

STAFF REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Review Type

- Land Sale / Acquisition
 Change of Use
 Dedication
 Easement
 Rezone
 Land Division (CSM/Plat)
 Other: _____

Property Information

Applicant/Authorized Agent	Greg Lee, Vierbicher Engineering		
Business Name	Enke Properties, LLC	Parcel Number(s)	276-1664-1000
Project Title	Stori Field – Land Division by Certified Survey Map (CSM)		
Site Address	E. 5th St / N. Cedar St / Stori Dr Area, City of Richland Center		
Location Description	NW1/4, SE1/4, SEC16, T10N, R01E		
Zoning District	Current: R-1 Proposed: Planned Unit Development (PUD)		
Acreeage / Area Affected	Approximately 4.84 acres total (3.35 developable; 1.49 open space)		

Project Description

Enke Properties, LLC has submitted a Certified Survey Map (CSM) to facilitate the development of the Stori Field residential project, a 16-unit duplex-style development proposed under a Planned Unit Development (PUD) framework.

The proposed CSM consolidates and reconfigures approximately 5.66 acres into a single primary development lot with supporting land divisions for public infrastructure and open space. Specifically, the CSM establishes:

- A primary development lot (~3.35 acres developable area)
- An outlot (~1.49 acres) dedicated to the public
- Public right-of-way (~0.87 acres) for Stori Field Court

This configuration supports coordinated site design, infrastructure planning, and long-term ownership while accommodating internal roadway access, utilities, and stormwater management.

Staff Review and Findings

Comprehensive Plan Alignment: YES NO

The proposed land division is consistent with Comprehensive Plan policies supporting orderly development and efficient land use (pp. 43–48) and implements the City’s long-term planning framework as outlined in the Implementation Element (pp. 49–51).

Public Works / Utilities / Zoning Input: ADEQUATE INADEQUATE

The site is served by existing municipal utilities, including public sanitary sewer, water, and other services. The proposed land division supports the extension and configuration of public right-of-way, utilities, and drainage necessary to serve the development. Stormwater will be managed through on-site facilities designed to meet applicable standards.

Environmental / Site Conditions: SUITABLE UNSUITABLE

The site is suitable for development with no known environmental constraints that would prevent the proposed use. The proposed land division incorporates open space and drainage areas to address site conditions.

Staff Recommendation

- Approve the proposed Land Division for the Stori Field Development, as presented.
- Approve the proposed Land Division for the Stori Field Development, with the following conditions:
 - **Conformance with Approved Plans** The Certified Survey Map (CSM) shall be consistent with the plans and specifications submitted at the time of application and Plan Commission review.
 - **Compliance with Wisconsin Statutes §236** The Certified Survey Map shall comply with Wisconsin Statutes §236.
 - **Compliance with Zoning Requirements** The Certified Survey Map shall comply with the applicable zoning requirements of the property.
 - **Public Dedications & Easements** All required public right-of-way, easements, and dedications shall be provided as shown on the approved Certified Survey Map.
 - **Erosion Control** Erosion control measures shall be implemented prior to and during construction and maintained until site stabilization.
 - **Inspection & Access** City staff shall be granted access to the site for inspection to verify compliance with City Code, ordinances, and applicable regulations.
- Deny the proposed Land Division for the Stori Field Development.