

STAFF REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Review Type

- ☒ Land Sale / Acquisition
 ☒ Change of Use
 ☐ Dedication
 ☐ Easement
☐ Other _____

Property Information

Project Title	Redevelopment of 300 W. Union St. / 300 N. Orange St.	Parcel Number(s)	27616878000 & 27616876000
Site Address / Location Description	300 W. Union St. / 300 N. Orange St.		
Zoning District	Commercial General	Acreage / Area Affected	.6 Acres

Project Description

The proposal involves the sale and redevelopment of Redevelopment Authority–owned property located at 300 W. Union Street / 300 N. Orange Street. The prospective purchaser proposes redevelopment of the site for commercial use, including construction of a New Tech Golf Carts sales and service facility. The project represents reinvestment in an underutilized infill parcel within the City’s existing street and utility network.

Staff Review and Findings

Comprehensive Plan Alignment: ☒ YES ☐ NO

The proposed sale and redevelopment are consistent with the City of Richland Center Comprehensive Plan. The property is designated Commercial on the Future Land Use Map and identified for continued redevelopment and reinvestment. The proposal aligns with strategies for efficient use of existing infrastructure and reinvestment in underutilized parcels within the City’s developed area. (Comprehensive Plan, pp. 40–48).

Public Works / Utilities / Zoning Input: ☒ ADEQUATE ☐ INADEQUATE

Existing stormwater and street infrastructure are adequate to serve the site. Any required WisDOT access review will occur as part of the redevelopment process. Public utilities are available, and all development will comply with applicable City zoning, UDC, and standard permitting requirements.

Environmental / Site Conditions: ☒ SUITABLE ☐ UNSUITABLE

The Wisconsin DNR issued a “No Action Required” determination following City testing in 2021. As with all routine excavation associated with development, any conditions encountered during redevelopment shall be addressed by the developer in accordance with applicable regulations.

Staff Recommendation

- ☒ Approve the proposed land transfer and use as presented.
☐ Approve the proposed land transfer and use with conditions.
☐ Deny the proposed land transfer and use.