buildings and build newer ones to meet the ordinance requirements. The applicant has a rezoning pending, and it was recommended they divide the property prior to the rezoning being considered.

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. - **Yes**

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? - **YES**
- The project shall meet all setbacks. - **YES**
- 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:

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