

**APPLICANT:** Doris Schmidt  
**AUTHORIZED AGENT:** N/A  
**SITE ADDRESS:** 640 E. Kinder St  
**ZONING DISTRICT:** R-1  
**TAX PARCEL:** 276-2100-7472  
**REQUEST:** Land Split  
**DESCRIPTION:** Would like to split 3,112 sq. ft of parcel # 276-2100-7640 to be combined Parcel # 276-2100-7460 for a total of 7468 sq. ft.  
**MEETINGS:** Plan Commission Meeting 11/20/24  
 Common Council Meeting on 12/03/24

**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:

- 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.
- Drainage: Where required by the topography, surface drainage channels shall

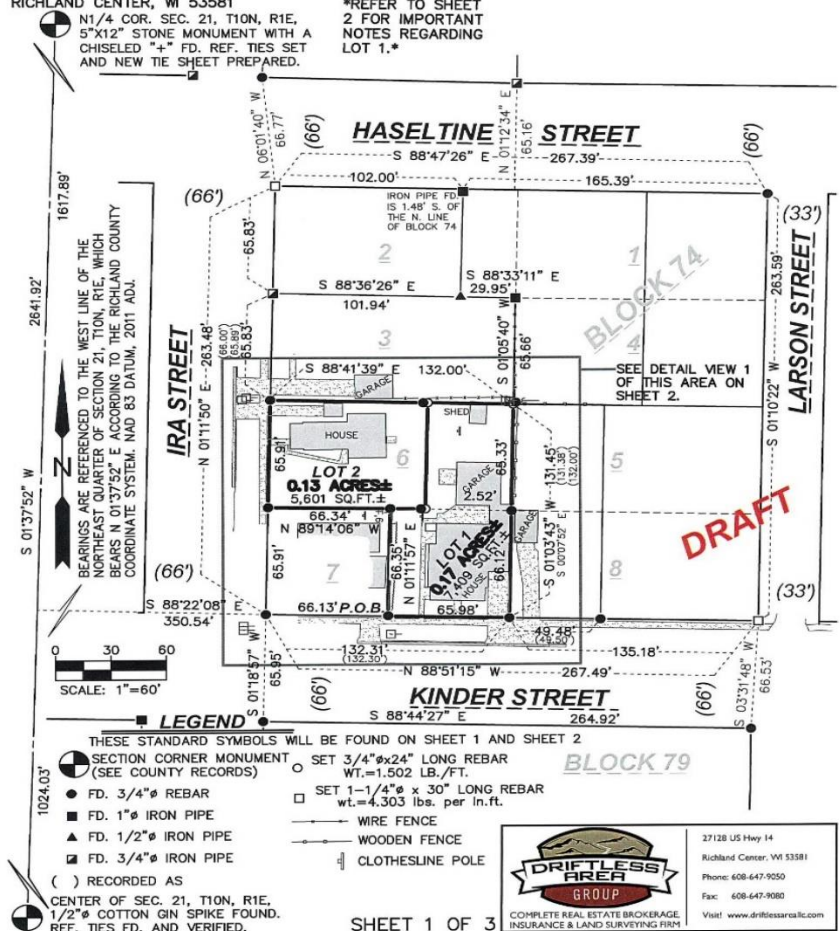
**CERTIFIED SURVEY MAP No.**

LOT 6 AND THE EAST HALF OF LOT 7 OF BLOCK 74 OF O. HASELTINE'S ADDITION TO RICHLAND CENTER, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWN 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

**DATE:** NOVEMBER 18, 2024  
**DWG. NO.** 1747-1CSM.DWG  
**SURVEY BY:** TODD T. RUMMLER, P.L.S.-2443  
 AGENT OF DRIFTLESS AREA GROUP, LLC  
 27128 US HWY 14  
 RICHLAND CENTER, WI 53581

**SURVEYED FOR:** DORIS SCHMIDT  
 640 E. KINDER STREET  
 361 S. IRA STREET  
 RICHLAND CENTER, WI 53581

\*REFER TO SHEET 2 FOR IMPORTANT NOTES REGARDING LOT 1.\*



**DRIFTLESS AREA GROUP**  
 COMPLETE REAL ESTATE BROKERAGE, INSURANCE & LAND SURVEYING FIRM

27128 US Hwy 14  
 Richland Center, WI 53581  
 Phone: 608-647-9050  
 Fax: 608-647-9080  
 Visit: www.driftlessarc.com

be provided to insure adequate drainage capacity, either by dedication or by easement.

**(4) Substandard Lots with Existing Structures in R Districts. [Amended by Ord 2008-1]**

- (a) Where there existed on June 14, 1990, a lot of record in an "R" Residential District, which lot on that date already contained an existing structure, and which lot which does not meet the requirements of this Zoning Ordinance as to lot area or lot width, the existing structure on such lot may be utilized for single-family detached dwelling purposes provided the measurements of such lot area and lot width are within seventy percent (70%) of the requirements of this Zoning Ordinance.
  
- (b) For purposes of this paragraph, the phrase "more intensely developed" means constructing on or moving onto the lot any building, addition to a building or other structure which increases the total square footage of the lot covered by a structure or structures, including by way of illustration garages, carports, storage buildings, porches and decks. However, the addition of one (1) detached accessory building with floor size of not more than eighty (80) Sq. Ft. on the lot shall not be deemed more intensive

**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 Map identified within the Comprehensive Plan to inform any future zoning and land use decisions.

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

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the request minimize adverse effects on the natural environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CONDITIONS OF APPROVAL	Yes	No
The completed project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Certified Survey Map shall be consistent with Wis. Stats. 236.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The Certified Survey Map shall comply with the zoning requirements of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project shall meet all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant shall allow the Building Inspector and City Zoning Staff to have access to the project site for inspection purposes to verify compliance with City Code, Ordinances and State Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**Staff Recommendation:** Approval

It is recommended that the Land Split be approved as presented and forwarded to the Common Council for final approval.