



MINUTES OF THE PLANNING COMMISSION

WEDNESDAY, AUGUST 27, 2025 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 5:30PM. A quorum was present. Members present: Todd Coppernoll, Karin Tepley, Mark Jelinek, Ray Wilson, Lisa Miller. Ryan Cairns arrived at 5:31PM and Chris Jarvis arrived at 5:32PM. Members absent: None. Clerk Keller affirmed proper notice.

APPROVAL OF MINUTES: Correction noted for the previous meeting's attendance. Motion by Willson to approve the amended July 23, 2025 meeting minutes. Seconded by Jelinek. Motion carried unanimously.

DISCUSSION AND ACTION ITEMS

Reconsideration of Application for a Conditional Use Permit by Guru Ramdas Shaa, LLC: Chair Coppernoll reviewed the conditional use application for an auto repair facility submitted by Guru Ramdas Shaa, LLC, which had been referred to the Commission for reconsideration. Attorney Windle provided a written opinion stating that the applicant's stated use of repairing vehicles for a tree service business conflicted with the city ordinance prohibiting such activity within 100 feet of a residence. He recommended denial of the application, while noting the ordinance appeared inconsistent with approvals granted to similar businesses elsewhere in the city. He further suggested the Commission may wish to recommend a future ordinance amendment to the Council. Coppernoll clarified that the permit had not been formally denied by the Common Council in prior proceedings, leaving enforcement uncertain. Commissioners expressed concern regarding the ongoing unpermitted activity at the site and agreed that a formal decision was necessary. Motion by Coppernoll to deny the application for a conditional use permit by Guru Ramdas Shaa, LLC. Seconded by Tepley. Motion carried by roll call 9-0.

Wisconsin Economic Development Connect Communities: Commissioner Tepley presented information regarding the Wisconsin Economic Development Corporation's Connect Community program. The program is competitive, with limited annual entries, and serves as a gateway to the Wisconsin Main Street program. It requires a \$200 annual membership fee and a commitment from local government. Benefits include technical assistance, training, and resources to support downtown revitalization, business attraction, and increased investment. Members discussed prior local revitalization efforts that lacked sustainability and agreed that the program could provide valuable structure and resources for downtown development. Motion by Tepley to recommend Council consideration of application to the Connect Community program. Seconded by Wilson. Motion carried by roll call 9-0.

COMPREHENSIVE PLAN: It was noted that participation in the Connect Community program aligns with economic development goals in the comprehensive plan.

REPORTS/UPDATES: Chair Coppernoll reported that utility locates for fences and driveways at Panorama have been completed, state-approved plans have been received and reviewed, and construction activity is expected to commence shortly. He further noted that a negotiated proposal with Cobblestone will be presented to the City Council at its next meeting, reflecting continued progress on the hotel project.

Commissioner Tepley reported that Neighborhood Housing Services (NHS) will hold a groundbreaking ceremony on Larson Street for the construction of a new single-family home intended for owner occupancy. She noted that the organization is undergoing significant restructuring and expressed optimism about renewed housing development within the community. Tepley further requested that Economic Development Director Jasen Glasbrenner provide

reports directly to the Planning Commission, emphasizing that many initiatives originate in Planning and reach final action in Finance. Coppernoll clarified that the reporting structure was established by the City Council and confirmed he would forward the request for its consideration.

FUTURE AGENDA ITEMS: None

SET NEXT MEETING DATE - September 24, 2025

ADJOURNMENT: Motion by Tepley to adjourn. Seconded by Miller. Motion carried unanimously at 5:59 PM.

Meeting minutes recorded by Clerk Keller