

APPLICANT / AGENT	Driftless Area Group	BUSINESS NAME:	Seventh Day Adventists
SITE ADDRESS:	26625 Crestview Drive	ZONING DISTRICT:	(A-R) AG-Residential
TAX PARCEL:	022-2832-4000	REQUEST:	Land Division by CSM
DESCRIPTION:	NW1/4, SW1/4 Sec 28, T10N, R01E		
MEETINGS:	Plan Commission 10/28/2026; Common Council 11/03/2026		

Request / Background

Request for approval of a CSM to divide 2.45 acres from the north part of 26625 Crestview Drive (Parcel No 022-2832-4000) and combine it into the parcel located to the east (Parcel No 022-2832-6200).

- **Lot 1 (26625 Crestview Drive):** Decreases to 2.03 acres.
- **Lot 2 (Parcel 022-2832-6200):** Increases to 5.01 acres.

Both properties will remain zoned Ag-Res with no changes to current intended land use. The land transfer is requested to sell Lot 2 for residential development.

Authority and Basis for Review

The request is a land division under Chapter 448, requiring a certified survey map (CSM). Section 448.04(7)(d) directs the Plan Commission to review the draft CSM for conformity with this ordinance, other applicable ordinances, and the master plan, and to recommend approval, conditional approval, or rejection to the City Council. The Council must act within sixty (60) days of filing under §448.04(7)(e).

Zoning District and Land Division Requirements

<i>Lot Size</i>	1 acre (43,560 sqft)
<i>Lot Width</i>	90 ft
<i>Lot Depth</i>	No minimum/maximum
<i>Lot Area & Dimensions</i>	Must conform to Zoning Code Large parcel must allow for future subdivision into standard lots
<i>Setbacks</i> <ul style="list-style-type: none"> • Highway • Sideyard • Sideyard - Interior • Rear Yard 	110 ft from CL of highway or 50 ft from the ROW whichever is greater 15 ft None 30 ft
<i>Traffic Visibility Triangle</i>	30ft along NW corner intersecting ROW lines
<i>Access to Lot 2</i>	Easement to access Lot 2 required to not create a landlocked parcel

Comprehensive Plan

The subject property is designated Institutional/Public on the Future Land Use Map of the *Comprehensive Plan for Richland Center, Wisconsin 2022-2032* (adopted December 21, 2021) and is currently zoned Ag-Res. The proposed division would create an approximately 5-acre parcel to be sold and developed with housing and the proposed division requires no rezoning.

The Land Use chapter directs the City toward "land use policies and zoning that maximize the available opportunities and encourage residential, commercial, and industrial development," and the Economic Development, Housing, and Transportation chapter highlights the need for additional housing to offset current shortages, while setting a long-term goal for additional housing to build and grow a more resilient and diversified local economy. Accommodating the proposed land division for housing advances these objectives and reflects the plans emphasis on developing underutilized land.

Staff find the proposed land division consistent with the Comprehensive Plan.

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	☒	☐
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	☒	☐
The division creates no nonconforming lot, structure, or use.	☒	☐
All resulting parcels, existing structures, parking, and loading areas conform to the requirements of the zoning district as measured from the new lot lines.	☒	☐
The request conforms to all applicable provisions of the code.	☒	☐

RECOMMENDED CONDITIONS FOR APPROVAL

1. The certified survey map (CSM) shall conform to the plans and specifications submitted with the application dated 8/5/2026 and as presented at the Plan Commission public hearing on 10/28/2026. Any material change requires resubmittal.
2. The final CSM shall comply with Wis. Stat. § 236.34 and shall bear the surveyor's certification that the land division complies with all provisions of Chapter 448.
3. All resulting parcels and all existing structures shall comply with the setback, yard, and traffic visibility requirements of Zoning Code as measured from the proposed lot lines. No parcel shall be created that renders an existing structure, parking area, or loading area nonconforming.
4. Utility and drainage easements shall be shown on the face of the map.
5. The approved certified survey map shall be promptly recorded with the Richland County Register of Deeds, and two copies of the recorded map showing recording data shall be transmitted to the City.
6. Approval of this CSM does not authorize construction or a change in use.

Staff Recommendation

It is recommended that the land division be approved with the conditions as presented and be forwarded to the Common Council for approval.

Recommended Action

Motion to recommend that the Common Council approve the CSM submitted by Seventh Day Adventists., which transfers 2.45 acres from 26625 Crestview Dr, Parcel No. 022-2832-4000, to the adjacent Parcel No. 022-2832-6200, based on the following findings:

1. The land division is permitted to proceed by certified survey map under §448.04(7)(a), fewer than five parcels being proposed.
2. Notice of public hearing was given to owners of property within 300 feet of the exterior boundaries as required by §448.04(7)(c), and a public hearing was held.
3. The certified survey map conforms to Chapter 448, the Zoning Ordinance, and the master plan and master plan components as required by §448.04(7)(d).
4. The resulting parcels comply with the requirements of an A-R District, and the division creates no nonconforming lot, structure, or use.

Subject to the conditions of approval set forth in the staff report dated 10/28/2026.