

**City of Richland Center
Staff Report**

Conditional Use Permit 03-2023

For: A storage shed greater than 3,000 square feet on property zoned Agricultural-Residential in the Extraterritorial Zoning District

Meetings:

Joint Planning Commission and ETZ Board Meeting – September 19, 2023 – 5:30 PM
Common Council Meeting – September 19, 2023 – 6:30 PM

Applicant:

Gerald and Belinda Granger
Parcel ID: 022-2833-7000
26635 Rocky Branch Lane

Zoning District:

Extraterritorial Zoning – Agricultural-Residential

Ordinance Language:

Chapter 475 – Establishing Extraterritorial Zoning. The purpose of this Chapter is to establish zoning requirements for the extraterritorial jurisdiction as set forth by Resolution No. 21 of said Common Council adopted December 7, 1965, wherein said Common Council elected to exercise extraterritorial zoning power pursuant to the provisions of Wis. Stats. § 62.23 (7a) within the territory contiguous to said City described in Resolution No. 21.

The purpose of the Zoning Ordinance is to promote the orderly development of the varying land uses, regulating construction and location of those uses, and providing for the safety, health and accessibility of the public.

§ 475.07 (1)(b) – An accessory building in an “R” district which exceeds 3,000 square feet in floor area requires a conditional use permit per § 475.04(5)(c).

§ 475.04 (5)(c) – In all “R” districts no accessory building shall be erected which exceeds three thousand square feet of floor area except by conditional use permit.

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.

The Future Land Use Map identifies the subject property as Residential.

Criteria:

- Is the project consistent with the Comprehensive Plan?
- Is the project compatible with the existing or allowable uses of adjacent properties?
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?
- Can the request demonstrate adequate provisions for maintenance of the use?
- Will the request minimize adverse effects on the natural environment?
- The request will not create undue traffic congestion.
- The request will not adversely affect the public health, safety, and welfare.
- The request conforms to all applicable provisions of the code.

Conditions:

- The project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.
- The applicant shall obtain a permit from the building inspector and allow for inspections throughout the project.
- The project shall meet all setbacks.
- The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.
- The applicant shall allow the Building Inspector and City Zoning Staff to have access to the construction site for inspection purposes to verify compliance with City Code, Ordinances and State Code.
- The permit is not transferable.
- The permit is not renewable without another public hearing of the Plan Commission and final decision by the Common Council.
- Project must start within 6 months of Plan Commission and Common Council approval.
- Project must be completed within 1 year of Plan Commission and Common Council approval.
- Any denial of a conditional use may be appealed to Circuit Court