



OFFICIAL PUBLIC NOTICE

MEETING OF THE PLANNING COMMISSION

WEDNESDAY, AUGUST 23, 2023 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. July 5, 2023 Meeting Minutes

DISCUSSION AND ACTION ITEMS

2. Future Land Use Planning Related to the Campus Property
3. Implementation of the Comprehensive Plan

STATUS UPDATES & FUTURE AGENDA ITEMS - *Stori Field, Zoning Modernization, Highway 14 Traffic Study, Financial Planning, TIF Planning, Sale of City Owned Land*

SET NEXT MEETING DATE *Fourth Wednesday of the month, September 27, 2023*

ADJOURNMENT

Posted this 22nd day of August 2023 by 4:30 PM.
Copy to the official newspaper the Richland Observer.

Aaron Joyce, City Clerk/Treasurer

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.

CALL TO ORDER - Chair Coppernoll called the meeting to order at 5:30PM. A quorum was present. Oliphant affirmed proper notice.

PRESENT: Chair Todd Coppernoll, Ryan Cairns, Karin Tepley, Ray Wilson, Candace Fagerlund, Lisa Miller, Mark Jelinek.

OTHERS PRESENT: Economic Development Director Glasbrenner and City Administrator Oliphant

APPROVAL OF MINUTES - Motion to approve the May 24, 2023 meeting minutes. Motion made by Tepley, Seconded by Fagerlund. Voting Yea: Coppernoll, Cairns, Tepley, Wilson, Fagerlund, Miller, Jelinek

DISCUSSION AND ACTION ITEMS

Implementation of the Comprehensive Plan – The Commission reviewed the task list associated with the Comprehensive Plan and received status updates for those items in progress or previously completed. The Commission discussed the process for prioritizing tasks and determined they will review the task list at each meeting until all items have been prioritized. Maintaining the City’s website with an emphasis on ease of use, providing education regarding permitting, and encouragement of rehabilitation projects were noted as areas of high importance by the Commission.

Zoning Ordinance Modernization Review & Modification – Discussed the zoning matrix and redundancies and unnecessary/outdate regulation identified in the current code. Oliphant and Glasbrenner reported they are scheduled to review a draft of the zoning code provided by Vierbicher and will report back with updates.

EPA Consulting Regarding Orange Street – Glasbrenner apprised the Commission of an upcoming consulting visit from the EPA on July 24th and 25th. This is a free service to the City for the purpose of conducting market studies on Orange Street. This planning effort is being conducted to assist in stimulating redevelopment in that area. This location was selected due to a history of potential brownfield contamination from previous uses. Those available to attend were invited to join.

STATUS UPDATES & FUTURE AGENDA ITEMS

Chair Coppernoll reported the following:

- Developer Duane Kleinsasser has indicated he will be providing a status update on the financial component of phase two of Panorama within the next couple of weeks.
- Developer Dan Beinborn has made swift progress in Wedgewood. With construction still in progress, he’s rented one unit of the duplex. Beinborn indicated he will begin construction in Allison Park by late fall.
- The hospital held a public meeting last week where they explained their funding sources. Donations from the public will be necessary. If most of the funding is obtained from the USDA (about \$80 million) as planned, they anticipate breaking ground in April 2024. Glasbrenner reported he is actively working with the hospital to assist with the annexation process and to execute a development agreement. He further advised that he is seeking quotes for traffic studies to determine what modifications or improvements should be pursued for this development.
- The former Jefferson Elementary School building has been put out to bid. Anticipating a quick sale. Glasbrenner advised the Zoning Administrator has been tasked with researching the zoning regulations affecting the property in preparation for its sale.
- The Campus was officially closed effective June 30th. The County is forming an ad hoc committee to determine the future use of the buildings/property.
- Board of Review will be addressing two disputes from Walmart and the Richland Square Shopping Center.

SET NEXT MEETING DATE – The next regular meeting was scheduled for August 23rd at 5:30PM.

ADJOURNMENT – The meeting adjourned at 7:48PM. Motion to adjourn. Motion made by Tepley, Seconded by Miller. Voting Yea: Coppernoll, Cairns, Tepley, Wilson, Fagerlund, Miller, Jelinek.