

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Consider and Report on Proposed Conveyance of City-Owned Property Located at 929 W Seminary St (Tax Parcel 276-2012-0900) to Lydia's House Ministries

Meeting Date: Plan Commission on 7/22/2026

Requested by: Ashley Oliphant, City Administrator

Background: The City owns the above-referenced property, having become owner when SWCAP recorded a Quit Claim deed conveying the property to the City on August 27, 2025. The City has received a request from Lydia's House Ministries (LHM) to convey the property to LHM. The terms of the proposed conveyance are scheduled to be under consideration by the General Government Committee.

Under a broad interpretation of Wis. Stat. § 62.23(5), this parcel constitutes "public grounds," and the sale, donation, or change of use of public grounds must be referred to the Plan Commission for its consideration and report before final action is taken by the Council. This item is before the Plan Commission to satisfy that referral requirement.

The City's Future Land Use Map designates this parcel as "Residential" without further specification of housing type. The property is zoned "R-2" One and Two Family Residential District. Chapter 403 does not list a homeless shelter, transitional housing facility, or similar use among either the permitted uses (§ 403.02) or conditional uses (§ 403.04) of that district. LHM has operated the property as a shelter providing 60-to-90-day transitional housing since 2014, and the property has served similar residential-services purposes since at least the 1980s.

Chapter 400.04(3)(a) provides that any structure or use lawfully in existence upon June 14, 1990 may continue as a legal nonconforming use. Because the property's use as a group home, sheltered apartment, and later transitional housing facility predates June 14, 1990 and has continued without a six-month discontinuation since that date, the use appears to qualify as a legal nonconforming use under this provision notwithstanding the absence of a permitted or conditional use category for it in Chapter 403.

Recommended Action: The Plan Commission is asked to review the proposed conveyance for consistency with the comprehensive plan and Future Land Use Map, and to provide its consideration and report for referral to Council. Based on the property's continuous use predating June 14, 1990, staff considers the transitional housing use to be a legal nonconforming use under § 400.04(3)(a), and no further zoning action is necessary to authorize its continuation. Staff recommends the Commission's report address whether the proposed conveyance and continued transitional housing use is consistent with the comprehensive plan and Future Land Use Map.

Attachments: None