

CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

Agenda Item: Plan Commission Report: Sale of RDA-Owned Property – 300 W. Union Street (Parcel #s 276-1687-6000 and 276-1687-8000)

Requested & Presented by: Ashley Oliphant, City Administrator

Meeting Date: Finance Committee and Common Council on 02-03-2026

Committee Review: Plan Commission on 01-28-2026 – *Motion by Coppernoll to forward the Plan Commission Review and Report Form regarding the sale of RDA property at 300 W. Union Street to the Common Council for further action. Seconded by Tepley. Motion carried.*

Background: The Plan Commission reviewed the proposed sale and redevelopment of RDA-owned property at 300 W. Union / 300 N. Orange Street. Dave Hensiak, owner of New Tech Golf Carts, introduced the business, which currently operates in Cottage Grove and Lake Geneva. He proposes constructing a 5,000 SF showroom and service facility, to be operated by family. The business is a certified dealer of electric low-speed vehicles (LSVs) including Venom (manufactured in Monroe, WI) and Evolution carts (manufactured in TX).

The project represents reinvestment in a .6-acre infill site with existing infrastructure. Staff found the project consistent with the City's Comprehensive Plan, aligned with goals for economic development, efficient use of utilities, and reinvestment in underutilized parcels. Public utilities are available, site conditions are suitable, and no environmental constraints exist.

Requested Action:

COUNCIL: Motion to accept the Plan Commission Report and approve the sale of RDA-owned property located at 300 W. Union Street, as presented.

Attachment(s):

- RDA Lot - GIS Image 1-28-2026
- Staff Report – Sale and Development of RDA-Owned Property
- Plan Commission Report -- Sale and Development of RDA-Owned Property