

CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

Agenda Item: Rezoning Application of Enke Properties, LLC for Creation of an Eight-Duplex Housing Development

Requested & Presented by: Jasen Glasbrenner, Director of Economic Development & Public Works

Meeting Date: Plan Commission and Common Council on 03-30-2026

Background: The City has received a request from Enke Properties, LLC, to rezone Tax Parcel 276-1664-1000 from R-1 Single-Family Residential to Planned Unit Development (PUD) for Stori Field Development. A General Development Plan (GDP) outlining the rezoning is included.

The project consists of eight duplex buildings (16 total units) on approximately 3.35 acres of developable land, with 1.49 acres (~31%) preserved as open space. The PUD framework allows municipalities and developers flexibility in overall site design, building placement, circulation, infrastructure, and open space integration. The GDP outlines the general concept of the proposed PUD development with basic information on things like overall layout, density, and design.

The property is undeveloped and located in a predominantly residential area. The development provides moderate-density housing while maintaining compatibility through coordinated layout, appropriate transitions, and integrated open space. The site will be served by existing municipal utilities, with stormwater managed on-site in accordance with applicable standards.

Public notice was provided in accordance with City requirements, including mailed notice within 300 feet, publication, and a public hearing scheduled for March 30, 2026.

Findings of Fact: The proposed rezoning to Planned Unit Development (PUD), outlined by the General Development Plan (GDP), is consistent with the Comprehensive Plan and supports orderly, efficient land use. The development provides coordinated design, expands housing availability, preserves open space, and ensures adequate infrastructure and access. It is compatible with surrounding residential uses, will not adversely impact public health, safety, or welfare, and all application materials have been reviewed and found complete.

Department Recommendation: Staff recommends approval of the rezoning to Planned Unit Development (PUD) as outlined in the General Development Plan (GDP).

Requested Action:

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

COUNCIL: Motion to adopt Ordinance 2026-XX rezoning Tax Parcel 276-1664-1000 to Planned Unit Development (PUD) for the development of the Stori Field property as outlined by the General Development Plan (GDP).

Attachment(s):

- Rezoning Application
- General Development Plan (GDP)
- Staff Report to Plan Commission
- 2026- Ordinance 2026-XX (Rezoning to PUD)
- Plan Commission Review & Report
- Comp Plan pp. 18, 41–49