



OFFICIAL PUBLIC NOTICE

**MEETING OF THE MEETING OF THE PLANNING
COMMISSION & ETZ BOARD**

WEDNESDAY, OCTOBER 23, 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.*

APPROVAL OF MINUTES

1. Previous Meeting Minutes

DISCUSSION AND POSSIBLE ACTION ITEMS

2. **Public Hearing** for the Application of Arlene Fruit to divide a parcel of land located at 23741 Covered Bridge Dr. (Tax Parcel 022-0741-4000)
3. Consider the Request for the Application of Arlene Fruit to divide a parcel of land located at 23741 Covered Bridge Dr. (Tax Parcel 022-0741-4000)
4. **ADJOURNMENT OF THE ETZ BOARD**
5. **Public Hearing** for the Application of Doris Schmidt to divide a parcel of land located at 361 S Ira Street (Tax Parcel 276-2100-7460)
6. Consider the Application of Doris Schmidt to divide a parcel of land located at 361 S. Ira Street (Tax Parcel 276-2100-7460)
7. Consider the Application of Johnson LLC for a Conditional Use Permit to Allow for an Auto Repair Garage or Facility at 943 Sextonville Rd (Tax Parcel ID 276-22159-2000) in Light of Ongoing Enforcement Efforts.

COMPREHENSIVE PLAN REVIEW & UPDATES

REPORTS/UPDATES

FUTURE AGENDA ITEMS

SET NEXT MEETING DATE *Fourth Wednesday of the Month - November 27th*

ADJOURNMENT

Posted this 22nd day of October, 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.



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. Members present: Todd Coppernoll, Lisa Miller, Karin Tepley, Mark Jelinek, and Ray Wilson. Members absent: Ryan Cairns. Oliphant affirmed proper notice.

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

PUBLIC HEARING FOR THE APPLICATION OF JOHNSON LLC FOR A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTO REPAIR GARAGE OR FACILITY AT 943 SEXTONVILLE RD (TAX PARCEL ID 276-22159-2000)

Chair Coppernoll opened the public hearing at 5:31PM. No members of the public were present. Zoning Administrator Matt Williams provided an overview of the request to grant a conditional use permit for the continued operation of a diesel mechanic shop. He advised the Zoning Department contacted the current owner following the receipt of complaint. As a result, it was determined the business was operating without a valid conditional use permit. Motion to close the public hearing by Tepley, seconded by Miller. The public hearing was closed at 5:44PM.

CONSIDER THE APPLICATION OF JOHNSON LLC FOR A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTO REPAIR GARAGE OR FACILITY AT 943 SEXTONVILLE RD (TAX PARCEL ID 276-22159-2000)

Williams explained that the requested conditional use was permissible within the zoning district but expressed concerns regarding the current state of the property. These concerns included unlicensed and inoperable vehicles stored onsite, offsite parking of oversized vehicles on a busy street, improper disposal of oil, and the overall condition of the grounds.

Additionally, Williams noted that law enforcement had been contacted nine times since 2022 due to noise and safety complaints related to the business. While some nearby residents did not object to the conditional use permit, they did request improved safety measures and better property maintenance in conversations with Williams prior to the public hearing.

Williams outlined potential conditions that could be imposed if the permit were granted, including limitations on operating hours, fencing requirements, and parking restrictions. He suggested postponing a formal decision on the request until the next meeting to allow the applicant to address the existing code violations.

Motion by Coppernoll to refer the matter to Attorney Windle to set conditions to remedy the violations present prior to further consideration of the requested conditional use permit. Seconded by Wilson. Motion carried 5-0.

COMPREHENSIVE PLAN REVIEW AND UPDATES

The Commission reviewed the Comprehensive Plan tracking document and discussed the process for making updates. Commissioners are to review and update the tracking document during their regular monthly meeting. Additionally, once the Commission identifies their top priorities, the City Administrator and/or Director of Public Works will coordinate with personnel to establish an implementation plan.

REPORTS/UPDATES

Zoning Code Modernization & Short-Term Rentals: Zoning Administrator Williams will be reviewing the work completed thus far and see the projects to completion.

FUTURE AGENDA ITEMS

- Economic Impact of Municipal Airports. Consider a joint meeting with the Public Works Committee.

SET NEXT MEETING DATE The next meeting was scheduled for October 23, 2024.

ADJOURNMENT Motion to adjourn by Tepley, seconded by Jelinek. Motion carried unanimously. The meeting adjourned at 6:16PM.



**CITY OF RICHLAND CENTER
OFFICIAL NOTICE OF THE PLAN COMMISSION**

NOTICE OF PUBLIC HEARING ON PROPOSED LAND DIVISION

NOTICE IS HEREBY GIVEN that the Joint Plan Commission and Extraterritorial Zoning Board of the City of Richland Center, Richland County, Wisconsin will meet and hold a public hearing on the application of Arlene Fruit to divide a parcel of land consisting of approximately 7.71 acres.

The property is located at 23741 Covered Bridge Dr., also identified as tax parcel 022-0741-4000, in the Town of Richland.

The meeting of the Joint Plan Commission and Extraterritorial Zoning Board, which includes a public hearing, will be held in the Council Room of the Municipal Building at 450 S Main St, Richland Center, WI on **Wednesday, October 23, 2024, at 5:30 PM**. If approved, it will go before the Richland Center Common Council during their meeting on Tuesday, November 5, 2024, commencing at 6:30 PM.

All interested parties may appear and be heard at the public hearing. If you have any questions or concerns about the above scheduled public hearing or request for land division, please contact the Zoning Administrator at 608-647-3466 Ext. 207.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services to enable them to attend and participate in the public hearing. For additional information or to request such services contact Ashley Oliphant, City Administrator at 450 S. Main Street, Richland Center, WI 53581 or by telephone at 608-647-3466.

Matt Williams
Zoning Administrator
608-647-3466 Ext 207

TOWN OF RICHLAND
Regular Monthly Board Meeting Minutes
Wednesday: August 14, 2024

1. Chairman, Matt Williams called to order the regular monthly board meeting at 6:00 PM. Board Officials Present: Chairman- Matt Williams, Supervisors- Aaron Palmer and Matt Schmitz, Treasurer- Jane Ewing, Clerk- Kayla Williams.
 - A. The board meeting was opened with the Pledge of Allegiance.
 - B. The meeting was posted at the Town Garage and posted to the Town's website.
 - C. Aaron Palmer made a motion to modify agenda and remove Ambulance Report then approve with amendment, it was seconded by Matt Schmitz. The motion carried.
 - D. Matt Williams made a motion to approve the July 10, 2024 Town Board meeting minutes, it was seconded by Aaron Palmer. The motion carried.
2. No Public Comments.
3. Rick Fruit at the meeting to discuss parceling land and house on Covered Bridge Dr. Matt Williams made a motion to approve the parceling of land, it was seconded by Matt Schmitz. The motion carried.
4. Timb Biba was not present at the meeting. Request not reviewed.
5. Bill Twining present at the meeting to discuss rezoning of 2 acres from Ag Forestry to Residential from Sunset Orchards. Aaron Palmer made a motion to approve the zoning request, it was seconded by Matt Williams. The motion carried.
6. Ambulance Report – removed.
7. Burkhamer Report: Have made 1 pass through with mowing. Another pass excepted in a month or two. Patching completed on Neon Lane and Hill Crest. Discussed \$250 per month rent fee for the township garage during the winter. Will take off monthly payment when start using.
8. Matt Williams made a motion to approve the Picnic Beer/Wine license for the Wisconsin Motorsport Group-Hub City Dirt Drags at the Fairgrounds, it was seconded by Aaron Palmer. The motion carried.
9. Matt Williams made a motion to approve the Picnic Beer/Wine license for the Richland County Fair at the Fairgrounds, it was seconded by Aaron Palmer. The motion carried.
10. Clerk will get a Board of Review update from Bruce before next meeting as it needs to be scheduled as soon as possible.

RICHLAND COUNTY CERTIFIED SURVEY MAP NO.
BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 1 EAST, TOWN OF RICHLAND, RICHLAND COUNTY, WISCONSIN.

SURVEY PREPARED FOR:
ARLENE FRUIT
23741 COVERED BRIDGE ROAD
RICHLAND CENTER WI 53581

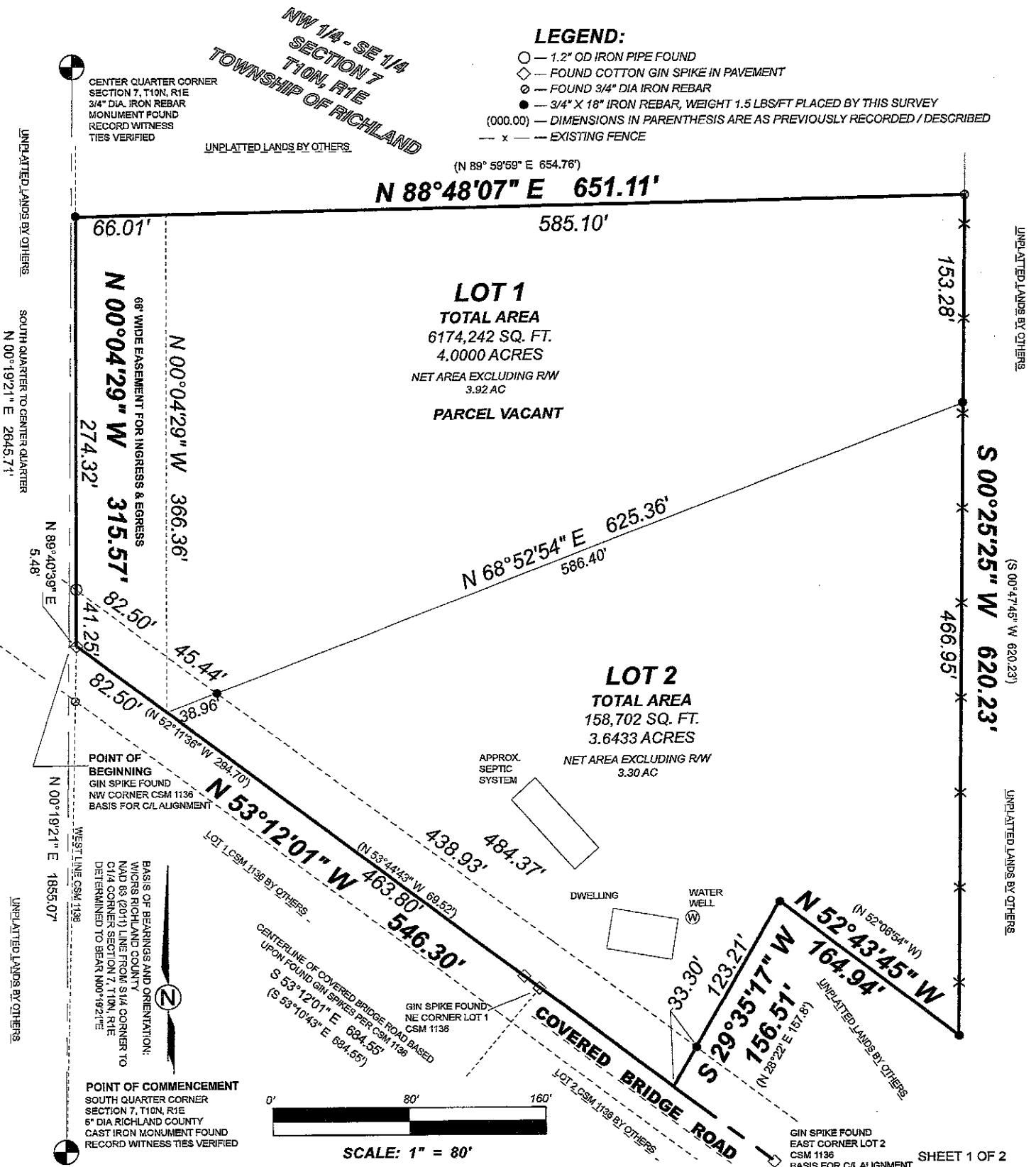
DRAFT COPY

SURVEY PREPARED BY:
SEAN M WALSH, PLS 2016

WALSH SURVEYING - MAPPING
GEOMATICS, LLC PO BOX 486, RICHLAND CENTER, WI 53581

608-383-1501 (O) 608-347-9307 (M) www.walshgeomatics.com

RESERVED FOR REGISTER OF DEEDS



RICHLAND COUNTY CERTIFIED SURVEY MAP NO. _____ cont'd

BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 1 EAST, TOWN OF RICHLAND, RICHLAND COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, SEAN M. WALSH, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED, MAPPED AND MONUMENTED THE LANDS SHOWN HEREON, BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 1 EAST, TOWN OF RICHLAND, RICHLAND COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7;
THENCE NORTH 00°19'21" EAST, 1855.07 FEET;
THENCE NORTH 89°40'39" EAST, 5.48 FEET TO A POINT ON THE CENTERLINE OF COVERED BRIDGE ROAD, ALSO BEING THE NORTHWEST CORNER OF RICHLAND COUNTY CERTIFIED SURVEY MAP NUMBER 1136 AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED;
THENCE NORTH 00°04'29" WEST, 315.57 FEET;
THENCE NORTH 88°48'07" EAST, 651.11 FEET;
THENCE SOUTH 00°25'25" WEST, 620.23 FEET;
THENCE NORTH 52°43'45" WEST, 164.94 FEET;
THENCE SOUTH 29°35'17" WEST, 156.51 FEET TO A POINT ON THE CENTERLINE OF COVERED BRIDGE ROAD;
THENCE NORTH 53°12'01" WEST, ALONG SAID CENTERLINE, 546.30 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF RICHARD FRUIT, FOR ARLENE FRUIT, OWNER OF SAID LANDS;

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LAND.

THAT I HAVE FULLY COMPLIED WITH CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF RICHLAND COUNTY AND THE CITY OF RICHLAND CENTER IN SURVEYING, DIVIDING AND MAPPING THE SAME.

OWNERS CERTIFICATE - ARLENE FRUIT:

AS OWNER OF THE LANDS SHOWN HEREON, I DO HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTIONS 236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

RICHLAND COUNTY
TOWN OF RICHLAND
CITY OF RICHLAND CENTER

ARLENE FRUIT DATE

NOTARY CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF _____)
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024 THE ABOVE NAMED
ARLENE FRUIT, KNOWN BY ME TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NAME
NOTARY PUBLIC, _____ COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

RICHLAND COUNTY LAND DIVISION APPROVAL:

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T10N, R1E, TOWN OF RICHLAND, RICHLAND COUNTY WISCONSIN, ARLENE FRUIT, OWNER, IS HEREBY APPROVED BY RICHLAND COUNTY ZONING.

APPROVED THIS _____ DAY OF _____, 2024

KATRINA SALEWSKI, RICHLAND COUNTY 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, ARLENE FRUIT, OWNER, 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

DRAFT COPY

City of Richland Center Staff Report

Request: Land Division – Certified Survey Map (CSM) – Fruit

Meetings:

- Joint Plan Commission & ETZ Board Meeting on 10/23/24
- Common Council Meeting on 11/12/24

Applicant:

Arlene Fruit
 23741 Covered Bridge Dr.
 Richland Center, WI

Zoning District: Extraterritorial Zone –
Agricultural Residential

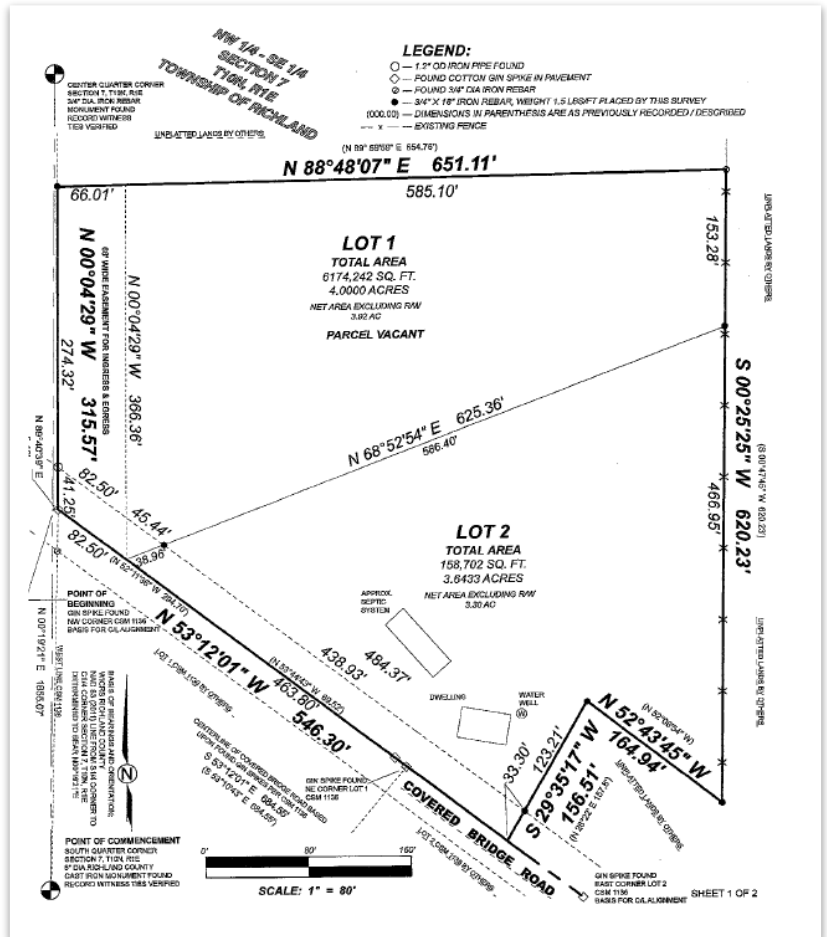
Tax Parcel ID: 022-0742-4000

Minimum Lot Size – 1 acre

Minimum Lot Width – 90-feet or 1/2
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 Map 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 FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the request minimize adverse effects on the natural environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CONDITIONS OF APPROVAL	Yes	No
The completed project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Certified Survey Map shall be consistent with Wis. Stats. 236.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Certified Survey Map shall comply with the zoning requirements of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project shall meet all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The applicant shall allow the Building Inspector and City Zoning Staff to have access to the project site for inspection purposes to verify compliance with City Code, Ordinances and State Code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff Recommendation: Approval

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



**CITY OF RICHLAND CENTER
OFFICIAL NOTICE OF THE PLAN COMMISSION**

NOTICE OF PUBLIC HEARING ON PROPOSED LAND DIVISION

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Richland Center, Richland County, Wisconsin will meet and hold a public hearing on the application of Doris Schmidt to divide a parcel of land consisting of approximately 0.3 acres.

The property is located at 361 S. Ira Street, also identified as tax parcel 276-2100-7460, in the City of Richland Center; and more specifically described as: Lot 6 and the East half of Lot 7 of Block 74 of Haseltine's Addition to Richland Center, being located in the southwest quarter of the northeast quarter of Section 21, Town 10 North, Range 1 East, City of Richland Center, Wisconsin,

The meeting of the Plan Commission, which includes a public hearing, will be held in the Council Room of the Municipal Building at 450 S Main St, Richland Center, WI on **Wednesday, October 23, 2024, at 5:30 PM**. If approved, it will go before the Richland Center Common Council during their meeting on Tuesday, November 5, 2024, commencing at 6:30 PM.

All interested parties may appear and be heard at the public hearing. If you have any questions or concerns about the above scheduled public hearing or request for land division, please contact the Zoning Administrator Matt Williams at 608-647-3466 Ext.207.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services to enable them to attend and participate in the public hearing. For additional information or to request such services contact Ashley Oliphant, City Administrator at 450 S. Main Street, Richland Center, WI 53581 or by telephone at 608-647-3466.

Matt Williams
Zoning Administrator
608-647-3466 Ext 207

CERTIFIED SURVEY MAP No.

LOT 6 AND THE EAST HALF OF LOT 7 OF BLOCK 74 OF O. HASELTINE'S ADDITION TO RICHLAND CENTER, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWN 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WI.

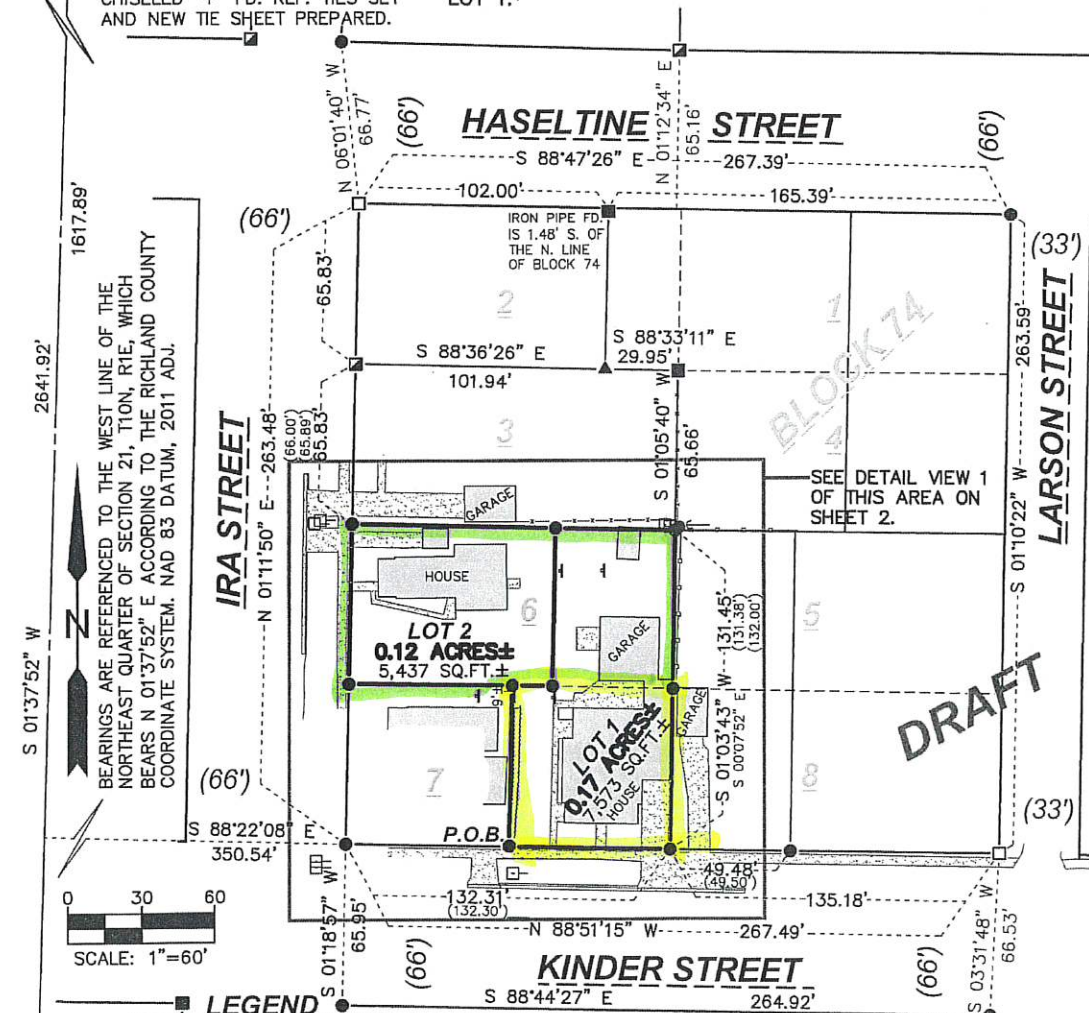
DATE: AUGUST 1, 2024
 DWG NO. 1747-1CSM.DWG

SURVEY BY:
 TODD T. RUMMLER, P.L.S.-2443
 AGENT OF DRIFTLESS AREA GROUP, LLC
 27128 US HWY 14
 RICHLAND CENTER, WI 53581

SURVEYED FOR:
 DORIS SCHMIDT
 640 E. KINDER STREET
 361 S. IRA STREET
 RICHLAND CENTER, WI 53581

REFER TO SHEET 2 FOR IMPORTANT NOTES REGARDING LOT 1.

N1/4 COR. SEC. 10, T10N, R1E, 5"x12" STONE MONUMENT WITH A CHISELED "+" FD. REF. TIES SET AND NEW TIE SHEET PREPARED.




DRAFT

current configuration green yellow

LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND ON SHEET 1 AND SHEET 2
- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
 - FD. 3/4" ϕ REBAR
 - FD. 1" ϕ IRON PIPE
 - ▲ FD. 1/2" ϕ IRON PIPE
 - ▣ FD. 3/4" ϕ IRON PIPE
 - SET 3/4" ϕ x 24" LONG REBAR WT.=1.502 LB./FT.
 - SET 1-1/4" ϕ x 30" LONG REBAR wt.=4.303 lbs. per ln.ft.
 - WIRE FENCE
 - WOODEN FENCE
 - ⊥ CLOTHESLINE POLE

() RECORDED AS CENTER OF SEC. 21, T10N, R1E, 1/2" ϕ COTTON GIN SPIKE FOUND. REF. TIES FD. AND VERIFIED.



27128 US Hwy 14
 Richland Center, WI 53581
 Phone: 608-647-9050
 Fax: 608-647-9080
 Visit! www.driftlessareacall.com

COMPLETE REAL ESTATE BROKERAGE, INSURANCE & LAND SURVEYING FIRM



City of Richland Center
Staff Report

Land Division – Certified Survey Map (CSM) – Schmidt

Meetings:

Planning Commission Meeting – October 23, 2024 – 5:30 PM
Common Council Meeting – November 12, 2024 – 6:30 PM

Applicant:

Doris Schmidt
640 E. Kinder St.
Richland Center, WI 53581

Zoning District:

Residential, Single family (R-1)
Minimum Lot Size – 8000 Sq. Ft.
Minimum Lot Width – 60-feet

Request:

Divide .08-acre rear lot of 361 S. Ira St. and add that .08 acre to rear lot of 640 E. Kinder St. The applicant would like to make the lot laid out so that the existing garage on the back of 640 E. Kinder would-be part of that lot.



Ordinance Language:

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.

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.

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 Commercial.

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. - **No**

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? - **No**
- The project shall meet all setbacks. - **No**
- 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: Denial.

The land division request seeks to split land from one conforming parcel to be combined with an adjacent nonconforming parcel creating two nonconforming parcels. The request does not meet the requirements of the applicable zoning code and should not be approved.