

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item:

Meeting Dates: Plan Commission on 5/27/2026 and Common Council on 6/2/2026

Background: Neil Jarman, DBA New Tech Golf Carts LLC, requests a Conditional Use Permit to operate a Low-Speed Vehicle (LSV) dealership at 195 Richland Square, Suite 145 (Parcel No. 276-2724-1000) in the Commercial General district, on property owned by Lowther Brothers LLC. The business would display and sell new and pre-owned electric LSVs (golf carts), offer short- and long-term rentals, and perform occasional light service and maintenance, with no fluid-related mechanical work, tire sales, or tire installation. It would be run by two employees within an existing leased unit in the Richland Square strip mall, with no structural modifications proposed. Staff found the request consistent with the City's Comprehensive Plan goals for economic development and outdoor recreation, environmentally suitable, and adequately served by existing public facilities and utilities. The Plan Commission reviewed the application under WI §62.23(5), found all applicable criteria met, and recommends approval subject to the conditions below.

Conditions of Approval

1. All display, storage, and sale of LSV inventory must occur either within the enclosed leased unit or within a designated outdoor display area clearly delineated on a site plan submitted to and approved by the Zoning Administrator.
2. The outdoor display area shall not encroach upon fire lanes, accessible parking spaces, required parking stalls, drive aisles, or neighboring tenant frontage.
3. All rental units not actively in use by a renter must be stored inside the leased unit or within the approved outdoor display area.
4. At the close of each business day, all units displayed outdoors must either remain within the approved display area or be moved inside. No units shall be left unsecured in the general parking lot overnight.
5. Light service and maintenance (battery charging, minor adjustments, cosmetic repair) is permitted within the leased unit only. No service or repair work shall be performed outdoors.
6. All waste materials, including battery components awaiting disposal, must be handled through a licensed electronics recycler in compliance with Wisconsin DNR regulations. No hazardous materials may be stored outside the building.
7. All inventory deliveries must occur during normal business hours and shall not obstruct drive aisles, fire lanes, or shared access points within the mall parking lot.
8. Should operations cease for twelve (12) or more consecutive months, the permit shall be deemed null and void.

Commission Recommendation: *“Motion by Tepley, second by Jelinek, to recommend to the Common Council the approval of 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 276-2714-1000), subject to the specific Conditions of Approval as presented.”*

Suggested Action: Motion to approve the Conditional Use Permit Application of Neil Jarman DBA New Tech Golf Carts LLC 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.

Attachments: CUP application materials