

REVIEW & REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Information

Project Title	Stori Field Development - Rezoning to Planned Unit Development		
Parcel Number(s)	276-1664-1000	Meeting Date	March 30, 2026

Plan Commission Review WI §62.23(5)

Review Criteria	Yes	No	N/A
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed transfer area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Considerations Made: The proposed development provides moderate-density housing while preserving approximately 31% of the site as open space. The coordinated layout, internal circulation, and integration of stormwater management support a well-planned and functional development consistent with City standards. The Planned Unit Development (PUD) allows for flexibility from standard zoning requirements, with development governed by the approved General Development Plan (GDP) and further defined by a Specific Implementation Plan (SIP).

Plan Commission Acknowledgement

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23(5). This report is now formally forwarded to the designated City Officer for final action.

Todd Coppernoll, Chair: _____ **Date:** _____

Plan Commission Action

Motion to recommend approval of the rezoning and Planned Unit Development (PUD), as outlined in the General Development Plan (GDP), for the Stori Field development (Tax Parcel 276-1664-1000), and to forward the recommendation to the Common Council.

Reference Documents

See attached coversheet.