

### Project Review Type

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

### Property Information

<b>Parcel Number(s)</b>	Portion of 276-1664-1000		
<b>Site Address / Location Description</b>	South of Stori Drive and East of N. Cedar Street		
<b>Zoning District</b>	R-1 Single-Family Residential	<b>Acreage / Area Affected</b>	≈ 5.65 acres (total); City to retain ≈ 1.43 acres

### Project Description

The proposal involves the sale of ≈ 4.2 acres of City-owned land to Enke Properties LLC, represented by Doug and Dylan Enke, for the construction of 8 duplexes (16 total zero-step units) to meet local housing needs. The City will retain ≈ 1.43 acres for storm water management and public space (Option C). All public infrastructure (roads, utilities, sidewalks, storm water facilities) will be constructed by the developer at its expense and dedicated to the City upon completion.

The land will be sold for \$1 to offset developer infrastructure costs estimated at \$800,000–\$1,000,000. The estimated development value is \$4–\$6 million and new annual property taxes ≈ \$100,000.

### Staff Review and Findings

**Comprehensive Plan Alignment:** ☒ YES ☐ NO

The proposal aligns with the Comprehensive Plan's Housing and Land Use goals by supporting infill development, increased density of residential land use, and diverse housing types within existing City limits. The Stori Field area is designated Residential on the Future Land Use Map, and the proposed development is consistent with that designation. (Plan pp. 23-24, 40-48).

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

Utilities available along surrounding streets; storm water to be managed on-site via Option C retention area. Access and infrastructure design approved in concept by DPW and Utilities.

**Environmental / Site Conditions:** ☒ SUITABLE ☐ UNSUITABLE

Site is graded, non-wetland, outside floodplain; no slopes > 20%

### 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.

**Comments:** The land sale as described addresses the City's housing goals, supports efficient use of existing infrastructure, addresses stormwater management needs and retains public space in accordance with the Municipal Code of Ordinances.

## PLAN COMMISSION REVIEW & REPORT

(For use by the Plan Commission and Common Council)

### Project Information

<b>Project Title</b>	Stori Field Development		
<b>Parcel Number(s)</b>	Portion of 276-1664-1000	<b>Meeting Date</b>	October 29, 2025

### Plan Commission Review WI §62.23(5)

Review Criteria	Yes	No	N/A
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the proposal appear to meet the requirements of Chapter 448 – Subdivision and Land Division Ordinance? <i>Compliance will be formally determined through the platting process at a later date.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed transfer area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Additional Considerations Made:** \_\_\_\_\_

### Plan Commission Acknowledgement

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23(5). This report is now formally forwarded to the designated City Officer for final action.

**Todd Coppernoll, Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### Plan Commission Action

*Motion to forward the Plan Commission Review and Report to the designated City Officer (City Administrator) per Ordinance #2025-08 as passed by the Common Council on 10/7/2025.*

### Reference Documents

- Ordinance #2025-08\_Stori Field DA & Sale\_10-07-2025
- Public Space Option C 10-7-2025
- Richland Center Stori Field Concept Plan 2 Engineering
- Comprehensive Plan pp. 23-24, 40-48
- WI §62.23(5)