

City of Richland Center

Rezoning Application, Evaluation, Reporting and Decision Form

City

Extraterritorial Zoning (ETZ)

Zoning Information

Please Check one box from each column

Current Zoning	Proposed Zoning
<input checked="" type="checkbox"/> Single Family Residential (R-1)	<input type="checkbox"/> Single Family Residential (R-1)
<input type="checkbox"/> Multiple Family Residential (R-2)	<input type="checkbox"/> Multiple Family Residential (R-2)
<input type="checkbox"/> Multiple Family Residential (R-3-4)	<input type="checkbox"/> Multiple Family Residential (R-3-4)
<input type="checkbox"/> Multiple Family Residential (R-5)	<input type="checkbox"/> Multiple Family Residential (R-5)
<input type="checkbox"/> Residential Office (R-O)	<input type="checkbox"/> Residential Office (R-O)
<input type="checkbox"/> Residential Agriculture (R-A)	<input type="checkbox"/> Residential Agriculture (R-A)
<input type="checkbox"/> Commercial General (C-G)	<input type="checkbox"/> Commercial General (C-G)
<input type="checkbox"/> Commercial Downtown (C-DT)	<input type="checkbox"/> Commercial Downtown (C-DT)
<input type="checkbox"/> Industrial (IND)	<input type="checkbox"/> Industrial (IND)
<input type="checkbox"/> Industrial Park (I-P)	<input type="checkbox"/> Industrial Park (I-P)
<input type="checkbox"/> Mobile Home Park (MHP)	<input type="checkbox"/> Mobile Home Park (MHP)
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other <u>Planned Unit Development (PUD)</u>

Question to be answered by the Owner / Agent

What will be the proposed use(s) of the parcel if the rezone is approved? The parcel will be used for the construction of 8 duplexes on a single lot, with the addition of a street and associated utilities.

What is the need for the proposed use(s)? The proposed use allows for a unified site design and allows 16 housing units to be built on one lot to increase the number of available housing units in the City of Richland Center.

Applicant's Statement I certify that the information provided on this form is complete and accurate and agree to comply with all applicable codes and ordinances of the City of Richland Center and the State of Wisconsin and any conditions attached hereto. It is further agreed that we hereby absolve and release the City of Richland Center, its agent or agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Richland Center, its agent or agents, have no responsibility as to the determination of the property lines.

Owner Signature  Date 3-6-26

Please use the checklist on page 13 to verify all requests are met.

City of Richland Center

Rezoning Application, Evaluation, Reporting and Decision Form

This Rezoning Form must be completed by the rezoning applicant and submitted to the clerk's office along with the corresponding application fee (\$700). This form assists with three specific steps required in a Rezoning Process.

- 1) Application for Rezoning (amendment of the zoning map)
- 2) Evaluation of the Rezoning Application
- 3) Required reporting to the decision-making bodies.

Please note that incomplete applications may cause delays. Please contact the City of Richland Center Zoning Office for any related questions at 608-647-3466 Ext. 207.

With all Rezoning or Zoning Amendment requests, elected officials consider the larger land area to avoid piecemeal decisions that may lead to conflict between adjacent incompatible uses and may undermine neighborhoods and the goals established for them in land use plans and ordinances.

In the case that rezoning involves an existing building or structure, it is very possible that the rezoning action will trigger a **change of use compliance event**. This will require the existing property and structures to be reviewed in the light of the new zoning, building, and safety codes of the category they have been rezoned to. State and local codes will likely require the property to be modified so that it adheres to all standards of the current codes. Property owners should consider the financial implication of meeting code requirements.

For Office Use Only

Permit # _____

Fee: _____ Paid _____

Approved Denied

Date _____

Petitioner Information

Owner: Enke Properties, LLC				Date	3/06/2026
Name	Dylan Enke			Phone #	(608) 370-1685
Address	115 Chickadee Ln	City	Sauk City	State & Zip	WI 53583

If you wish to appoint an agent to speak at the hearing, please complete the following:

Name	Greg Lee - Vierbicher			Phone #	(608) 821-3960
Address	201 E. Main St., Suite 100	City	Reedsburg	State & Zip	WI 53959

Property Information

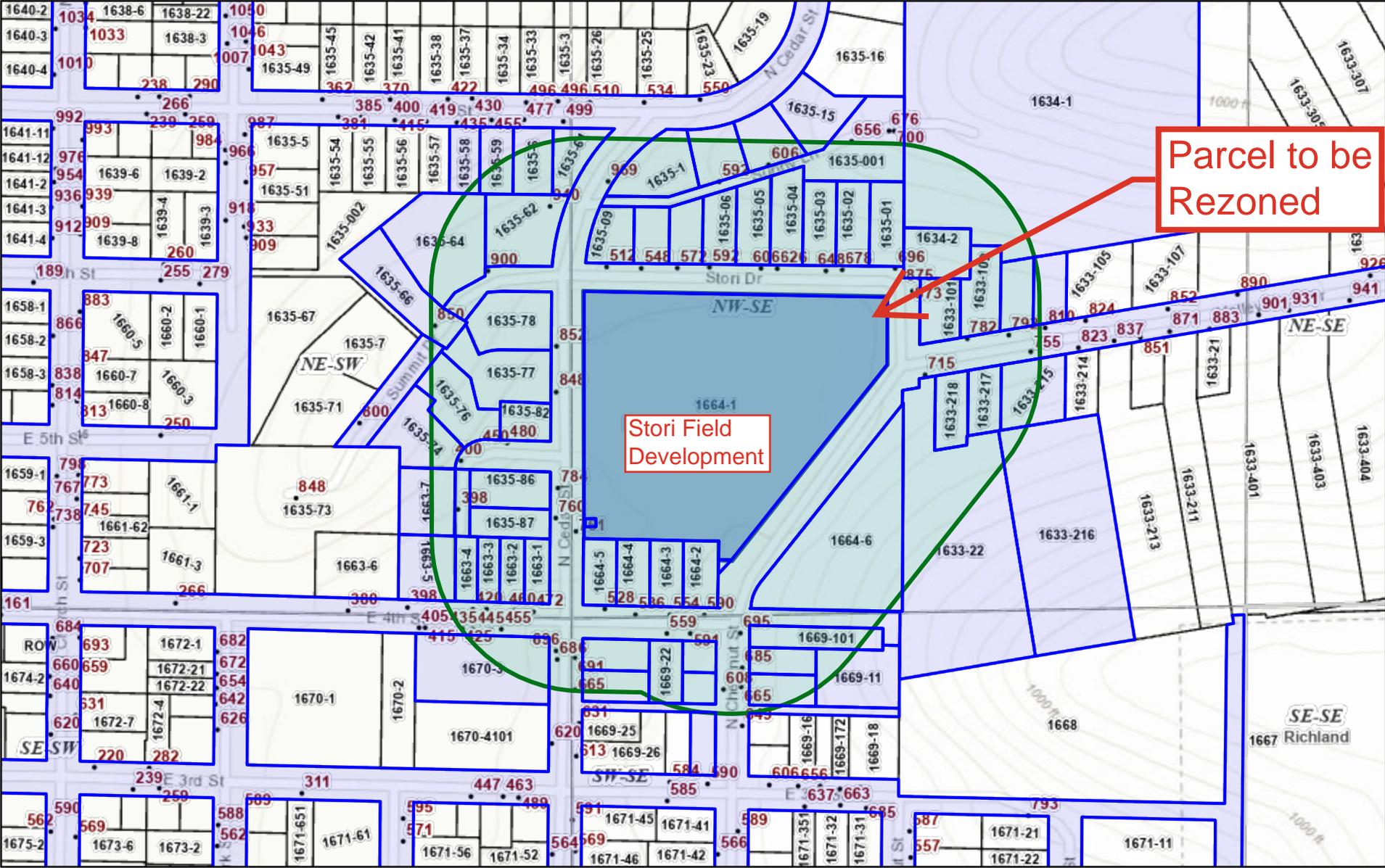
Parcel No(s). 276-1664-1000

Approximate Street Address E 5th St & Cedar St

Location (Gov. Lot _____ or NW ¼, NE ¼), Section 16, T 10 N, R 1 E,

City or Town of Richland Center Subdivision CSM - Vol. & Page 1191, Lot 2)

City of Richland Center



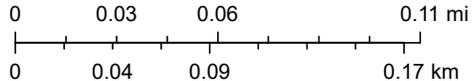
Parcel to be Rezoned

Stori Field Development

3/9/2026, 12:34:03 PM

1:4,514

- Parcel Numbers
- Address Points
- Sections
- Parcel Lines
- Section Quarter Quarters
- Municipalities



By Richland County GIS, Iowa DNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Staff

Stori Field Development 300' Radius Property Owners

OWNER NAME	MAILING ADDRESS			
KEVIN H & DEBORAH J MCCOY	665 N CHESTNUT ST	RICHLAND CENTER	WI	53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI	53581
JANET L ABER	760 N CEDAR ST	RICHLAND CENTER	WI	53581
GREGORY C DETTMANN	480 E FIFTH ST	RICHLAND CENTER	WI	53581
RANDY J & BRENDA K EWING	810 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
JANELL A KOCH	940 N CEDAR ST	RICHLAND CENTER	WI	53581
NICHOLAS J EWING	440 E 4TH ST	RICHLAND CENTER	WI	53581
BARBARA K DOUDNA	477 E SEVENTH ST	RICHLAND CENTER	WI	53581
ALEC L ADSIT	665 N CEDAR ST	RICHLAND CENTER	WI	53581
DEBRA D GEISLER	425 CAIRNS AVE	RICHLAND CENTER	WI	53581
TERRENCE K & KATHLEEN S TRUST MOEN	27328 CRESTVIEW DR	RICHLAND CENTER	WI	53581
ANITA F ALEXANDER	450 E 5TH ST	RICHLAND CENTER	WI	53581
ROBERT G EVANS & ELLEN D EVANS	715 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
MICHAEL A GRINDEMANN	430 W PINE ST	MUSCODA	WI	53573
FRANCIS R BRAITHWAITE	572 STORI DR	RICHLAND CENTER	WI	53581
RICHARD NEUMANN & & WF	591 E 4TH ST	RICHLAND CENTER	WI	53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI	53581
CRYSTAL F LUMI	700 SUNNY LN	RICHLAND CENTER	WI	53581
CHAD HARMON & LISA HARMON	590 E FOURTH ST	RICHLAND CENTER	WI	53581
SHELLY REYZEK	900 SUMMIT DR	RICHLAND CENTER	WI	53581
J GRADY EASTERLING & JOSH VANDEN BUSCH	656 SUNNY LN	RICHLAND CENTER	WI	53581
ALYSON, ALLARD & DIANE BOWE	592 STORI DR	RICHLAND CENTER	WI	53581
KAREN A AUGUSTYNIAK	606 SUNNY LN	RICHLAND CENTER	WI	53581
TROY J PUTZ	420 E 4TH ST	RICHLAND CENTER	WI	53581
JASON JOHNSON & LATASHA DEAN	725 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
BARBARA J KLIPP	590 E THIRD ST	RICHLAND CENTER	WI	53581
LARRY D FOWLER	755 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
THOMAS NELKE	875 N CHESTNUT ST	RICHLAND CENTER	WI	53581
ALFRED EDERER AND SONS	1209 WHITE PINE CT	PRAIRIE DU SAC	WI	53578
MICHAEL A MEADOWS	852 N CEDAR ST	RICHLAND CENTER	WI	53581
RICHARD J STEINER & SHIRLEY J STEINER	848 N CEDAR ST	RICHLAND CENTER	WI	53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI	53581
ROBERT G EVANS & ELLEN D EVANS	4294 S JORDAN DR	MCFARLAND	WI	53558
RICHLAND CENTER CITY OF	450 S MAIN ST	RICHLAND CENTER	WI	53581
LARRY D FOWLER	755 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
ALFONSO SALAZAR JR & JADIE L SALAZAR	969 N CEDAR ST	RICHLAND CENTER	WI	53581
JANE R EWING	26394 MAPLE GROVE RD	RICHLAND CENTER	WI	53581
RICHARD T & NANCY M MCLAUGHLIN	651 N CHESTNUT ST	RICHLAND CENTER	WI	53581
DAWN S PROPP & JUDY L BENISH LIFE ESTATE	528 E FOURTH ST	RICHLAND CENTER	WI	53581
JAMES A & MICHELLE M LUXTON	782 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
GLEN L COOK JR	512 STORI DR	RICHLAND CENTER	WI	53581
DEBRA B LYNCH	873 N CHESTNUT ST	RICHLAND CENTER	WI	53581
IRMA JUARBE & CHRISTINA YOUNGER	606 STORI DR	RICHLAND CENTER	WI	53581
GREGORY A PETERSON & REBECCA A PETERSON	536 E FOURTH ST	RICHLAND CENTER	WI	53581
ANDREA HABA	455 E 7TH ST	RICHLAND CENTER	WI	53581
EDITH E SYFTESTAD TRUST	792 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
KYLE S & KANDIS K RUTKOWSKI	592 SUNNY LANE	RICHLAND CENTER	WI	53581
LAUREN THOMAS & BRIAN KROLL	398 E FIFTH ST	RICHLAND CENTER	WI	53581
ASH ACQUISTIONS LLC	24741 PIER SPRING DR	RICHLAND CENTER	WI	53581
ALLAN E & CAROLYN M PELLETT REVOCABLE TRUST OF 2019	554 E FOURTH ST	RICHLAND CENTER	WI	53581
ROGER & JOANNE NICHOLSON	25951 CIRCLE VIEW DR	RICHLAND CENTER	WI	53581
KRISTINE ROEBEN & JUSTIN HOFER	608 N CHESTNUT ST	RICHLAND CENTER	WI	53581
JEAN K & PAUL T MCMANAWAY	685 N CHESTNUT ST	RICHLAND CENTER	WI	53581
ADAM L HUEBSCH & LOUISE M HUEBSCH	1400 W SEMINARY ST APT 416	RICHLAND CENTER	WI	53581
JENNIFER J EWERS	435 E 7TH ST	RICHLAND CENTER	WI	53581

KELLY PARR & JAMI PARR	696 STORI DR	RICHLAND CENTER	WI	53581
ENKE PROPERTIES LLC	115 CHICKADEE LN	SAUK CITY	WI	53583
CHAD HARMON & LISA TOWSLEY	590 E FOURTH ST	RICHLAND CENTER	WI	53581
JAMIE M WARREN & KYLE R WARREN	691 N CEDAR ST	RICHLAND CENTER	WI	53581
DANIEL R HIGBY	102 ARNESON RD APT 412	BARNEVELD	WI	53507
LARRY D FOWLER	755 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
LINDA THOMPSON & TYLER MILLER	626 STORI DR	RICHLAND CENTER	WI	53581
ELIZABETH M REDDEMANN	400 E FIFTH ST	RICHLAND CENTER	WI	53581
NICHOLAS T HAAS	499 E 7TH ST	RICHLAND CENTER	WI	53581
STEVEN D HODGE & MARY A (FISH) KILLOY	648 STORI DR	RICHLAND CENTER	WI	53581