

**City of Richland Center
Staff Report**

Rezoning Petition 01-2024

Rezone: From R 3/4 Residential to R-5 Residential

Meetings:

Planning Commission – February 28, 2024 – 5:30 PM

Common Council Meeting – March 5, 2024 – 6:00 PM

Applicant:

Cary Norman

On behalf of the Richland School District

School District No. 2

Parcel ID: 276-1679-0000

586 N. Main Street

Zoning District:

R 3/4 - Residential (Rezone to R-5 Residential)

Request: Convert the old Jefferson School into a multi-use facility. This may include: dwelling units, day care facilities, governmental offices, professional offices, medical offices, community based residential facilities, health & recreation facilities, commercial kitchen and storage facilities.

Ordinance Language:

Chapter 400 – The provisions of the Richland Center City Zoning Ordinance shall be held to the minimum requirements adopted to promote the health, morals, comfort, prosperity and general welfare of the City of Richland Center, Wisconsin.

The Zoning Ordinance is adopted for the purpose of:

- Dividing the City into zones and districts, and restricting and regulating therein the location, construction, reconstruction, alteration, and use of structures and land.
- Promoting orderly development of residential, business, industrial, recreational, and public areas.
- Providing adequate light, air, and convenience of access to property.
- Limiting congestion in the public rights-of-way.
- Preventing overcrowding of land and undue concentration of structures by regulating the use of land and buildings and the bulk of buildings in relation to the land and buildings surrounding them.
- Providing for the compatibility of different land uses and the most appropriate use of land throughout the City.

R-5 – Multi-Family Residential:

Permitted Uses:

- Single Family
- Multi-Family
- Duplex dwellings
- Condominiums
- Public parks and playgrounds
- Home occupations
- Boarding House
- Family day care home
- Bed and Breakfast
- Student Dormitory

R 3/4 - Residential:

Permitted Uses:

- Single Family dwellings
- Duplex dwellings
- Small multi-family residences containing 3 or 4 dwelling units
- Condominiums
- Public parks and playgrounds
- Home occupations
- Boarding house
- Family day care homes
- Bed and breakfast

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.

Land Use Strategy 1 – Maximize the current opportunities.

Action: - Consider "up-zoning" single family neighborhoods. Prioritize those areas that currently have vacant lots to encourage multi-family investment.

The Future Land Use Map identifies the subject property as **R 3/4 - Residential**.

Criteria:

- Is the project consistent with the Comprehensive Plan? -
 - Yes and No. Future land use map has the area designed as it is currently zoned - R3/4-Residential. Will need to update the future land use map at a later date.
- Is the project compatible with the existing or allowable uses of adjacent properties?
 - Yes. The property is located in a residential area of the City and is compatible.
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?
 - Yes. The property is already connected to City Sewer, Water and Electric. And is located on a city block where there is a public road on each side of the property. Primary access is to Jefferson Street and secondary access is to W. 2nd Street.
 - The use of utilities may be modified based on the interior use of the property. Possibly more meters.
- Can the request demonstrate adequate provisions for maintenance of the use?
 - Yes. The applicant will maintain the building.
- Will the request minimize adverse effects on the natural environment?
 - No adverse effects.
- The request will not create undue traffic congestion.
 - No undue traffic congestion. Can be addressed with the conditional use permit process at a later date, as needed.
- The request will not adversely affect the public health, safety, and welfare.
 - No adverse affect on the public health, safety and welfare.

Recommendations:

- Approval of the Rezoning Request
 - Plan Commission and Staff recommend approval
- Address the Future Land Use Map and update once a year after rezoning requests have been approved.
- Address specific uses at a later date through the Conditional Use Permit process.