



OFFICIAL PUBLIC NOTICE

MEETING OF THE PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 25, 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 - *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.*

DISCUSSION AND ACTION ITEMS

1. **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)
2. 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)
3. Comprehensive Plan Review and Updates

REPORTS/UPDATES

FUTURE AGENDA ITEMS

SET NEXT MEETING DATE *Fourth Wednesday of the month - October 23rd*

ADJOURNMENT

Posted this 24th day of September, 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
Office of the City Clerk/Treasurer
450 S. Main Street, Richland Center, WI 53581

OFFICIAL ZONING NOTICE

NOTICE OF PUBLIC HEARING ON CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Richland Center, Richland County, Wisconsin, will hold a meeting and a public hearing on Wednesday, September 25, 2024, at approximately 5:30 P.M. or as soon thereafter as the matter can be heard. The public hearing on the conditional use permit application will be held in the Council Room of the Municipal Building at 450 S. Main Street.

The application of Johnson LLC requests a conditional use permit to allow for an auto repair garage or facility on property zoned C-G General Business District in the City of Richland Center on tax parcel 276-22159-2000, located at 943 Sextonville Road.

All interested parties may appear and be heard at the public hearing. The Planning Commission will refer the matter to the Common Council at their next regularly scheduled meeting, which will be held on Tuesday October 1, 2024.

If you have any questions or concerns on the above, please call the City Clerk / Treasurer's office at 608-647-3466.

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.

Ashley Oliphant City Clerk / Treasurer

City of Richland Center Staff Report

**Conditional Use Permit # CUP01-2024
For: Auto repair**

Meetings:

Common Council Meeting –

Applicant:

**Eric Johnson/Johnson LLC
Driftless Diesel & Auto LLC
Parcel ID: 276-2159-2000
943 Sextonville Rd.**

Zoning District:

Commercial General (CG)

Ordinance Language:

407.02 PERMITTED USES IN A "C-G" GENERAL BUSINESS DISTRICT. The following uses are permitted in a "C-G" District:

- (1) The following residential uses:
 - (a) Duplex dwellings [**Amended by Ord 1993-15**]
 - (b) Small multi-family residences containing three (3) or four (4) dwelling units.
 - (c) Dwelling units which are located in and which share a building with a permitted retail sales and/or service business, including professional offices, or a conditional use for which a conditional use permit has been issued.
 - (d) Condominiums in which the units are designed and used for residential purposes or for those commercial uses which are permitted uses in this district.
 - (e) Boarding House.
- (2) Municipal buildings of the City of Richland Center, and governmental offices of the United States, the State of Wisconsin, Richland County or any agency thereof, where the use conducted is generally for offices.
- (3) Universities, colleges and vocational schools.

407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT. Within any "CG" General Business District no structure or land shall be used for any of the following uses except with a Conditional Use Permit:

- (4) Auto Repair garage or facility.
- (5) Automobile or other vehicles of transportation sales whether new or used units.
- (22) Open sales lot or open storage.

Criteria:

1. The request is consistent with applicable provisions of the comprehensive plan.

Yes, this meets future requirements for the comprehensive plan which is stated to be commercial.

2. The request is compatible with the existing or allowable uses of adjacent properties.

Yes, the project is consistent with the properties along Sextonville Road; however, the properties along Sheldon Street are residential and there may be conflict. The surrounding properties are mixed with multiple R-1, R3/4 and CG properties.

3. The request can demonstrate adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.

The property has access to adequate public facilities including public roads. There are concerns about the amount of oil that is present on the sidewalks in front of the building contaminating the storm sewer systems.

4. The request can demonstrate adequate provisions for maintenance of the use granted by the conditional use permit and associated structures approved under said permit.

As per the attached photos there are concerns that the provisions for maintaining the grounds and the building are not met. There are multiple vehicles that are stripped down and appear to have been sitting idle for an extended period of time.

5. The request has minimized, to the degree possible, adverse effects on the natural environment.

The main concern is stormwater runoff and oils, gases and grease getting into the stormwater system. Control of the stormwater on the site could be a condition of the permit.

6. The request will not create undue traffic congestion

Sextonville Rd. is a very well-traveled road, but and will not unduly create additional traffic. Parking of inoperable vehicles on the public right-of-way is prohibited in the City Code of Ordinances and will not be allowed for this project.

7. The request will not adversely affect public health, safety and welfare.

Yes, this permit will not adversely affect public health, safety and welfare.

8. The request conforms to all applicable provisions of this code. [History Ord 20022]

The Auto Repair facility is allowed through the Conditional Use Permit provisions of the City Code of Ordinance. Conditions are as follows:

Conditions (if approved by the Plan Commission):

- The project must be consistent with the plans and specifications submitted at the time of application and at the public hearing of the Plan Commission.
- The applicant shall allow City Zoning Staff to have access to the site for inspections of the property throughout the term of the permit.
- The applicant and its tenants shall use any means of absorption, such as oil dry, to contain oil, gas and grease spills, and properly disposed of that material.
- Inoperable vehicles shall not be parked on public roads and rights of way.
- The screening provisions of the City of Richland Center Code of Ordinance § 409.06 (2)(b) shall be applied to this project and site. i.e. If the abutting lot is zoning any of the Residential districts, the applicant shall provide and maintain a wall fence or planting so as to screen and reduce the noise and dust between the two uses and to inhibit eye level vision between the residential and commercial use.
 - A zoning permit is required for the fence.
- The conditional use permit is Not Transferable.
- The conditional use permit, if approved, is good for 1 year from the date of approval by the Common Council.
- The permit is not renewable without another public hearing of the Plan Commission and final decision of the Common Council.
- Any denial of a conditional use may be appealed to the Board of Zoning Appeals and then to Circuit Court.

























