

CITY OF RICHLAND CENTER
STAFF REPORT – PLAN COMMISSION
Conditional Use Permit Application

PROPERTY INFORMATION			
Applicant:	Ryan Pluemer	Report Date:	June 19, 2026
Property Owner:	Ryan & Megan E. Pluemer	Meeting Date:	June 24, 2026
Site Address:	1235 Arbor Lane	Zoning District:	R-1 Single Family Residential
Parcel No:	276-1742-4500	Lot Size:	0.59 acres (GIS)

REQUEST TYPE

Ryan Pluemer requests a Conditional Use Permit to construct a 16'x16' (256 square foot) detached accessory building (garden shed) at 1235 Arbor Lane for the storage of a lawn mower and garden supplies. Because the proposed structure exceeds 120 square feet of floor area, it requires a Conditional Use Permit under 402.04(11) of the Zoning Ordinance.

PROJECT DESCRIPTION

The applicant proposes to construct a single detached garden shed on a poured concrete pad located in the rear yard of their single-family residential lot. The structure measures 16 feet by 16 feet (256 square feet) and is intended solely for the storage of a lawn mower and lawn/garden supplies incidental to the residential use of the property.

Under 402.03(3), an accessory building other than a private garage is permitted by right only if it does not exceed 120 square feet in area. An accessory building exceeding 120 square feet is a conditional use under 402.04(11). The proposed shed is 256 square feet and therefore requires Plan Commission review and a Conditional Use Permit.

The submitted site plan and aerial sketch indicate the shed is sited in the rear yard. The applicant's measurements show the structure placement would be well in excess of the minimum from all lot lines. No habitation, business, or commercial activity is proposed. The structure requires no utility connection.

STAFF REVIEW AND FINDINGS

Comprehensive Plan Alignment: **YES** **NO**

The request supports the Comprehensive Plan's goals related to maintaining stable, well-kept single-family neighborhoods. A residential storage structure for lawn and garden equipment is a customary accessory use that supports ongoing property maintenance and is consistent with the established residential character of the surrounding area.

Public Works / Utilities / Zoning Input: **YES** **NO**

Adequate. The structure is unoccupied and requires no utility service. On-site stormwater management is addressed through the recommended conditions to ensure runoff is not directed onto adjoining properties, consistent with 400.07(7).

Environmental / Site Conditions: **YES** **NO**

Suitable. The lot is an existing developed residential parcel of approximately 0.59 acres with no identified floodplain, wetland, or slope constraints affecting the proposed rear-yard location.

RECOMMENDED CONDITIONS

1. The accessory structure shall be used solely for the storage of personal lawn, garden, and household equipment incidental to the residential use of the property. The structure shall not be used for any commercial, business, or habitation purpose.
2. The accessory structure shall not exceed 256 square feet in floor area (16' × 16'). If the structure exceeds fifteen (15) feet in height above ground level, it constitutes a separate conditional use under 402.04(13) and shall require additional review and approval.
3. The structure shall comply with all detached accessory building setback requirements of 402.05(8), including a minimum of three (3) feet from any side or rear lot line (measured to the foundation or wall) and one and one-half (1.5) feet to any roof, eave, or eaves trough.
4. The structure shall be located entirely within the rear yard and shall not encroach upon any recorded easement.
5. Roof drainage and stormwater runoff from the structure shall be managed on-site and shall not be directed onto adjoining properties, consistent with § 400.07(7).
6. Only one (1) accessory building other than a private garage is permitted on the lot; this permit authorizes that single structure.

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 a Conditional Use Permit.

PLAN COMMISSION REVIEW & REPORT

Conditional Use Permit — Findings of Fact

Applicant:	Ryan & Megan Pluemer	Parcel Number:	276-1742-4500
Site Address:	1235 Arbor Lane	Meeting Date:	June 24, 2026

Plan Commission Review — Wis. Stat. § 62.23(7)(de) and Richland Center Zoning Ordinance § 400.05(7)(h)

Review Criteria	YES	NO
<p>Is the request consistent with the applicable provisions of the City of Richland Center Comprehensive Plan (2022–2032)? [400.05(7)(h)1.]</p> <p><i>The proposed accessory storage structure supports continued use and maintenance of an existing single-family residential property, consistent with the Plan’s housing and neighborhood-stability goals. The use is residential in character and does not introduce any non-residential activity.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is the request compatible with the existing or allowable uses of adjacent properties? [400.05(7)(h)2.]</p> <p><i>A garden shed for storage of lawn and garden equipment is a customary residential accessory use. Surrounding parcels are residential, and the structure is consistent with accessory buildings commonly found in the R-1 district.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Can the request demonstrate that adequate public facilities (roads, drainage, water, sanitary sewer, police and fire protection) exist or will exist to serve the use? [400.05(7)(h)3.]</p> <p><i>The structure is an unoccupied storage building requiring no utility service. Existing public facilities are adequate. On-site drainage is addressed by condition.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are there adequate provisions for the maintenance of the use and associated structures approved under the permit? [400.05(7)(h)4.]</p> <p><i>Maintenance will be the responsibility of the property owner as part of ordinary residential upkeep.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Has the request minimized, to the degree possible, adverse effects on the natural environment? [400.05(7)(h)5.]</p> <p><i>The structure occupies a limited footprint on an already developed residential lot. On-site stormwater management is required by condition to protect adjacent properties.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Will the request avoid creating undue traffic congestion? [400.05(7)(h)6.]</p> <p><i>The accessory use generates no additional traffic. Existing driveway access on Arbor Lane is unaffected.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Will the request avoid adversely affecting public health, safety, and welfare? [400.05(7)(h)7.]</p> <p><i>As an unoccupied residential storage structure subject to setback, drainage, and building-permit conditions, the use presents no identified risk to public health, safety, or welfare.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the request conform to all applicable provisions of the Zoning Code? [400.05(7)(h)8.]</p> <p><i>The structure exceeds the 120 sq ft threshold for a permitted accessory building under § 402.03(3) and therefore requires a Conditional Use Permit under § 402.04(11). With the recommended conditions, the structure conforms to the dimensional, height, and setback standards of § 402.05.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. The accessory structure shall be used solely for the storage of personal lawn, garden, and household equipment incidental to the residential use of the property. The structure shall not be used for any commercial, business, or habitation purpose.
2. The accessory structure shall not exceed 192 square feet in floor area (12' × 16'). If the structure exceeds fifteen (15) feet in height above ground level, it constitutes a separate conditional use under § 402.04(13) and shall require additional review and approval.
3. The structure shall comply with all detached accessory building setback requirements of § 402.05(8), including a minimum of three (3) feet from any side or rear lot line (measured to the foundation or wall) and one and one-half (1.5) feet to any roof, eave, or eaves trough.
4. The structure shall be located entirely within the rear yard and shall not encroach upon any recorded easement.
5. Roof drainage and stormwater runoff from the structure shall be managed on-site and shall not be directed onto adjoining properties, consistent with § 400.07(7).
6. Only one (1) accessory building other than a private garage is permitted on the lot; this permit authorizes that single structure.

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by Wis. Stat. § 62.23. The Plan Commission recommends **APPROVAL** of the Conditional Use Permit for Ryan and Megan Pluemer to construct a 192 square foot (12' × 16') detached accessory building (garden shed) at 1235 Arbor Lane, subject to the conditions stated above.

Suggested Motion:

To recommend to the Common Council the approval of the Conditional Use Permit application of Ryan and Megan Pluemer to construct a 12' × 16' (192 square foot) detached accessory building (garden shed) at 1235 Arbor Lane (Tax Parcel 276-1742-4500), subject to the specific Conditions of Approval as presented.

Chair's Signature	Date
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