

**Conditional Use Permit Application**

**Applicant/Owner Information**

APPLICANT NAME: <u>Brad Wegner</u>	OWNER NAME: <u>George G. Sutton</u>
MAILING ADDRESS: <u>780 N Orange St</u>	MAILING ADDRESS: <u>780 N. Orange St.</u>
PHONE: <u>608 604-9936</u>	PHONE: <u>608-647-6449</u>
EMAIL: <u>brad.wegner@yahoo.com</u>	EMAIL: <u>gg.sutton.4544@gmail.com</u>

**Property Information**

SITE ADDRESS: <u>780 N Orange St</u>	SITE PLAN: <input type="checkbox"/> ATTACHED
PARCEL NUMBER: <u>276-11651-1000</u>	CURRENT USE: <u>storage / not in use</u>
ZONING DISTRICT: <u>C:G</u>	PROPOSED USE: <u>auto - tire shop</u>
EXTRATERRITORIAL: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PERMIT FEE (\$400): <input type="checkbox"/> Paid on <u>  </u> / <u>  </u> / 20

**Description of Proposed Use**

Ag tire sales & auto repairs  
All vehicles, ALSO flowers or Rummage sales  
tires sales  
See additional documentation for details

**FAQ**

**QUESTION:** Is the applicant/owner required to attend the public hearing or other meetings as part of this application?

**ANSWER:** Although attendance at public hearings or other meetings is not mandatory for the applicant, it is highly recommended that the applicant or their authorized representative attend both the Plan Commission and Common Council meetings where the application will be reviewed, in order to address any questions or concerns related to the request.

**MEETING DATES**

Plan Commission:    /    / 20 Time: 5:30PM Common Council:    /    / 20 Time: 6:30PM

**Acknowledgement**

*I certify that the information provided is accurate and complete to the best of my knowledge. I authorize Zoning staff to enter my property to confirm compliance with the applicable zoning code. I acknowledge that submitting incorrect or incomplete information may result in delays or denial of the permit. I understand that an incomplete permit application will not be accepted.*

Applicant Signature: Bradley Wegner Date: March-10-2026  
Owner Signature: George G. Sutton Date: MARCH-10-2026

Hello, my name is Brad Wegner I am writing to explain what and where I am hoping to restart a business in a new location here in Richland Center that is closing March 31<sup>st</sup> 2026 here in Richland Center, Wisconsin.

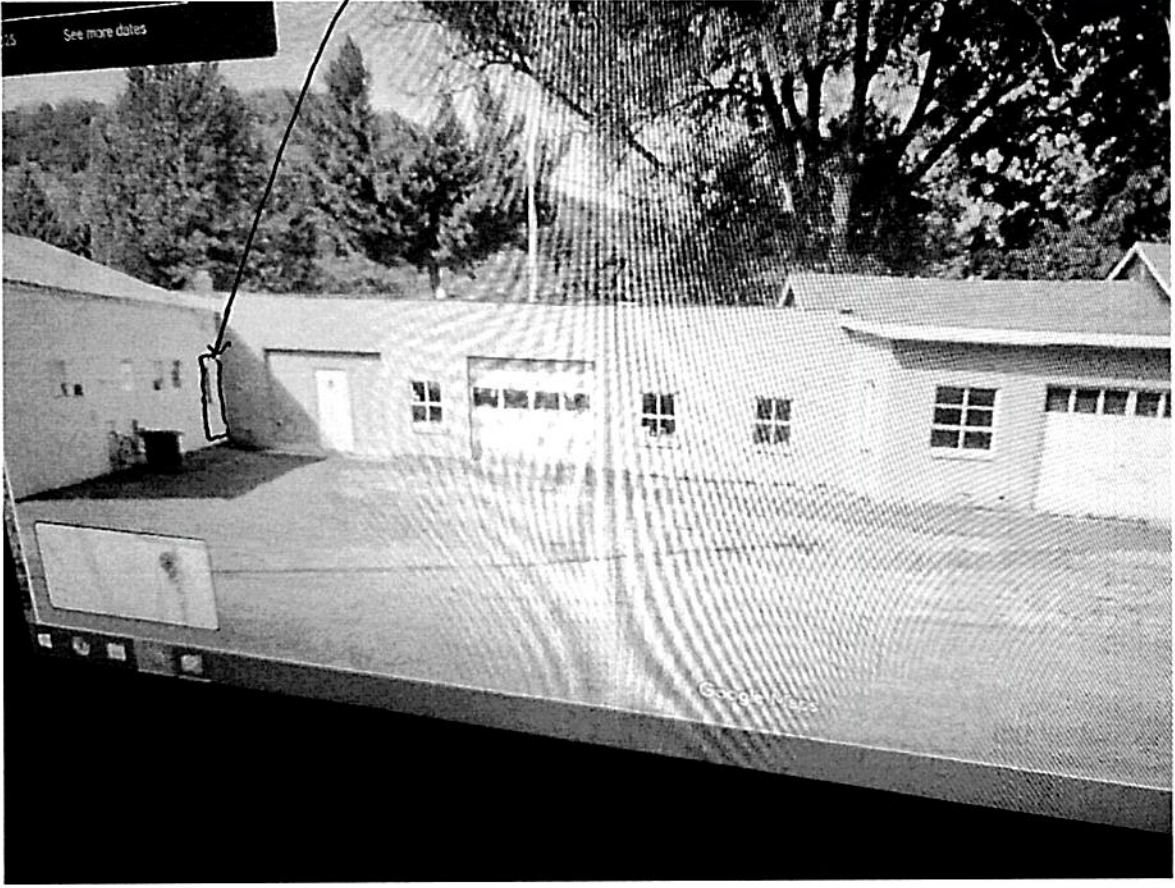
1. Projected hours will be: 8 am to 5 pm Monday through Friday and 8 am to 12 pm on Saturdays
2. As far as what would be sold there at 780 North Orange Street Richland Center, WI will be
  - a. Ag and car and truck tires
  - b. Vehicle repairs, alignments, break jobs, oil changes etc....
  - c. Possibly a seasonal garage floor auction and maybe nonprofit food stands from time to time which would be set up outside.
3. Noise mitigation: we would be following the city of Richland Centers noise ordinance.
4. Hazardous Waste Materials plan: we will only be dealing with oil which will be in the cases that they in come from suppliers and the used oil would be put into 55-gallon drums and when full it would be sold or given to someone who has an oil burner for heat to use. The oil will all be stored inside the building that will be all the new oil and used oil.
5. New and Used tires will all be stored inside the building as well. The used junk tires will then be taken to a facility that accepts them for disposal once we have enough for a truck load to make it, so it is cost effective for me, so I don't have to run them to a disposal facility every time I take a set of junk tires off.
6. We will not be a collection site for any other disposables from anyone.
7. There is literally no construction or modifications that need to be made to the building, it is all set up with everything I need from previous business being there in the past.
8. For site plan with proposed use and layout would go as follows listed below
  - a. Parking the lot is very large with plenty of room to park 20 cars or trucks easily
  - b. Traffic flow there will be no issues with that as they enter the location on West 5<sup>th</sup> Street and will be able to obey the stop sign as they exit the property onto West 5<sup>th</sup> Street and back onto Orange Street.
  - c. Lighting will only be what is already there and I believe it is a motion light on the side of the building facing West 5<sup>th</sup> Street above the entrance door.
  - d. Work being done outside of the building would be like changing tractor tires or trailer tires mainly. Basically, for things that wouldn't fit inside the building that needed tire work done to them.

- e. Signage my plan is to put lettering in the windows of the building in a few spots. One set of letterings would be on doors facing Orange Street and lettering would be on the entry door and windows facing West 5<sup>th</sup> Street at this time.
- 9. I will probably have to get a 2-yard dumpster to keep outside from a garbage company to pick up the trash from daily operations as well.
- 10. If you have any other questions, please feel free to reach out to me at 608 -604 – 9936 and again my name is Brad Wegner. I do plan to attend all meetings regarding this matter so I can answer any questions that may come up thank you for your time and consideration.

Sincerely,  
Brad Wegner

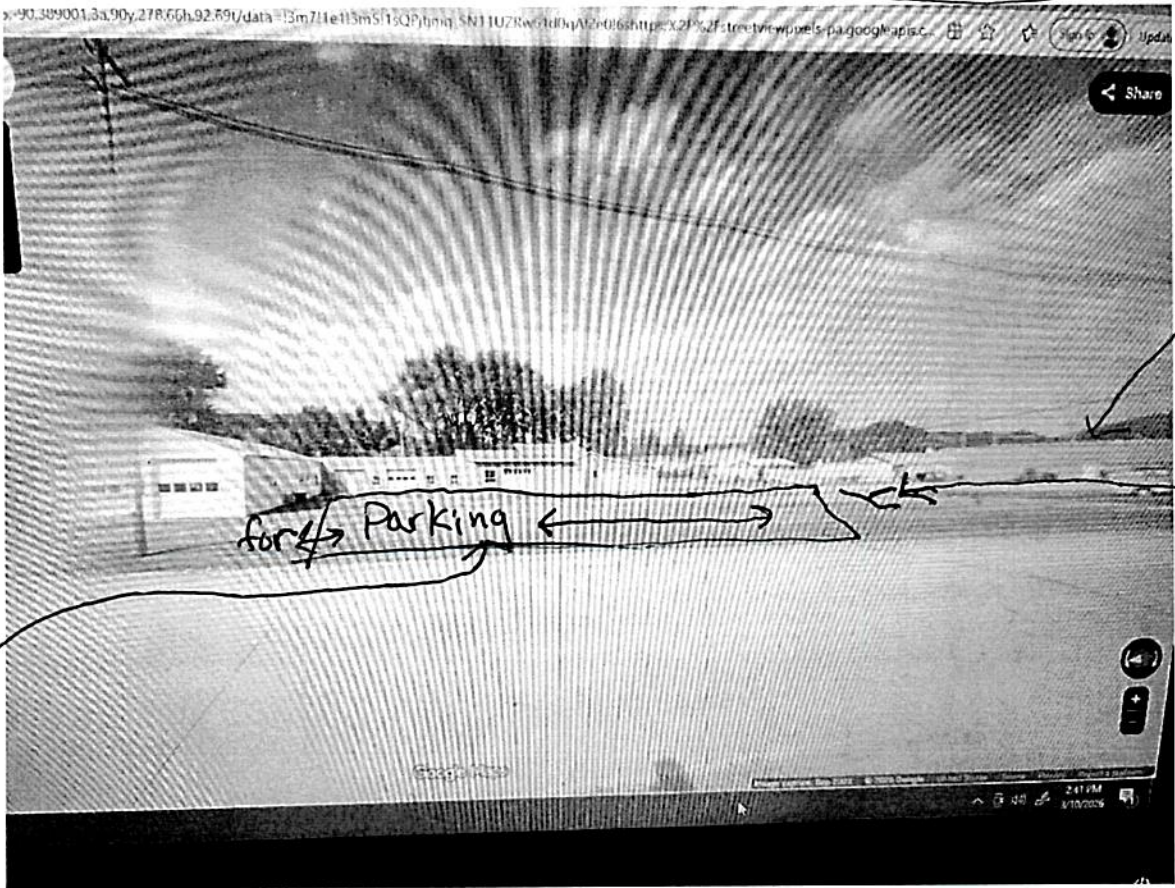
Address is 780 North Orange Street Richland Center

Customers Enter Here  
IN the entry Door



Address is 780 North Orange Street Richland Center

That is chetz feed  
Seed & Such Bld  
Here



Customers Pull into the lot here off of West 5th Street  
Large lot for customers to be able to park in.