

General Development Plan Narrative

Stori Field Development

Proposed Duplex Residential Development – City of Richland Center

1. Project Overview

This General Development Plan describes a proposed residential development consisting of eight (8) duplex buildings, totaling sixteen (16) dwelling units, located on a single parcel of developable land of approximately 3.35 acres. The project also includes 1.49 acres of dedicated open space, resulting in a total site area of approximately 4.84 acres.

The development is intended to provide moderate-density, renter-occupied housing that complements the character of the City of Richland Center while making efficient use of available land and public infrastructure.

2. Existing Conditions Project Area Map

- See Appendix A.

3. Proposed Project Area Map

- See Appendix B.

4. Site Organization and Layout

The site will be organized to create a cohesive residential environment with logical building placement, circulation, and open space integration. Key design elements include:

- Duplex buildings arranged in a coordinated layout with consistent orientation
- Adequate spacing between structures to ensure privacy
- Clearly defined internal access drives serving each unit
- Integration of open space as a central and/or peripheral feature of the site

Each duplex will contain two dwelling units with individual entrances and direct access to parking.

5. Density and Land Use

- Total dwelling units: 16
- Developable area: 3.35 acres
- Density: Approximately 4.8 units per acre (based on developable area)

This density is consistent with low- to medium-density residential development and provides a needed housing type within the community.

6. Open Space and Environmental Features

The development designates approximately 1.49 acres (about 31% of the total site) as open space. This area will:

- Preserve green space and natural site features where feasible
- Provide passive recreational opportunities for residents
- Serve as a visual amenity and buffering element
- Support stormwater management through infiltration and detention features

Open space areas may include lawn areas, landscaped zones, and stormwater facilities designed in accordance with applicable standards.

7. Circulation and Access

Vehicular and pedestrian circulation will be designed to ensure safety, efficiency, and accessibility:

- A public street will provide access to all units
- Access points will connect to existing public streets in a manner that minimizes traffic conflicts
- The layout will accommodate emergency vehicle access and maneuverability
- Off-street parking will be provided for each unit in compliance with local zoning requirements

8. Utilities and Infrastructure

Through ongoing collaboration with City Utilities, including capacity studies and design reviews, it has been determined that the existing infrastructure in the area is adequate to serve the planned development. This includes:

- Municipal sanitary sewer
- Municipal water supply
- Electric, natural gas, and telecommunications services

Stormwater management will be addressed through on-site facilities designed to meet local and state performance standards, including water quality treatment and runoff control.

9. Landscaping and Site Design

Landscaping will be incorporated throughout the site to enhance aesthetics and functionality:

- Street trees

Tree Selection will prioritize durability, low maintenance, and compatibility with the City of Richland Center Forestry Program.

10. Compatibility with Surrounding Uses

The proposed duplex development is designed to be compatible with surrounding land uses by:

- Maintaining residential scale and building form
- Providing appropriate setbacks and transitions
- Incorporating open space and landscaping to soften visual impacts

The development supports community housing needs while maintaining neighborhood character.

11. Phasing

Development will occur in phases. Each phase will be constructed to function independently with required utilities, access, and stormwater management in place.

12. Organizational Structure

It is the intent of the developer to own, operate, and maintain the development as a single property. All municipal ordinances regarding the property will be adhered to. The developer intends to provide mowing, as well as interior and exterior building maintenance.

13. Consistency with Applicable Regulations

This General Development Plan is prepared in accordance with the requirements of the City of Richland Center Code 400.04(21)(d)(1) and demonstrates:

- Logical and efficient site design
- Appropriate residential density
- Adequate provision of open space
- Safe and functional circulation
- Availability of public utilities and infrastructure

14. Conclusion

The proposed development represents a well-planned residential project that balances housing availability, site efficiency, and open space preservation. It is consistent with the intent of applicable regulations and contributes positively to the long-term growth and livability of the City of Richland Center.

APPENDIX A
EXISTING
CONDITIONS

**APPENDIX B
PROPOSED
PROJECT
AREA**

