

CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

Agenda Item: Proposed Infrastructure Design Changes for Stori Field

Requested & Presented by: Jasen Glasbrenner, Director of Economic Development & Public Works

Meeting Date: Common Council on 01-06-2026

Committee Review: Plan Commission on 12-17-2025 – *The Plan Commission reviewed the proposed modifications to the infrastructure design specifications and recommended them to Common Council for approval.*

Background: Detailed design work for Stori Field infrastructure has begun and with further review there are few changes and waivers that are being proposed and need consideration. Ordinance 448.03(5) prescribes the process for considering such changes. *Review 448.03(5) - Waivers and Modifications.*

Proposed Changes or Waivers

- 1) **Street Width** - The conceptual plan prescribes a 36' wide street in accordance with Ordinance 448.08(3). The developers' engineering team is proposing a reduced width of 30' with on-street parking limited to one side. The ROW will remain at 60'.

Justifications for Modification:

- a) The street does not provide through traffic and is not expected to ever function as a through street, resulting in reduced traffic volumes.
- b) Each unit of each duplex will be constructed with a 2-car garage plus a driveway that will accommodate 2 additional vehicles, providing 4 parking spaces per unit without on-street parking. Ordinance 400.08(11) prescribes a minimum of 1.5 spaces per dwelling unit, while best practice typically recommends 2 spaces per dwelling unit.
- c) Narrower streets result in:
 - Reduced vehicle travel speeds.
 - Lower long-term maintenance and replacement costs for the municipality.
 - Less impervious surface area, improving storm water management outcomes.
 - Increased green space, providing environmental benefits.
 - Lower development costs.

- 2) **Street Length** – Ordinance 448.08(3)(b) limits streets ending in a cul-de-sac to a maximum length of 500 feet. The Stori Field conceptual plan includes an overall street length of approximately 560 feet. A modification is requested to accommodate the approved development layout.

- 3) **Installation of Sidewalks** – The conceptual plan prescribes sidewalks on both sides of the street. The developers' engineering team is proposing the removal of all sidewalks within the development.

Justifications for Modification:

- a) The development terminates in a cul-de-sac and does not provide pedestrian connectivity to public destinations; therefore, pedestrian through-traffic is not anticipated.
- b) Many surrounding roadways do not include sidewalks, and there is no current plan to extend sidewalk infrastructure in the area.
- c) Removal of sidewalks results in:
 - Reduced municipal costs associated with sidewalk inspection and maintenance enforcement.
 - Reduced impervious surface area for stormwater modeling.
 - Increased green space and associated environmental benefits.

4) **Development Street Lighting** – Staff is requesting that the final determination regarding street lighting be delegated to City Administration. There is existing street lighting in the area, and staff is evaluating safety needs relative to potential light pollution. City Utilities, as well as the Police and Fire Departments, will be consulted prior to a final determination.

Ordinance 448.09(10) - Street Lamps. The subdivider shall install streetlamps (UL approved covered down lighting) along all streets proposed to be dedicated of a design compatible with the neighborhood and type of development proposed. Such lamps shall be placed at each street intersection and cul-du sacs and at such interior block spacing as may be required by the City Administrator / Utility Manager or his designee.

Department Recommendation: Staff recommends approval of the requested modifications to the subdivision design specifications.

Requested Action:

COUNCIL: Motion to approve the proposed modifications to the infrastructure design specifications for the Stori Field development and to authorize City Administrator and City Attorney to amend the Development Agreement as necessary.

Attachment(s):

- Ordinance 448.03(5)
- Stori Field Concept Plan - Parking Areas (B)
- Stori Development - Proposed Street and Parking Options