

**City of Richland Center
Staff Report**

Land Division – Certified Survey Map (CSM) – Richland Hospital

Meetings:

Joint Planning Commission and ETZ Board Meeting – November 29, 2023 – 5:30 PM
Common Council Meeting – December 5, 2023 – 6:30 PM

Applicant:

Richland Hospital, Inc.
333 E. Second Street
Richland Center, WI 53581

Zoning District:

Extraterritorial Zoning – Industrial

Minimum Lot Size – 1 acre (Minimum lot size for Commercial is $\frac{3}{4}$ of an acre)

Minimum Lot Width – 150-feet

Ordinance Language:

Chapter 475 – Establishing Extraterritorial Zoning. The purpose of this Chapter is to establish zoning requirements for the extraterritorial jurisdiction as set forth by Resolution No. 21 of said Common Council adopted December 7, 1965, wherein said Common Council elected to exercise extraterritorial zoning power pursuant to the provisions of Wis. Stats. § 62.23 (7a) within the territory contiguous to said City described in Resolution No. 21.

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.

§ 475.04 (17)(a) – 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.

§ 475.04 (17)(d) – 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?
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?
- Will the request minimize adverse effects on the natural environment?
- The request will not create undue traffic congestion.
- The request will not adversely affect the public health, safety, and welfare.
- The request conforms to all applicable provisions of the code.

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.
- 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.