



MINUTES OF THE PLANNING COMMISSION

WEDNESDAY, JANUARY 28, 2026 AT 5:30 PM

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

CALL TO ORDER Chair Coppernoll called the meeting to order at 5:33 PM. Members present: Todd Coppernoll, Ray Wilson (via phone), Chris Jarvis, Ryan Cairns, Lisa Miller, Karin Tepley, and Mark Jelinek (excused at 6:02 pm). Members absent: None. Oliphant affirmed proper notice.

APPROVAL OF MINUTES Motion by Jarvis to approve the December 17, 2025 meeting minutes as presented. Seconded by Miller. Motion carried.

DISCUSSION AND ACTION ITEMS

Review and Report: Sale of RDA-Owned Property – 300 W. Union Street (Parcel #s 276-1687-6000 and 276-1687-8000)

The Commission reviewed the proposed sale and redevelopment of RDA-owned property at 300 W. Union / 300 N. Orange Street. Dave Hensiak, owner of New Tech Golf Carts, introduced the business, which currently operates in Cottage Grove and Lake Geneva. He proposes constructing a 5,000 SF showroom and service facility, to be operated by family. The business is a certified dealer of electric low-speed vehicles (LSVs) including Venom (manufactured in Monroe, WI) and Evolution carts.

The project represents reinvestment in a .6-acre infill site with existing infrastructure. Staff found the project consistent with the City’s Comprehensive Plan, aligned with goals for economic development, efficient use of utilities, and reinvestment in underutilized parcels. Public utilities are available, site conditions are suitable, and no environmental constraints exist.

Motion by Coppernoll to forward the Plan Commission Review and Report Form regarding the sale of RDA property at 300 W. Union Street to the Common Council for further action. Seconded by Tepley. Motion carried.

Review and Report: Hive Drive Infrastructure Project

The Commission reviewed the proposed Hive Drive infrastructure improvements, including street, sidewalk, stormwater, and utility upgrades. A conceptual plan was presented showing the addition of a perpendicular access point to the east, supporting potential redevelopment of the former UW Campus site. The proposal aligns with the Comprehensive Plan’s goals for infill development, access improvements, and infrastructure investment.

Motion by Cairns to forward the Plan Commission Review and Report Form regarding the Hive Drive Infrastructure Project to the Common Council for further action. Seconded by Wilson. Motion carried.

Ordinance Amendment: Chapter 400 Relating to Planned Unit Developments

Director Jasen Glasbrenner explained the proposed ordinance amendment to Chapter 400, which governs Planned Unit Developments (PUDs). He noted that the City’s current definition is more restrictive than required by law, specifically prohibiting PUDs on a single city lot. The amendment would resolve this conflict, modernize the code, and increase flexibility by allowing PUDs on one or more lots if unified site planning and infrastructure capacity are demonstrated.

Motion by Coppernoll to recommend to the Common Council the adoption of Ordinance 2026-TBD, amending Chapter 400 relating to Planned Unit Developments, as presented. Seconded by Wilson. Motion carried by roll call vote.

Review Rough Draft R-1/2 Ordinance

The Plan Commission reviewed a rough draft ordinance to consolidate the existing R-1 and R-2 zoning districts into a single R-1/2 district. The proposal is intended to modernize the zoning code and allow greater housing flexibility, including accessory dwelling units (ADUs). Discussion included general support for merging R-1 and R-2 and expanding allowable uses, but also raised concerns about enforcement of ADU provisions and the potential need for overlays in new subdivisions.



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No formal action was taken; staff will return with a refined ordinance focused on the R-1/R-2 merge for further consideration at the next meeting.

COMPREHENSIVE PLAN – NONE

REPORTS/UPDATES – NONE

FUTURE AGENDA ITEMS

- Review Refined Draft R-1/2 Ordinance

SET NEXT MEETING DATE The next meeting was scheduled for Wednesday, February 18th at 5:30 PM.

ADJOURNMENT Motion to adjourn by Miller, seconded by Tepley. Motion carried by voice vote. The meeting adjourned at 7:04 PM.

Meeting minutes recorded by Ashley Oliphant