



PLAN COMMISSION AGENDA

September 18, 2024 at 6:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and action relating to Minutes**
 - a. a. September 4, 2024
3. **Discussion and recommendation regarding Conditional Use Permit for AAB Properties LLC for a multi-family townhome development on Sherman Street**
 - a. a. Site Plans and CUP documents
4. **Discussion and recommendation regarding Conditional Use Permit for Group Development of 800 N Union Street**
 - a. a. Application, site plan and CUP
5. **Adjourn**

NOTICE:

It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Deputy Clerk Nicole Lyddy (608) 747-2706.

Any member of the public wishing to join the meeting telephonically should call City Hall by 4pm the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number: 608-847-6676



PLAN COMMISSION MEETING MINUTES

September 04, 2024 at 6:30 PM
303 Mansion Street Mauston, WI

- 1. Call to Order/Roll Call** - The Mauston Plan Commission met on Wednesday, September 4, 2024, in the Council Chambers of City Hall. Mayor Teske called the meeting to order at 6:32 pm. Mark Messer, Lenord Kluge, Brian McGuire, Paul Coggins, and Mayor Darryl Teske were present. Absent was Devan Minard. Also, present were Administrator Daron Haugh, Zoning Administrator Allison Schwark.
- 2. Minutes** - Motion to approve minutes of July 31, 2024, by McGuire, and seconded by Messer. Motion carried.
- 3. Conditional Use** – There was a discussion about the drafted resolution for the CUP with added conditions as discussed at last month's meeting. Yhr Zoning administrator went through each line item and condition proposed and the Plan Commission was agreeable to the conditions and drafted resolution. There was one grammatical error on the CUP that needed correction. Motion to recommend to the council to approve the Conditional Use for CJJ's Towing by Messer, and seconded by Kluge. Motion carried. The applicant was advised this would be at the September 24 council meeting.
- 4. Zoning Code Rewrite** - At the meeting, a representative from Veirbicher provided an overview of the zoning code rewrite and its purpose. The Plan Commission discussed how best to proceed, agreeing to review the new code section by section at upcoming meetings for a more in-depth analysis. There was an extended discussion about zero lot line development and Accessory Dwelling Units (ADUs), focusing on clarifying their intent and purpose, as well as the importance of including clear definitions and uses in the updated code. The Zoning Administrator will work with Veirbicher to present the first section at the next meeting.
- 5. Adjourn** - Motion to Adjourn by McGuire and seconded by Teske. Motion carried at 7:45 PM.

Chair

Date



CHAPTER 114 ZONING APPLICATION FORM

I. APPLICANT INFORMATIONName: AAB Properties LLC - Alex BergenskeAddress: S2910 Fairway DR, Reedburg WI 53959Telephone: 608-669-5869

Fax: _____

II. PROPERTY OWNER INFORMATION (if different from Applicant)Name: AAB Properties LLCAddress: S2910 Fairway DR, Reedburg WI 53959Telephone: 608-669-5869

Fax: _____

III. CONSULTANT(S) INFORMATION (Applicant's Architect, Engineer, Developer, Builder)
(Attach additional sheets if necessary)Name: Looyie Buildings LLC - General ContractorAddress: 27 Lois Dr, Reedsburg WI 53959Telephone: 608-415-9560

Fax: _____

State License/Certification #: NO. 1392 DCFR Expiration Date: 08/09/2025**IV. PROPERTY INFORMATION**Address: .43 Sherman ST Mauston WI 53948Tax Parcel #: 292510422

Attach a copy of the Owner's deed to the property.

Approximate Cost of Project: + \$600,000**V. ZONING APPLICATION** (Check the type(s) of application(s) you are submitting)
(Refer to Zoning Ordinance Chapter 114, Article. VIII: Procedures and Administration, for details)

Amendment of Zoning Regulations (per Section 114-285)

1 ☐

Amendment to the Official Zoning Maps (per Section 114-286)

2 ☐

Zoning Permit for (check as appropriate)

Permitted Use (per Section 114-287) (May require site plan)

3 ☐

Conditional Use (per Section 114-288) (Requires site plan)

4 and 7 ☐

Temporary Use (per Section 114-289)

5 ☐

Sign Permit (per Section 114-290)

6 ☐

Site Plan Approval (per Section 114-291)

7 ☐

Zoning Certificate of Occupancy (per Section 114-292)

na ☐

Variance (per Section 114-293) (Requires site plan)

8 ☐

Ordinance Interpretation (per Section 114-294)

9 ☐

Appeal of Zoning Decision (per Section 114-295)

10 ☐

Creation of Planned Development District (per Section 114-296)

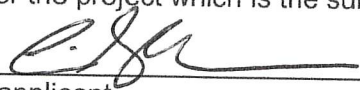
11 ☐

Other Permits/Licenses (D.P.W./Fire/Clerk)

12 ☐

VI. CERTIFICATION BY APPLICANT AND PROPERTY OWNER

I (We) hereby certify that the above and foregoing information, including any information on attached forms, documents or drawings submitted herewith, is true and correct. I (We) understand that the work proposed to be performed and the improvements proposed to be installed pursuant to this application, may not be commenced until an appropriate permit for such work and improvement has been issued by the City. I (We) understand that all work performed and improvements installed pursuant to this application, must conform with all applicable City Ordinances, State Building Codes, and the specific terms and conditions of the permit granted. I (We) understand that the submission of false or misleading information on this Application, or on the forms, documents or drawings submitted herewith, shall justify rejection of this application by the City, forfeiture of the fees paid herewith, and rejection of any future application to the City for the project which is the subject of this application.



Signature of applicant _____ Date 8/13/2024

Signature of Property Owner (if different from Applicant) _____ Date _____

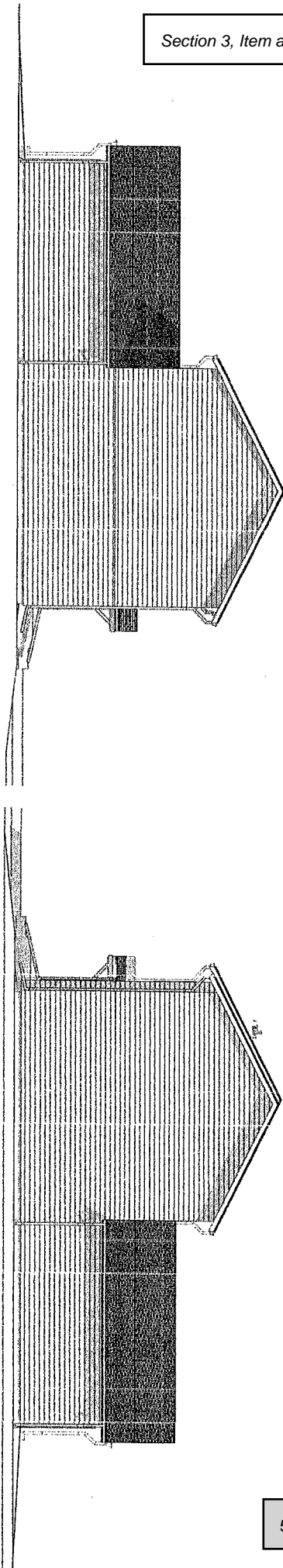
VII. AGREEMENT REGARDING PAYMENT OF REIMBURSABLE COSTS

1. The undersigned acknowledge that he/she/they have read the Ordinance 114-301(d), and understand and agree that he/she/they are the "applicant" as referred to in said Ordinance, and do hereby agree to comply with said Ordinance.
2. The undersigned agree that the submittal of this Application shall constitute an acknowledgment and agreement by the undersigned to pay the Reimbursable Costs referred to in Ordinance 114-301(d). These costs may include the cost of time spent by the City Staff and the Fees of Engineers, Architects, Landscape Architects, Urban Planners, Attorneys, Accounts, or other professional consultants used to review and evaluate the Application, and to meet with the Applicant, to review and evaluate the Site Plan, and to meet with the Developer, to meet with the Plan Commission, and to assist the City in all aspects of review and action upon the development proposed by the Site Plan.
3. The Undersigned agrees to pay these Reimbursable Costs as follows:
 - (a) In advance, such amounts as may be requested by the City, and
 - (b) Within ten (10) days of receipt of a bill(s) from the City, such additional amounts as may be requested by the City.

The City may delay acceptance or approval of any application, or may delay any required hearing or interim administrative action on any application, until such time as such costs are paid.

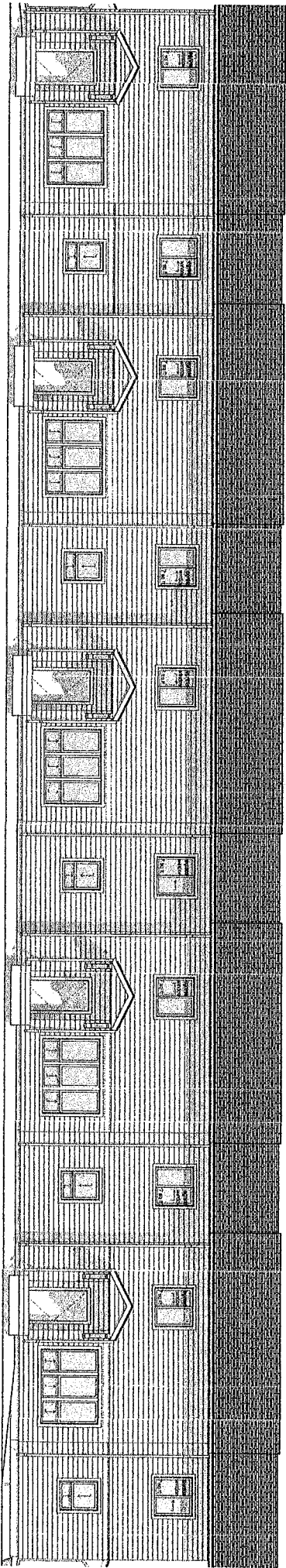

Signature of applicant _____ Date 8/13/2024

Signature of property owner (if different from applicant) _____ Date _____

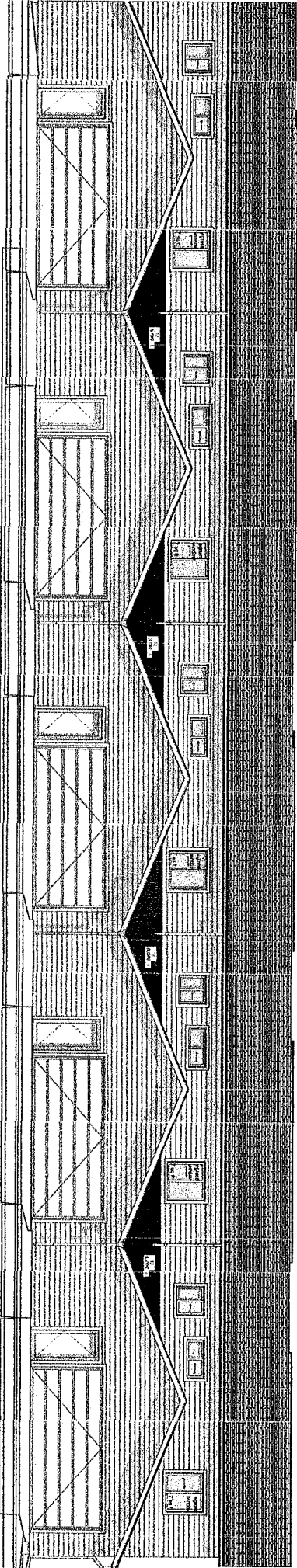


1 WEST ELEVATION

2 EAST ELEVATION

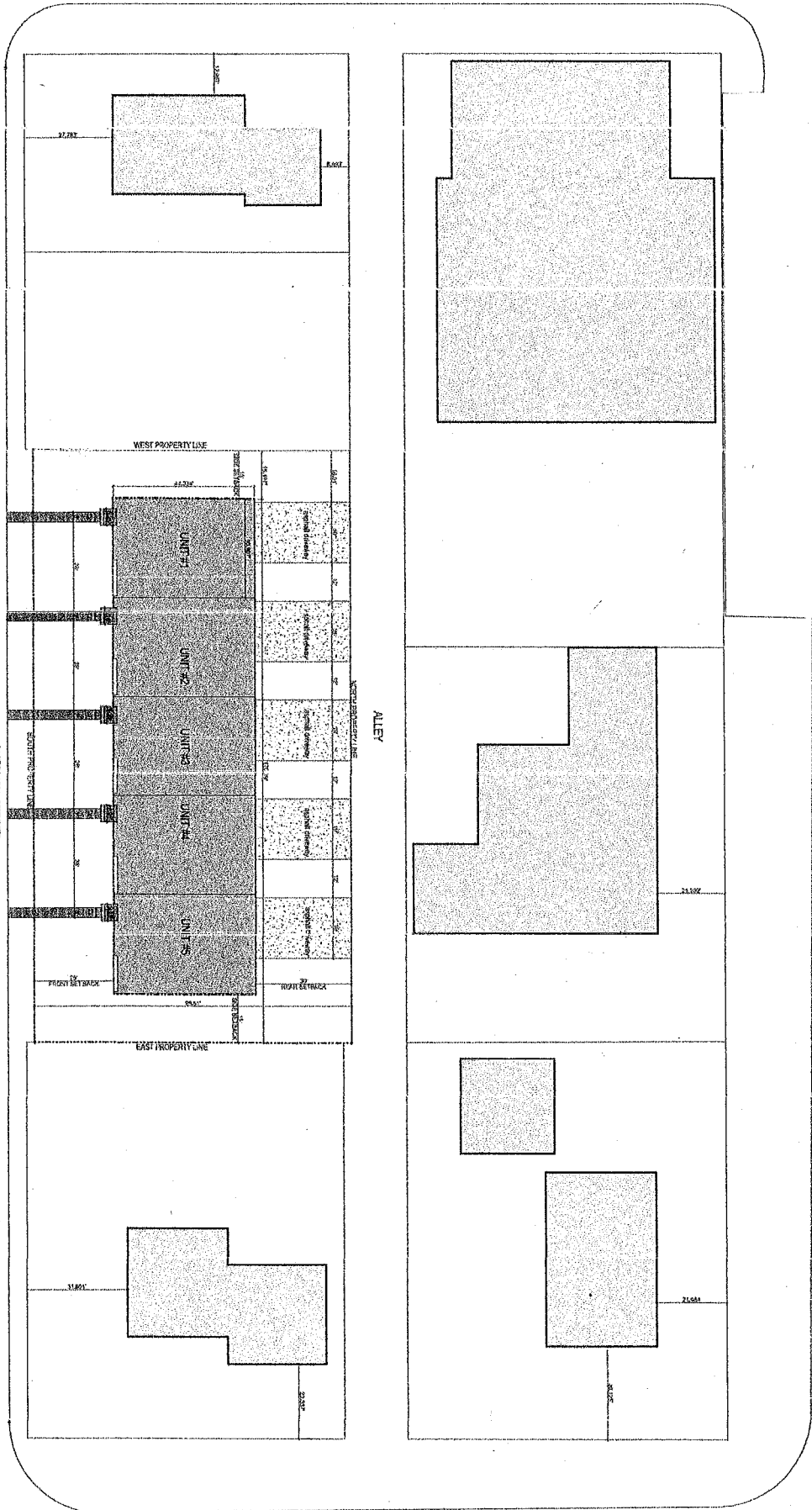


3 SOUTH ELEVATION



4 NORTH ELEVATION

DATE: 2008	PROJECT NUMBER: A-18	PROJECT NAME: MAURITON COMMERCIAL
REVISIONS:	CLIENT: MAURITON	CLIENT ADDRESS: MAURITON, MI 48133
	DESIGNER: ELEVATIONS	DESIGNER ADDRESS: 10000 N. 10TH AVE., SUITE 100, MAURITON, MI 48133



	SHEET NUMBER	A-2	PROPOSED SITE PLAN 2	PREFILED BY: SSSSOS
	DATE: 06/03/04			
	DRAWN BY:			
	CHECKED BY:			
	DESIGNED BY:			
	MAINTENANCE ENGINEER			
	DEVELOPMENT			
	ALEX BERGENSON			
	81101 Avenue 1			
	MAINTON, MN 55127			
	Portland			

Section 3, Item a.

GABRIEL SLAB SOLE
10' x 12'

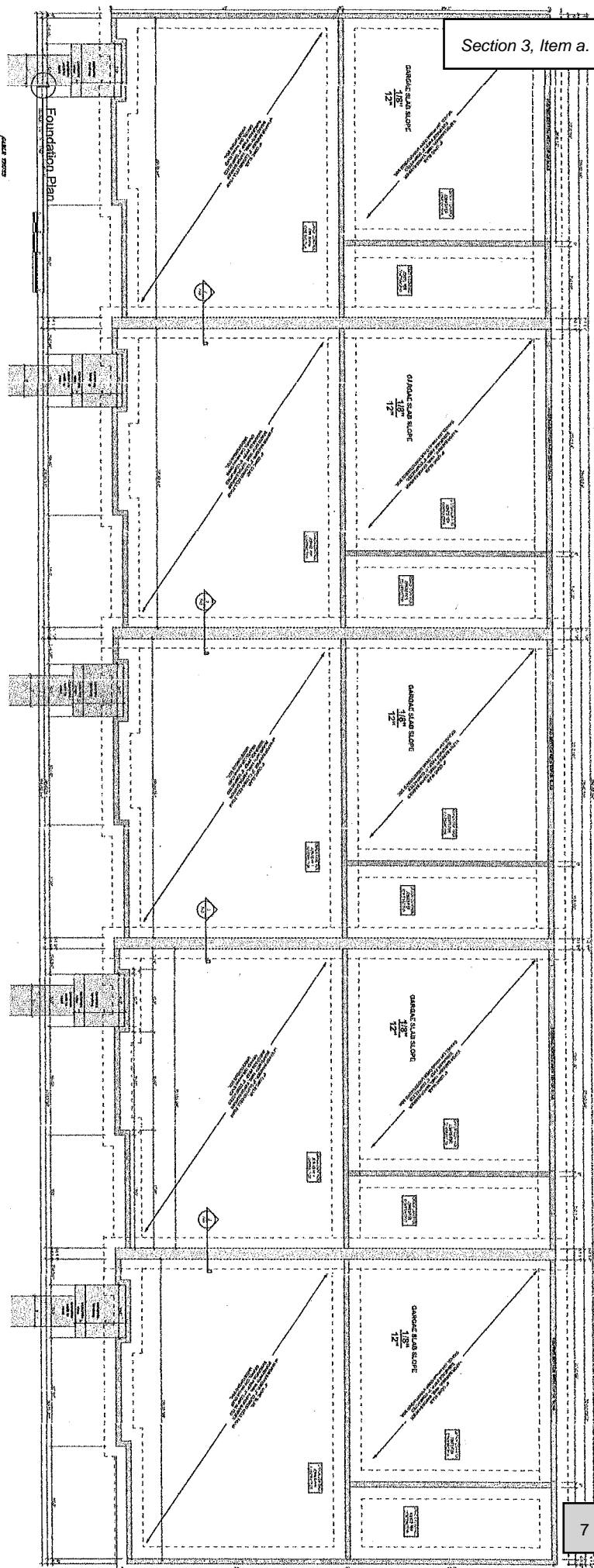
GABRIEL SLAB SOLE
10' x 12'

GABRIEL SLAB SOLE
10' x 12'

GABRIEL SLAB SOLE
10' x 12'

Foundation Plan

7



Section 3, Item a.

GABRIEL SLAB SOLE
10' x 12'

GABRIEL SLAB SOLE
10' x 12'

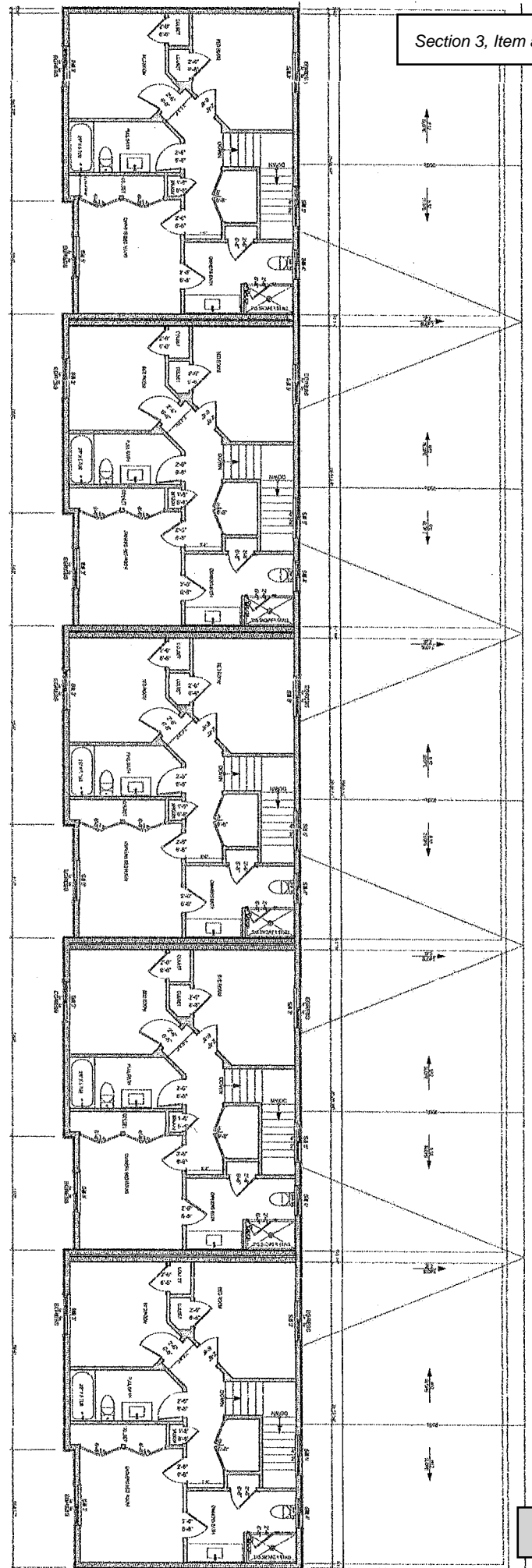
GABRIEL SLAB SOLE
10' x 12'

GABRIEL SLAB SOLE
10' x 12'

Foundation Plan

2

[illegible]



1 First Floor Plan

[illegible]

[illegible]

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group was exposed to a standard 12-hour shift, while the experimental group was exposed to a 12-hour shift with a 4-hour break. The subjects were then divided into two subgroups: the control subgroup and the experimental subgroup. The control subgroup was exposed to a standard 12-hour shift, while the experimental subgroup was exposed to a 12-hour shift with a 4-hour break. The subjects were then divided into two subgroups: the control subgroup and the experimental subgroup. The control subgroup was exposed to a standard 12-hour shift, while the experimental subgroup was exposed to a 12-hour shift with a 4-hour break.

DATE: 11/21/2000	PROJECT NUMBER:	LOCATION: TOWNHOUSE
TIME: 10:00 AM		DEVELOPER:
	A-6	ALYX ENGINEER
		CLINT ALBERT
	ROOF PLAN	LOCATION: WINDING
		POLYMER
		ANALYST: MURRAY

CITY OF MAUSTON

303 MANSION ST

MAUSTON, WI 53948-1329

Receipt Nbr:

Date:

Check

Section 3, Item a.

RECEIVED
FROM

BUILDING & ZONING PERMITS

\$250.00

Type of Payment**Description****Amount**

Accounting

Account Nbr: 100-00-44400-000-000

250.00

Bldg & Zoning Permit

AAB Properties LLC C.U.P. ck #4014

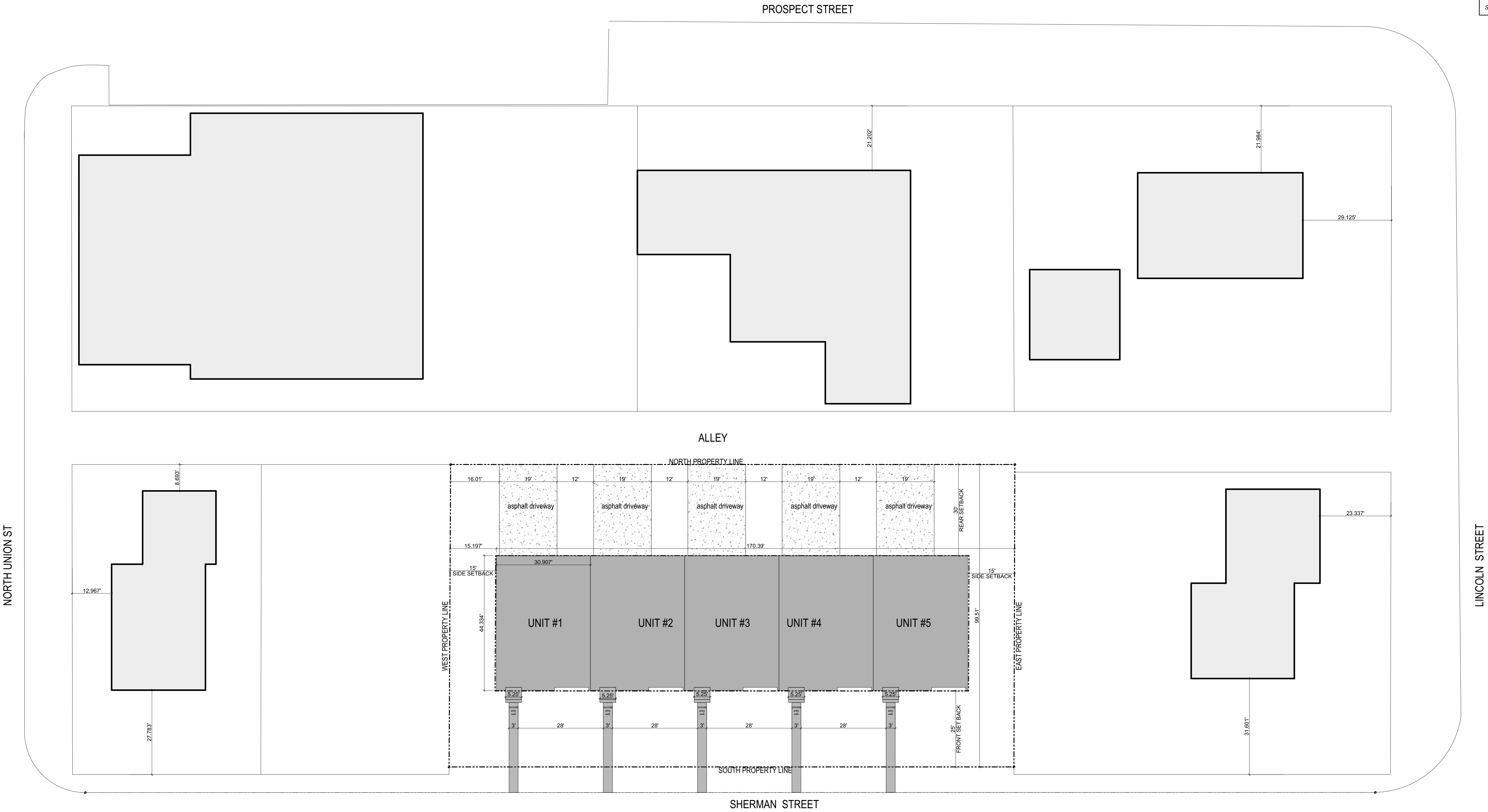
TOTAL RECEIVED250.00

Receipt Memo:

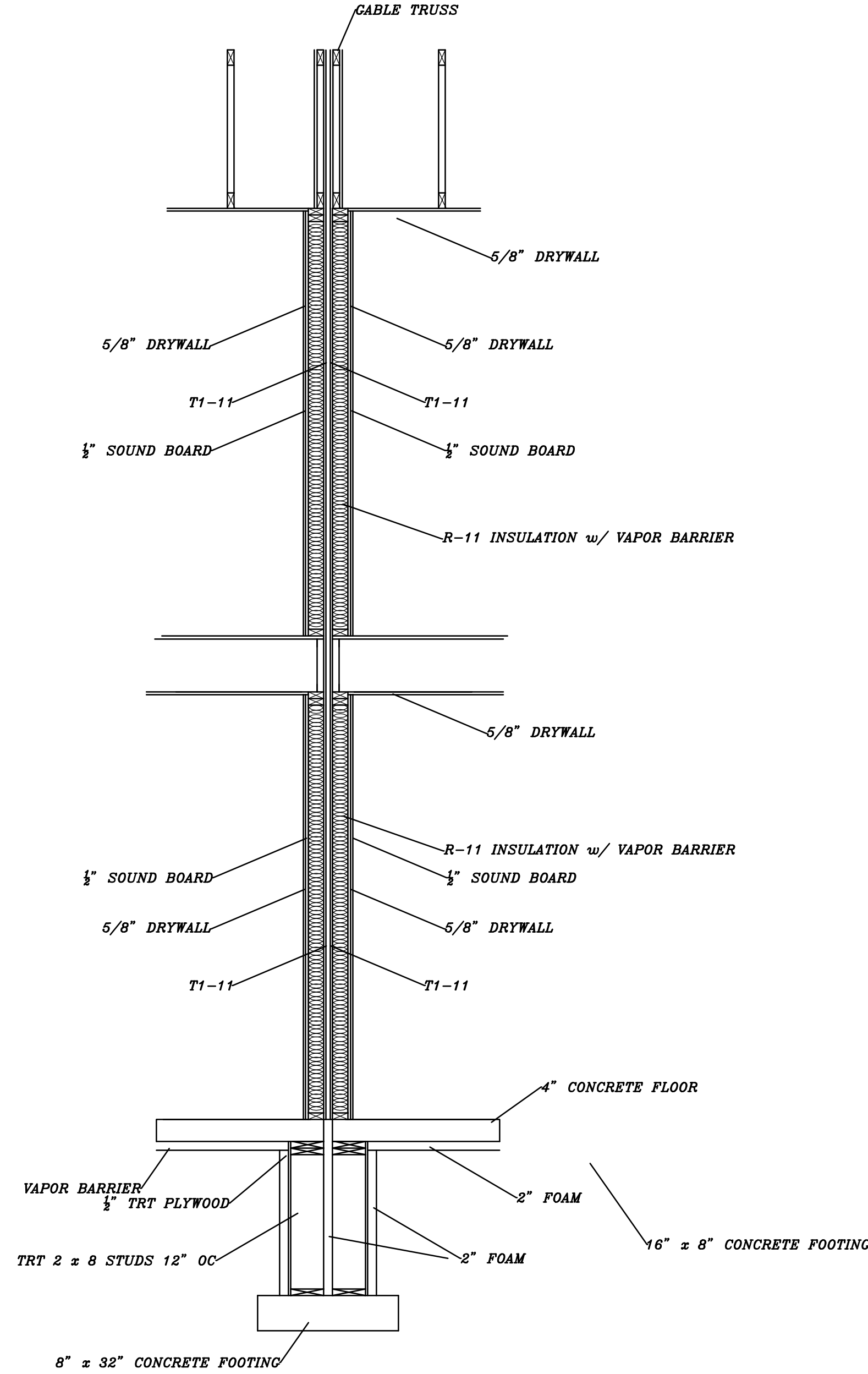
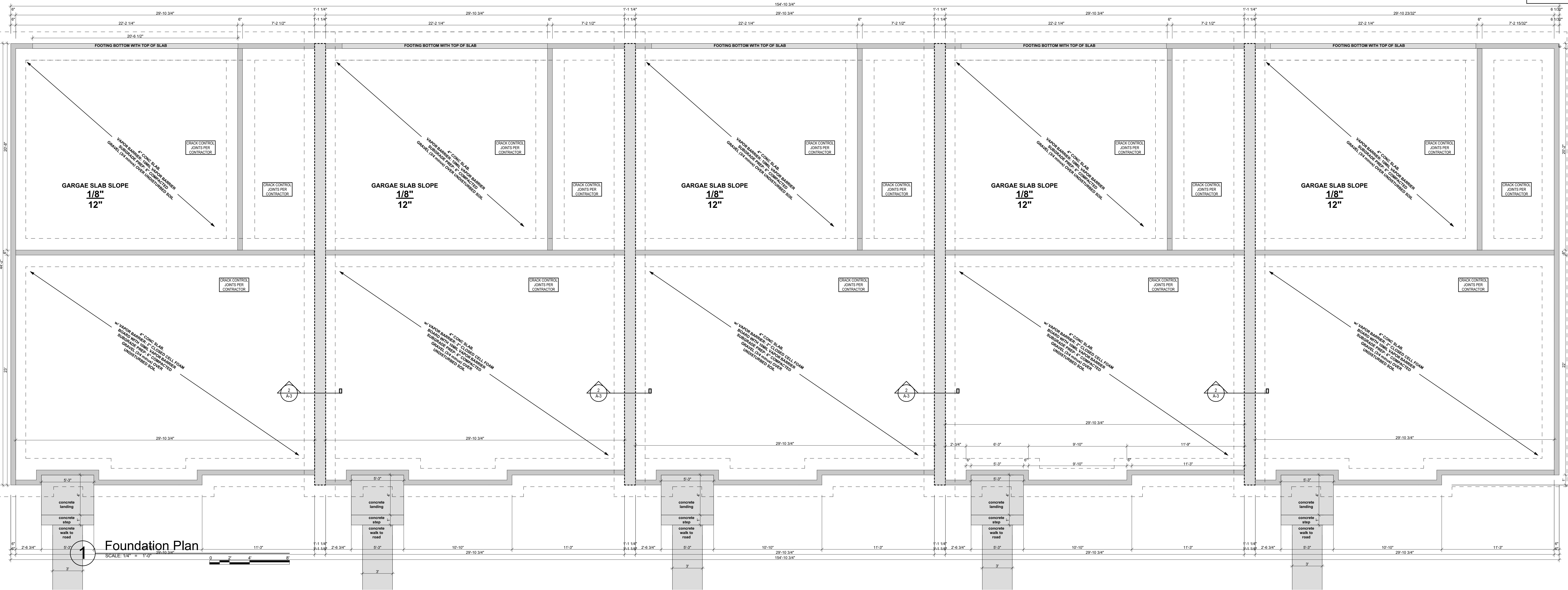
AAB Properties LLC C.U.P. ck #4014



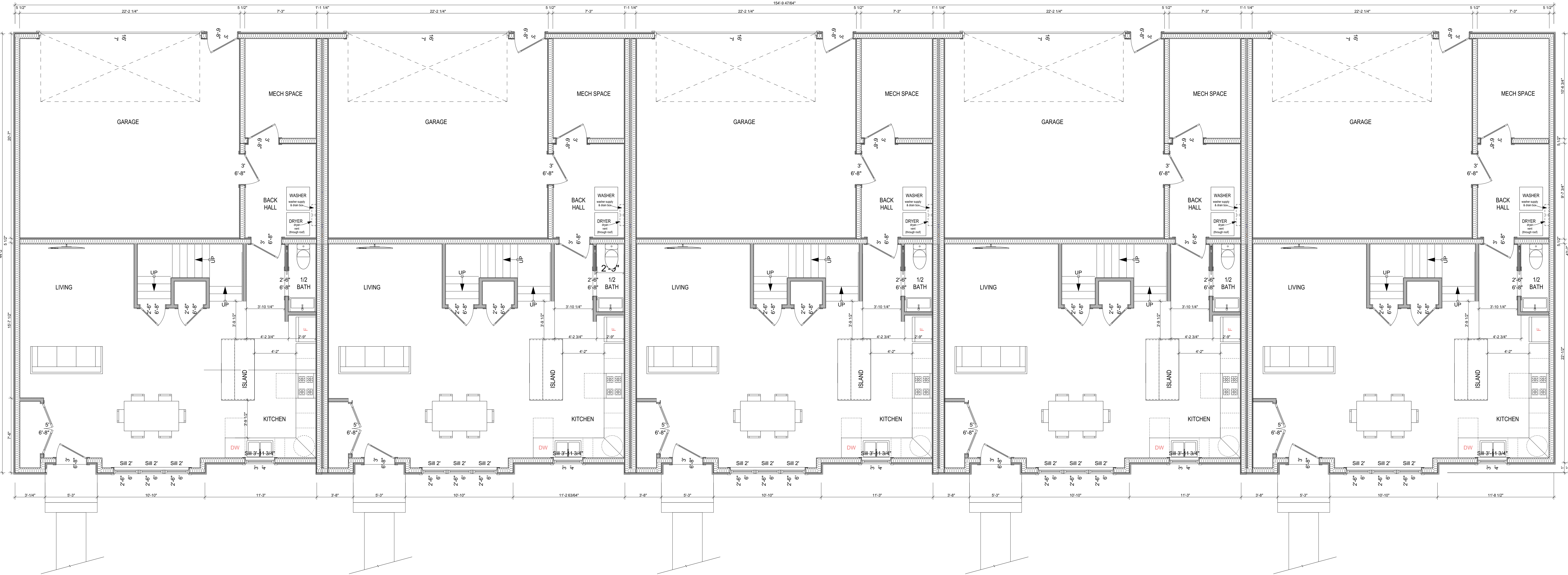
	DATE: 8/29/2024	SHEET NUMBER: <div>A-2</div>	MAUSTON TOWNHOUSE DEVELOPMENT	
	REVISIONS			
		ALEX BERGENSKI		
		#Client Address1		
		MAUSTON , WI #Client Postcode		
		PROPOSED SITE PLAN -2		
			Plotted On: 8/29/2024	



	DATE: 8/6/2024	SHEET NUMBER: A-2	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode	
	REVISIONS			
		PROPOSED SITE PLAN -2		
			Plotted On: 8/6/2024	



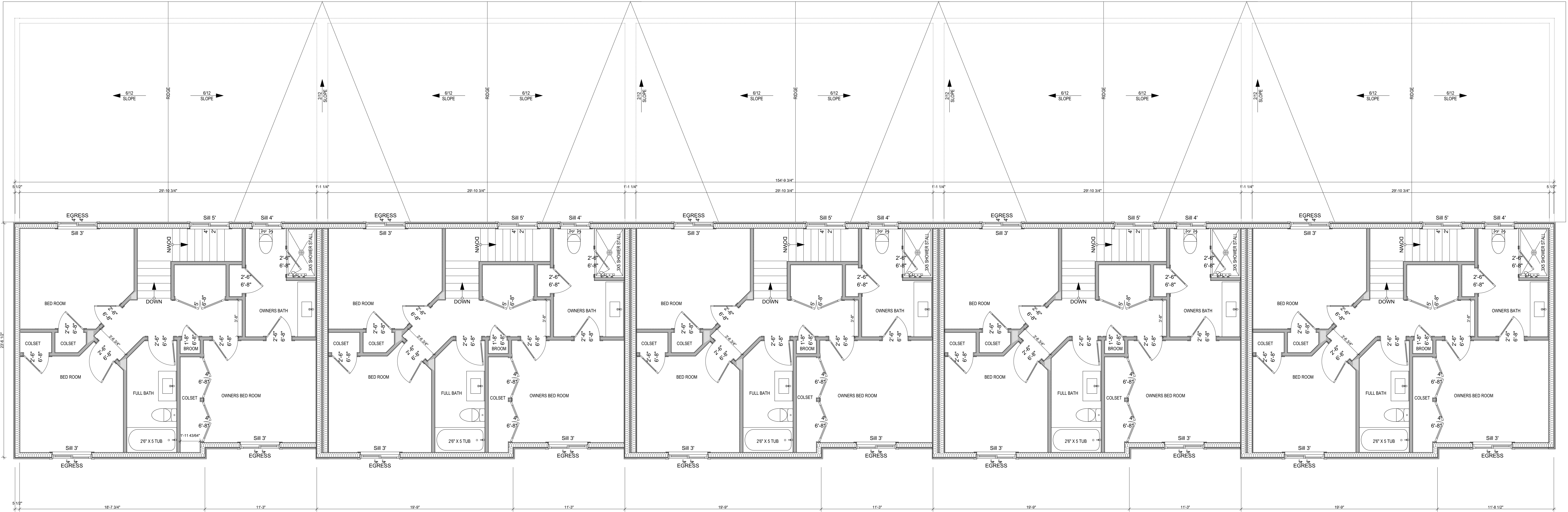
	DATE: 8/6/2024	SHEET NUMBER: A-3	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode Plotted On: 8/6/2024	
	REVISIONS			
		FOUNDATION PLAN		



1 First Floor Plan
SCALE: 1/4" = 1'-0"



	DATE: 8/6/2024	SHEET NUMBER: A-4	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode <small>Plotted On: 8/6/2024</small>
	REVISIONS		
		First Floor Plan	



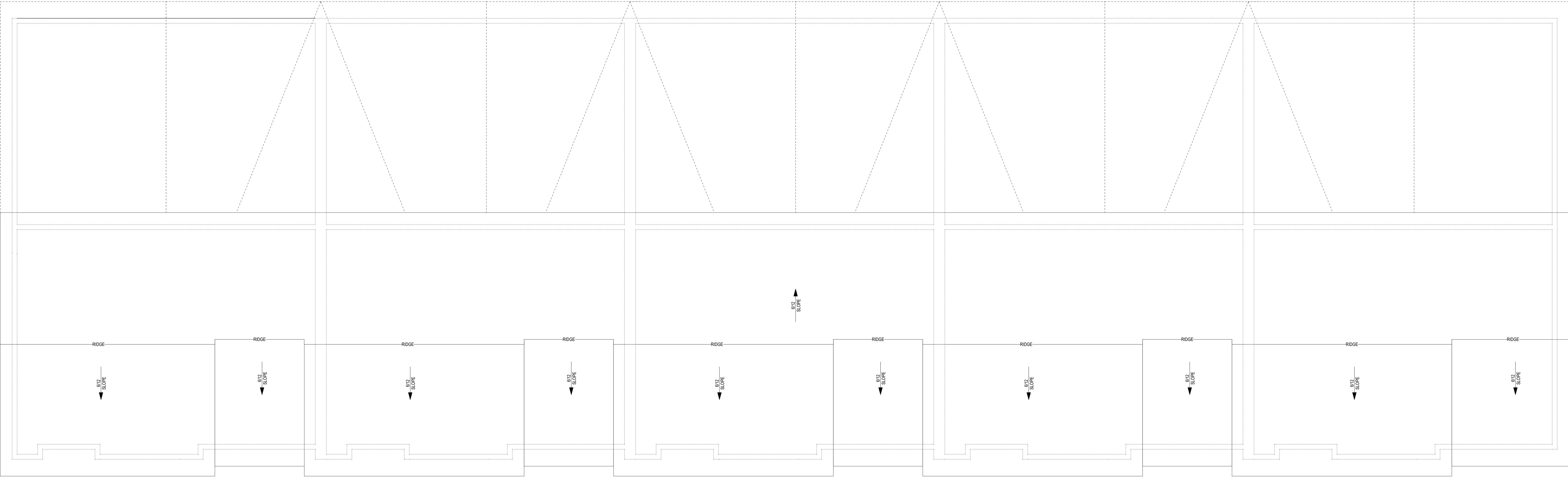
1

First Floor Plan

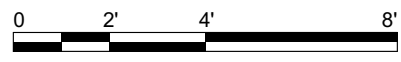
SCALE: 1/4" = 1'-0"



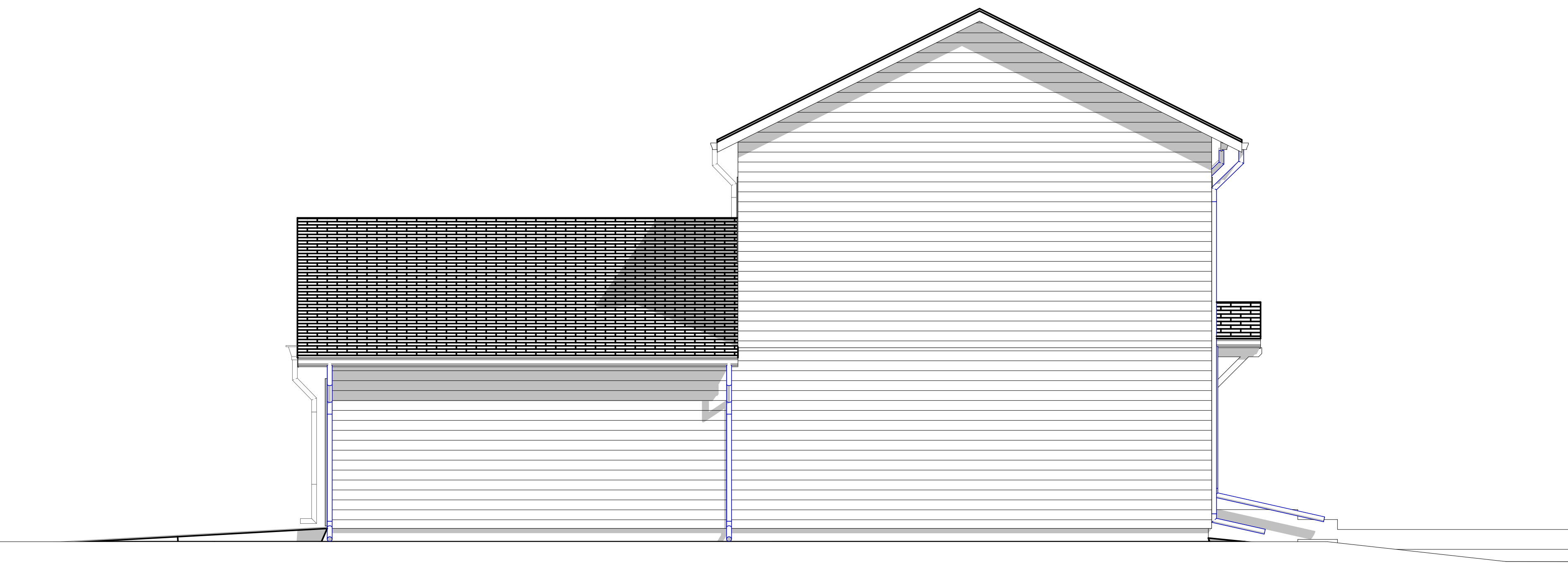
	DATE: 8/6/2024	SHEET NUMBER: A-5	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode Plotted On: 8/6/2024	
	REVISIONS			
		Second Floor Plan		



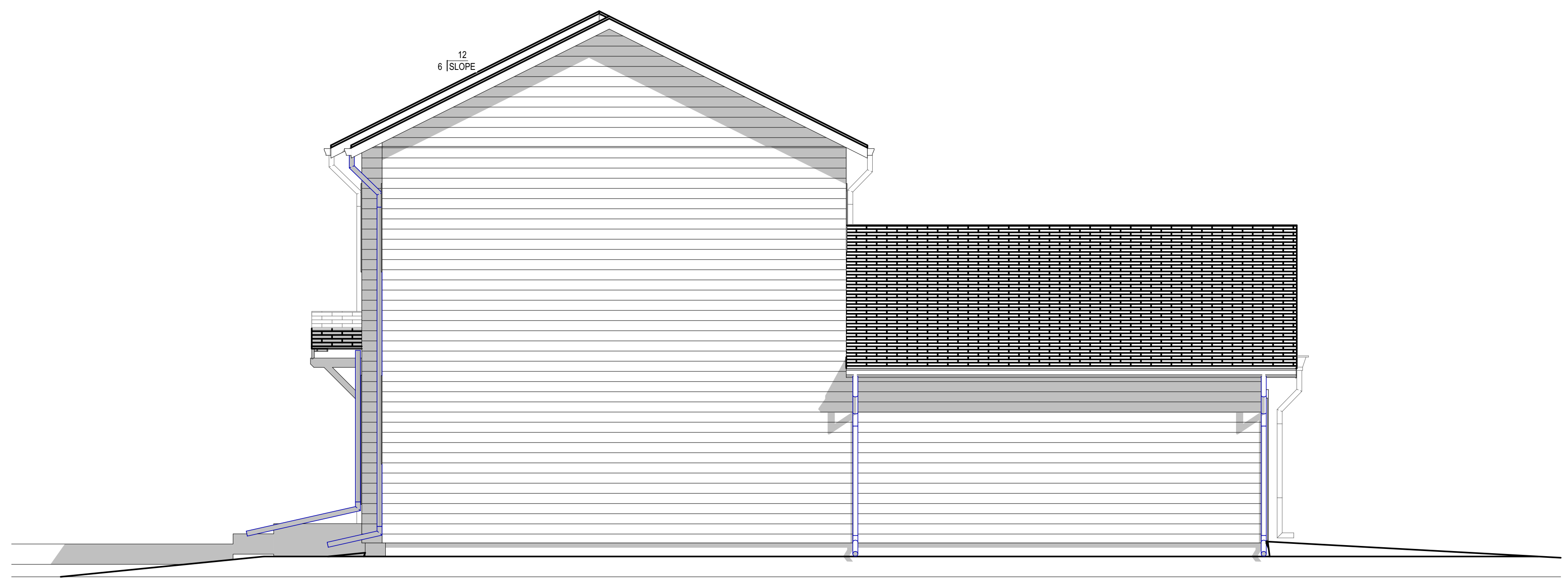
1 First Floor Plan
SCALE: 1/4" = 1'-0"



	DATE: 8/6/2024	SHEET NUMBER: A-6	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode <small>Plotted On: 8/6/2024</small>	
	REVISIONS			
		ROOF PLAN		



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

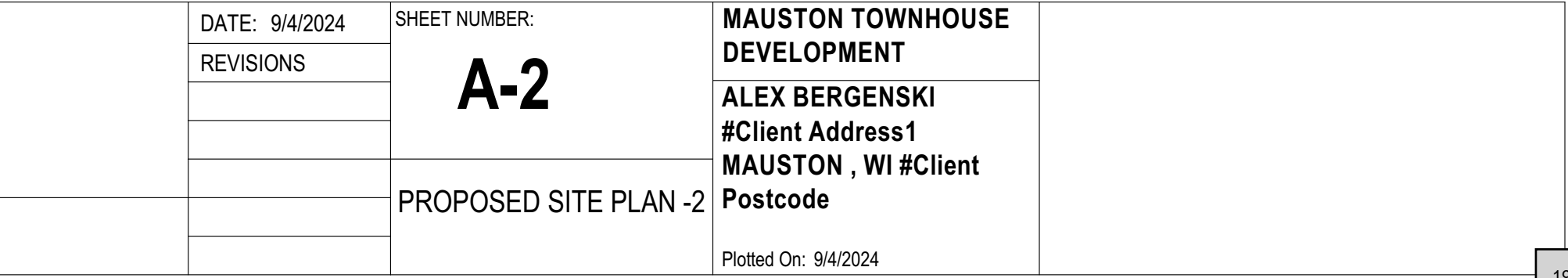


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	DATE: 8/6/2024	SHEET NUMBER:	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode <small>Plotted On: 8/6/2024</small>
		A-18	
		ELEVATIONS	





	DATE: 8/29/2024	SHEET NUMBER: <div>A-2</div>	MAUSTON TOWNHOUSE DEVELOPMENT ALEX BERGENSKI #Client Address1 MAUSTON , WI #Client Postcode		
	REVISIONS				
		PROPOSED SITE PLAN -2			
			Plotted On: 8/29/2024		

CITY OF MAUSTON
NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT

Notice is hereby given that a public hearing will be held before the City Council of the City of Mauston on October 8, 2024, at 6:30 P.M. or soon thereafter as the matter may be heard in the Council Chambers, City Administration Offices, 303 Mansion Street, Mauston, WI for the purpose of hearing all interested parties, their attorneys or agents with respect to the application submitted by AAB Properties LLC, Alex Bergenske for a multi-family townhome development located on a vacant lot on Sherman Street. The property is more precisely identified by the following tax parcel ID number:

292510422

The City of Mauston will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The City Clerk can be reached at: 608-847-6676.

Dated this 12th day of September 2024.

Allison Schwark
Zoning Administrator

Publish 2x: 09/19/24 & 09/26/24
Juneau County Star-Times

City of Mauston Resolution 2024-P-05

RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A MULTI-FAMILY TOWNHOME DEVELOPMENT AND GROUP DEVELOPMENT ON SHERMAN STREET.

Return Address: City of Mauston
Attn: Allison Schwark
303 Mansion Street
Mauston, Wisconsin 53948

Parcel I.D. **292510422**

APPLICANT: AAB Properties LLC, Alex Bergenske

PROPERTY OWNER: AAB Properties LLC

PROPERTY AFFECTED: 292510422
 Address: Vacant

Legal Description:
BROOKLYN HEIGHTS, LOT 1, CSM #5155, DOC 762185; LOTS 3, 4 & 5, BLK 3

WHEREAS, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has conducted a thorough review on said application and has carefully evaluated the application, along with input from City staff and consultants.

NOW, THEREFORE, the Plan Commission of the City of Mauston does hereby resolve as follows:

BE IT FURTHER RESOLVED that the Mauston Plan Commission finds that this application for a Conditional Use satisfies the standards required by Section 114-288 of the Zoning Ordinance, specifically as follows:

- (a) The Plan Commission finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.

- (b) The Plan Commission finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant’s proposal, including the Applicant’s suggestions to ameliorate any adverse impacts.

BE IT FURTHER RESOLVED that the Mauston Plan Commission approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

1. APPROVED USE. The Applicant is hereby authorized to use the property, which is located in the Neighborhood Business District, for the principal land use of multi-family residential 5 unit townhome building, which is allowed as a “conditional use” pursuant to Sec. 114-46, subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.

2. SITE PLAN APPROVAL. The Site Plan, dated September 4, 2024, which is attached hereto and incorporated herein by reference, is approved. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the

City. All areas in which vehicles are parked on shall be surfaced with asphalt, concrete, or similar materials.

3. GARBAGE. The Site Plan shows the location of garbage enclosures. The construction and maintenance of the garbage enclosure shall be in conformance with the standards of Article V of the Zoning Ordinance and with the Site Plan. The Applicant shall provide for garbage collection at such intervals to avoid spill-over of garbage from these enclosures.

4. OUTSIDE STORAGE. No outside storage shall be permitted.

5. ACCESSORY STRUCTURES. No accessory structures are approved or permitted.

6. DRIVEWAYS AND ACCESS.

(a) The access and driveway shall comply with the standards of Article 5 of the zoning ordinance.

7. COMPLETION DATE. The property may not be used or occupied for the Conditional Use granted herein until **ALL** the terms and conditions of this document are completed and fulfilled.

8. CHANGES. Pursuant to section 114-288 of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for “minor” changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administer shall determine, in his/her sole discretion, whether a change is “minor”. All changes which are not “minor” shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

9. OTHER REGULATIONS. Nothing herein shall constitute a waiver or limitation of the Applicant’s compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

10. ENFORCEMENT. The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved. The City

Zoning department or designee shall have the authority to enter onto the property for systematic inspections if desired.

11. RECORDING. A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

12. BINDING AFFECT: This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Plan Commission.

13. APPLICANT / OWNER APPROVAL. This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this ____day of _____, 2024.

CITY OF MAUSTON COMMON COUNCIL

Approved: _____ **Attest:** _____
Daryl DD Teske, Mayor Daron Haugh, Administrator

APPLICANT APPROVAL

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: _____ Dated: _____

Print Name: _____

This document drafted by:
Allison Schwark-Zoning Administrator, Mauston, WI 53948

City of Mauston Resolution 2024-P-06

RESOLUTION APPROVING CONDITIONAL USE

Return Address: City of Mauston
Attn: Nicole Lyddy
303 Mansion Street
Mauston, Wisconsin 53948

Parcel I.D. 29-251-1648.1

APPLICANT: Jay Mittelstaedt

PROPERTY OWNER: Jay Mittelstaedt

PROPERTY AFFECTED:
Address: 754, 756, and 800 N Union St, Mauston, WI 53948

Legal Description: Lot 1 of Certified Survey Map No. 5137 recorded April 24, 2024 of Certified Survey Maps, as Document No. 761241, being a redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4, and 5 in Block 4 and Lots, 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest ¼, Southwest ¼ and Southeast ¼ of the Southwest ¼ of Section 6, township 15 North, Range 4 East, in The City of Mauston, Juneau County, Wisconsin.

WHEREAS, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has reviewed the application, site plan and the resolution, and has recommended approval to the Common Council: and

WHEREAS, the Common Council has conducted a public hearing on said application and has carefully evaluated the application, along with input from Plan Commission, and City staff.

NOW, THEREFORE, the Common Council of the City of Mauston does hereby resolve as follows:

BE IT FURTHER RESOLVED that the Mauston Common Council finds that this application for a Conditional Use satisfies the standards required by Section 114-288 of the Zoning Ordinance, specifically as follows:

- (a) The Common Council finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (b) The Common Council finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the

Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.

- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits (e.g. new retail business) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant’s proposal, including the Applicant’s suggestions to ameliorate any adverse impacts.

BE IT FURTHER RESOLVED that the Mauston Common Council approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Common Council or until the Applicant ceases the use of the property which is conditionally approved herein:

- 1. **APPROVED USES.** The Applicant is hereby authorized to use the property, which is located in the Planned Business District, for the principal land use of “Group Development”, which is allowed as a “conditional use” pursuant to Sec. 114-130 of the zoning ordinance, and consisting of the following uses subject to all the general regulation of the zoning ordinances and to the conditions listed:
 - a) Indoor Sales and Service (114-124(c)) – Jay’s Powers Sports and Dollar Tree
 - b) Indoor Commercial Entertainment (114-124(g)) - Subway
 - c) Indoor Maintenance Service (114-124(e)) Jay’s Power Sports service dept
 - d) Outdoor Sales and Service (114-124(d)) – Jay’s Power Sports display area

No other use classifications may be allowed without first obtaining an amendment to this Resolution.

2. **SITE PLAN APPROVAL.** The Site Plan, dated 9/13/24, which is attached hereto and incorporated herein by reference, is approved. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.

3. **LANDSCAPING.** There are no proposed changes to the existing landscaping.
4. **SIGNAGE.** Existing signage for Subway and Dollar Tree will not change. There is no signage plan for Jay's Power Center. A signage plan will be submitted at a later date.
5. **GARBAGE.** The Site Plan shows the location of garbage dumpster area in conformance with the standards of 114-181 of the Zoning Ordinance. The Applicant shall provide for garbage collection at such intervals to avoid spill-over of garbage from these enclosures.
6. **OUTSIDE STORAGE.** Outside storage of merchandise and equipment shall be permitted in display area as shown on site plan.
7. **LIGHTING.** There are no proposed changes to the existing lighting. The site plan shows the location of the existing parking lot light poles.
8. **ACCESSORY STRUCTURES.** No accessory structures are approved or permitted.
9. **PARKING.** The site plan shows the location of approximately 300 customer parking stalls.
10. **SNOW REMOVAL.** The Site Plan adequately identifies areas designated for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.
11. **SUBDIVISION.** In the future, the owner will not be able to subdivide this Property for sale to separate owners. Furthermore, ownership of the entire apartment complex shall remain under the ownership and control of a single entity so that the appearance of all the buildings in the entire Site can be maintained as a unified whole.
12. **CERTIFICATE OF OCCUPANCY.** Upon completion of the project authorized by this Resolution and before the project is used or occupied for the Conditional Use granted herein, the Applicant shall notify the City Zoning Administrator, who shall inspect the project and, if appropriate, shall issue a Zoning Certificate of Occupancy, pursuant to section 114-292 of the Mauston Zoning Ordinance.
13. **CHANGES.** Pursuant to section 114-288 of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for "minor" changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administer shall determine, in his/her sole discretion, whether a change is "minor". All changes which are not "minor" shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.
14. **OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant's compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.
15. **ENFORCEMENT.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of

this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

16. RECORDING. A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

17. BINDING AFFECT: This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Common Council.

18. APPLICANT / OWNER APPROVAL. This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this _____ day of _____, 2024.

CITY OF MAUSTON PLAN COMMISSION

Approved: _____ **Attest:** _____
Darryl Teske, Mayor Daron Haugh, Administrator

APPLICANT APPROVAL

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: _____ Dated: _____

Print Name: _____

This document drafted by: Allison Schwark, Zoning Administrator, Mauston, WI 53948

THE CITY OF Mauston

CHAPTER 114 ZONING APPLICATION FORM

I. APPLICANT INFORMATION

Name: Jay Mittelstaedt
 Address: 1515 E Main St Reedsburg, WI 53959
 Telephone: 608-415-0058 Fax: _____

II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name: "SAA"
 Address: _____
 Telephone: _____ Fax: _____

III. CONSULTANT(S) INFORMATION (Applicant's Architect, Engineer, Developer, Builder) (Attach additional sheets if necessary)

Name: Holtz Builders INC
 Address: 101 Miller Dr Lake Dutton, WI 53940
 Telephone: 608-253-0990 Fax: _____
 State License/Certification #: _____ Expiration Date: _____

IV. PROPERTY INFORMATION

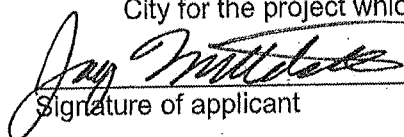
Address: 800 North Union St Mauston, WI 53948
 Tax Parcel #: 2925-11648.1 Attach a copy of the Owner's deed to the property.
 Approximate Cost of Project: \$2M

V. ZONING APPLICATION (Check the type(s) of application(s) you are submitting) (Refer to Zoning Ordinance Chapter 114, Article. VIII: Procedures and Administration, for details)

	(Checklist No.)
Amendment of Zoning Regulations (per Section 114-285)	1 <input type="checkbox"/>
Amendment to the Official Zoning Maps (per Section 114-286)	2 <input type="checkbox"/>
Zoning Permit for (check as appropriate)	
Permitted Use (per Section 114-287) (May require site plan)	3 <input type="checkbox"/>
Conditional Use (per Section 114-288) (Requires site plan)	4 and 7 <input checked="" type="checkbox"/>
Temporary Use (per Section 114-289)	5 <input type="checkbox"/>
Sign Permit (per Section 114-290)	6 <input type="checkbox"/>
Site Plan Approval (per Section 114-291)	7 <input type="checkbox"/>
Zoning Certificate of Occupancy (per Section 114-292)	na <input type="checkbox"/>
Variance (per Section 114-293) (Requires site plan)	8 <input type="checkbox"/>
Ordinance Interpretation (per Section 114-294)	9 <input type="checkbox"/>
Appeal of Zoning Decision (per Section 114-295)	10 <input type="checkbox"/>
Creation of Planned Development District (per Section 114-296)	11 <input type="checkbox"/>
Other Permits/Licenses (D.P.W./Fire/Clerk)	12 <input type="checkbox"/>

VI. CERTIFICATION BY APPLICANT AND PROPERTY OWNER

I (We) hereby certify that the above and foregoing information, including any information on attached forms, documents or drawings submitted herewith, is true and correct. I (We) understand that the work proposed to be performed and the improvements proposed to be installed pursuant to this application, may not be commenced until an appropriate permit for such work and improvement has been issued by the City. I (We) understand that all work performed and improvements installed pursuant to this application, must conform with all applicable City Ordinances, State Building Codes, and the specific terms and conditions of the permit granted. I (We) understand that the submission of false or misleading information on this Application, or on the forms, documents or drawings submitted herewith, shall justify rejection of this application by the City, forfeiture of the fees paid herewith, and rejection of any future application to the City for the project which is the subject of this application.


Signature of applicant

9/13/24
Date

Signature of Property Owner (if different from Applicant)

Date

VII. AGREEMENT REGARDING PAYMENT OF REIMBURSABLE COSTS

1. The undersigned acknowledge that he/she/they have read the Ordinance 114-301(d), and understand and agree that he/she/they are the "applicant" as referred to in said Ordinance, and do hereby agree to comply with said Ordinance.
2. The undersigned agree that the submittal of this Application shall constitute an acknowledgment and agreement by the undersigned to pay the Reimbursable Costs referred to in Ordinance 114-301(d). These costs may include the cost of time spent by the City Staff and the Fees of Engineers, Architects, Landscape Architects, Urban Planners, Attorneys, Accounts, or other professional consultants used to review and evaluate the Application, and to meet with the Applicant, to review and evaluate the Site Plan, and to meet with the Developer, to meet with the Plan Commission, and to assist the City in all aspects of review and action upon the development proposed by the Site Plan.
3. The Undersigned agrees to pay these Reimbursable Costs as follows:
 - (a) In advance, such amounts as may be requested by the City, and
 - (b) Within ten (10) days of receipt of a bill(s) from the City, such additional amounts as may be requested by the City.

The City may delay acceptance or approval of any application, or may delay any required hearing or interim administrative action on any application, until such time as such costs are paid.


Signature of applicant

9/13/24
Date

Signature of property owner (if different from applicant)

Date

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED
Document Name

Document No.

THIS DEED, made between
MKB Mauston, LLC
("Grantor," whether one or more), and
MOH Holdings, LLC, a Wisconsin limited liability company
("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described
real estate, together with the rents, profits, fixtures and other appurtenant
interests, in County of Juneau, State of Wisconsin ("Property") (If more space is
needed, please attach addendum):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Recording Area

Name and Return Address:
Jay Mittelsteadt
MOH Holdings, LLC
1615 E. Main Street
Reedsburg, WI 53959

Part of 202511648.1

Parcel Identification No. (PIN)

Grantor warrants that the title to the Property is good, indefeasible in fee simple
and free and clear of encumbrances arising by, through, or under Grantor, except:

This is not homestead property.

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of
utility and municipal services, recorded building and use restrictions and covenants, that certain Declaration of
Easements and Restrictions recorded on April 26, 2024, as Document No. 761295, and general taxes levied in the
year of closing.

Dated: May 15, 2024

MKB Mauston, LLC

BY:

Kirk Stoa, Vice President

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney William J. Rudolph

ACKNOWLEDGMENT

State of Wisconsin
County of La Crosse

Personally came before me on 5/19/24
the above named Kirk Stoa, Vice President, to me known to be the
person(s) who executed the foregoing instrument and
acknowledged the same.

Tara Reiter-Marole
Notary Public

My commission (is permanent) (expires: 11/6/26)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED
*Type name below signatures

2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

EXHIBIT "A"
Legal Description

Lot 1 of Certified Survey Map No. 5137 recorded April 24, 2024 of Certified Survey Maps, as Document No. 761241, being a redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin.

Part of Tax Key No: 292511648.1

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures

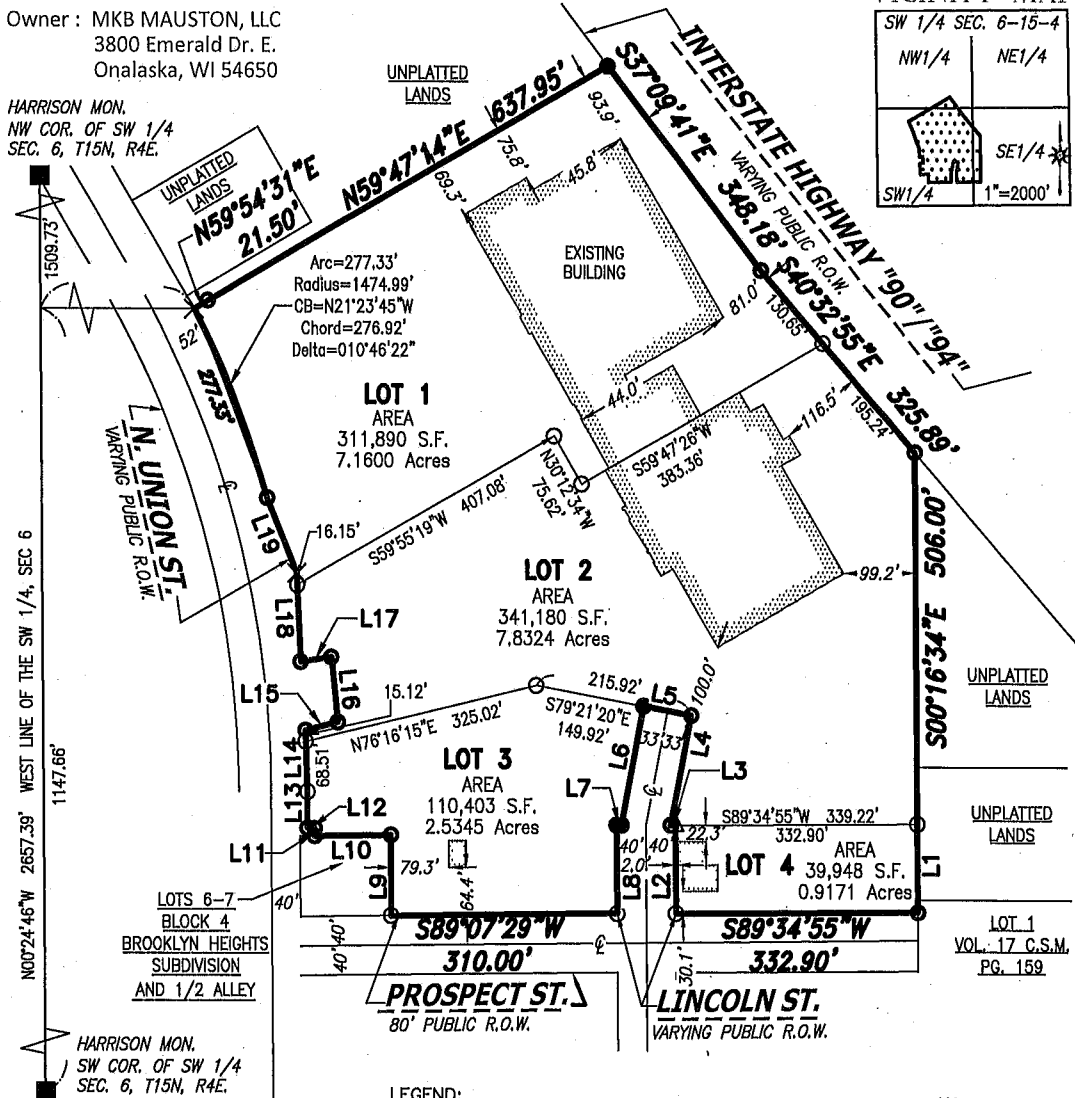
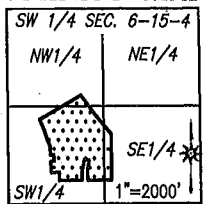
CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin.

Owner: MKB MAUSTON, LLC
3800 Emerald Dr. E.
Onalaska, WI 54650

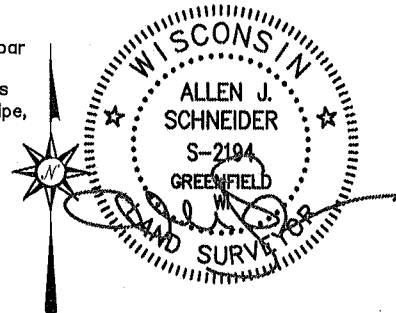
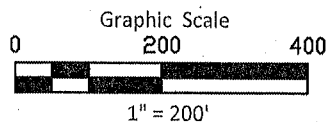
All bearings are referenced to the Juneau County Coordinate System, (NAD83/2011) in which the West line of the SW 1/4, Sec. 6, bears N00°24'46"W

VICINITY MAP



NOTE: Alley was vacated by the City of Mauston per Resolution No. 90-19 and Recorded in Doc. No. 303965. The City of Mauston, by execution of this Certified Survey Map, ratifies and confirms that it has no right, title, or interest in the portions of the vacated alley lying within the lots created by this Certified Survey Map.

- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - △ - Denotes Found 2" Iron Pipe
 - × - Denotes Found Chiseled Cross
 - - Denotes Set 1" X 18" Iron pipe, 1.5 LBS./FT.



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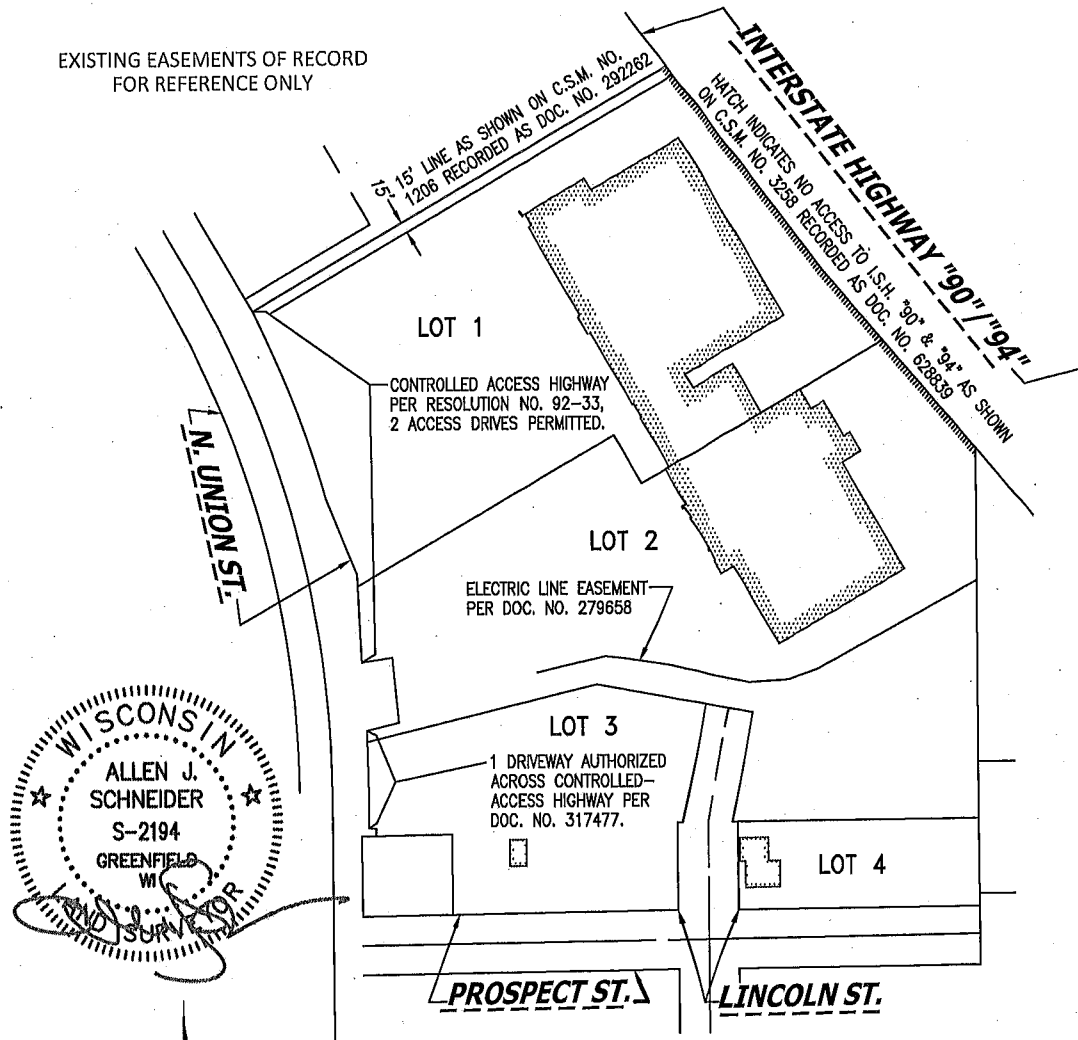
This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 26, 2024
Survey No. 5182.20-lpm
Sheet 1 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin.

EXISTING EASEMENTS OF RECORD
FOR REFERENCE ONLY



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°25'05"E	120.00'
L2	N00°25'05"W	120.00'
L3	S89°34'55"W	6.32'
L4	N10°39'28"E	152.09'
L5	N79°21'20"W	66.00'
L6	S10°39'28"W	164.61'
L7	S89°42'44"W	6.50'
L8	S00°25'05"E	119.71'
L9	N00°21'06"W	109.76'
L10	S89°06'48"W	103.98'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L11	N00°15'17"W	10.15'
L12	N85°15'55"W	9.98'
L13	N00°15'08"W	49.20'
L14	N01°49'00"W	83.63'
L15	N76°00'59"E	46.23'
L16	N05°51'26"W	89.08'
L17	S81°48'18"W	42.59'
L18	N02°47'35"W	120.51'
L19	N22°08'44"W	110.70'

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Professional Land Surveyor S-2194

Date: March 26, 2024
Survey No. 5182.20-lpm
Sheet 2 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

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STATE OF WISCONSIN)

:SS

MILWAUKEE COUNTY)

I, Allen J. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redvision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin:

COMMENCING at the Southwest corner of the Southwest 1/4 of said Section 6; thence North 00°24'46" West along the West line of said 1/4 Section 1150.80 feet to a point; thence East 435.86 feet to a point on the East line of North Union Street and the point of beginning of the lands hereinafter described; thence North 59°54'31" East 21.50 feet to a point; thence North 59°47'14" East 637.95 feet to a point on the West line of Interstate Highway "90"/"94"; thence South 37°09'41" East along said West line 348.18 feet to a point; thence South 40°32'55" East 325.89 feet to a point; thence South 00°16'34" East 506.00 feet to a point; thence South 00°25'05" East 120.00 feet to a point on the North line of Prospect Street; thence South 89°34'55" West along said North line 332.90 feet to a point at the intersection of the North line of Prospect Street and the East line of Lincoln Street; thence North 00°25'05" West along the East line of Lincoln Street 120.20 feet to a point; thence South 89°34'55" West along said East line 6.32 feet to a point; thence North 10°39'28" East along said East line 152.09 feet to a point on the North line of Lincoln Street; thence North 79°21'20" West along said North line 66.00 feet to a point on the West line of Lincoln Street; thence South 10°39'28" West along said West line 164.61 feet to a point; thence South 89°42'44" West along said West line 6.50 feet to a point; thence South 00°25'05" East along said West line 119.71 feet to a point at the intersection of the West line of Lincoln Street and the North line of Prospect Street; thence South 89°07'29" West along the North line of Prospect Street 310.00 feet to the Southeast corner of Lot 6, Block 4 in Brooklyn Heights Subdivision; thence North 00°21'06" West along the East line of said Lot and its East extension 109.76 feet to a point; thence South 89°06'48" West 103.98 feet to a point on the East line of North Union Street; thence North 00°15'17" West along said East line 10.15 feet to a point; thence North 85°15'55" West along said East line 9.98 feet to a point; thence North 00°15'08" West along said East line 49.20 feet to a point; thence North 01°49'00" West along said East line 83.63 feet to a point; thence North 76°00'59" East along said East line 46.23 feet to a point; thence North 05°51'26" West along said East line 89.08 feet to a point; thence South 81°48'18" West along said East line 42.59 feet to a point; thence North 02°47'35" West along said East line 120.51 feet to a point; thence North 22°08'44" West along said East line 110.70 feet to a point; thence Northwesterly 277.33 feet along said East line and arc of a curve, whose center lies to the Southwest, whose radius is 1474.99 feet, and whose chord bears North 21°23'45" West 276.92 feet to the point of beginning.

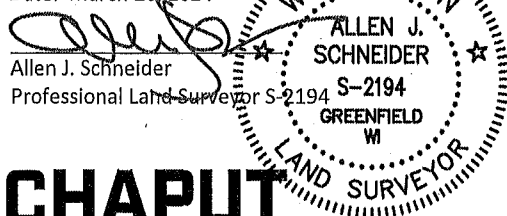
Said lands as described contains 803,421 square feet or 18.4440.

That I have made such survey, land division and map by the direction of MKB MAUSTON, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mauston Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: March 26, 2024



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Survey No. 5182.20-lpm
Sheet 3 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

STATE OF WISCONSIN} :SS
_____ COUNTY}

MKB MAUSTON, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of Mauston and Chapter 236 of the Wisconsin Statutes.

MKB MAUSTON, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Mauston.

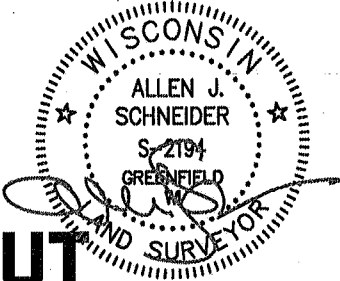
IN WITNESS WHEREOF, the MKB MAUSTON, LLC has caused these presents to be signed by the hand of _____, on this _____, day of _____, 20__.

MKB MAUSTON, LLC
By: _____
Its: _____

STATE OF WISCONSIN} :SS
_____ COUNTY}

Personally came before me this _____ day of _____, 20__, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____ My commission expires: _____
(Notary Seal)



CHAPUT
LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider.
Professional Land Surveyor S-2194

Date: March 26, 2024
Survey No. 5182.20-lpm
Sheet 4 of 6 Sheets

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CONSENT OF ENTITY MORTGAGEE

_____, a corporation duly organized and existing by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Type or Print Name: _____

Title: _____

STATE OF _____ }
 _____ :SS
 _____ COUNTY }

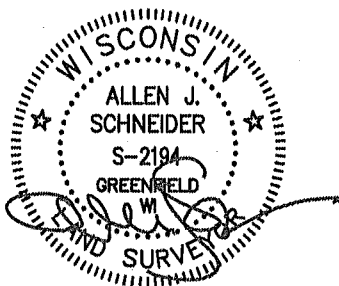
Personally came before me this ____ day of _____, 20____, _____ of the above named entity, to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____

Print Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



CHAPUT LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

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www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 26, 2024
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Sheet 5 of 6 Sheets

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COMMON COUNCIL APPROVAL

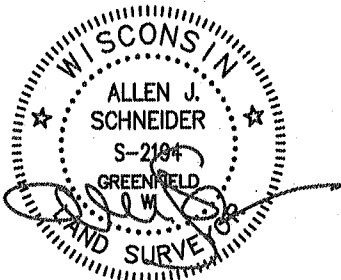
Approved by the Common Council of the City of Mauston, Wisconsin, on this _____ day of _____, 20____.

Date

DENNIS NIELSEN, MAYOR

Date

NICHOLE LYDDY, DEPUTY CLERK

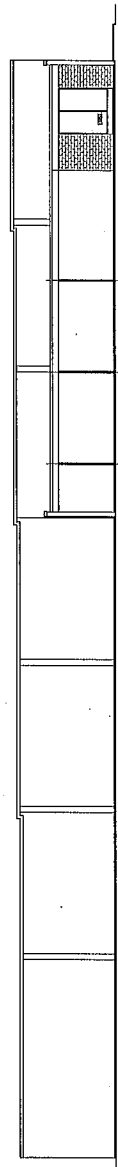
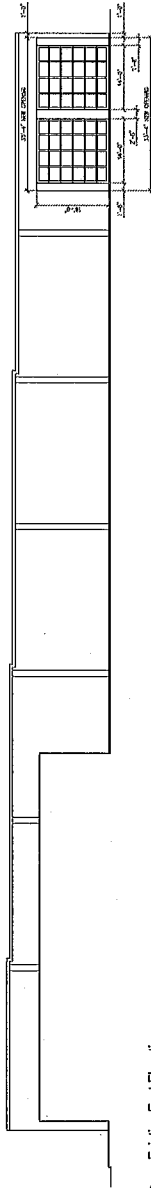
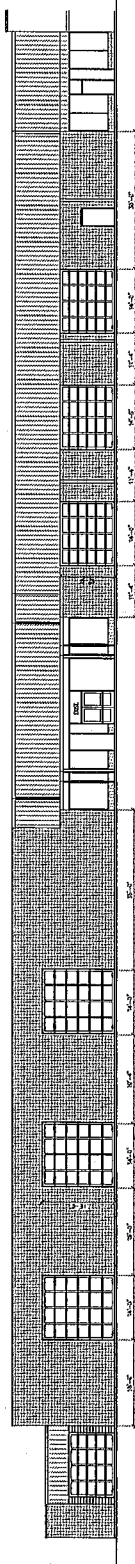


CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

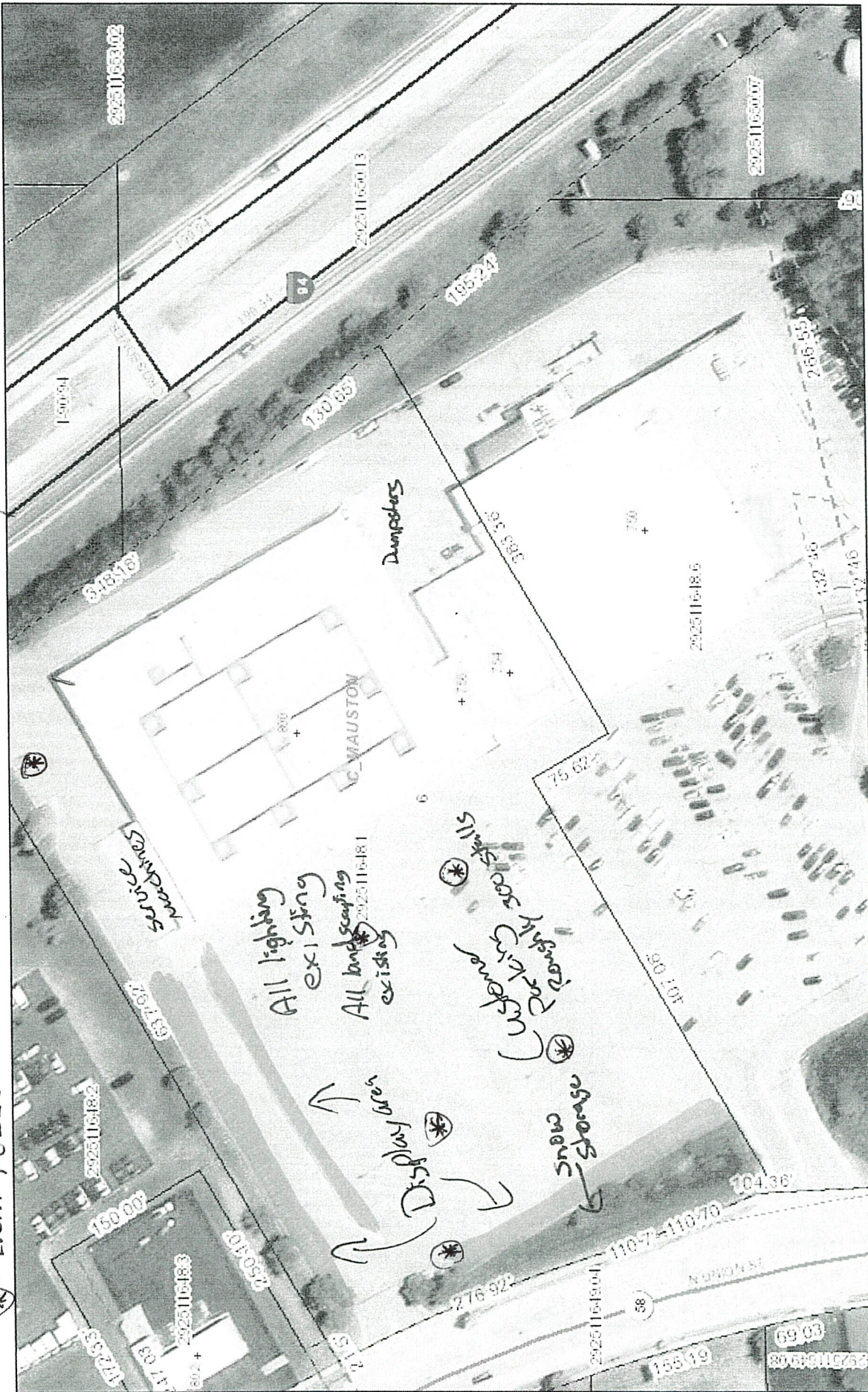
Date: March 26, 2024
Survey No. 5182.20-lpm
Sheet 6 of 6 Sheets



RECEIVED
9/13/24

Tax Parcel Map

* = LIGHT POLES



9/13/2024, 3:11:51 PM

- | | | | | | |
|----|-------------|---|------------|---|-------------|
| ++ | Railroads | — | State Road | — | Local Roads |
| — | County Road | — | US Highway | — | ROW |
| — | Interstate | — | Dimensions | — | |

DISCLAIMER: The maps, locations, bearings, and measurements depicted on this map are produced as a service to assist property owners. However, this information is not guaranteed to be accurate and shall not be used in lieu of a property conducted by a professional surveyor. JunEAU County assumes no liability for the City of JunEAU. You are on notice that you should report any errors found to JunEAU County in media or in person. CONTACT THE JUNEAU COUNTY LAND INFORMATION PARCELS OF OFFICE WITH ANY QUESTIONS OR PROBLEMS (608) 847-9446/(608) 847-9457.

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