



MINUTES OF THE PLANNING COMMISSION

WEDNESDAY, AUGUST 23, 2023 AT 5:30 PM

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

CALL TO ORDER- Chair Coppernoll called the meeting to order at 5:31PM. A quorum was present. Oliphant affirmed proper notice.

PRESENT: Chair Todd Coppernoll, Karin Tepley, Ray Wilson, Candace Fagerlind, Lisa Miller, Mark Jelinek

ABSENT: Ryan Cairns

OTHERS PRESENT: Economic Development Director Glasbrenner and City Administrator Oliphant

APPROVAL OF MINUTES- Motion to approve the July 5, 2023 meeting minutes. Motion made by Tepley, Seconded by Wilson. Voting Yea: Coppernoll, Tepley, Wilson, Fagerlind, Miller, Jelinek.

DISCUSSION AND ACTION ITEMS

Future Land Use Planning Related to the Campus Property – Glasbrenner explained that Richland County has commenced a reconfiguration process to determine the future use of the campus property. Although the campus property is owned by Richland County, it is within city boundaries and subject to zoning regulations. Some areas of consideration to be aware were the impact to streets, bridge capacity and lifespan, floodplain, stormwater, rezoning, and compatibility with the comprehensive plan. Due to this, Glasbrenner explained the need for clear and consistent communication with Richland County. Further, it is the desire to work in partnership with the County to support the process. Motion to submit a letter of support and request for communication to the Richland County Board of Supervisors. Motion by Tepley, seconded by Cairns. Motion carried.

Implementation of the Comprehensive Plan – The regulation of short-term rentals was discussed. More research to be conducted on this topic.

STATUS UPDATES & FUTURE AGENDA ITEMS –include agenda item for updates/comments.

Stori Field: conceptual plans were completed but development is cost prohibitive. Infrastructure costs are estimated to be approximately \$700,000 or more. Consideration of development other than duplexes should be considered.

Zoning Modernization: Personnel are in the process of reviewing a use matrix.

Highway 14 Traffic Study: Several engineers were contacted for the purpose of quoting a traffic study. Quotes/proposals were received from two the four firms personnel were in communication with. Personnel are in the process of reviewing the proposals and upon completion will recommend a firm to contract with.

Financial Planning: The City is currently seeking financial planning services to include tax incremental district planning. This process to include the Utilities with the intent to identify available all financial tools and implement a strategy allowing for the execution of projects with a unified approach.

TIF Planning: Although the utilization of TIDs should be carefully considered due to impact to other taxing entities, it seems necessary to do so to support development due to rising costs. Several potential TIDS were displayed for viewing.

Sale of City Owned Land: An offer to purchase was received for 460 W 1st St which the Common Council approved. A development agreement to be executed within 15 days.

SET NEXT MEETING DATE - The next regular meeting was scheduled for September 27, 2023 at 5:30PM with a special joint meeting with the ETZ Board scheduled for Tuesday, September 19, 2023 at 6:30PM.

ADJOURNMENT - The meeting adjourned at 6:33PM. Motion to adjourn. Motion made by Tepley Seconded by Miller. Voting Yea: Coppernoll, Cairns, Tepley, Wilson, Fagerlind, Miller, Jelinek.

Minutes recorded by Ashley Oliphant