

STAFF REPORT – PLAN COMMISSION

PROPERTY INFORMATION

Applicant:	Gary Williams DBA Gary's Lawn Care LLC	Date:	May 27, 2026
Property Owner:	Guru Ramdas Shaa LLC	Parcel No:	276-2100-7581
Site Address:	789 Sextonville Rd	District:	Commercial General

REQUEST TYPE

Gary Williams DBA Gary's Lawn Care LLC requests a **Conditional Use Permit** for open storage of commercial landscaping equipment and an open sales lot for plants, flower baskets, Amish-made goods, and related home goods at 789 Sextonville Road.

PROJECT DESCRIPTION

The business owner/operator proposes the outdoor storage of landscaping business equipment and the outdoor sales of flower baskets, plants, and related home goods. Landscaping equipment, trailers, and associated vehicles will be stored within the paved driveway area of the property. Seasonal outdoor sales of flower baskets and related items will occur within a designated area on the site. No structural modifications to the existing building are proposed. The applicant represents that no hazardous materials will be stored outdoors.

STAFF REVIEW AND FINDINGS

Comprehensive Plan Alignment: YES NO

The request supports key Comprehensive Plan goals related to:

- **Economic Development:** The proposal supports the Plan's goal to build a resilient economy by supporting local businesses and fostering entrepreneurship. Gary's Lawn Care LLC represents a small business investment that activates an existing underutilized commercial property along the Sextonville Road corridor without requiring new infrastructure.
- **Economic Development:** The Plan calls for expanded amenities and services that serve residents and visitors. The seasonal outdoor sales component — flower baskets, plants, and home goods — contributes to the city's goal of offering locally-oriented retail experiences that enhance quality of life and community character.

Public Works / Utilities / Zoning Input: ADEQUATE INADEQUATE

Environmental / Site Conditions: SUITABLE UNSUITABLE

Recommended Conditions:

1. All landscaping equipment, trailers, and vehicles associated with the business must be stored within the paved driveway area of the property. No equipment or vehicles shall be stored on unpaved surfaces, in the public right-of-way, or on adjacent parcels.
2. The outdoor storage area shall be clearly delineated on a site plan submitted to and approved by the Zoning Administrator. The storage area shall not encroach upon required parking, fire lanes, or public sidewalks.

3. Outdoor sales of flower baskets, plants, and related home goods are permitted within the approved outdoor sales area. The sales area shall be clearly delineated on the approved site plan and shall not encroach upon required parking, fire lanes, or public sidewalks.
4. All fuel, fertilizers, pesticides, herbicides, and other hazardous or flammable materials associated with the landscaping business must be stored inside the building in appropriate, leak-proof containers in compliance with applicable Wisconsin DNR, EPA, and fire code regulations. No hazardous materials shall be stored outdoors.
5. All waste materials, including empty chemical containers, shall be disposed of in accordance with all applicable federal, state, and local regulations. The site shall not serve as a collection or drop-off point for outside materials.
6. No major mechanical repair of equipment shall be performed outdoors. Routine field maintenance (e.g., blade sharpening, belt replacement) is permitted within the approved storage area provided it does not create a nuisance to neighboring properties.
7. The outdoor sales area shall be kept neat and orderly at all times. Unsold inventory shall not be left in a deteriorated or unsightly condition.
8. Should operations cease for twelve (12) or more consecutive months, the permit shall be deemed null and void.

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 Conditional Use Permit.

Applicant: Gary Williams
DBA Gary's Lawn Care LLC

Parcel Number: 276-2100-7581

Meeting Date: May 27, 2026

Plan Commission Review WI §62.23(5)

Review Criteria	Standard Met	
	YES	NO
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the proposed use be detrimental to or endanger the public health, safety, comfort, or general welfare of the City? <i>The landscaping business involves fuel, fertilizers, pesticides, and other hazardous materials; however, conditions requiring all such materials to be stored indoors in appropriate containers and disposed of in compliance with applicable DNR, EPA, and fire code regulations sufficiently mitigate environmental and safety risks to the public.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the uses, values, and enjoyment of neighboring properties for purposes already permitted be substantially impaired or diminished by this specific use? <i>Potential impacts related to outdoor equipment storage and sales activity are mitigated by conditions requiring a City-approved site plan that clearly delineates the storage and sales areas and prohibits encroachment upon required parking, fire lanes, and public sidewalks. The outdoor sales component — seasonal flower baskets and plants — is of a character compatible with surrounding commercial uses.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the establishment of this conditional use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? <i>The proposal activates an existing underutilized commercial property. No new infrastructure is required and the use is consistent with the commercial character of the Sextonville Road corridor.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are adequate measures taken to provide ingress and egress designed to minimize traffic congestion and ensure safety on public streets? <i>The site utilizes existing access on Sextonville Road. Equipment storage and sales activity within the paved driveway area will not require new access points or modifications to traffic circulation. Customer traffic associated with seasonal plant sales is expected to be low to moderate in volume.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the applicant provided substantial evidence that all requirements and conditions established by the City are or shall be satisfied?	<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. All landscaping equipment, trailers, and vehicles associated with the business must be stored within the paved driveway area of the property. No equipment or vehicles shall be stored on unpaved surfaces, in the public right-of-way, or on adjacent parcels.
2. The outdoor storage area shall be clearly delineated on a site plan submitted to and approved by the Zoning Administrator. The storage area shall not encroach upon required parking, fire lanes, or public sidewalks.
3. Outdoor sales of flower baskets, plants, and related home goods are permitted within the approved outdoor sales area. The sales area shall be clearly delineated on the approved site plan and shall not encroach upon required parking, fire lanes, or public sidewalks.
4. All fuel, fertilizers, pesticides, herbicides, and other hazardous or flammable materials associated with the landscaping business must be stored inside the building in appropriate, leak-proof containers in compliance with applicable Wisconsin DNR, EPA, and fire code regulations. No hazardous materials shall be stored outdoors.
5. All waste materials, including empty chemical containers, shall be disposed of in accordance with all applicable federal, state, and local regulations. The site shall not serve as a collection or drop-off point for outside materials.
6. No major mechanical repair of equipment shall be performed outdoors. Routine field maintenance (e.g., blade sharpening, belt replacement) is permitted within the approved storage area provided it does not create a nuisance to neighboring properties.
7. The outdoor sales area shall be kept neat and orderly at all times. Unsold inventory shall not be left in a deteriorated or unsightly condition.
8. Should operations cease for twelve (12) or more consecutive months, the permit shall be deemed null and void.

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23. The Plan Commission recommends **APPROVAL** of the Conditional Use Permit for Gary Williams DBA Gary's Lawn Care LLC at 789 Sextonville Road, subject to the conditions stated.

Suggested Motion: *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.*

Chair's signature

Date: _____