



MINUTES OF THE PLANNING COMMISSION

WEDNESDAY, APRIL 23, 2025 AT 5:30 PM

<https://youtu.be/TUAFGSPNW74?si=DOWOT18oRovY5VEQ>

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

CALL TO ORDER Chair Coppernoll called the meeting to order at 5:30PM. A quorum was present. Members present: Todd Coppernoll, Karin Tepley, Ryan Cairns, Mark Jelinek, Ray Wilson, Lisa Miller, and Chris Jarvis. Members absent: None. Williams affirmed proper notice.

APPROVAL OF MINUTES Motion to approve the meeting minutes by Tepley, seconded by Jelinek. Motion carried unanimously.

RECONSIDER THE APPLICATION OF GURU RAMDAS SHAA LLC FOR A CONDITIONAL USE PERMIT TO ALLOW A TREE SERVICE AND AUTO REPAIR GARAGE OR FACILITY AT 789 SEXTONVILLE RD (TAX PARCEL ID 276-2100-7581)

The commission discussed the application by Guru Ramsha LLC for a conditional use permit to operate a tree service and auto repair garage. Discussion included flower baskets being sold onsite and whether a permit should be obtained as well as whether the applicant was conducting tree service activities within the city. Zoning Administrator Williams noted the applicant was denied a tree-cutting license for insufficient insurance, with the City Forester potentially having more details. The City Attorney explained that a 100-foot zoning restriction from residential districts posed a challenge in approving this conditional use permit, but its unclear origin requires further research. Safety concerns were expressed including equipment near sidewalks and the lot's capacity for tree service equipment. The City Attorney recommended indefinitely postponing the application until the purpose of the 100-foot restriction is clarified, noting nuisance ordinances can separately address safety concerns like sidewalk obstructions.

Motion by Coppernoll to postpone indefinitely the application of Guru Ramdas Shaa LLC for a conditional use permit to allow a tree service and auto repair garage or facility at 789 Sextonville Rd until the city attorney can investigate the 100-foot restriction and propose solutions, seconded by Miller. Motion carried unanimously.

DISCUSSION ON FURTHERING EFFORTS IN THE DOWNTOWN AND CONNECT COMMUNITIES PROGRAM (TEPLEY)

The commission discussed the Connect Communities program, a feeder to the Wisconsin Main Street program, offering grants, marketing, and business development to boost downtown growth. Jarvis supported Connect Communities noting downtown issues like poor aesthetics, low foot traffic, vacant buildings, and safety hazards. Commissioners mentioned the Comprehensive Plan addressing these concerns, including recurring warehousing issues. Tepley mentioned alternative programs like Create Wisconsin and Strong Towns for community engagement and safe streets. Tepley and Jarvis indicated their plans to meet with downtown business owners to explore these initiatives. No formal action was taken but it was determined that a meeting with downtown stakeholders is the next step to prioritize revitalization, while balancing private property rights with nuisance and zoning enforcement efforts administered by the Police Department and Zoning Department, respectively.

COMPREHENSIVE PLAN No updates provided, or action taken.

REPORTS/UPDATES Zoning Administrator William provided updates on the Foundry's plans for expansion, a 2025 tear-down and rebuild of Taco Bell, Kwik Trip's kitchen and parking lot expansion, and rebuilding plans for the Dairy O.

FUTURE AGENDA ITEMS None

SET NEXT MEETING DATE The next meeting was scheduled for Wednesday, May 28th at 5:30PM.

ADJOURNMENT Motion to adjourn by Tepley seconded by Miller. Motion carried unanimously. The meeting adjourned at 6:06PM.

Meeting minutes recorded by Matt Williams