

STAFF REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Review Type

- Land Sale / Acquisition
 Change of Use/CUP
 Dedication
 Easement
 Other: _____

Property Information

Property Owner:	Sutton Income Trust	Parcel Number(s)	276-1651-1000
Applicant:	Brad Wegner		
Site Address / Location Description	780 North Orange Street		
Zoning District	Commercial-General	Acreage / Area Affected	.6 acres

Project Description

Restart auto repair and tire sales business in a new location. Building is vacant but all set up for this type of work due to previous businesses having used the location for similar operations.

Staff Review and Findings

Comprehensive Plan Alignment: YES NO

The proposal supports key Comprehensive Plan goals related to:

- Land Use: Consistent with the spirit of General Commercial
- Economic Growth: Consistent as it utilizes underutilized property
- Neighborhood Protection: Consistent provided “indoor only” storage and work rules are enforced.
- Infrastructure: Consistent as it uses an existing lot and entry points. No new infrastructure is needed.

Public Works / Utilities / Zoning Input: ADEQUATE INADEQUATE

Environmental / Site Conditions: SUITABLE UNSUITABLE

Recommended Conditions:

1. All standard automotive maintenance and repair services, including oil changes, brake work, and alignments, must be conducted entirely within the enclosed service bays of the building.
2. Repair work performed outside the building shall be strictly limited to vehicles or agricultural equipment that exceed the physical dimensions of the service bay doors (e.g., large tractors, combines, or oversized trailers).
3. All inventory, including new tires and tires awaiting installation, must be stored inside the primary structure. Outdoor display of tires for sale is prohibited.
4. All "junk" or waste tires must be stored inside the building until they are hauled away for proper disposal.
5. All hazardous materials, including new and used motor oil, must be stored in leak-proof containers (such as 55-gallon drums) inside the building.
6. No dismantled vehicles, "parts cars," or salvaged automotive components may be stored outside the building at any time.

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7. All floor jacks, pneumatic tools, and other mobile shop equipment must be moved inside the building at the close of each business day.
8. This permit is non-transferable. It does not "run with the land" and shall not transfer to any subsequent owner of the property at 780 N. Orange St., nor to any subsequent business tenant or operator.
9. This permit shall remain in effect only for as long as Brad Wegner remains the primary operator of the business. Should the applicant cease operations at this location for a period exceeding twelve (12) consecutive months, the permit shall be deemed null and void.
10. Any change in the business entity, primary operator, or a change in the nature of the use beyond what is described in this application will require a new Conditional Use Permit application and public hearing.

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.

January 28, 2026

Project Information

Applicant	Brad Wegner	Parcel Number	276-1651-1000	Meeting Date	March 30, 2026
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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 transfer 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? <ul style="list-style-type: none"> <i>The proposed automotive use involves potential contaminants; however, substantial evidence (the application) and imposed conditions requiring 100% indoor storage of waste oil and tires mitigate environmental and fire 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? <ul style="list-style-type: none"> <i>Potential noise and aesthetic impacts on the residential neighbors are mitigated by conditions requiring all work to be performed indoors and making the permit non-transferable, ensuring the intensity of the use does not increase without further review</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? <ul style="list-style-type: none"> <i>The proposal represents an infill redevelopment of a vacant, underutilized commercial building. It maintains the character of the Orange Street corridor without requiring new municipal infrastructure.</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? <ul style="list-style-type: none"> <i>The site plan utilizes a secondary access point on West 5th Street for customer parking, which minimizes new turning movements and potential congestion on the North Orange Street (Hwy 14/80) gateway.</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"/>

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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 standard automotive maintenance and repair services, including oil changes, brake work, and alignments, must be conducted entirely within the enclosed service bays of the building.
2. Repair work performed outside the building shall be strictly limited to vehicles or agricultural equipment that exceed the physical dimensions of the service bay doors (e.g., large tractors, combines, or oversized trailers).
3. All inventory, including new tires and tires awaiting installation, must be stored inside the primary structure. Outdoor display of tires for sale is prohibited.
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8. This permit is non-transferable. It does not "run with the land" and shall not transfer to any subsequent owner of the property at 780 N. Orange St., nor to any subsequent business tenant or operator.
9. This permit shall remain in effect only for as long as Brad Wegner remains the primary operator of the business. Should the applicant cease operations at this location for a period exceeding twelve (12) consecutive months, the permit shall be deemed null and void.
10. Any change in the business entity, primary operator, or a change in the nature of the use beyond what is described in this application will require a new Conditional Use Permit application and public hearing.

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 Brad Wegner at 780 N. Orange St., subject to the conditions stated.

Motion: *To recommend to the Common Council the approval of the Conditional Use Permit for Brad Wegner at 780 N. Orange St. for the operation of an auto-tire and repair shop, subject to the specific Conditions of Approval as presented.*

Todd Coppernoll, Chair: _____ **Date:** _____