

**CONDITIONAL USE PERMIT (CUP) APPLICATION**

Site Plans are required as part of this application. See the Site Plan section below for details to include.

**Applicant Information**

Business Name \_\_\_\_\_

DBA Name (if applicable) \_\_\_\_\_

Principal Contact Ryan & Megan Pluemer  
first last

Phone 608 778-6126 Email rpluemer@gmail.com

Business Street Address 1235 Arbor Lane

City Richland Center State WI Zip Code 53581

Mailing Address is the same as above

Business Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Site is located  within city  in ETZ Zoning District R-1 Tax Parcel Number 276-1742-4500

**Property Owner Information**

Same as Applicant

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**General Description of Use**

Current Use: \_\_\_\_\_

*06-23-2026 8:45AM  
amended per phone call w/ Jensen*

Proposed Use: 12x16' garden shed for lawn mower & garden supply storage  
*(192' sq ft)*

**Site Plans**

- **Site Plan with proposed use and layout** - anything related to the outside of the proposed business: traffic flow, parking, on-street product delivery frequency and length of delivery stop, lighting, signage
- **Project Description** - hours, noise mitigation, list of products sold regardless of seasonal or ongoing
- **Hazardous Waste Materials Plan** - how will clean fluids be stored, how will used fluids be collected, stored, disposed of and frequency of disposal; where will new tires be stored; where will used tires be stored and how will they be disposed of, frequency of disposal; will you be a collection site for other items and their disposal; dumpster or other garbage collection units placement

- **Other** – if applicable you may need to address meeting or not meeting setback requirements; landscaping, water runoff, drainage issues; fencing needs, etc. Keep in mind that the above is generic and not all will apply to your business or location thereof and as equally important to include anything not mentioned above that you feel is relevant to your business or location thereof.

*I certify that the information provided on this form is accurate and complete to the best of my knowledge. I acknowledge that submitting incorrect or incomplete information may result in delays or denial of the permit. I 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. I authorize zoning staff to enter my property to confirm compliance with the applicable zoning code. 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.*

Applicant Signature see online submission Date 06/05/2024

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Termination:** If at any time after granting a CUP, the permitted conditional use fails to comply with the conditions of the original permit, the Common Council may terminate the conditional use permit. The Common Council may also treat the violation as a code infraction, subject to other enforcement actions including the issuance of citation(s).

**Conditional Use Application Approval Timeline**

- Class 1 Notice publication at least seven days in advance of the Public Hearing/Plan Commission meeting
- Mailing notices to landowners within 300 feet at least seven days in advance of the Public Hearing/Plan Commission meeting
- Public Hearing and Plan Commission: typically meets the last Wednesday of the month
- Common Council meeting: typically meets the first Tuesday of the month

*Applicant attendance at the public hearing, Plan Commission and Council meetings is not mandatory, but it is highly recommended the applicant or designated agent attend to address any questions or concerns raised at the event.*



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## Form submission from: Zoning Permit Request Form

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From Ryan Pluemer <richlandcenter-wi@unicodeweb.com>

Date Fri 06/05/26 6:22 PM

To Zoning <zoning@richlandcenterwi.gov>

Submitted on Friday, June 5, 2026 - 6:22pm

Submitted by anonymous user: 174.82.181.86

Submitted values are:

### Zoning Permits Conditional Use Permit

#### Applicant Information

Name Ryan Pluemer

Phone Number 608-778-6126

Email Address rpluemer@gmail.com

#### Property Information

Location City

Address 1235 Arbor Ln

Tax Parcel #

Property Owner Myself

Zoning Category Single Family Residential (R-1)

#### Business Use

Will the property be used for business? No

### Supporting Documents

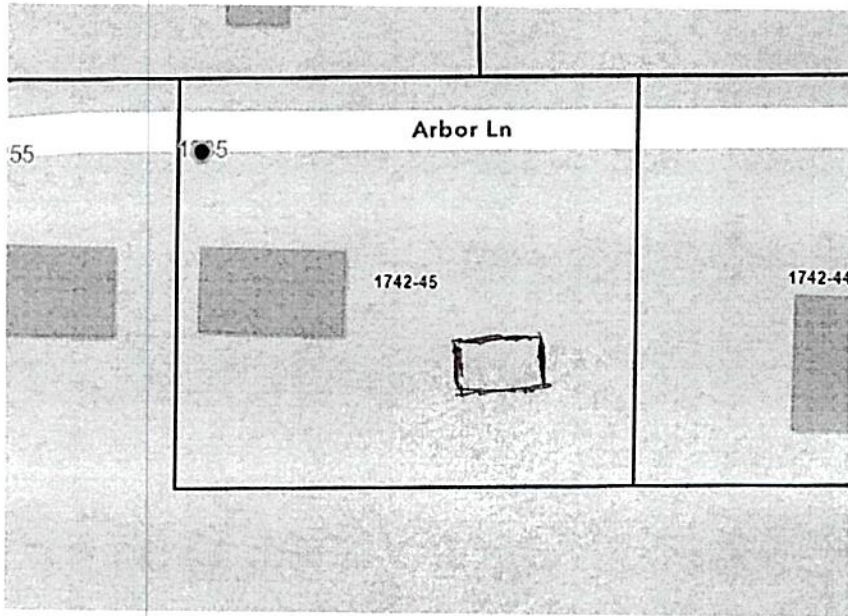
#### Applicant's Statement

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 Ryan Pluemer

The results of this submission may be viewed at:

<https://www.richlandcenterwi.gov/node/4710/submission/1070>



Cement pad

Parcel 276-1742-4500

Zoning District: R-1

Megan & Ryan Pluemer

1235 Arbor Lane



### Abbreviated Legal Description

(See recorded documents for a complete l

NW 1/4 SE 1/4  
 LAND & R/O/W DESC IN EARLY  
 VOL-PAGES; 20' ADD'L 409-731

### Property Descriptions

Primary	Section	Town	Town Dr	Range	Range Dir
✓	17	10	N	01	E