



OFFICIAL PUBLIC NOTICE

MEETING OF THE PLANNING COMMISSION

WEDNESDAY, JUNE 24, 2026 AT 5:30 AM

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.*

1. Meeting Minutes

DISCUSSION AND ACTION ITEMS

2. **Public Hearing** for the Conditional Use Permit Application of Ryan & Megan Pluemer for the Construction of a 192ft² Garden Shed at 1235 Arbor Lane (Tax Parcel 276-1742-4500)
3. **Consider the Conditional Use Permit Application** of Ryan & Megan Pluemer for the Construction of a 192ft² Garden Shed at 1235 Arbor Lane (Tax Parcel 276-1742-4500)
4. Review of Zoning Code and Specific Water Runoff Regulations

COMPREHENSIVE PLAN

REPORTS/UPDATES

FUTURE AGENDA ITEMS

SET NEXT MEETING DATE *Fourth Wednesday of the month - July 22nd*

ADJOURNMENT

Posted this 22nd day of June, 2026 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: Mayor Tepley called the meeting to order at 5:30PM. A quorum was present. Members present: Karin Tepley, Chris Jarvis, Mark Jelinek, Ray Wilson, Duane Welte. Members absent: Ryan Cairns (excused).

MAYORAL APPOINTMENT OF CHAIR: Mayor Tepley appointed Chris Jarvis as Chair.

APPROVAL OF MINUTES: Motion by Tepley, second by Wilson, to approve the meeting minutes of March 30, 2026. Motion carried unanimously.

DISCUSSION AND ACTION ITEMS

Public Hearing for the Conditional Use Permit Application of Neil Jarman DBA New Tech Golf Carts for the Operation of an LSV Dealership at 145 Richland Square (Tax Parcel 276-2714-1000): Chair Jarvis opened the public hearing at 5:32 PM. Following three unanswered calls for public comment, Tepley moved to close the hearing at 5:34PM. The motion was seconded by Jelinek and carried unanimously.

Consider the Conditional Use Permit Application of Neil Jarman DBA New Tech Golf Carts for the Operation of an LSV Dealership at 145 Richland Square (Tax Parcel 276-2714-1000): Oliphant provided an overview of both the Staff and Plan Commission reports including the recommended conditions. Commissioners inquired about businesses opening prior to the issuance of Conditional Use Permits (CUPs). Oliphant advised that all CUPs before the Commission this evening had opened prior to the issuance of a CUP; however, each has been cooperative in working with staff to obtain the necessary permits. Oliphant further advised that staff operate with the goal of voluntary compliance, and as long as individuals make a good faith effort to achieve compliance, staff will not pursue enforcement actions such as imposing penalties, issuing citations, or having the city attorney draft a summons and complaint.

Tepley moved to recommend to the Common Council the approval of the Conditional Use Permit Application of Neil Jarman DBA New Tech Golf Carts for the operation of an LSV dealership at 195 Richland Square, Suite 145 (Tax Parcel 276-2724-1000), subject to the specific Conditions of Approval as presented. Seconded by Jelinek. Motion carried unanimously.

Public Hearing for the Conditional Use Permit Application of Kevin Burkhamer DBA Pine River Tire and Auto LLC for the Operation of a Tire and Auto Repair Shop at 243 E Court St (Tax Parcel 276-2100-0930): Chair Jarvis opened the public hearing at 5:54 PM. Daniel Gajdosik spoke requesting access to the Park Street Christian Church’s garage not be impeded. He expressed concern regarding potential outdoor storage, noting issues with a previous tenant, but stated that the current tenant has been cooperative in their communication. Following three unanswered calls for public comment, Jarvis moved to close the hearing at 6:00PM. The motion was seconded by Tepley and carried unanimously.

Consider the Conditional Use Permit Application of Kevin Burkhamer DBA Pine River Tire and Auto LLC for the Operation of a Tire and Auto Repair Shop at 243 E Court St (Tax Parcel 276-2100-0930): Oliphant provided an overview of both the Staff and Plan Commission reports including recommended conditions. Commissioners inquired about whether a sign permit had been obtained. Oliphant advised that a sign permit had been issued for this business, but that she would need to verify the status of the other two applications on the agenda. Oliphant was directed to verify whether sign permits were required, and if so, whether they had been applied for or issued, in advance of the Council meeting on June 2nd.

Jarvis moved to recommend to the Common Council the approval of the Conditional Use Permit Application of Kevin Burkhamer DBA Pine River Tire and Auto LLC to operate a tire and auto repair shop at 243 E Court Street (Tax Parcel

276-2100-0930), subject to the specific Conditions of Approval as presented. Seconded by Jelinek. Motion carried unanimously.

Item 1.

Public Hearing for the Conditional Use Permit Application of Gary Williams DBA Gary's Lawn Care LLC for Open Storage and Sales at 789 Sextonville Rd (Tax Parcel 276-2100-7581): Chair Jarvis opened the public hearing at 6:08 PM. Following three unanswered calls for public comment, Jarvis moved to close the hearing at 6:09PM. The motion was seconded by Tepley and carried unanimously.

Consider the Conditional Use Permit Application of Gary Williams DBA Gary's Lawn Care LLC for Open Storage and Sales at 789 Sextonville Rd (Tax Parcel 276-2100-7581): Oliphant provided an overview of both the Staff and Plan Commission reports including recommended conditions. Commissioners inquired about a hunting blind on the parcel. It was determined that the blind was there for an upcoming auction to support fundraising efforts for the applicant's wife, who is receiving treatment for cancer. A question was raised about how close to the right-of-way (ROW) flowers were being displayed. Oliphant advised that staff would work with the applicant to ensure he was aware of the ROW line and that he did not encroach upon it with any outdoor sales.

Jarvis moved to recommend to the Common Council the approval of the Conditional Use Permit for Gary Williams DBA Gary's Lawn Care LLC at 789 Sextonville Road for open storage of landscaping business equipment and outdoor sales of plants and home goods (Tax Parcel 276-2100-7581), subject to the specific Conditions of Approval as presented. Seconded by Welte. Motion carried unanimously.

COMPREHENSIVE PLAN: Tepley noted that marketing materials, such as a brochure, for the Industrial Park are referenced in the Comprehensive Plan.

REPORTS/UPDATES: None

FUTURE AGENDA ITEMS: Review of the Zoning Code and water run-off regulations.

SET NEXT MEETING DATE: The next meeting was scheduled for Wednesday, June 24, 2026 at 5:30PM.

ADJOURNMENT: Motion by Tepley, second by Jelinek, to adjourn at 6:32PM. Motion carried unanimously.

Meeting minutes recorded by Ashley Oliphant

CONDITIONAL USE PERMIT (CUP) APPLICATION

Site Plans are required as part of this application. See the Site Plan section below for details to include.

Applicant Information

Business Name _____

DBA Name (if applicable) _____

Principal Contact Ryan & Megan Pluemer
first last

Phone 608 778-6126 Email rpluemer@gmail.com

Business Street Address 1235 Arbor Lane

City Richland Center State WI Zip Code 53581

Mailing Address is the same as above

Business Mailing Address _____

City _____ State _____ Zip Code _____

Site is located within city in ETZ Zoning District R-1 Tax Parcel Number 276-1742-4500

Property Owner Information

Same as Applicant

Name _____

Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

General Description of Use

Current Use: _____

*06-23-2026 8:45AM
amended per phone call w/ Jensen*

Proposed Use: 12x16' garden shed for lawn mower & garden

(192'sq ft) supply storage

Site Plans

- **Site Plan with proposed use and layout** - anything related to the outside of the proposed business: traffic flow, parking, on-street product delivery frequency and length of delivery stop, lighting, signage
- **Project Description** - hours, noise mitigation, list of products sold regardless of seasonal or ongoing
- **Hazardous Waste Materials Plan** - how will clean fluids be stored, how will used fluids be collected, stored, disposed of and frequency of disposal; where will new tires be stored; where will used tires be stored and how will they be disposed of, frequency of disposal; will you be a collection site for other items and their disposal; dumpster or other garbage collection units placement

- **Other** – if applicable you may need to address meeting or not meeting setback requirements; landscaping, water runoff, drainage issues; fencing needs, etc. Keep in mind that the above is generic and not all will apply to your business or location thereof and as equally important to include anything not mentioned above that you feel is relevant to your business or location thereof.

I certify that the information provided on this form is accurate and complete to the best of my knowledge. I acknowledge that submitting incorrect or incomplete information may result in delays or denial of the permit. I agree to comply with all applicable codes and ordinances of the City of Richland Center and the State of Wisconsin and any conditions attached hereto. I authorize zoning staff to enter my property to confirm compliance with the applicable zoning code. It is further agreed that we hereby absolve and release the City of Richland Center, its agent or agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Richland Center, its agent or agents, have no responsibility as to the determination of the property lines.

Applicant Signature see online submission Date 06/05/2024

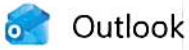
Property Owner Signature _____ Date _____

Termination: If at any time after granting a CUP, the permitted conditional use fails to comply with the conditions of the original permit, the Common Council may terminate the conditional use permit. The Common Council may also treat the violation as a code infraction, subject to other enforcement actions including the issuance of citation(s).

Conditional Use Application Approval Timeline

- Class 1 Notice publication at least seven days in advance of the Public Hearing/Plan Commission meeting
- Mailing notices to landowners within 300 feet at least seven days in advance of the Public Hearing/Plan Commission meeting
- Public Hearing and Plan Commission: typically meets the last Wednesday of the month
- Common Council meeting: typically meets the first Tuesday of the month

Applicant attendance at the public hearing, Plan Commission and Council meetings is not mandatory, but it is highly recommended the applicant or designated agent attend to address any questions or concerns raised at the event.



Form submission from: Zoning Permit Request Form

From Ryan Pluemer <richlandcenter-wi@municodeweb.com>
Date Fri 06/05/26 6:22 PM
To Zoning <zoning@richlandcenterwi.gov>

Submitted on Friday, June 5, 2026 - 6:22pm

Submitted by anonymous user: 174.82.181.86

Submitted values are:

Zoning Permits Conditional Use Permit

Applicant Information

Name Ryan Pluemer
Phone Number 608-778-6126
Email Address rpluemer@gmail.com

Property Information

Location City
Address 1235 Arbor Ln
Tax Parcel #
Property Owner Myself
Zoning Category Single Family Residential (R-1)

Business Use

Will the property be used for business? No

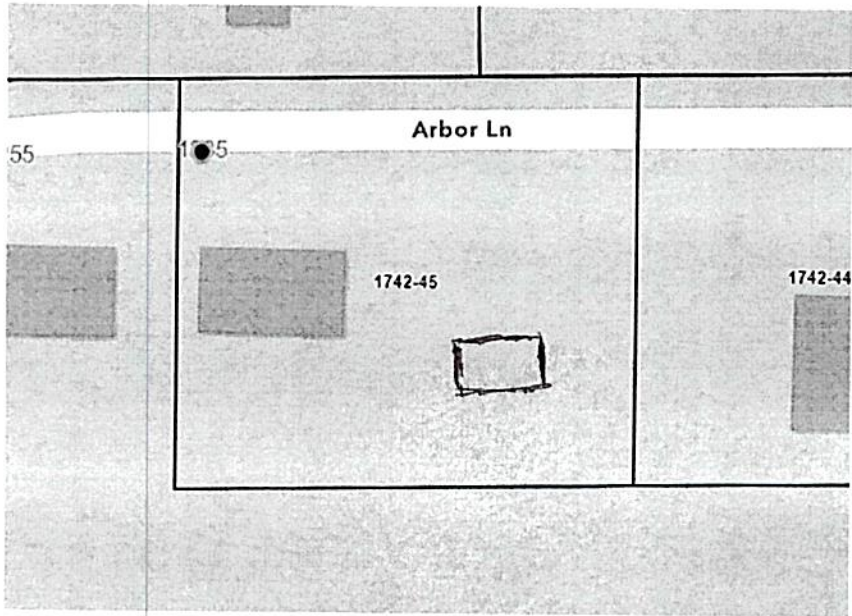
Supporting Documents

Applicant's Statement

I certify that the information provided on this form is complete and accurate and agree to comply with all applicable codes and ordinances of the City of Richland Center and the State of Wisconsin and any conditions attached hereto. It is further agreed that we hereby absolve and release the City of Richland Center, its agent or agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Richland Center, its agent or agents, have no responsibility as to the determination of the property lines.
Owner / Agent Signature Ryan Pluemer

The results of this submission may be viewed at:

<https://www.richlandcenterwi.gov/node/4710/submission/1070>



Cement pad

Parcel 276-1742-4500

Zoning District: R-1

Megan & Ryan Pluemer

1235 Arbor Lane



Abbreviated Legal Description

(See recorded documents for a complete l

NW 1/4 SE 1/4
LAND & R/O/W DESC IN EARLY
VOL-PAGES; 20' ADD'L 409-731

Property Descriptions

Primary	Section	Town	Town Dr	Range	Range Dir
✓	17	10	N	01	E

CITY OF RICHLAND CENTER
STAFF REPORT – PLAN COMMISSION
Conditional Use Permit Application

PROPERTY INFORMATION			
Applicant:	Ryan Pluemer	Report Date:	June 19, 2026
Property Owner:	Ryan & Megan E. Pluemer	Meeting Date:	June 24, 2026
Site Address:	1235 Arbor Lane	Zoning District:	R-1 Single Family Residential
Parcel No:	276-1742-4500	Lot Size:	0.59 acres (GIS)

REQUEST TYPE

Ryan Pluemer requests a Conditional Use Permit to construct a 16'x16' (256 square foot) detached accessory building (garden shed) at 1235 Arbor Lane for the storage of a lawn mower and garden supplies. Because the proposed structure exceeds 120 square feet of floor area, it requires a Conditional Use Permit under 402.04(11) of the Zoning Ordinance.

PROJECT DESCRIPTION

The applicant proposes to construct a single detached garden shed on a poured concrete pad located in the rear yard of their single-family residential lot. The structure measures 16 feet by 16 feet (256 square feet) and is intended solely for the storage of a lawn mower and lawn/garden supplies incidental to the residential use of the property.

Under 402.03(3), an accessory building other than a private garage is permitted by right only if it does not exceed 120 square feet in area. An accessory building exceeding 120 square feet is a conditional use under 402.04(11). The proposed shed is 256 square feet and therefore requires Plan Commission review and a Conditional Use Permit.

The submitted site plan and aerial sketch indicate the shed is sited in the rear yard. The applicant's measurements show the structure placement would be well in excess of the minimum from all lot lines. No habitation, business, or commercial activity is proposed. The structure requires no utility connection.

STAFF REVIEW AND FINDINGS

Comprehensive Plan Alignment: **YES** **NO**

The request supports the Comprehensive Plan's goals related to maintaining stable, well-kept single-family neighborhoods. A residential storage structure for lawn and garden equipment is a customary accessory use that supports ongoing property maintenance and is consistent with the established residential character of the surrounding area.

Public Works / Utilities / Zoning Input: **YES** **NO**

Adequate. The structure is unoccupied and requires no utility service. On-site stormwater management is addressed through the recommended conditions to ensure runoff is not directed onto adjoining properties, consistent with 400.07(7).

Environmental / Site Conditions: **YES** **NO**

Suitable. The lot is an existing developed residential parcel of approximately 0.59 acres with no identified floodplain, wetland, or slope constraints affecting the proposed rear-yard location.

RECOMMENDED CONDITIONS

1. The accessory structure shall be used solely for the storage of personal lawn, garden, and household equipment incidental to the residential use of the property. The structure shall not be used for any commercial, business, or habitation purpose.
2. The accessory structure shall not exceed 256 square feet in floor area (16' × 16'). If the structure exceeds fifteen (15) feet in height above ground level, it constitutes a separate conditional use under 402.04(13) and shall require additional review and approval.
3. The structure shall comply with all detached accessory building setback requirements of 402.05(8), including a minimum of three (3) feet from any side or rear lot line (measured to the foundation or wall) and one and one-half (1.5) feet to any roof, eave, or eaves trough.
4. The structure shall be located entirely within the rear yard and shall not encroach upon any recorded easement.
5. Roof drainage and stormwater runoff from the structure shall be managed on-site and shall not be directed onto adjoining properties, consistent with § 400.07(7).
6. Only one (1) accessory building other than a private garage is permitted on the lot; this permit authorizes that single structure.

STAFF RECOMMENDATION

- Approve the application for a Conditional Use Permit as presented.
- Approve the application for a Conditional Use Permit with conditions as presented.**
- Deny the application for a Conditional Use Permit.

PLAN COMMISSION REVIEW & REPORT

Conditional Use Permit — Findings of Fact

Applicant:	Ryan & Megan Pluemer	Parcel Number:	276-1742-4500
Site Address:	1235 Arbor Lane	Meeting Date:	June 24, 2026

Plan Commission Review — Wis. Stat. § 62.23(7)(de) and Richland Center Zoning Ordinance § 400.05(7)(h)

Review Criteria	YES	NO
<p>Is the request consistent with the applicable provisions of the City of Richland Center Comprehensive Plan (2022–2032)? [400.05(7)(h)1.]</p> <p><i>The proposed accessory storage structure supports continued use and maintenance of an existing single-family residential property, consistent with the Plan’s housing and neighborhood-stability goals. The use is residential in character and does not introduce any non-residential activity.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is the request compatible with the existing or allowable uses of adjacent properties? [400.05(7)(h)2.]</p> <p><i>A garden shed for storage of lawn and garden equipment is a customary residential accessory use. Surrounding parcels are residential, and the structure is consistent with accessory buildings commonly found in the R-1 district.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Can the request demonstrate that adequate public facilities (roads, drainage, water, sanitary sewer, police and fire protection) exist or will exist to serve the use? [400.05(7)(h)3.]</p> <p><i>The structure is an unoccupied storage building requiring no utility service. Existing public facilities are adequate. On-site drainage is addressed by condition.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are there adequate provisions for the maintenance of the use and associated structures approved under the permit? [400.05(7)(h)4.]</p> <p><i>Maintenance will be the responsibility of the property owner as part of ordinary residential upkeep.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Has the request minimized, to the degree possible, adverse effects on the natural environment? [400.05(7)(h)5.]</p> <p><i>The structure occupies a limited footprint on an already developed residential lot. On-site stormwater management is required by condition to protect adjacent properties.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Will the request avoid creating undue traffic congestion? [400.05(7)(h)6.]</p> <p><i>The accessory use generates no additional traffic. Existing driveway access on Arbor Lane is unaffected.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Will the request avoid adversely affecting public health, safety, and welfare? [400.05(7)(h)7.]</p> <p><i>As an unoccupied residential storage structure subject to setback, drainage, and building-permit conditions, the use presents no identified risk to public health, safety, or welfare.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the request conform to all applicable provisions of the Zoning Code? [400.05(7)(h)8.]</p> <p><i>The structure exceeds the 120 sq ft threshold for a permitted accessory building under § 402.03(3) and therefore requires a Conditional Use Permit under § 402.04(11). With the recommended conditions, the structure conforms to the dimensional, height, and setback standards of § 402.05.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLAN COMMISSION ACKNOWLEDGEMENT AND ACTION

Based on the substantial evidence provided in the application and the testimony at the public hearing, the Commission finds that all criteria have been met, subject to the following conditions:

1. The accessory structure shall be used solely for the storage of personal lawn, garden, and household equipment incidental to the residential use of the property. The structure shall not be used for any commercial, business, or habitation purpose.
2. The accessory structure shall not exceed 192 square feet in floor area (12' x 16'). If the structure exceeds fifteen (15) feet in height above ground level, it constitutes a separate conditional use under § 402.04(13) and shall require additional review and approval.
3. The structure shall comply with all detached accessory building setback requirements of § 402.05(8), including a minimum of three (3) feet from any side or rear lot line (measured to the foundation or wall) and one and one-half (1.5) feet to any roof, eave, or eaves trough.
4. The structure shall be located entirely within the rear yard and shall not encroach upon any recorded easement.
5. Roof drainage and stormwater runoff from the structure shall be managed on-site and shall not be directed onto adjoining properties, consistent with § 400.07(7).
6. Only one (1) accessory building other than a private garage is permitted on the lot; this permit authorizes that single structure.

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by Wis. Stat. § 62.23. The Plan Commission recommends **APPROVAL** of the Conditional Use Permit for Ryan and Megan Pluemer to construct a 192 square foot (12' x 16') detached accessory building (garden shed) at 1235 Arbor Lane, subject to the conditions stated above.

Suggested Motion:

To recommend to the Common Council the approval of the Conditional Use Permit application of Ryan and Megan Pluemer to construct a 12' x 16' (192 square foot) detached accessory building (garden shed) at 1235 Arbor Lane (Tax Parcel 276-1742-4500), subject to the specific Conditions of Approval as presented.

Chair's Signature	Date
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Water Run-Off & Drainage Regulations

Prepared for Plan Commission discussion on 6/24/2026

This document contains references to the City's drainage and run-off rules.

1. The Standard for all Zoning Districts

400.07(7), Drainage in All Districts — this is the central rule and the one that applies to ordinary neighbor-to-neighbor run-off complaints.

The code states that no land may be privately developed, and no private use permitted, that **results in water run-off causing flooding or erosion on adjacent properties**. Run-off must instead be properly channeled into a storm drain, water course, ponding area, street gutter, or other public facility.

- It applies in every zoning district.
- It is results-based: the question is whether run-off is in fact causing flooding or erosion next door, not whether a permit was issued.
- There is no engineered design standard or permit trigger written into this subsection. It functions like a nuisance / performance standard.

Enforcement authority: 400.05(10)(b).

Citation authority: Ordinance 2025-06 (980.06).

2. Industrial Park "IP" District Drainage

410.07(2) mirrors the all-districts rule for the Industrial Park District, with two additions: run-off must conform to the overall drainage plan of the industrial park, and a landscaping/drainage plan must be submitted to the City for approval (410.07(1)(e)). The code also states the City assumes no liability for harm caused by drainage plans it approves.

3. New development — Subdivision Stormwater & Erosion control

Chapter 448, Subdivision and Land Division governs drainage at the platting stage, where the City's strongest engineered standards live.

- **448.09(7)** Stormwater drainage facilities (curbs, gutters, catch basins, storm sewers, ditches, channels) must be sized to hydraulically accommodate the 25-year storm and present no hazard to life or property. Plans require City Administrator / Utility Manager and Council approval.
- **448.08(8)** Drainage easements: the City identifies the watershed area of drainage exiting a subdivision; the cost of upgrading exit drainage may be assessed against all properties in the defined watershed area. When reasonable, the City may also require retention ponds, rain gardens, and adequate tree canopy.
- **448.09(4)** Construction-site erosion control: grading must be mulched, seeded, or sodded so erosion, siltation, and washing are prevented; sediment basins required at drainageways.

4. Soil Erosion & Sediment Control (separate ordinance, not zoning code)

Chapter 426, Soil Erosion and Sediment Control — addresses erosion during land disturbance, independent of zoning.

- **426.03(4)** A grading permit from the Building Inspector is required before any grading, stripping, cutting, or filling. Plans generally must be signed by a professional engineer or architect (waivable where no hazard to adjacent property).
- **426.04** Standards follow the Richland County Soil & Water Conservation District; provisions must accommodate the increased run-off caused by changed soil and surface conditions during and after development.
- **426.06(3)–(4)** Violations must be corrected within 30 days of written notice, then referred to the City Prosecuting Attorney. Penalty \$25–\$200 plus costs; each day is a separate offense.

5. Roof Drainage onto Public Sidewalks (separate ordinance, not zoning code)

Chapter 608, Regulating the Drainage of Roof Waters — narrow but distinct. It is unlawful to let roof waters (rain, snow, etc.) drain onto an abutting public sidewalk between November 1 and March 15, and overhead spouts or drains may never be designed to carry water across a public sidewalk. Penalty \$25–\$400 plus costs (**608.01–.02**).

6. Related Provisions

- **409.06(2)(e)** “IND” Industrial District: industrial waste material may not be washed or run off into public streets, storm sewers, or the sanitary sewer without Council approval.
- **Chapter 411** Mobile Home Parks: grounds must be graded and equipped to drain all surface water safely; sites subject to sudden flooding or erosion may not be used.
- **Chapter 452** Floodplain Zoning: a separate, state-mandated overlay (Wis. Admin. Code ch. NR 116). Within mapped floodplain areas it is more restrictive than, and supersedes, conflicting general zoning provisions.

7. Extraterritorial Zoning (ETZ)

Chapter 475, Extraterritorial Zoning — governs the unincorporated lands within the City’s extraterritorial zoning jurisdiction. The provisions above generally do **not** reach the ETZ, and the ETZ chapter contains **no run-off or drainage performance standard of its own** comparable to 400.07(7).

- The city zoning code’s all-districts drainage rule (400.07(7)), the soil-erosion ordinance (Ch. 426), and the subdivision stormwater standards (Ch. 448) are **not** incorporated into Chapter 475. Chapter 475 incorporates by reference only the floodplain/wetland definitions of Ch. 452 and the sign provisions of Ch. 485 (475.03).
- The ETZ’s own performance standards (475.04(27)) address noise, smoke, toxic or noxious matter, odors, vibration, glare/heat, explosives, screening, and waste material—but not run-off, flooding, or erosion on adjacent property.
- The only drainage-related provision is in the ETZ subdivision rules (475.04(17)): surface drainage channels must be provided “*where required by the topography*” by dedication or easement. There is no 25-year-storm or engineered design standard like the one in Ch. 448.
- Floodplain zoning (Ch. 452, NR 116) still applies within mapped floodplain areas in the ETZ, and state agricultural-rezoning findings (475.05) ask whether development would “cause unreasonable soil erosion” but neither is a general run-off performance standard.

In short: for run-off and drainage complaints arising in the ETZ, there is no direct counterpart to 400.07(7) to enforce. This is a structural gap.