
Form submission from: Zoning Permit Request Form

From Neil Jarman <richlandcenter-wi@municodeweb.com>

Date Wed 04/15/26 3:53 PM

To Zoning <zoning@richlandcenterwi.gov>

Submitted on Wednesday, April 15, 2026 - 3:53pm

Submitted by anonymous user: 207.190.106.251

Submitted values are:

Zoning Permits Conditional Use Permit

Applicant Information

Name Neil Jarman

Phone Number 6087458220

Email Address neil@newtechcarts.com

Property Information

Location City

Address 145 US Hwy 14, Suite 145, Richland Center, WI 53

Tax Parcel # 276-2724-1000

Property Owner Someone Else

Owner Name Lowther Brothers LLC 2912 Marketplace Drive, Suite 106 Madison, WI 53719

Owner Contact Information 608-270-0446

Zoning Category Commercial General (C-G)

Business Use

Will the property be used for business? Yes

Business Name New Tech Golf Carts LLC

Owner / Operator Name Neil Jarman

Business Type LSV dealership

Number of Employees 2

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 Neil Jarman

SITE PLAN SUBMISSION

Submitted to: City of Richland Center Zoning Office

Date Submitted: May 6, 2025

Business Name	New Tech LSV LLC
Applicant / Owner	Neil Jarman
Business Address	145 RICHLAND SQUARE, RICHLAND CENTER, WI
Mailing Address	23393 COVERED BRIDGE DR, RICHLAND CENTER, WI
Phone	608.745.8220
Email	NEIL@NEWTEHCARTS.COM
Proposed Use	Golf Cart Sales, Rentals, and Light Service

1. Proposed Use and Layout

Business Overview

The proposed business is a retail and rental dealership specializing in LSV units (luxury golf carts) and related accessories. The primary activities conducted at this location will be the display and sale of new and pre-owned golf carts, short- and long-term rentals of golf carts, and occasional light service and maintenance of units. The business does not perform fluid-related mechanical work, tire sales, or tire installation.

Traffic Flow and Parking

The business is located within an existing strip mall with established shared parking and traffic circulation. Customer traffic is expected to be low-to-moderate volume, consistent with a specialty retail dealership. No modifications to existing parking lot layout, traffic flow patterns, drive aisles, or ingress/egress points are proposed. Adequate parking exists within the shared strip mall lot to accommodate customers and staff.

Product Delivery — Frequency and Duration

New and pre-owned golf cart inventory will arrive at the location via flatbed truck delivery approximately once per month, or as inventory needs require. The owner/operator will also periodically transport individual units using a personal trailer.

Flatbed deliveries will be scheduled during business hours and are expected to take approximately 30–45 minutes per delivery. The delivery vehicle will utilize the strip mall's shared parking area and will not block traffic lanes or access points for an extended period. On-street delivery stops are not anticipated.

electronics recycler in compliance with applicable regulations. No hazardous waste will be stored on-site.

Tires

This business does not sell, install, or handle tires. Tire storage and disposal are not applicable to this operation.

Collection Site for Third-Party Items

This location will not serve as a public collection or drop-off site for recyclables, hazardous materials, electronics, or other items from outside customers or third parties.

Garbage and Waste Disposal

General business waste will be collected in a dedicated on-site dumpster maintained exclusively for this business. The dumpster will be positioned in compliance with applicable setback and access requirements and serviced on a regular scheduled basis by Republic Services. No hazardous waste will be placed in the general dumpster.

4. Additional Considerations

Setbacks and Building Compliance

This business is located within an existing strip mall unit in a commercially zoned area. No structural modifications, additions, or new construction are proposed. The business will operate within the existing footprint of the leased unit, and it is our understanding that the existing structure meets applicable setback requirements for the zoning district.

Landscaping, Water Runoff, and Drainage

No changes to existing landscaping, grading, impervious surfaces, or drainage infrastructure are proposed. The business operates within an established commercial building and parking lot. All stormwater runoff management is handled by the existing property infrastructure.

Fencing

No fencing is proposed or anticipated to be necessary for this operation.

Fire Safety and Emergency Access

The business will maintain clear and unobstructed access to all emergency exits, fire suppression equipment, and utility shutoffs within the leased unit. Fire lanes and emergency vehicle access routes will remain unobstructed at all times.

Electrical Considerations

OFFICIAL ZONING NOTICE

NOTICE OF PUBLIC HEARING ON CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Richland Center, Richland County, Wisconsin, will hold a meeting and a public hearing on the following Conditional Use Permit applications:

1. **Neil Jarman DBA New Tech Golf Carts LLC** for the operation of an LSV dealership on property zoned C-G: Commercial General in the City of Richland Center, per Code of Ordinances § 475.04(5) and § 407.04(22). The property is located at 145 Richland Square, also identified as tax parcel 276-2714-1000, in the City of Richland Center
2. **Kevin Burkhamer DBA Pine River Tire and Auto LLC** for the operation of a tire and light auto mechanical shop on property zoned C-DT: Commercial Downtown in the City of Richland Center, per Code of Ordinances § 475.04(4) and § 407.04(22). The property is located at 243 E Court St, also identified as tax parcel 276-2100-0930, in the City of Richland Center
3. **Gary Williams DBA Gary's Lawn services LLC** for the storage of business equipment and open lot sales of plants and home goods on property zoned C-G: Commercial General in the City of Richland Center, per Code of Ordinances § 407.04(22). The property is located at 789 Sextonville Rd, also identified as tax parcel 276-2100-7581, in the City of Richland Center
- 4.

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, May 27, 2025, at 5:30 PM**. If approved, it will go before the Richland Center Common Council during their meeting on Tuesday, June 2, 2026, commencing at 6:30 PM.

All interested parties may appear and be heard at the public hearing.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with a disability through appropriate aids and services to enable participate in the public hearing. For additional information or to request such services contact the City Clerk at 450 S. Main Street, Richland Center, WI 53581 or by telephone at 608 647-3466.

Jeanie Parker

Zoning Assistant