



OFFICIAL PUBLIC NOTICE
MEETING OF THE PLANNING COMMISSION AND
ETZ BOARD

WEDNESDAY, JUNE 26, 2024 AT 5:30 PM

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

AGENDA

CALL TO ORDER - *Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

PUBLIC HEARING FOR THE REQUEST OF LAND DIVISION AT 27105 MAPLE RIDGE LANE

CONSIDER THE REQUEST FOR LAND DIVISION AT 27105 MAPLE RIDGE LANE

1. Staff Report for the Land Division Request

ADJOURNMENT OF THE ETZ BOARD

APPROVAL OF MINUTES - *Entertain a motion to waive the reading of the minutes of the last meeting in lieu of printed copies and approve said minutes or correct and approve said minutes.*

STATUS UPDATES

FUTURE AGENDA ITEMS - *Items to be discussed at a future meeting.*

SET NEXT MEETING DATE - *Fourth Wednesday of the month, July 24th*

ADJOURNMENT

Posted this 25th day of June, 2024 by 4:30 PM.

Copy to the official newspaper the Richland Observer.

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Ashley Oliphant, City Administrator at 450 S. Main St., Richland Center, WI. 53581 or call 608-647-3466. Notice is hereby given that the council members who are not members of this committee may attend this meeting so as to constitute a quorum of the city council. Any such council member attendance will be for information gathering, discussion, and/or related purposes and will not result in the direct decision making by the city council at the committee meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.

**City of Richland Center
Staff Report**

Land Division – Certified Survey Map (CSM) – Adsit

Meetings:

Joint Planning Commission and ETZ Board Meeting – June 26, 2024 – 5:30 PM
Common Council Meeting – July 2, 2024 – 6:30 PM

Applicant:

Kent & Christina Adsit
27105 Maple Ridge Lane
Richland Center, WI 53581

Zoning District:

Extraterritorial Zoning – Agricultural Residential

Minimum Lot Size – 1 acre

Minimum Lot Width – 90-feet or ½ depth of lot, whichever is less

Ordinance Language:

Chapter 475 – Establishing Extraterritorial Zoning. The purpose of this Chapter is to establish zoning requirements for the extraterritorial jurisdiction as set forth by Resolution No. 21 of said Common Council adopted December 7, 1965, wherein said Common Council elected to exercise extraterritorial zoning power pursuant to the provisions of Wis. Stats. § 62.23 (7a) within the territory contiguous to said City described in Resolution No. 21.

The purpose of the Zoning Ordinance is to promote the orderly development of the varying land uses, regulating construction and location of those uses, and providing for the safety, health and accessibility of the public.

§ 475.04 (17)(a) – All subdivisions of land shall be in conformity with all applicable requirements of Wis. Stats. § 236 and all applicable requirements of the extraterritorial zoning ordinance.

§ 475.04 (17)(d) – Each person subdividing land shall dedicate lands for the following public purposes:

1. Streets: Public streets with a minimum right-of-way width of sixty-six (66) feet shall be provided by the developer where required by the Plan Commission or the City Council.
2. Drainage: Where required by the topography, surface drainage channels shall be provided to insure adequate drainage capacity, either by dedication or by easement.

Comprehensive Plan:

Land Use Goal – Land use policies and zoning that maximize the available opportunities and encourages residential, commercial and industrial development.

Land Use Goal: - Follow the Future Land Use identified within the Comprehensive Plan to inform any future zoning and land use decisions.

The Future Land Use Map identifies the subject property as Residential.

Criteria:

- Is the project consistent with the Comprehensive Plan? - Yes
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities? - Yes
- Will the request minimize adverse effects on the natural environment? - Yes
- The request will not create undue traffic congestion. - Yes
- The request will not adversely affect the public health, safety, and welfare. - Yes
- The request conforms to all applicable provisions of the code. - Yes

Conditions:

- The project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission. - YES
- The Certified Survey Map shall be consistent with Wis. Stats. 236. - YES
- Does the Certified Survey Map comply with the zoning requirements of the property? - YES
- The project shall meet all setbacks. - YES
- The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.
- The applicant shall allow the Building Inspector and City Zoning Staff to have access to the construction site for inspection purposes to verify compliance with City Code, Ordinances and State Code.

Staff Recommendation:

It is recommended that the land split be approved as presented and be forwarded to the Common Council for approval.

RICHLAND COUNTY CERTIFIED SURVEY MAP NO. _____ cont'd

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 EAST, TOWN OF RICHLAND, RICHLAND COUNTY, WISCONSIN

RICHLAND COUNTY LAND DIVISION APPROVAL:

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, T10N, R1E, TOWN OF RICHLAND, RICHLAND COUNTY WISCONSIN, KENT AND CHRISTINA ADSIT, OWNERS, IS HEREBY APPROVED BY RICHLAND COUNTY ZONING.

APPROVED THIS _____ DAY OF _____, 2024

MATTHEW ALBRIGHT, ZONING ADMINISTRATOR

CITY OF RICHLAND CENTER EXTRATERRITORIAL APPROVAL CERTIFICATE:

RESOLVED THAT THE THIS CERTIFIED SURVEY MAP LOCATED WITHIN THE CITY OF RICHLAND CENTER EXTRATERRITORIAL REVIEW JURISDICTION IN THE TOWN OF RICHLAND, KENT AND CHRISTINA ADSIT, OWNERS, IS HEREBY APPROVED BY THE CITY OF RICHLAND CENTER IN ACCORDANCE WITH CHAPTER 448 OF THE CODE OF ORDINANCES FOR THE CITY OF RICHLAND CENTER.

APPROVED THIS _____ DAY OF _____, 2024

ASHLEY OLIPHANT, ADMINISTRATOR, CITY OF RICHLAND CENTER