



PLAN COMMISSION AGENDA

May 01, 2024 at 6:00 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and action relating to Minutes**
 - a. [March 27, 2024](#)
3. **Discussion and action on Site Plan for Hillsboro Equipment Building**
 - a. [Zoning Application](#)
4. **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 MINUTES

March 27, 2024 at 6:00 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call-** The Mauston Plan Commission met at 6:00 pm Wednesday, March 27, 2024, in the Council Chambers of City Hall. Present were Mark Messer, Lenard Kluge, Paul Coggins Devan Minard, and Mayor Dennis Nielsen. Absent was Brian McGuire. Also present was Zoning Administrator Allison Schwark.
2. **Minutes** - Motion by Messer seconded by Kluge to approve minutes of September 20, 2023. Motion carried.
3. **Amending Ordinance Sec. 114-46, Sec. 114-124 & Sec. 114-16 -** Public hearing opened, no citizens present, motion to close. Motion by Coggins, second Minard. Motion carried. Motion to approve ordinance sec 114-46 and 114-16 to allow for zero lot line development in several zoning districts. Motion by Coggins, second Messer. Motion carried.
4. **Adjourn-** The committee thanked Mayor Nielsen for his service, as this would be his last meeting with us. Also, Kluge noted he would like an update on the zoning code rewrite. Motion to Adjourn Minard, second Coggins. Motion carried.

Chair

Date



CHAPTER 114 ZONING APPLICATION FORM

I. APPLICANT INFORMATION

Name: Joe Dolezal
Address: PO Box 544 2613 west veterans parkway Marshfield WI 54449
Telephone: 715-384-3184 715-305-9002 cell Fax: 715-384-5872

II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name: Hillsboro Equipment/ Slama Commercial Properties LLC
Address: PO box 583 Hillsboro WI 54634
Telephone: 608-489-2275 Fax:

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

Name: Jewell Associates Engineers, Inc Paul Kardatzke,
Address: 560 Sunrise Drive Spring Green, WI 53588
Telephone: 608-588-7484 Fax:
State License/Certification #: Expiration Date:

IV. PROPERTY INFORMATION

Address: Kennedy Street county of Juneau, no city address
Tax Parcel #: pin 292510265 Attach a copy of the Owner's deed to the property.
Approximate Cost of Project: \$4,000,000.00

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 04-15-24
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 04-15-24
Date

Signature of property owner (if different from applicant) Date

sanitary sewer or septic loadings,
traffic generation 32 cars daily

Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in article V of this chapter including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

street access,	See plan
traffic visibility,	
parking,	See plan
loading,	See plan
exterior storage,	Dumpster enclosure will be provided
exterior lighting,	Lighting will remain within the property lines
vibration,	
noise,	
air pollution,	
odor,	
electromagnetic radiation,	
glare and heat,	
fire and explosion,	The building will be fully fire sprinklered
toxic or noxious materials,	Dumpster enclosure will be provided
waste materials,	Dumpster enclosure will be provided
drainage,	See plan
hazardous materials.	

Exterior building and fencing materials.

Entrance dives dimensioned See Plan

j.

The location and dimension of all on-site parking including a summary of the number of parking stalls provided.

on-site parking See Plan, written parking count

The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

Loading and service areas These areas are planned for the back or North end of the building

The location of all outdoor storage areas and screening devices;

Storage areas and screening devices Equipment will be displayed in front of the building under the canopy, building items will be screened with chain-link

The location, type, height, size and lighting of all signage on the subject property;

signage on the property Signage is planned to anchor on the front of the building

The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property;

exterior lighting There are 5, 15'-0" tall light poles planned, and under canopy lighting. Security lighting is planned at the building wall lines

The location and type of any permanently protected green space areas;

Protected green space See site plan attached

Grading and erosion control plan at the same scale as the main plan and reduction at 11 inches by 17 inches showing existing and proposed grades, including retention walls and related devices, and erosion control measures per the approval of the city engineer.

Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

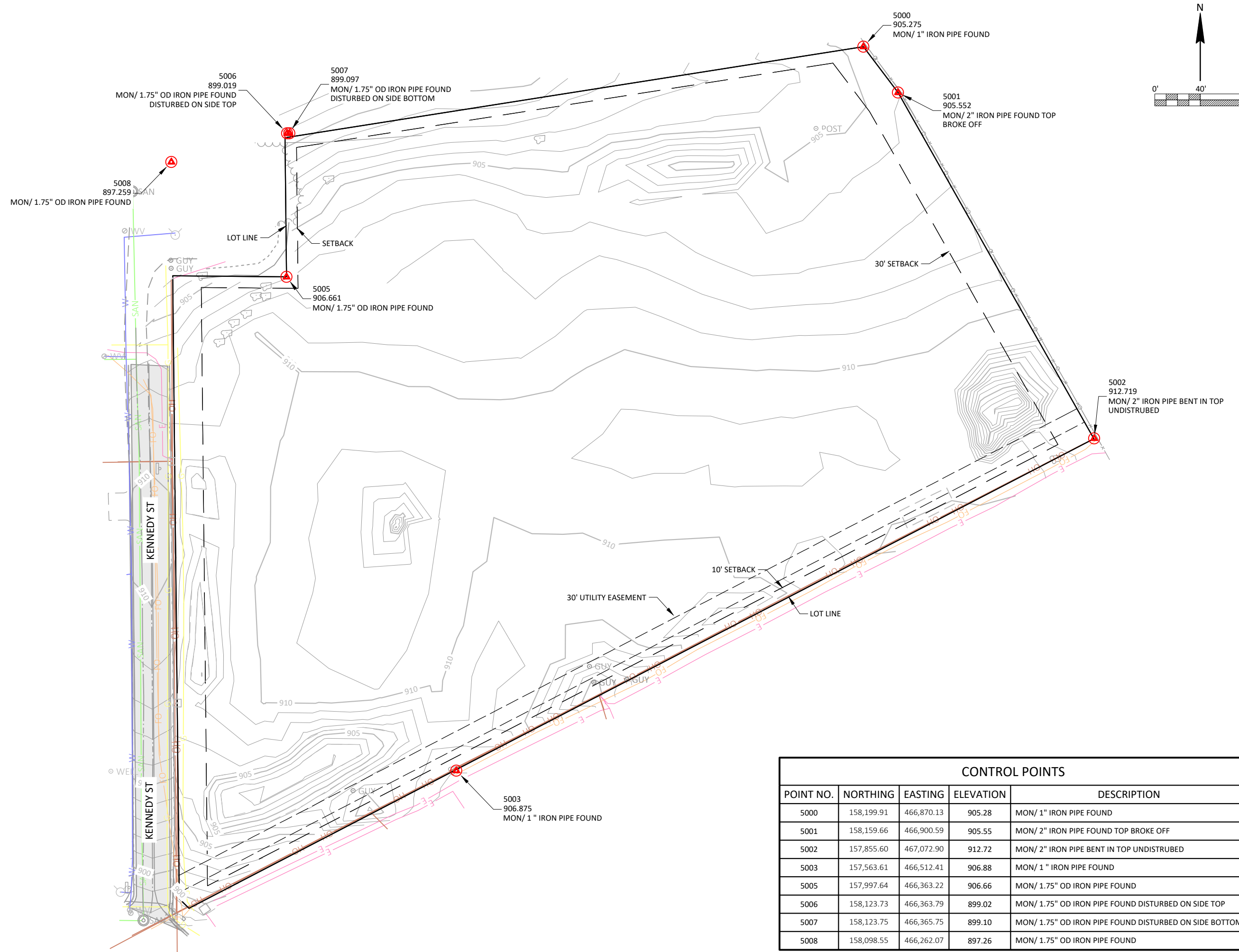
Certified survey may be required in instances where the administrator or the plan commission determines that compliance with setback requirements may be difficult. The survey shall be prepared by a registered land surveyor and shall depict property lines and proposed buildings, structures, and paved areas.

**Hillsboro Equipment
 Mauston Retail Store
 Mauston, Wisconsin**

Date
4-15-2024

No.	Description	Date

Drawing Name
Existing Site



CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
5000	158,199.91	466,870.13	905.28	MON/ 1" IRON PIPE FOUND
5001	158,159.66	466,900.59	905.55	MON/ 2" IRON PIPE FOUND TOP BROKE OFF
5002	157,855.60	467,072.90	912.72	MON/ 2" IRON PIPE BENT IN TOP UNDISTRUBED
5003	157,563.61	466,512.41	906.88	MON/ 1" IRON PIPE FOUND
5005	157,997.64	466,363.22	906.66	MON/ 1.75" OD IRON PIPE FOUND
5006	158,123.73	466,363.79	899.02	MON/ 1.75" OD IRON PIPE FOUND DISTURBED ON SIDE TOP
5007	158,123.75	466,365.75	899.10	MON/ 1.75" OD IRON PIPE FOUND DISTURBED ON SIDE BOTTOM
5008	158,098.55	466,262.07	897.26	MON/ 1.75" OD IRON PIPE FOUND

