



AMENDED SPECIAL COMMON COUNCIL MEETING AGENDA

December 19, 2024 at 6:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Public Hearing:**
 - [a.](#) Conditional Use Permit application by Josh Davison, Oliver Construction Company for a building addition exceeding the zoning building elevation requirements located at 141 Enschede Street.
4. **Discussion and action regarding 2024-P-07 Conditional Use Permit for Mastermold**
 - [a.](#) CUP 2024-P-07
5. **Second Reading and adoption of Ordinance 2024-2071 changing zoning district for Tax Parcel 29-510294.050**
 - [a.](#) Ordinance 2024-2071
6. **Discussion and action regarding Black Hawk Investments CSM Amendment to Zoning Map**
 - [a.](#) CSM
7. **Discussion and action regarding the 2025 Water and Sewer Budget**
 - [a.](#) Water and Sewer Budgets
8. **Discussion and possible Action with the agreement that all relationships remain in good standing and are meeting standards between the City of Mauston, MSA, Hatch Public Library, and River Architects.**
 - [a.](#) Informational memo
9. **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

**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 December 19, 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 Josh Davison, Oliver Construction Company for a building addition exceeding the zoning building elevation requirements located at 141 Ensich Street. The property is more precisely identified by the following tax parcel ID number:

292511256

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 20th day of November 2024.

Allison Schwark
Zoning Administrator

Publish 2x: 12/5/24 & 12/12/24
Juneau County Star-Times

CHAPTER 114 ZONING APPLICATION FORM

I. APPLICANT INFORMATION

Name: JOSH DAVISON, OLIVER CONSTRUCTION CO.
Address: 1770 EXECUTIVE DR, OCONOMOWOC, WI, 53066
Telephone: (262) 567-6677 Fax: _____

II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name: KURT WAGNER, MASTERMOLD REAL ESTATE LLC
Address: PO BOX 468, JOHNSON CREEK, WI, 53088
Telephone: (262) 567-6677 Fax: _____

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

Name: OLIVER CONSTRUCTION CO.
Address: 1770 EXECUTIVE DR, OCONOMOWOC, WI, 53066
Telephone: (262) 567-6677 Fax: _____
State License/Certification #: _____ Expiration Date: _____

IV. PROPERTY INFORMATION

Address: 141 ENSCH ST
Tax Parcel #: 29251256 Attach a copy of the Owner's deed to the property.
Approximate Cost of Project: 3,207,775

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 ☐
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.

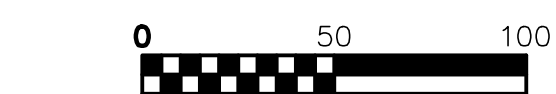
	11/13/2024
Signature of applicant	Date
	11/13/24
Signature of Property Owner (if different from Applicant)	Date

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.

	11/13/24
Signature of applicant	Date
	11/13/24
Signature of property owner (if different from applicant)	Date

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**MASTERMOLD
141 ENSCH STREET
MAUSTON, WI 53948**

PLAN TITLE:

**EXISTING
CONDITIONS
PLAN**

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

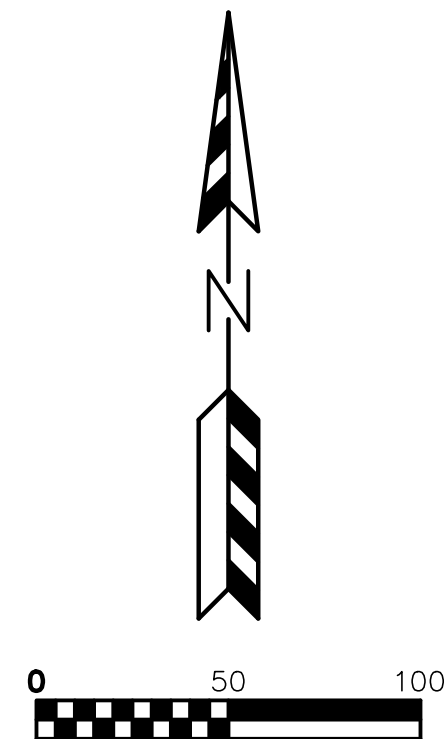
PLAN DATE:
11/13/2024

PROJECT NO:
\OC-11-24

PRELIMINARY

SHEET NO:

C1.01



HEAVY DUTY ASPHALT PAVEMENT
8" BASE AGGREGATE DENSE 3-INCH
6" BASE AGGREGATE DENSE 1 1/4-INCH
2 1/4" ASPHALTIC BINDER 3 MT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 MT 58-28 S

CONCRETE LOADING DOCK
6" CRUSHED AGGREGATE BASE COURSE
8" CONCRETE

GRAVEL FIRE LANE
8" BASE AGGREGATE DENSE 3-INCH
6" BASE AGGREGATE DENSE 1 1/4-INCH

SITE INFORMATION BLOCK		
Site Address:	141 Ensich Street	
Legal Description:	Lots 4 & 8 of West Industrial Park	
Site Acreage:	12.3389 Acres	
Current Zoning:	GI	
Building & Paving Setback Requirements		
	Building	Paving
Front	25 feet	10 feet
Side	15 feet	5 feet
Rear	30 feet	5 feet
Wetland	50 feet	
Parking Stall Requirements		
1 stall per each employee on the largest work shift		
Number of Employees:		
Stalls Required:		
Stalls Provided:		85
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	221,100	41.14
Asphalt/Concrete	107,023	19.91
Gravel	21,570	4.01
Total Impervious	349,693	65.06
Lawn	187,790	34.94
Total	537,483	100.00

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

[illegible]

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www.parishse.com

PROJECT TITLE:

**MASTERMOLD
141 ENSCH STREET
MAUSTON, WI 53948**

PLAN TITLE:

PROPOSED SITE PLAN

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

11/13/2024

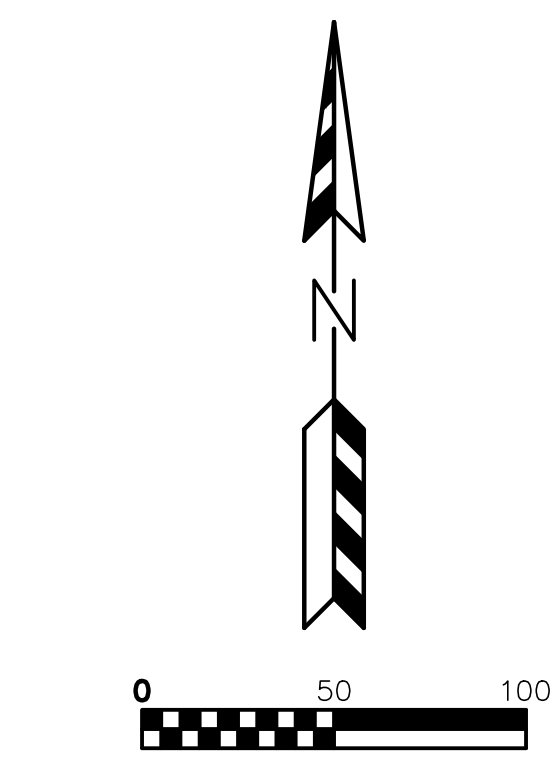
PROJECT NO:

\OC-11-24

PRELIMINARY

SHEET NO

C1.02



LEGEND:

	- EXISTING MINOR CONTOUR.
	- EXISTING MAJOR CONTOUR.
	- PROPOSED MINOR CONTOUR.
	- PROPOSED MAJOR CONTOUR.
	- PROPOSED STORM SEWER.
	- EXISTING STORM SEWER.
	- INSTALL WISDOT TYPE D INLET PROTECTION.
	- INSTALL SILT FENCE.
	- DRAINAGE ARROW.

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

DECEMBER 2, 2024 – SEPTEMBER 1, 2025

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDING AND SILT FENCE PLACED AROUND THE PERIMETER.

3. CONSTRUCT WET DETENTION POND. ALL GRADING SHALL BE DIRECT RUN-OFF TO THE WET DETENTION POND THROUGHOUT THE CONSTRUCTION PROCESS.

4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE. LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".

5. BEGIN SITE ROUGH GRADING.

6. CONSTRUCT BUILDING PAD.

7. INSTALL STORM SEWER AND BUILDING DOWNSPOUT CONDUITS.

8. COMPLETE FINAL GRADING.

9. INSTALL BASE COURSE, CONCRETE, PAVEMENT AND GRAVEL FIRE LANE.

SEPTEMBER 2 – 15, 2025

10. INSTALL LANDSCAPING.

11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

12. ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15, 2025.

13. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15, 2025. (REFER TO DNR STANDARD 1059.)

14. STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT.

15. SEEDING PACE SHALL BE WITH NNR TECHNICAL STANDARD 1050.050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

16. SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

17. CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS.

18. NOTIFY CITY OF MAUSTON PRIOR TO CHANGE.

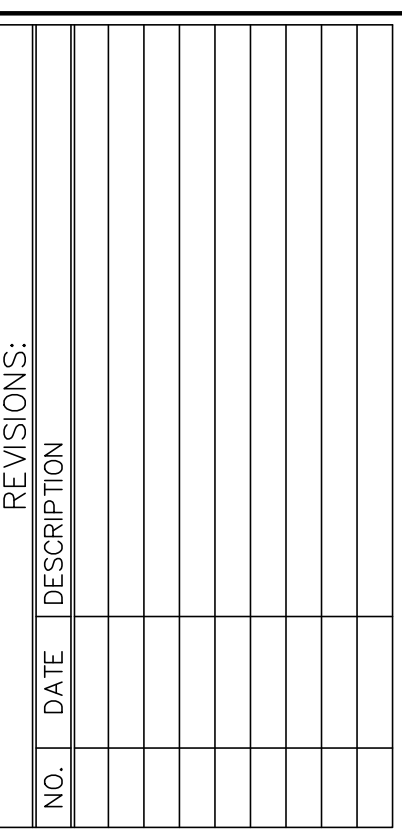
19. AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE.

20. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

SHEET NO:

C1.03



DIGGERS HOTLINE
Dial **811** or (800)242-851
www.DiggersHotline.com

- PROJECT TITLE:
**MASTER
141 ENS
MAUSTO**

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE:
11/13/2024

PROJECT NO:
\OC-11-24

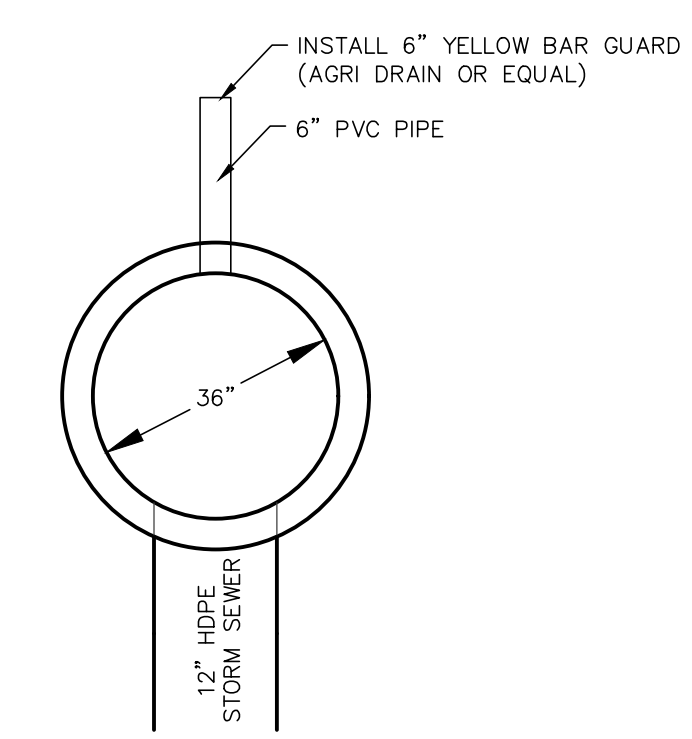
PRELIMINARY

SHEET NO:

C1.04



BAR GUARD DETAIL



PS&E
PARISH SURVEY & ENGINEERING
1122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

**MASTERMOLD
141 ENSCH STREET
MAUSTON, WI 53948**

PLAN TITLE

STORMWATER MANAGEMENT PLAN

DRAWN BY

KJP

DESIGNED

KJP

CHECKED BY _____

KJP

PLAN DATE

11/13/2024

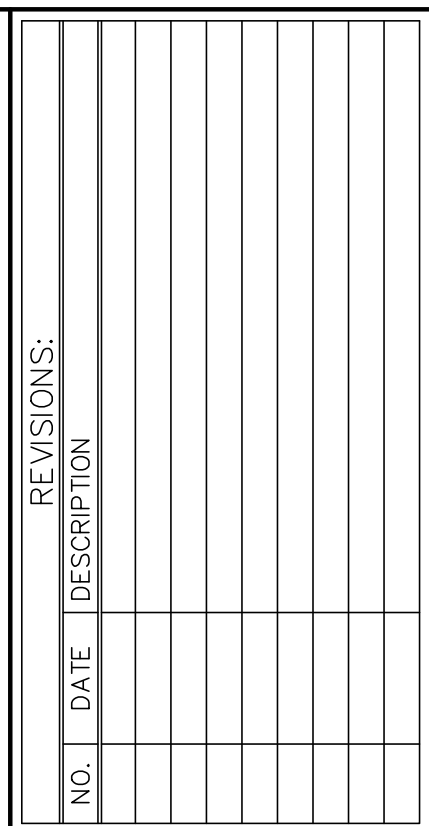
PROJECT M

\OC-11-24\

PRELIMINARY

SHEET NO:

C1.05



PROJECT TITLE:

**MASTERMOLD
141 ENSCH STREET
MAUSTON, WI 53948**

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

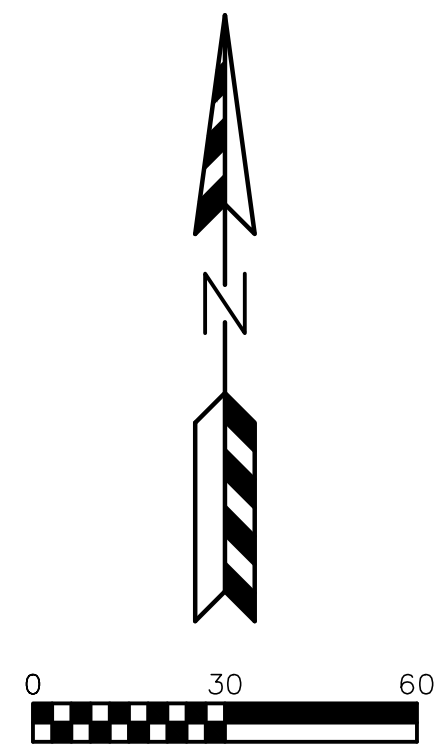
PLAN DATE:
11/13/2024

PROJECT NO:
\OC-11-24

PRELIMINARY

SHEET NO:

C1.06



 - STONE MULCH

Landscape Point Requirements		
Item	Required	Provided
Lot Frontage	3 Trees	3 Trees
Building Square Footage	250 Points	300 Points

LANDSCAPE PLANT LIST						
Key	Qty	Size	Scientific Name	Common Name	Root	Mature Size
	7		Canopy Trees			
ABM	2	2-1/2"	Acer Freemanii	Autumn Blaze Maple	BB	40'-50'
RO	1	2-1/2"	Quercus Rubra	Red Oak	BB	40'-50'
TA	2	2-1/2"	Tillia Americana 'Redmond'	Redmond Linden	BB	60'-70'
CH	2	2-1/2"	Celtis Occidentalis	Common Hackberry	BB	40'-50'

NOTES:

Designated turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mat mulch. Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3". Foundation plantings beds and areas between driveways to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.

Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

Owner will be responsible for landscape maintenance after completion and acceptance of the project.

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:

**MASTERMOLD
141 ENSCH STREET
MAUSTON, WI 53948**

PLAN TITLE:

LANDSCAPE PLAN

DRAWN BY:

JAB

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

11/13/2024

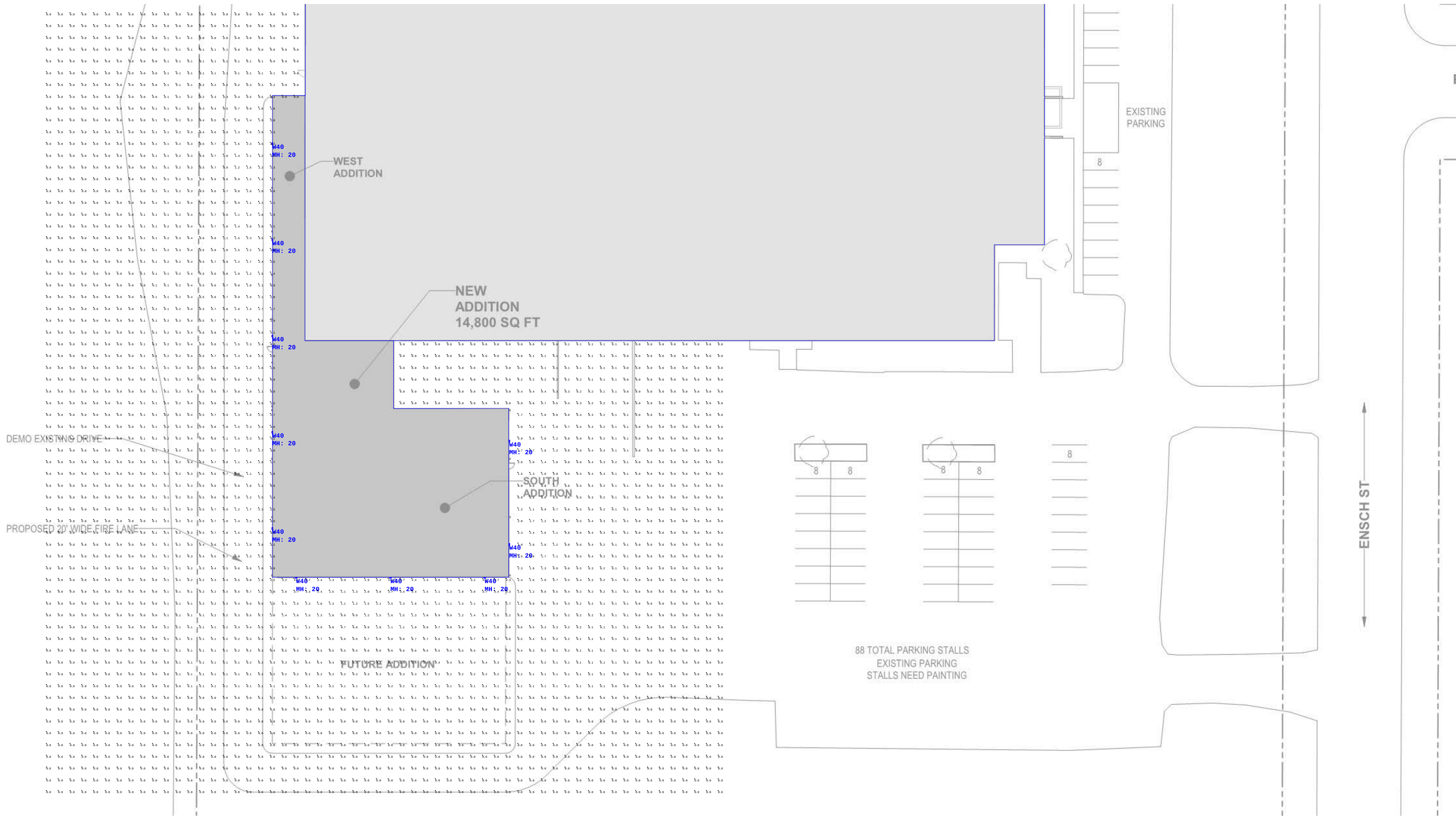
PROJECT NO:

\OC-11-24\

PRELIMINARY

SHEET NO:

C1.07



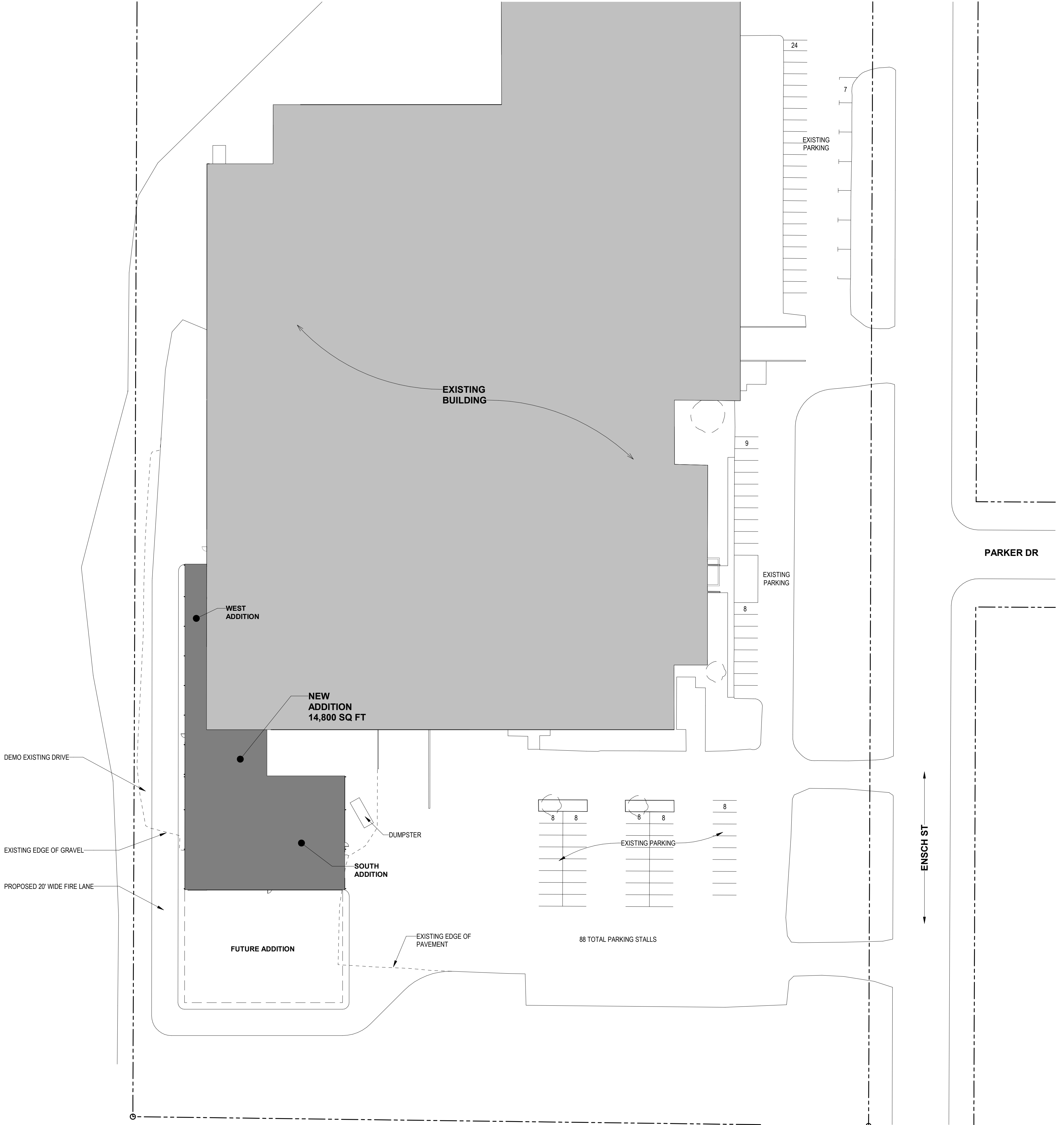
Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	10	slim17fafc40_5k	W40	SLIM17FAFC40_5K at 0_ CCT Setting	Single	0.900	4595	38.15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.31	4.2	0.0	N.A.	N.A.

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

Drawn By: JB
Project #: 143826
Date: 11/12/2024
Scale: 1" = 30'

PHOTOMETRIC SITE PLAN
MASTEROLD
SITE LIGHTING FOR NEW ADDITION



THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 49.36 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53086
PHONE: (262) 587-5877
FAX: (262) 587-4676

OLIVER
CONSTRUCTION CO.

SHEET NO.
A1.0

PROPOSED ADDITION TO:
MASTERMOLD, LLC
MANUFACTURING ADDITION

141 ENSCH STREET
MAUSTON, WI 53948

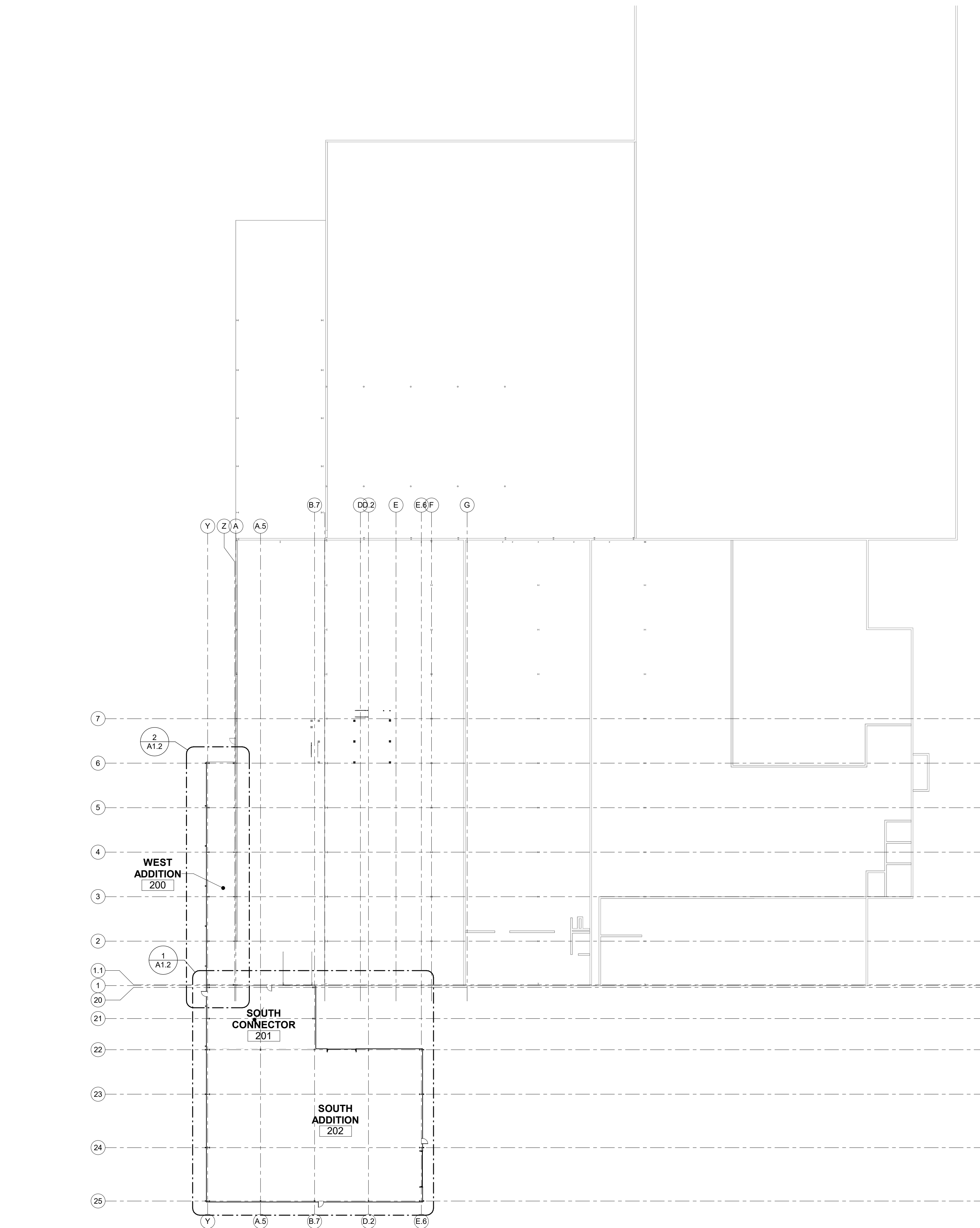
PROJECT TITLE

PROJECT INFORMATION
PROJECT NO. : D82123
DATE : 11/12/2024
DRAWN BY : JLF
SHEET TITLE : SITE DEVELOPMENT PLAN

REVISIONS

Section 3, Item a.

14

[illegible]

PROJECT INFORMATION

PROJECT NO. : D92123

DATE : 11/12/2024

DRAWN BY : JLF

SHEET TITLE : OVERALL FLOOR PLAN

PROJECT TITLE

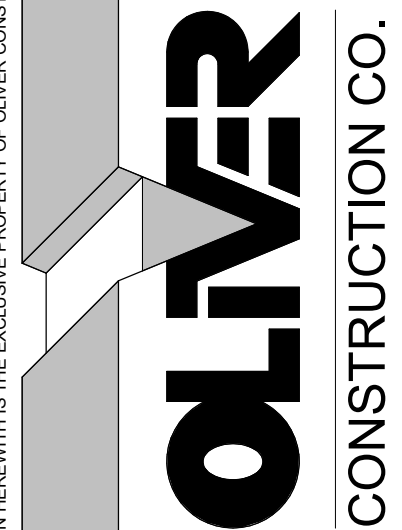
PROPOSED ADDITION TO:

MASTERMOLD, LLC

MANUFACTURING ADDITION

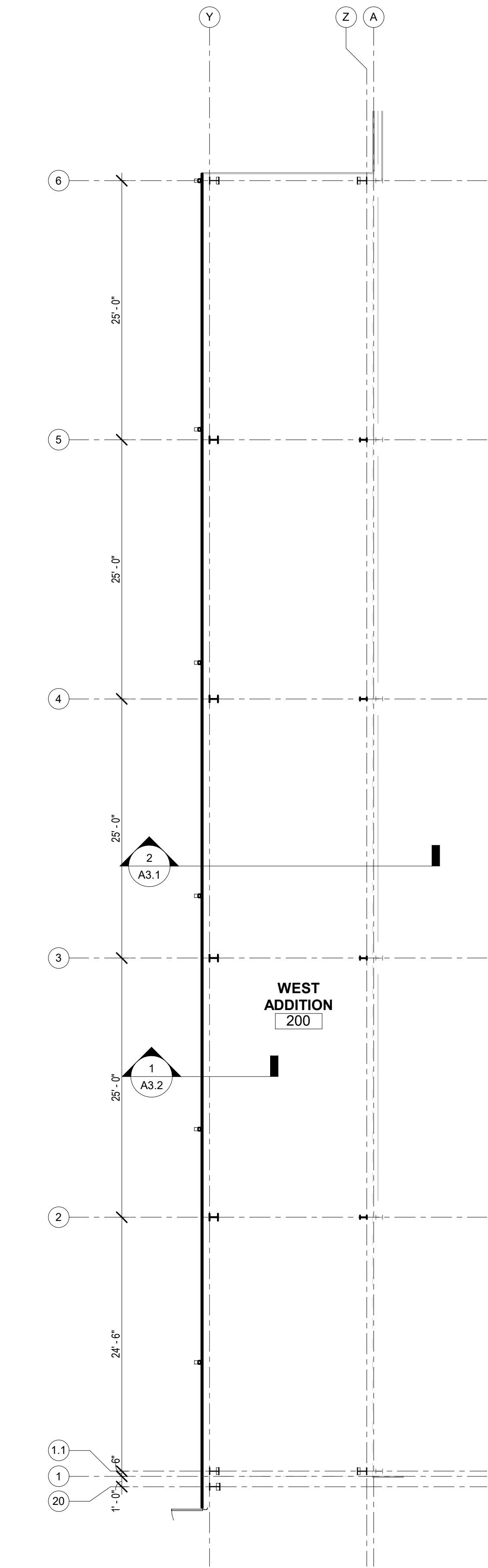
141 ENSCH STREET

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

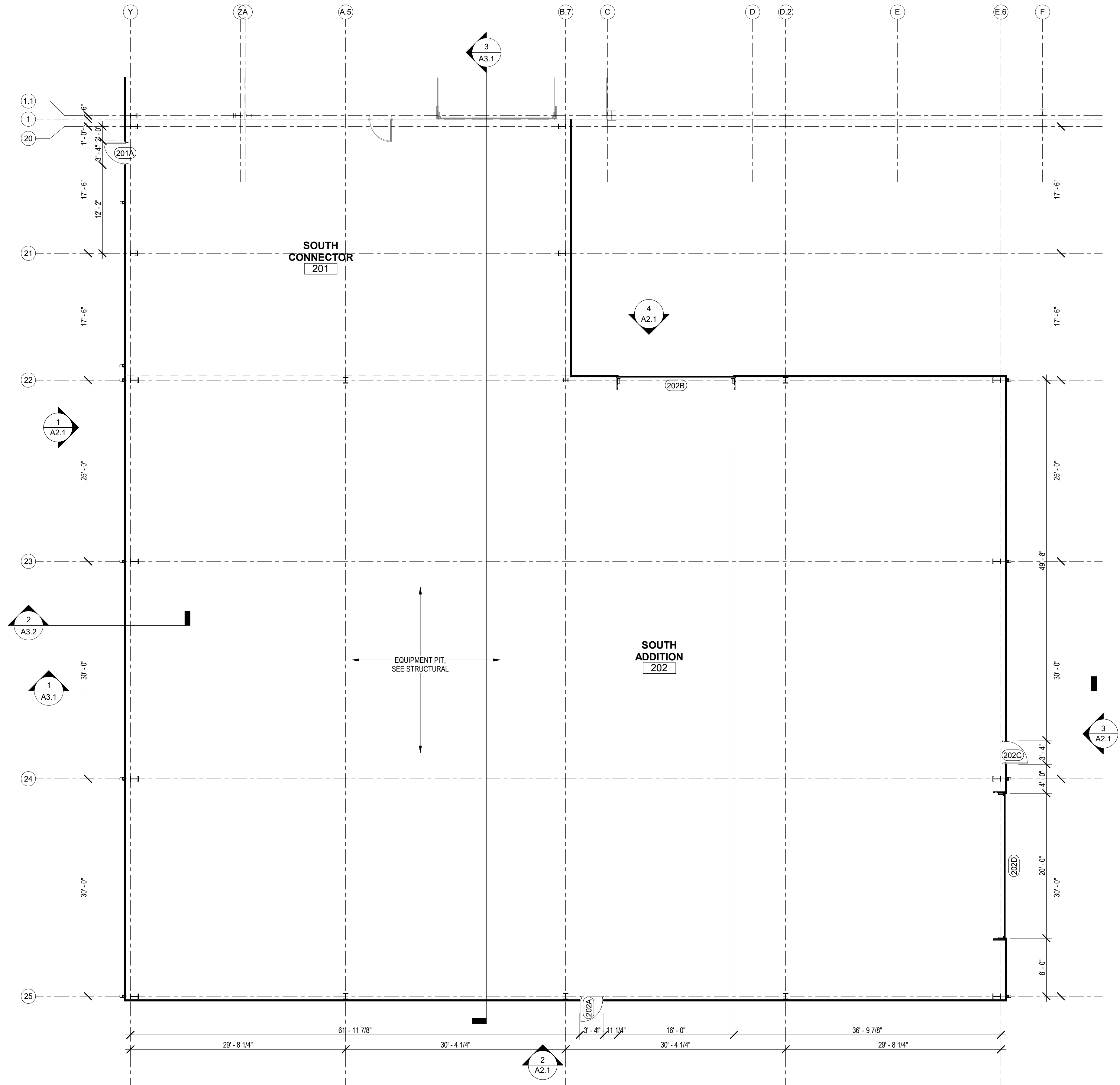


SHEET NO.

A1.1



2 ENLARGED FLOOR PLAN - WEST ADDITION
SCALE: 1/8" = 1'-0"



1 ENLARGED FLOOR PLAN - SOUTH ADDITION
SCALE: 1/8" = 1'-0"

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 43.26 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53086
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER
CONSTRUCTION CO.

SHEET NO.
A1.2

PROPOSED ADDITION TO:
MASTERMOLD, LLC
MANUFACTURING ADDITION

141 ENSCH STREET

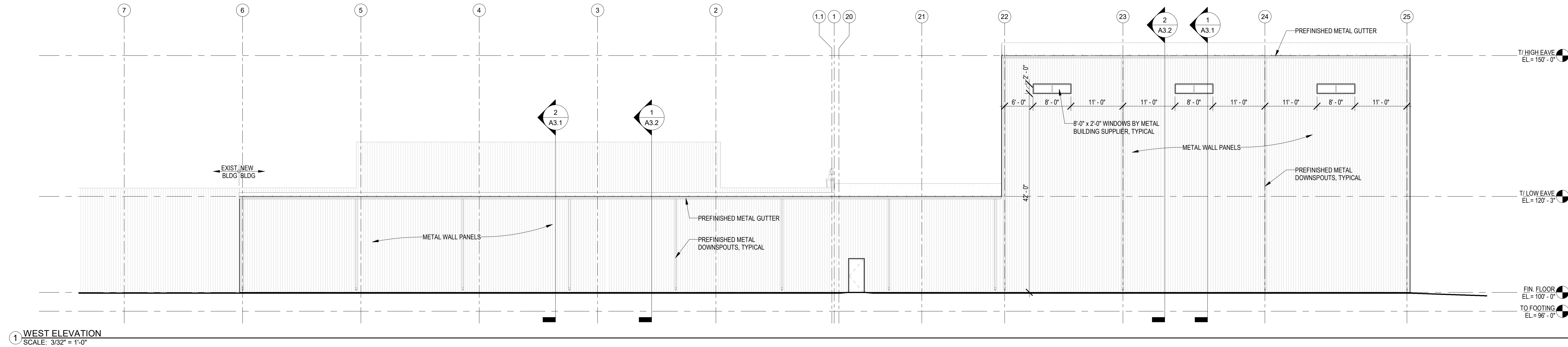
MAUSTON, WI 53948

PROJECT INFORMATION

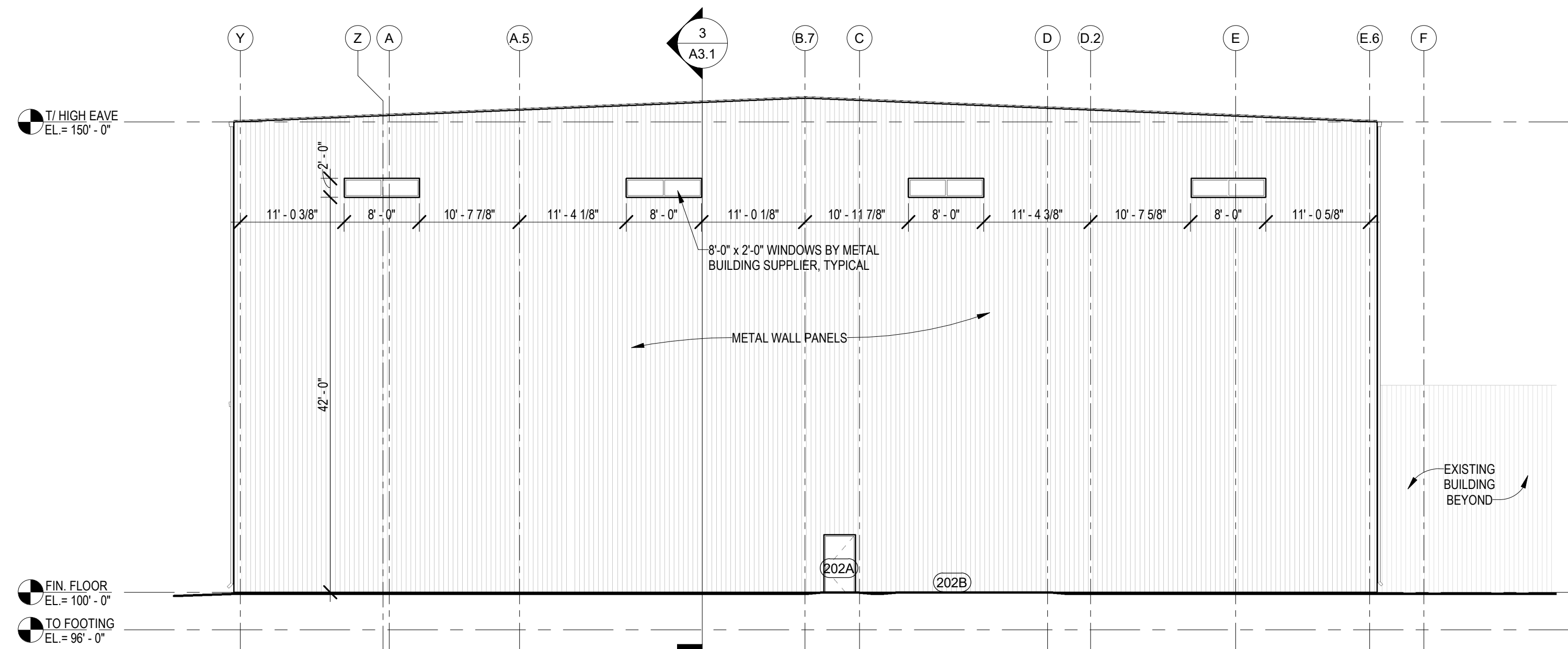
PROJECT NO. : D82123
DATE : 11/12/2024
DRAWN BY : JLF
SHEET TITLE : ENLARGED FLOOR PLANS

REVISIONS

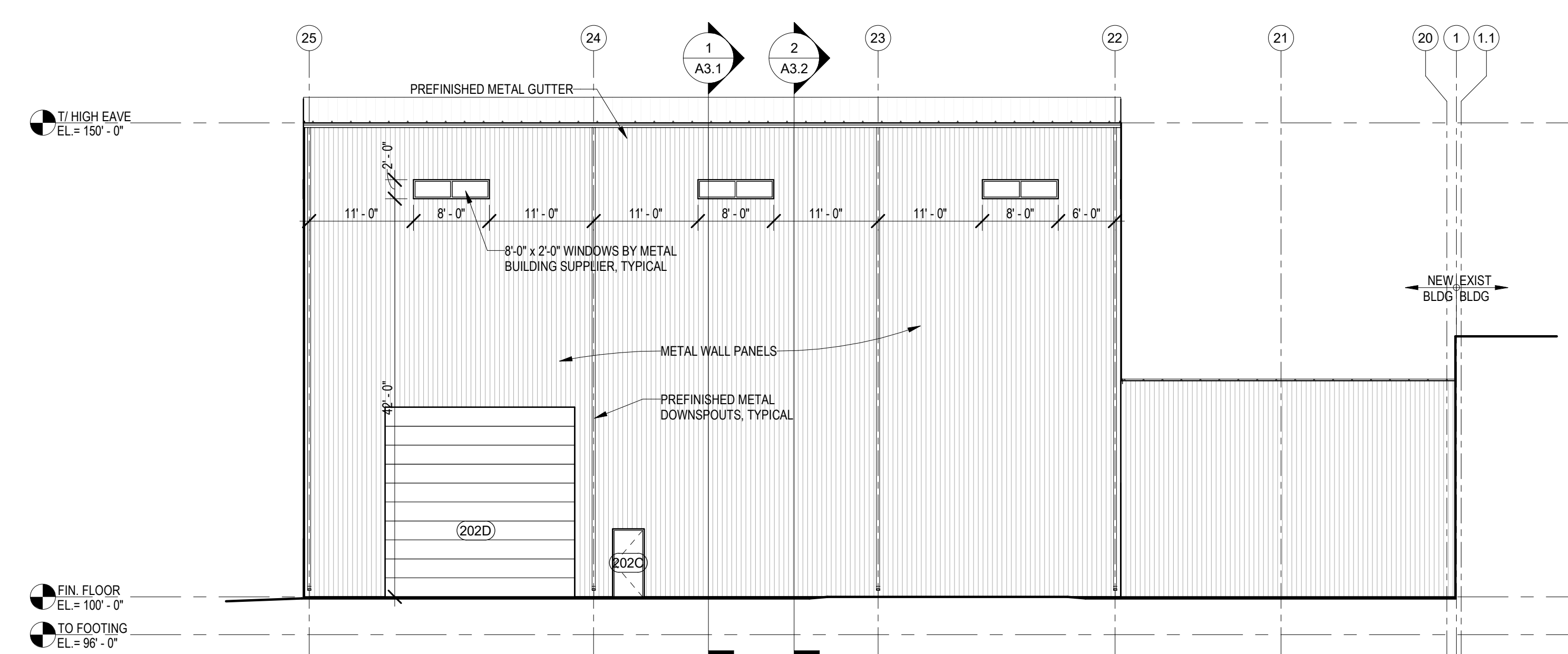
NO.	DESCRIPTION	DATE



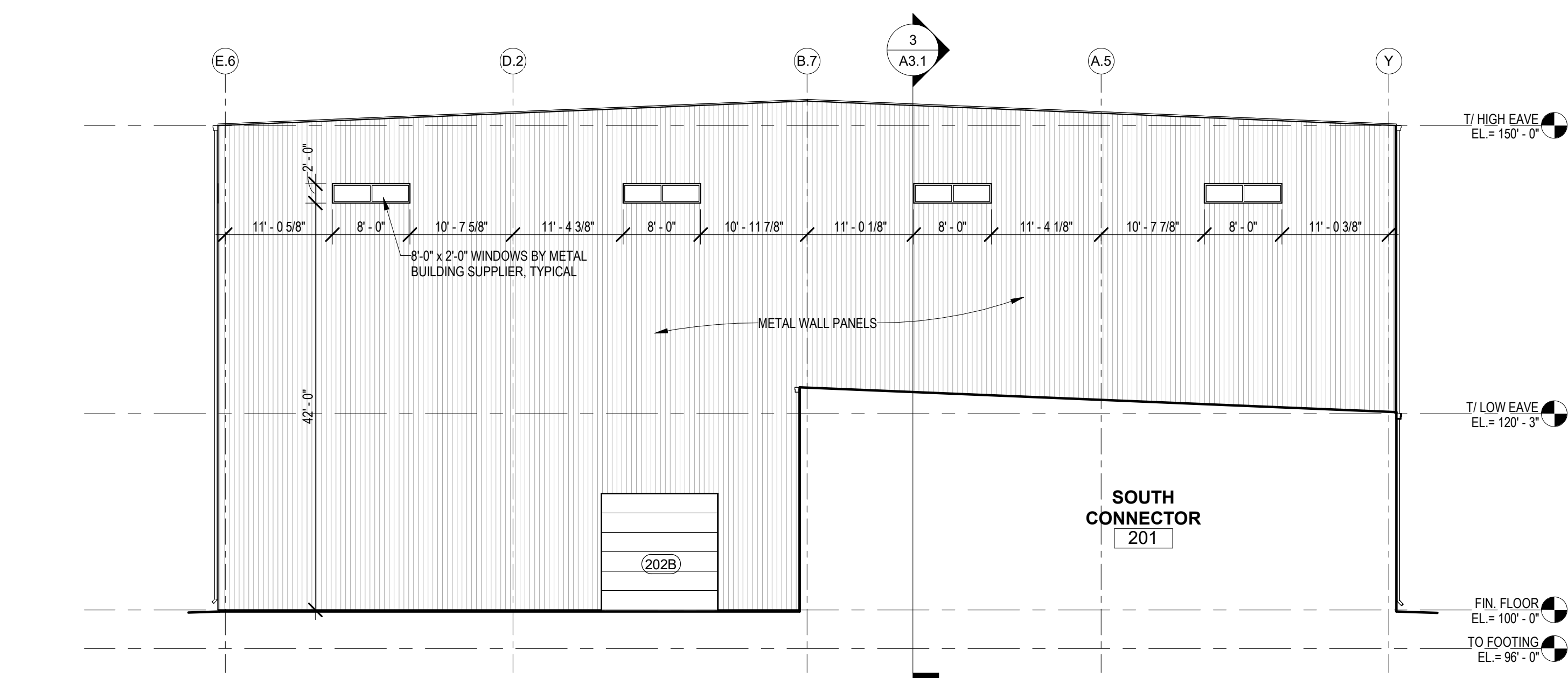
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION (SOUTH ADDITION)
3/32" = 1'-0"

REVISIONS

PROJECT INFORMATION

PROJECT NO. : D82123
DATE : 11/12/2024
DRAWN BY : JLF
SHEET TITLE : EXTERIOR ELEVATIONS

PROJECT TITLE

PROPOSED ADDITION TO:

MASTERMOLD, LLC
MANUFACTURING ADDITION

MAUSTON, WI 53948

141 ENSCH STREET

1770 EXECUTIVE DRIVE
OCONOMOC, WI 53086
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER
CONSTRUCTION CO.

SHEET NO.

A2.1

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 49.36 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

City of Mauston Resolution 2024-P-07

RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR MAXIMUM HEIGHT REQUIREMENT EXEMPTION AT 141 ENSCH STREET

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

Parcel I.D. 292511256

APPLICANT: Josh Davison, Oliver Construction Co.

PROPERTY OWNER: Kurt Wagner, Mastermold Real Estate, LLC

PROPERTY AFFECTED:
Address: 141 Ensich Street

Legal Description: Lots Four (4) and Eight (8) and all that portion of vacated Veteran’s Street lying between the Easterly and Westerly boundary lines of Lots Four (4) and Eight (8), extended, West Industrial Park, 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 conducted a public hearing 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 General Industrial District, for the principal land use of manufacturing facility/Mastermold facility, which is allowed as a “permitted use”, and the proposed construction for an expansion and addition of the existing facility which shall exceed the maximum height requirement by 7 feet, is allowed as a “conditional use” subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.

2. 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.

3. 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.

4. 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.

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

6. 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.

7. 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:** _____
Darryl 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

ORDINANCE NO. 2024-2071

ORDINANCE CHANGING ZONING DISTRICT FOR
TAX PARCEL NO. 292510294.050 (no address assigned)

WHEREAS, The City of Mauston allows amendments to the Official Zoning Map pursuant to Section 114-286 of the Mauston Zoning Ordinance, and

WHEREAS, the City has received an application to amend the Official Zoning Map to change parcel no. 292510294.050 (no address assigned) from PB (Planned Business District) to SR-3 (Single Family Residential-3 District).

WHEREAS, the Mauston Plan Commission has duly and properly conducted a public hearing on this matter and the Plan Commission has recommended this zoning change to the Common Council:

NOW, THEREFORE, having reviewed the map and amendment and amendment and having considered the recommendation of the Plan Commission, on the motion duly made and seconded the Common Council of the City of Mauston does hereby ordain as follows:

The official Zoning Map of the City of Mauston is hereby amended to change the zoning for the following parcel from PB (Planned Business District) to SR-3 (Single Family Residential-3 District). Parcel No. 292510294.050 (no address assigned)

Introduced and adopted this _____ day of December, 2024.

APPROVED:

Darryl D. D. Teske, Mayor

Daron Haugh, City Administrator

- Date of Plan Commission Recommendation: 11/20/24
- Date of Public Hearing: 11/20/24
- Date of Readings: 12/10/24 12/19/24
- Date of Adoption: _____
- Votes: Ayes _____ Nays _____ Absent _____ Abstention _____
- Date of Publication: _____

**JUNEAU COUNTY
CERTIFIED SURVEY MAP**

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

INTENT OF SURVEY:

A SURVEY AND DIVISION OF LANDS AS DESCRIBED IN
DOCUMENT NUMBERS 725056 AND 741274.

BEARING REFERENCE:

GRID NORTH AS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
JUNEAU COUNTY - NAD83(11)
THE NORTH LINE OF THE SOUTHEAST QUARTER
BEARS S89°35'45"E

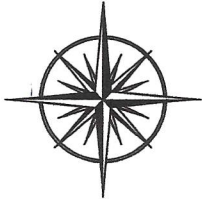
OWNER:

BLACK HAWK INVESTMENTS, LLC
658 ROOSEVELT STREET
MAUSTON, WI 53948

SURVEYED BY:

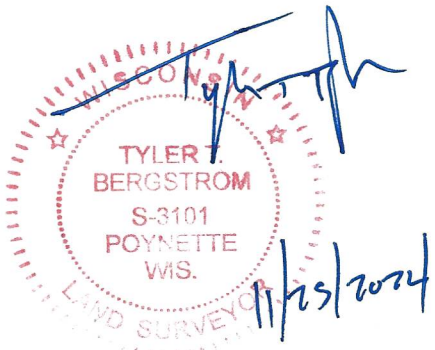
TYLER T. BERGSTROM
BERGSTROM LAND SURVEYING, LLC
N4946 BEACH GARDEN ROAD
POYNETTE, WI 53955
608-745-2342

N



0 200 400

SCALE: 1" = 400'



CENTER QUARTER CORNER
7-15-4
FD. PK NAIL

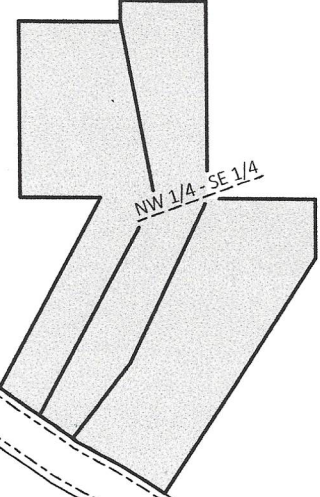
NORTHEAST CORNER
7-15-4
FD. BERNTSEN COPPER
SURVEY MARKER

S89°35'45"E 2642.06' (S89°35'45"E 2641.86' [2642.08']) (N89°56'E 2642.20') (N89°56'00"E 2642.08') (S89°33'35"E)

1321.03'

1321.03'

*** NOTE ***
SEE DETAILS ON SHEET 2 IN REGARDS TO
THE WEST LINE OF THE SOUTHEAST
QUARTER.



NW 1/4 - SE 1/4

NE 1/4 - SE 1/4

FD. 1-1/4" IRON PIPE
BY JAMES J. CARROLL
PER PLAT OF SURVEY
DATED MAY 16, 1994

S89°37'41"E 1319.65' (S89°56'05"E 1319.90')

*** NOTE ***
SEE SECTION SUMMARY BY PETER C. HATUS,
DATED MAY 22, 1997.
THE SOUTHEAST QUARTER DOES NOT CLOSE
PER BEARINGS AND DISTANCES PROVIDED
ON THIS SUMMARY.

LEMONWEIR RIVER

SW 1/4 - SE 1/4

SE 1/4 - SE 1/4

N00°39'19"W 2645.76' (N00°39'22"W 2645.58' [2645.80'])

S00°33'41"E 1322.89'

1322.12' (1322.08')

-2537.64' (2528.34' [2528.55'])

1322.13' (1322.88')

-106.61' (106.60' [106.61'])

SOUTH QUARTER CORNER
7-15-4
FD. 1-1/4" IRON ROD

N89°37'33"W 2634.97' (N89°37'43"W 2634.84' [2635.06'])

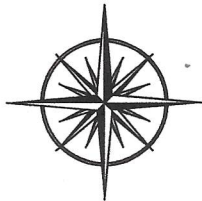
REFERENCE CORNER
FD. 2" IRON PIPE

SOUTHEAST CORNER
7-15-4
CORNER FALLS IN THE
LEMONWEIR RIVER
"COMPUTED"

JUNEAU COUNTY CERTIFIED SURVEY MAP

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

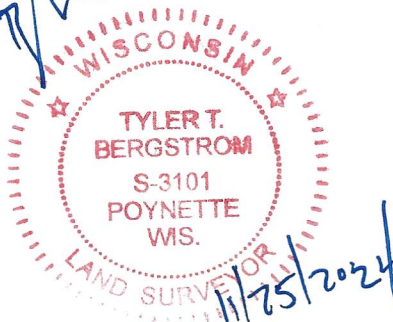
N



0 100 200
SCALE: 1" = 200'

P.O.C.

CENTER QUARTER CORNER
7-15-4
FD. PK NAIL



AREA

TOTAL AREA
392,646 Sq. Ft. +/-
9.01 Acres +/-

AREA INSIDE MEANDER
AREA INCLUDING R/W
370,812 Sq. Ft. +/-
8.51 Acres +/-
AREA EXCLUDING R/W
357,203 Sq. Ft. +/-
8.20 Acres +/-

LOT 1
AREA INSIDE MEANDER
AREA INCLUDING R/W
129,235 Sq. Ft. +/-
2.96 Acres +/-
AREA EXCLUDING R/W
125,937 Sq. Ft. +/-
2.89 Acres +/-

LOT 2
AREA INSIDE MEANDER
AREA INCLUDING R/W
110,105 Sq. Ft. +/-
2.53 Acres +/-
AREA EXCLUDING R/W
106,896 Sq. Ft. +/-
2.45 Acres +/-

LOT 3
AREA INSIDE MEANDER
AREA INCLUDING R/W
131,472 Sq. Ft. +/-
3.02 Acres +/-
AREA EXCLUDING R/W
124,370 Sq. Ft. +/-
2.86 Acres +/-

SE CORNER
N 1/2 - NW 1/4 - SE 1/4

LINE TABLE

- L1 = S32°54'15"W 33.18'
L2 = S32°54'15"W 32' +/-
L3 = N51°11'36"W 184.79'
L4 = N51°11'36"W 187.35'
L5 = N54°08'11"W 29.16'
L6 = N54°08'11"W 29.16'
L7 = S37°19'48"W 33.01'
L8 = S37°19'48"W 71' +/-
L9 = N54°08'11"W 100.02'
(N54°37'10"W)
L10 = N54°08'11"W 94.45'
L11 = S27°42'42"W 33.34'
L12 = S27°42'42"W 63' +/-
L13 = N54°08'11"W 99.96'
(N54°37'10"W 100.00')
L14 = N54°08'11"W 99.99'
L15 = S27°45'31"W 33.33'
(33.30')
L16 = S27°45'31"W 54.71'
(54.64')
L17 = S27°45'31"W 10' +/-
(5' +/-)

SE CORNER
NW 1/4 - SE 1/4
1-1/4"

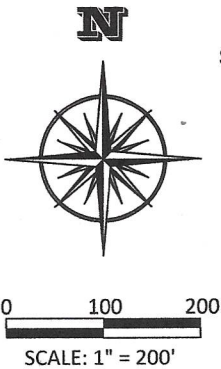
LEGEND

- IRON ROD SET
3/4" DIA. X 30" LENGTH
(1.50 Lbs. / Ft.)
- COMPUTED POINT - NO MON. SET
- 3/4" IRON ROD FOUND
- IRON PIPE FOUND "AS NOTED"
- SECTION CORNER MON. FOUND
"AS NOTED"
- () PREVIOUSLY MEASURED AS
- [] DEED DIMENSION

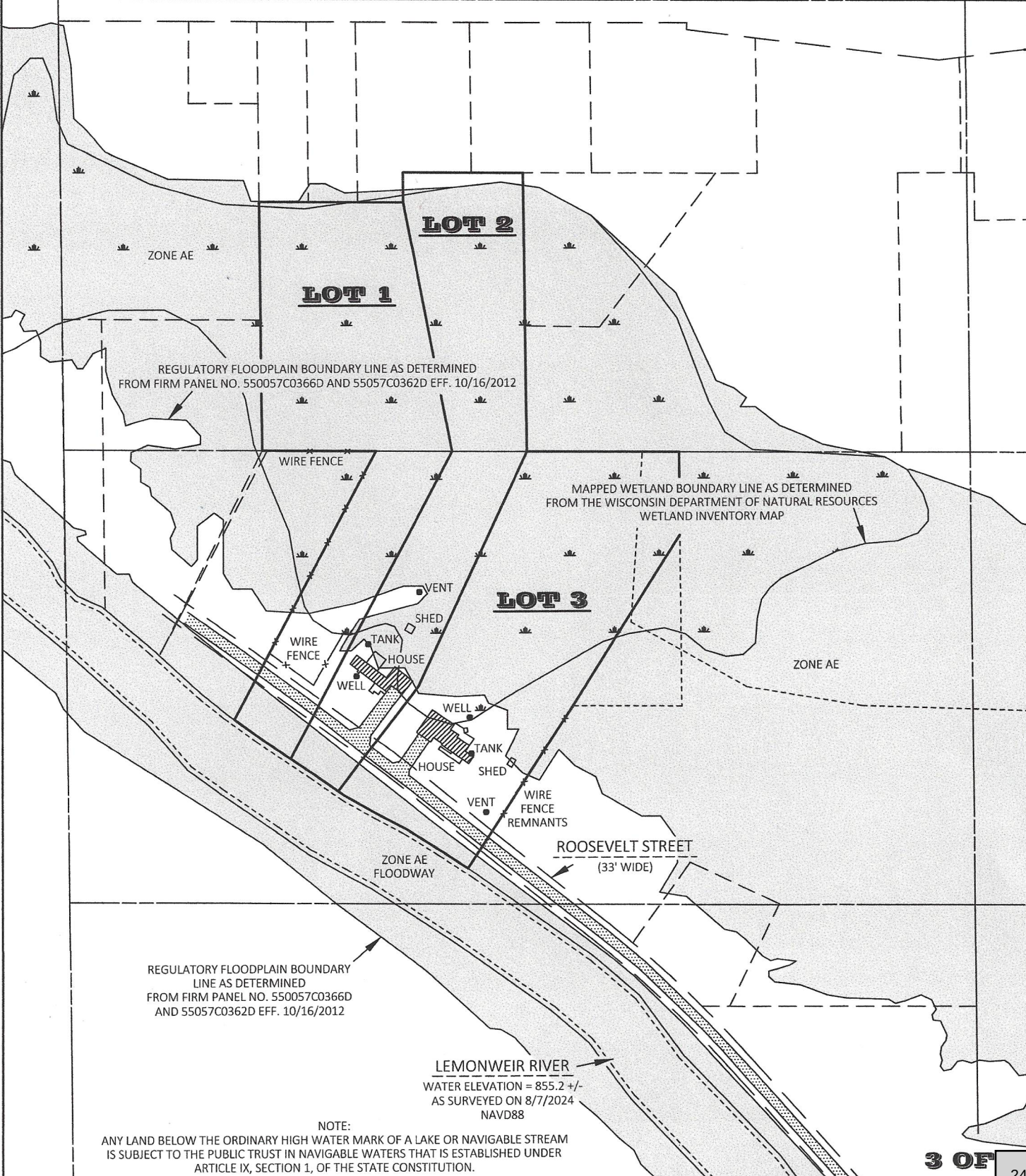
LEMONWEIR RIVER

**JUNEAU COUNTY
CERTIFIED SURVEY MAP**

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.



Tyler T. Bergstrom



**JUNEAU COUNTY
CERTIFIED SURVEY MAP**

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, TYLER T. BERGSTROM, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT BY THE ORDER OF BLACK HAWK INVESTMENTS LLC, I HAVE SURVEYED, MONUMENTED, MAPPED AND DIVIDED LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 7;
THENCE S00°36'18"E, ALONG THE MONUMENTED WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 661.43 FEET;
THENCE S89°35'45"E, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 289.50 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF ASSESSOR'S PLAT NO. 4 AND THE POINT-OF-BEGINNING;
THENCE N00°36'18"W, ALONG THE EAST LINE OF UNPLATTED LANDS BY HADAC AS DESCRIBED IN DOCUMENT NUMBER 737741 AND THE EAST LINE OF LOT 19 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 364.55 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF ASSESSOR'S PLAT NO. 4;
THENCE S89°35'48"E, ALONG THE SOUTH LINE OF LOTS 21, 22 AND 23 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 209.50 FEET;
THENCE N00°36'18"W, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 43.70 FEET;
THENCE S89°35'48"E, ALONG SAID LOT 23 AND LOT 24 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 175.41 FEET TO THE NORTHWEST CORNER OF LOT 26 OF ASSESSOR'S PLAT NO. 4;
THENCE S00°42'22"E, ALONG THE WEST LINE SAID LOT 26 AND THE WEST LINE OF LOT 27 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 408.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S89°35'45"E, A DISTANCE OF 221.67 FEET TO THE NORTHWEST CORNER OF UNPLATTED LANDS BY KARBOWSKI AS DESCRIBED IN DOCUMENT NUMBER 749666, SAID POINT BEING N89°35'45"W, A DISTANCE OF 423.72 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°33'41"E, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALONG THE WEST LINE OF LANDS BY KARBOWSKI, A DISTANCE OF 121.00 FEET;
THENCE S32°02'45"W, ALONG THE WEST LINE OF LANDS BY KARBOWSKI, A DISTANCE OF 293.90 FEET;
THENCE S32°54'15"W, ALONG THE WEST LINE OF LANDS BY KARBOWSKI, A DISTANCE OF 250.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROOSEVELT STREET AND THE BEGINNING OF A MEANDER LINE OF THE LEMONWEIR RIVER, SAID POINT BEING N32°54'15"E, A DISTANCE OF 32 FEET MORE OR LESS FROM THE WATERS EDGE;
THENCE N51°11'36"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 187.35 FEET;
THENCE N54°08'11"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 29.16 FEET;
THENCE CONTINUING N54°08'11"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 94.45 FEET;
THENCE CONTINUING N54°08'11"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 99.99 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF CERTIFIED SURVEY MAP NUMBER 1114 AND THE END OF SAID MEANDER LINE, SAID POINT BEING N27°45'31"E, A DISTANCE OF 65 FEET MORE OR LESS FROM THE WATERS EDGE;
THENCE N27°45'31"E, ALONG THE SOUTHEASTERLY LINE OF CERTIFIED SURVEY MAP NUMBER 1114, A DISTANCE OF 378.54 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE N89°35'45"W, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 1114 AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 165.66 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 8.51 ACRES OR (370,812 Sq. Ft.) MORE OR LESS, AND INCLUDES ALL LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WATERS EDGE OF THE LEMONWEIR RIVER, ALL LANDS BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS RECORDED OR UNRECORDED, AND FURTHER BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ABOVE THOSE LANDS LYING BETWEEN THE ORDINARY HIGH WATER MARK AND THE WATERS EDGE OF THE LEMONWEIR RIVER.

I DO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE CODE OF ORDINANCES OF THE CITY OF MAUSTON, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TYLER T. BERGSTROM / (608)-745-2342
PROFESSIONAL LAND SURVEYOR NO. S-3101
DATED:

11/25/2024



CITY OF MAUSTON APPROVAL:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN, IS HEREBY

APPROVED ON THIS _____ DAY OF _____, 2024.

DARRYL D.D. TESKE, MAYOR

I HEREBY CERTIFY THAT THE FORGOING CERTIFIED SURVEY MAP IS ADOPTED BY THE COMMON COUNCIL OF THE

CITY OF MAUSTON ON THIS _____ DAY OF _____, 2024.

NICOLE LYDDY, DEPUTY CLERK

Account	Description	2024 Budget	2025 Propsed Budget
610-00-42100-000-000	Contributed Revenue	-	
610-00-42200-000-000	Contributions By Municipality	-	
610-00-46411-000-460	Unmetered Water Sales	12,500.00	12,500.00
610-00-46411-000-461	Metered Sales to Residential	322,500.00	330,000.00
610-00-46411-000-462	Private Fire Protection	31,900.00	31,900.00
610-00-46411-000-463	Public Fire Protection	394,500.00	390,000.00
610-00-46411-000-464	Metered Sales-Public Authrty	99,500.00	100,000.00
610-00-46411-001-461	Metered Sales to Commercial	146,500.00	175,000.00
610-00-46411-002-461	Metered Sales to Industrial	37,800.00	40,000.00
610-00-46411-003-461	Metered Sales to Multi Family	67,500.00	65,000.00
610-00-46412-000-470	Forfeited Discounts	2,250.00	2,750.00
610-00-46412-000-472	Rent Water Tower Site	14,400.00	22,000.00
610-00-46412-000-474	Other Water Revenue	12,500.00	14,500.00
610-00-48110-000-419	Interest/Dividend Income	25,000.00	30,000.00
610-00-48112-000-419	Interest-Water Spec Assessment	-	
610-00-48410-000-474	Insurance/Damage Recoveries	-	
610-00-49150-000-000	Proceeds from debt premium	-	
Revenue		1,166,850.00	1,213,650.00

Account	Description	2024 Budget	2025 Proposed Budget
610-00-50360-000-000	Interest-Deferred Amortization	-	
610-00-50800-000-000	Amortization	-	
610-00-51403-000-000	Depreciation	219,250.00	220,000.00
610-00-51404-000-000	Depreciation - Contributed	58,325.00	58,750.00
610-00-51408-000-000	Payment in Lieu of Taxes	105,715.00	105,715.00
610-00-51425-000-000	Amortization	-	
610-00-57450-000-000	Capital Outlay - Water	-	
610-00-57460-000-000	Water GIS System Development	-	
610-00-57510-000-600	Salary/Wages - Source	-	
610-00-57510-000-601	Purchased Water - Source	-	
610-00-57510-000-602	Operations Supplies/Exp- Sourc	2,085.00	4,500.00
610-00-57510-000-605	Building Maintenance - Source	10,065.00	12,500.00
610-00-57520-000-620	Wage/Salary - Pumping	-	
610-00-57520-000-621	Fuel for Power Prod - Pumping	-	
610-00-57520-000-622	Fuel/Pwr Prchsd for Pumping	38,625.00	38,625.00
610-00-57520-000-623	Operation Supplies/Exp-Pumping	877.00	900.00
610-00-57520-000-625	Maint of Plant-Pumping	-	
610-00-57530-000-630	Salary/Wages - Treatment	-	
610-00-57530-000-631	Chemicals - Treatment	42,750.00	42,750.00
610-00-57530-000-632	Operation Supp/Exp-Treatment	2,717.00	4,000.00
610-00-57530-000-635	Plant Maintenance-Treatment	-	
610-00-57540-000-640	Salary/Wages-T&D	-	
610-00-57540-000-641	Operation Supplies/Exp-T&D	5,941.00	6,000.00
610-00-57540-000-650	Maint Pipes/Reservoir-T&D	20,000.00	20,000.00
610-00-57540-000-651	Maintenance Mains-T&D	16,247.00	17,500.00
610-00-57540-000-652	Maintenance of Services -T&D	5,451.00	7,500.00
610-00-57540-000-653	Meter Purchases/Maint-T&D	17,396.00	50,000.00
610-00-57540-000-654	Hydrant Maintenance-T&D	2,397.00	2,500.00
610-00-57540-000-655	Maint of Other Plant-T&D	1,326.00	1,500.00
610-00-57550-000-903	Operating Supplies	1,458.00	1,500.00
610-00-57550-000-904	Uncollectible Accounts	-	
610-00-57570-000-920	Wage/Salary-Admin Gen	231,306.00	240,245.44
610-00-57570-000-921	Office Supplies	3,170.00	3,750.00
610-00-57570-000-923	Outside Services Contracted	75,000.00	75,000.00
610-00-57570-000-924	Insurance (Non-Labor)	13,550.00	15,000.00
610-00-57570-000-926	FICA/Medicare	17,695.00	18,378.78
610-00-57570-000-928	Regulatory Commission Exp	125.00	1,500.00
610-00-57570-000-930	Miscellaneous	1,354.00	3,000.00
610-00-57570-000-931	Telephone/Fax	2,364.00	2,450.00
610-00-57570-000-933	Transportation	12,248.00	14,500.00
610-00-57570-000-935	Maintenance of Plant	-	
610-00-57570-001-926	Health Insurance	53,986.00	53,162.29
610-00-57570-002-926	FSA Contribution	2,910.00	2,280.00
610-00-57570-003-926	Dental Insurance	3,151.00	2,951.40
610-00-57570-004-926	Vision Insurance	846.00	807.14
610-00-57570-005-000	Pension Expense - GASB 68	-	
610-00-57570-005-926	Retirement	15,960.00	16,697.06
610-00-57570-006-926	Training, Travel	1,500.00	2,250.00
610-00-57570-313-100	Supplies for COVID-19	-	
610-00-57570-740-925	Losses/Damages	-	
610-00-57570-790-925	Donations/Grants Expenditures	-	
610-00-58100-000-000	Long Term Debt Principal	-	
610-00-58290-000-237	Interest on Long Term Debt	119,410.00	87,302.18
610-00-58291-000-237	Other Debt Expense	450.00	375.00
610-00-59231-000-000	Water Transfer to Equip Replac	25,883.00	30,000.00
Expenditure		1,131,533.00	1,163,889.29
Net Total		35,317.00	49,760.71

Account	Description	2024 Budget	2025 Proposed Budget
620-00-42100-000-000	Contrib in Aid of Construction	-	-
620-00-42370-000-000	Contributed Capital (auditor)	-	-
620-00-42371-000-000	Contributions By Municipality	-	-
620-00-43500-000-000	Grant Revenue	-	-
620-00-45611-000-622	Residential Meter Revenues	408,500.00	500,000.00
620-00-45611-000-623	Revenue from Public Authoritie	208,500.00	240,000.00
620-00-45611-000-624	Industrial Meter Revenue CWF	-	-
620-00-45611-001-622	Commercial Meter Revenues	265,500.00	315,000.00
620-00-45611-002-622	Industrial Meter Revenues	54,850.00	60,000.00
620-00-45611-003-622	Multi Family Meter Revenues	142,500.00	200,000.00
620-00-45612-000-631	Customer Forfeited Discounts	3,000.00	3,500.00
620-00-46414-000-635	Miscellaneous	46,750.00	65,000.00
620-00-48110-000-636	Interest & Dividend Income	25,500.00	30,250.00
620-00-48111-000-636	Interest Income State CWF	-	-
620-00-48112-000-636	Interest Sewer Spec Assessment	500.00	500.00
620-00-48113-000-636	Interest on Loans	15,000.00	15,000.00
620-00-48410-000-474	Insurance/Damage Recoveries	-	-
620-00-49150-000-000	Proceeds from debt premium	-	-
Revenue		1,170,600.00	1,429,250.00

Account	Description	2024 Budget	2025 Proposed Budget
620-00-50800-000-000	Amortization	-	-
620-00-57310-000-820	Supervision & Labor	-	-
620-00-57310-000-821	Power & Fuel for Pumping	113,750.00	115,000.00
620-00-57310-000-822	Power & Fuel for Aeration Equ	-	-
620-00-57310-000-824	Phosphorous Removal Chemicals	53,250.00	55,250.00
620-00-57310-000-827	Other Operating Supplies/Exp	4,641.00	5,500.00
620-00-57310-000-828	Transportation	12,021.00	12,500.00
620-00-57310-313-100	Supplies for COVID-19	-	-
620-00-57320-000-831	Maint Sewage Collection System	10,857.00	11,500.00
620-00-57320-000-832	Maint Collection Pumping Equip	14,276.00	15,000.00
620-00-57320-000-833	Maint of T&D Plant Equip	-	-
620-00-57320-000-834	Maint Of Plant,Structures,Equi	12,500.00	14,500.00
620-00-57320-000-835	Sludge Removal	-	-
620-00-57340-000-850	Salary/Wage - Sewer	193,249.00	198,376.34
620-00-57340-000-851	Office Supplies/Expenses	4,755.00	5,000.00
620-00-57340-000-852	Hired/Contractual Service	50,000.00	50,000.00
620-00-57340-000-853	Insurance (Non-Labor)	17,625.00	32,500.00
620-00-57340-000-854	FICA/Medicare	14,784.00	15,175.79
620-00-57340-000-855	Regulatory Commission	4,181.00	4,250.00
620-00-57340-000-856	Miscellaneous	8,244.00	10,000.00
620-00-57340-000-931	Telephone/Fax	854.00	1,250.00
620-00-57340-001-854	Health Insurance	43,061.00	43,669.23
620-00-57340-002-854	FSA Contribution	2,310.00	1,880.00
620-00-57340-003-854	Dental Insurance	2,502.00	2,443.01
620-00-57340-004-854	Vision Insurance	672.00	663.75
620-00-57340-005-000	Pension Expense - GASB 68	-	-
620-00-57340-005-854	Retirement	13,334.00	13,787.16
620-00-57340-006-854	Training, Travel, Education	1,500.00	3,500.00
620-00-57340-313-100	Supplies for COVID-19	-	-
620-00-57340-740-925	Losses/Damages	-	-
620-00-57340-790-925	Donations/Grants Expenditures	-	-
620-00-57390-000-403	Depreciation	391,106.00	391,106.00
620-00-57390-000-408	Payment in Lieu of Taxes	5,300.00	5,300.00
620-00-57400-000-000	S Elm Lift Station	-	-
620-00-57410-000-000	Capital Outlay - Sewer	33,058.00	50,000.00
620-00-57410-000-001	WWTF Project	-	-
620-00-57460-000-000	Sewer GIS System Development	-	-
620-00-58100-000-000	Long Term Debt Principle	-	-
620-00-58200-000-426	Other Debt Expense	-	-
620-00-58200-000-427	Interest on Long term Debt	135,960.00	125,000.00
Expenditure		1,143,790.00	1,183,151.28
Net Total		26,810.00	246,098.72



MEMO

Section 8, Item a.

To: Finance Committee – Mayor Teske
From: Daron J Haugh – City Administrator
Subject: Re-evaluation Required: MSA & River Architects - Library FFP Grant Compliance
Date: 2024-12-19

I am writing to bring to your attention the immediate need to re-evaluate MSA & River Architects in accordance with the City of Mauston Procurement Policy. This re-evaluation is necessary to ensure compliance with the requirements of the FFP (Flexible Facilities Program) grant allocated for the Library project. The need for this is to determine that once a contractor relationship has been established through a competitive bid or formal quote process, future contracts may continue to be sole-sourced to that contractor. Because of this, those contractors fall into the category of being re-evaluated every (3) years.

This re-evaluation process is essential to maintain our grant eligibility and ensure all federal funding requirements are met. The goal is to determine the City of Mauston, including the Hatch Public Library, have maintained prior competitive bid and or formal quote process with MSA and River Architects, and both relationships have remained in good standing. See below section from the Procurement Policy.

- A. Single or Sole Source Purchases are allowed when purchases are below the purchasing thresholds of the Department Head/Staff and are not a first-time or one-time maintenance or capital improvement project.

Professional and Maintenance Service Contractors require the establishment of long-term relationships, either because of specific equipment being pre-selected or information and data collected that is not easily transferrable. Once a contractor relationship has been established through a competitive bid or formal quote process, future contracts may continue to be sole-sourced to that contractor. Contractors that fall into this category shall be re-evaluated every three (3) years by the Supervising Committee and staff to ensure services are meeting standards.

When City operations require a product, equipment, or service with unique specifications that only has a single source, staff should properly document and may recommend to the Committee/Council a single source. Preferably staff should provide quotes from two alternative vendors with related products, equipment, and services and provide a scale or variance in the quality of service provision to affirm the value of the single source product.