## **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

Section 2, Item a.

## PLAN COMMISSION MINUTES



March 27, 2024 at 6:00 PM 303 Mansion Street Mauston, WI

- 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	



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: 608-489-2275Fax:	
Ш.	(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.		
	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	
۷.	<b>ZONING APPLICATION</b> (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)	
	Amendment to the Official Zoning Maps (per Section 114-286)	
	Zoning Permit for (check as appropriate)	
	Permitted Use (per Section 114-287) (May require site plan)	
	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)	
	Creation of Planned Development District (per Section 114-296)	
	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 pair herewith, and rejection of any future application to the City for the project which is the subject of this application.

	City for the project which is the subject of this application.			
	Mello Ago Alia O	04-15-24		
Signatu	ure of applicant	Date		
Signatu	ure of Property Owner (if different from Applicant)	Date		
VII.	II. AGREEMENT REGARDING PAYMENT OF REIMBURSABLE COSTS			
1.	The undersigned acknowledge that he/she/they have reand understand and agree that he/she/they are the" a Ordinance, and do hereby agree to comply with said Ordinance.	pplicant" as referred to in said		
2.	The undersigned agree that the submittal of this A acknowledgment and agreement by the undersigned to referred to in Ordinance 114-301(d). These costs may in the City Staff and the Fees of Engineers, Architects, Planners, Attorneys, Accounts, or other professional context evaluate the Application, and to meet with the Applicant, Plan, and to meet with the Developer, to meet with the Ethe City in all aspects of review and action upon the developer.	o pay the Reimbursable Costs nelude the cost of time spent by Landscape Architects, Urban onsultants used to review and to review and evaluate the Site Plan Commission, and to assist		
	The Undersigned agrees to pay these Reimbursable Cos  (a) In advance, such amounts as may be requested by th  (b) Within ten (10) days of receipt of a bill(s) from the Ci  may be requested by the City.	e City, and		
	ity may delay acceptance or approval of any application or interim administrative action on any application, unt			
Signatu	ure of applicant	Date		

Date

Signature of property owner (if different from applicant)

#### Memo

04-11-24

To: Paul Kardatzke Jewell

From: Joe Dolezal Boson

RE: Hillsboro Equipment Mauston WI, and the city approval.

Paul, I am using this for the check list to be sure we have everything completed.

Please help by providing any missing information. The city will not schedule any meeting without this being fully answered by plan, and or written.

Application requirements. All applications for approval of proposed site plans shall be submitted to the zoning administrator, or designee, who shall determine if the application is complete. A complete site plan application shall contain the following:

Applications for approval this application is filled out

Applicant information. Name and address of the applicant, the owner of the site, the architect, professional engineer and contractor being used on the project,

and the address and tax parcel number for the site.

Name and address this is complete

Written description of the intended use describing in reasonable detail the following.

Existing zoning district and proposed zoning district if different;

zoning district See Attached

Land use plan map designation	ıd use plan n	nap desi	gnation
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Land use plan map See attached

Site evaluation worksheet.

Site evaluation See Attached

Projected number of residents, employees, and/or daily customers.

Residents: None

Employees: 15

Daily Customers: 32

Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

Dwelling units: None

Floor area 15,000 sqft

Impervious area

Landscape area

Resulting site density

Floor area ratio

Impervious surface area ratio

Landscape surface area ratio

Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

hours of operation

8:00 to 5:00 M-F, 8:00 to 12:00 Sat

projected normal and peak water usage,

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.

Building exterior Masonry, metal panel, aluminum windows

Fencing materials Chain-link fence will be provided at dumpsters

or HVAC equipment

### Possible future expansion and related implications;

Future expansion Future expansion is planned to the North

matching the new proposed facility

Any other information pertinent to adequate understanding by the plan commission of the intended use and its relation to nearby properties.

Intended use and its relation to nearby properties.

This property will only enhance nearby

property

Location map at 11 inches by 17 inches showing the subject property and illustrating its relationship to the nearest street intersection. A photocopy of the pertinent section of the city's land use plan map with the subject property clearly indicated shall suffice to meet this requirement.

A photocopy of the pertinent section See attached

of the city's land use plan map

Property site plan drawing and reduction at 11 inches by 17 inches which includes:

Property site plan drawing

See attached.

A title block which indicates the name, address and phone/fax number of the current property owner and/or agent (developer, architect, engineer, planner) for the project;

Title block

See attached

The date of the original plan and the latest date of revision to the plan;

Date of the original plan

See attached

A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet;

North arrow and a graphic scale See attached

A legal description of the subject property

legal description

See attached

All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

property lines

See attached

All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

Proposed easement lines

See attached

All required building setback lines;

Building setback

See attached

All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

Full site plan with all items

See plan

The location and dimension (cross section and entry throat) of all access points onto public streets;

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

## The location of existing and proposed drainage facilities

Drainage facilities

There are two storm water ponds on the project, and storm pipe for downspouts along the east building line

In the legend, data for the subject property:
Lot area;
Floor area;
Floor area ratio;
Impervious surface area;
Building coverage;
Building height.

Detailed landscaping plan of the subject property, at the same scale as the main plan and reduction at 11 inches by 17 inches, showing the location of all required bufferyard and landscaping areas, and existing and proposed landscape point fencing and berm options for meeting said requirements.

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.

# **Proposed Building Plans for**

# Hillsboro Equipment Mauston

# Mauston, Wisconsin



560 Sunrise Drive Spring Green, WI 53588 fax: 608-588-9322

Section 3. Item a.

All work to be constructed per governing codes/ordinances, as amended by local authorities. Said codes/ordinances are herein incorporated into these documents. All code required work to be included in contract sum.

Adherence to Code Requirements of the New and Remodeled construction shall be the strict responsibility of the Owner/ Builder. The Architect shall not be held liable for any such unauthorized deviations or violations of any applicable Building, Plumbing, HVAC, or Electrical codes or the ADA (Americans with Disabilities Act.)

General notes are intended to clarify or emphasize the requirements of the drawings and specifications. In the event of a conflict between the drawings or specifications and these notes, the contractor shall comply with the more stringent requirement.

All work to be performed in a manner so as to have a minimum of disruption and disturbance with existing operations and local environment. Noise

Do not scale drawings.

**GENERAL NOTES** 

Permit and approvals are to be kept on-site at all times.

Details and notes of similar conditions are typical whether or not called out at all places. references to any detail is for convenience only and does not limit the application of such detail or drawing

Systems shown on drawings are intended to be furnished, installed, and turned over to the owner in proper functioning condition. All work to be

Contractor shall check and verify all field conditions and dimensions with the construction drawings at the project site prior to construction, erection, and/or fabrication. Contractor shall inspect related work and adjacent surfaces. Contractor shall report any discrepancies between the contract documents and the existing conditions which shall prevent proper execution of this work to the architect before proceeding with the work. Contractor is responsible for dimensions, quantities, and coordination of other trades

Special finish materials, carpet/ flooring, bases, doors, etc. are not shown on all details for clarity purposes. refer to plans, sections, other details, specifications, and schedules for additional information.

Installation of all materials and systems shall be in accordance with manufacturer's written instructions

This project is being constructed using a design-bid-build construction methodology. All contractors are responsible for complying with all applicable codes and ordinances related to their design and construction and integration with other systems and components. All concerns or conflicts related to such shall be brought to the attention of the general contractor prior to the start of construction

All products are to be selected for the intended use and installed per manufacturer's specifications

CODE SUMMARY	PROJECT DIRECTORY	DRAWING INDEX

OCCUPANCY S-1 Moderate Hazard Storage

PROJECT DESCRIPTION: Construction of a new showroom and shop.

CONSTRUCTION: IIB Metal Frame Unprotected

FIRE PROTECTION Fully Sprinklered NFPA13 AREA

STRUCTURAL ENGINEERING 560 Sunrise Drive Spring Green, WI 53588 608-588-7484

OWNER Don Slama

Hillsboro Equipment

E 18898 Hwy 33 East

Andrea Ring, Architect

CIVIL ENGINEERING

Eric Olson, Enginee

Hillsboro WI 54634

ARCHITECT

**GENERAL CONTRACTOR** Joe Dolezal 2613 W. Veterans Parkway

PO Box 544 Marshfield, WI 54449 715-384-3184

Title Sheet T1.1 Schedules T1 2 Details

C1.0 Site Overview Existing Site

C2.0 Proposed Site C2 1 Proposed Site Grading Plan

C4.0 Erosion Control Details C4.1 Pavement Details C4 2 Curb Ramp Details

EX A Vehicle Tracking Life Safety Plan A0.0 A0.1 Rendered Views

A0.2 Rendered Views Rendered Views A1.0 Floor Plan

Δ1 1 Upper Floor Plan A1.2 Roof Plan A1.3 Restroom Plan and Details

A2.0 Proposed Elevations A3.0 Sections

A3.1 Section Details A3.2 Framing Details A4.0 Finish Plan

A4.1 Reflected Ceiling Plan Structural Notes

S0 1 Structural Notes

S1.0 Foundation Plan Structural Details

S1.2 Structural Details S2 0 Roof Framing Plan Equipment Retail Store, Wisconsin sboro Mauston F Mauston, \

4-15-2024

## SUMMARY BUILDING CODE REQUIREMENTS

Applicable code provisions include, but are not limited to the following:

All through penetrations and membrane penetrations in fire resistance rated assemblies shall comply with IBC Section 714

### 362.0715 - Opening Protective's

All doors in fire resistance rated assemblies shall comply with IBC section 716.

#### 362.0716 - Duct and Air Transfer Openings

All ducts and air transfer openings in fire resistance rated assemblies shall comply with IBC section 717.

#### 362.0719 - Thermal and Sound Insulating Materials

Internally lit exit signs with battery backup shall be provided to mark approved exits from any direction of egress travel

The means of egress, including the exit discharge, shall be illuminated to a minimum of 1 foot-candle at the floor level at all times the building space is

#### 362.1006 - Illumination Emergency Power

In the event of power supply failure, an emergency system shall automatically illuminate to and average of 1 foot-candle and minimum of 0.1 foot-candle at the floor level at all corridors, stairways, and the portion of the exterior exit discharge immediately adjacent to exit discharge doorways, exterior walk or stoops

#### 362,2304,9.5 - Fasteners in preservative treated wood

Fasteners for preservative treated wood shall be hot-dipped, zinc coated, galvanized, or stainless steel

#### 362,2406 - Safety Glazing

Provide Safety Glazing per IBC section 2406.

The General Contractor and sub contractors are responsible for coordinating with product manufacturers, suppliers, and installers to ensure that all applicable code provisions are complied with. Review the full Wisconsin Building Code for complete requirements

#### ARCHITECTURAL SYMBOLS

**ABBREVIATIONS** 

CONTROL JOINT

CARPET
CERAMIC TILE
DIMENSION
DOWNSPOUT
EXPANSION JOINT

FIRE EXTINGUISHER

FLOOR REINFORC (ED) (ING)

GYPSUM WALLBOARD

GENERAL CONTRACTOR

INTERIOR
JOINT
METAL
MOISTURE RESISTANT
NOT TO SCALE
OUTSIDE DIMENSION
PLATE
QUANTITY
RADIUS
ROOM

ROUGH OPENING SOUND ATTENUATION BATT

TYPICAL UNLESS OTHERWISE NOTED

VINYL FACED WALL COVERING

VAPOR BARRIER VINYL COMPOSITE TILE

SUSPENDED CEILING

STAINI ESS STEEL

STEEL
TEMPERED
TOP AND BOTTOM
TOP OF CONCRETE
TOP OF FOOTING
TOP OF SLAB
TOP OF WALL

FINISHED FLOOR

INSULATION

CONCRETE MASONRY UNIT CARPET

EQUAL EXTERIOR FLOOR DRAIN FIBERGLASS REINFORCED PLASTIC

CEILING CENTER LINE

COLUMN CONCRETE

**ELEVATION** 



BUILDING SECTION



DETAIL



WALL TYPE



DOOR



## PROJECT ADDRESS

MAP

# Kennedy Street Mauston, WI 53948



#### PROJECTED NUMBER OF OPERATIONAL OCCUPANCY

**ZONING REVIEW INFORMATION** 

TAX PARCEL NUMBER: 292510265

NON-RESIDENTIAL USES (A) Min. Zoning District Area

HOURS OF OPERATION:

(B) Min Lot Area (C) Max. Princ. bldg. coverage (D) Max. acc. bldg. coverage (E) Max. coverage of all bldgs

(G) Max. gross density/intensity (H) Min. landscaping surface ratio (J) Min. lot width (K) Min. street frontage

(M) Front setback to acc. bldg. (N) Side setback to princ. bldg. (S) Min. paved surface setback

(T) Min. separation of princ. bldgs (V) Max. princ. bldg. height

25 ft/40ft 25 ft/40ft

5 ft. from side/rear;10 ft from street

20 ft

7am- 5 pm

20 000 s f

4F:0.50 FAR

100 feet

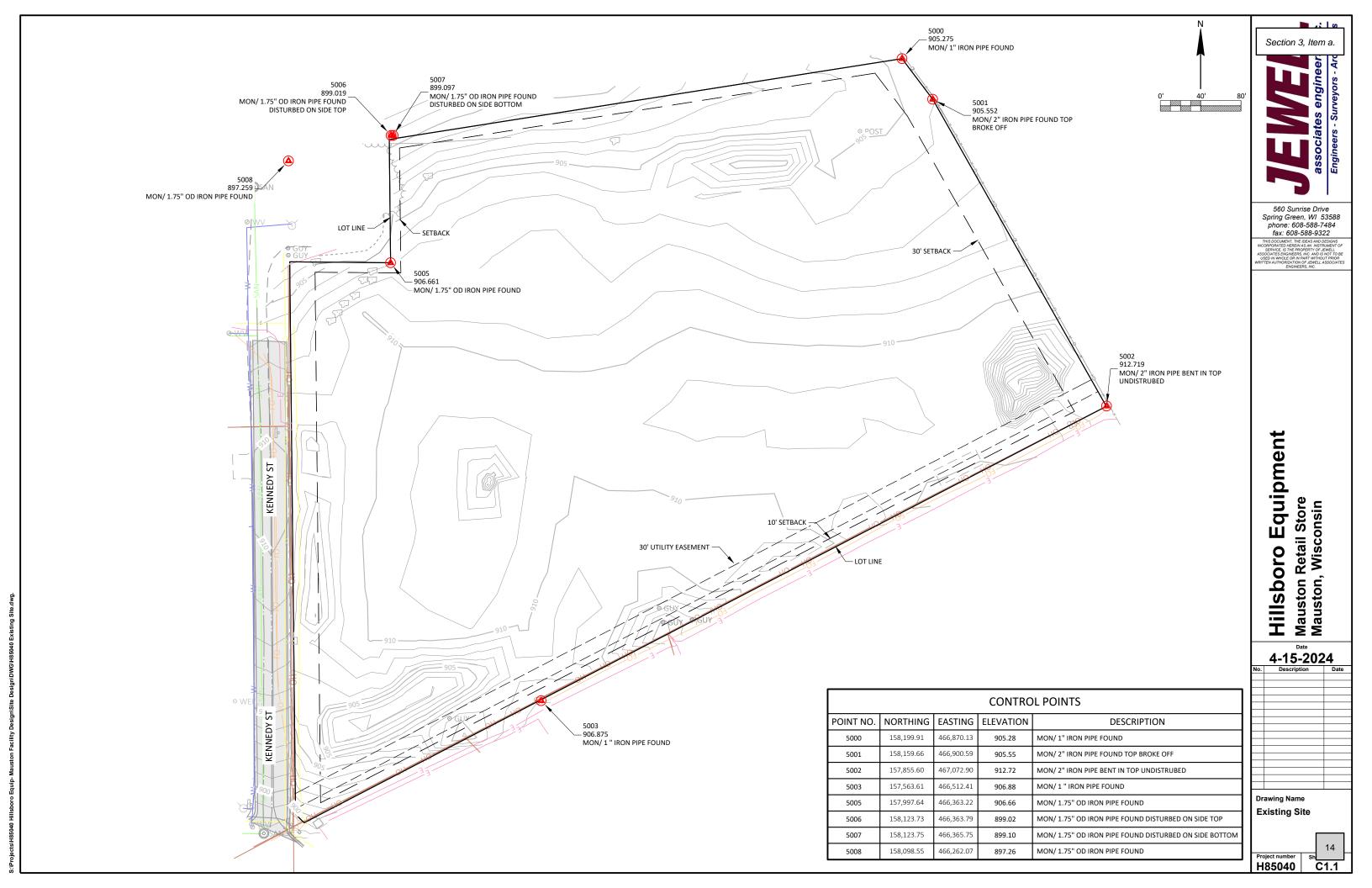
50 feet

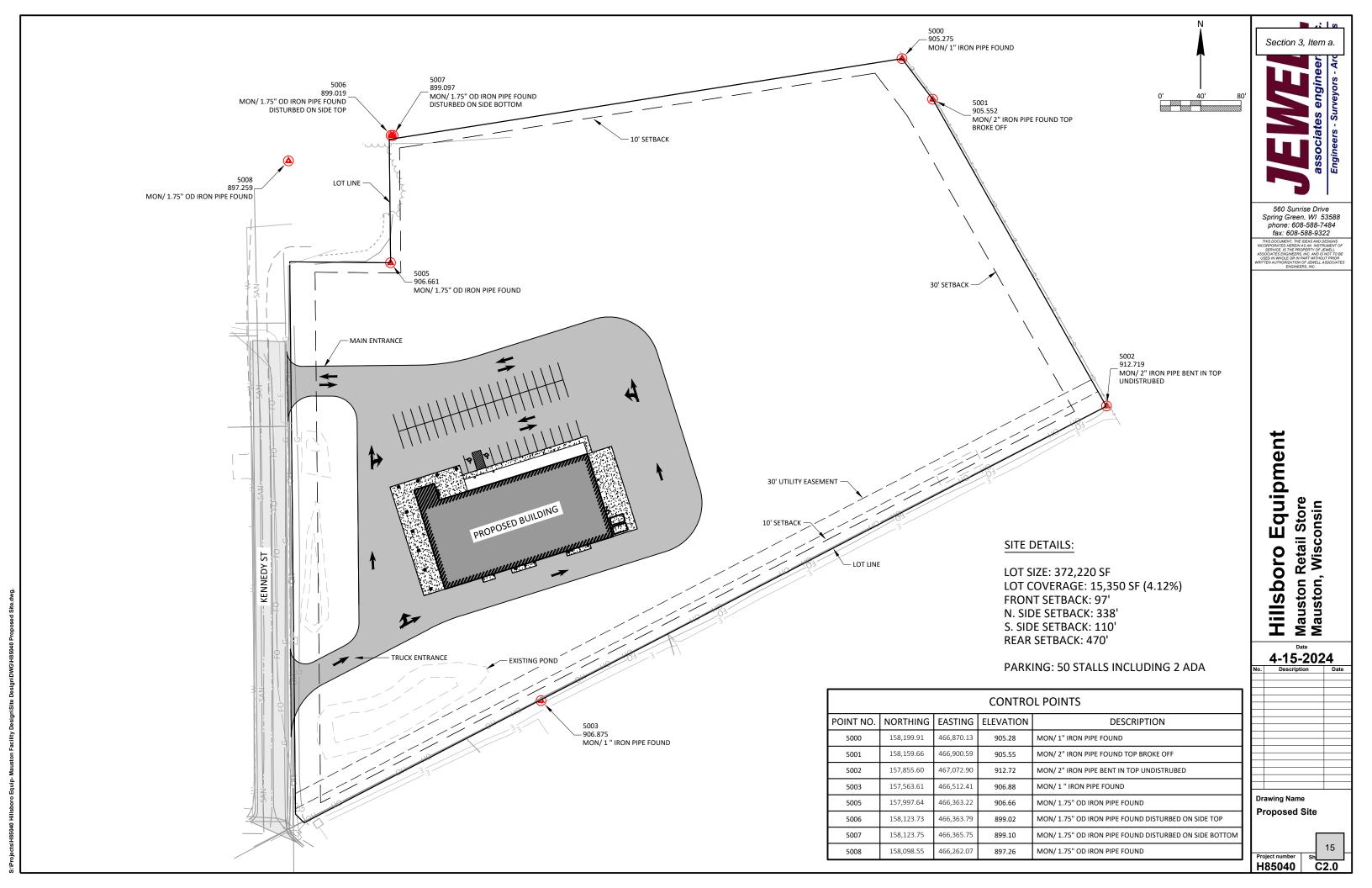
10%

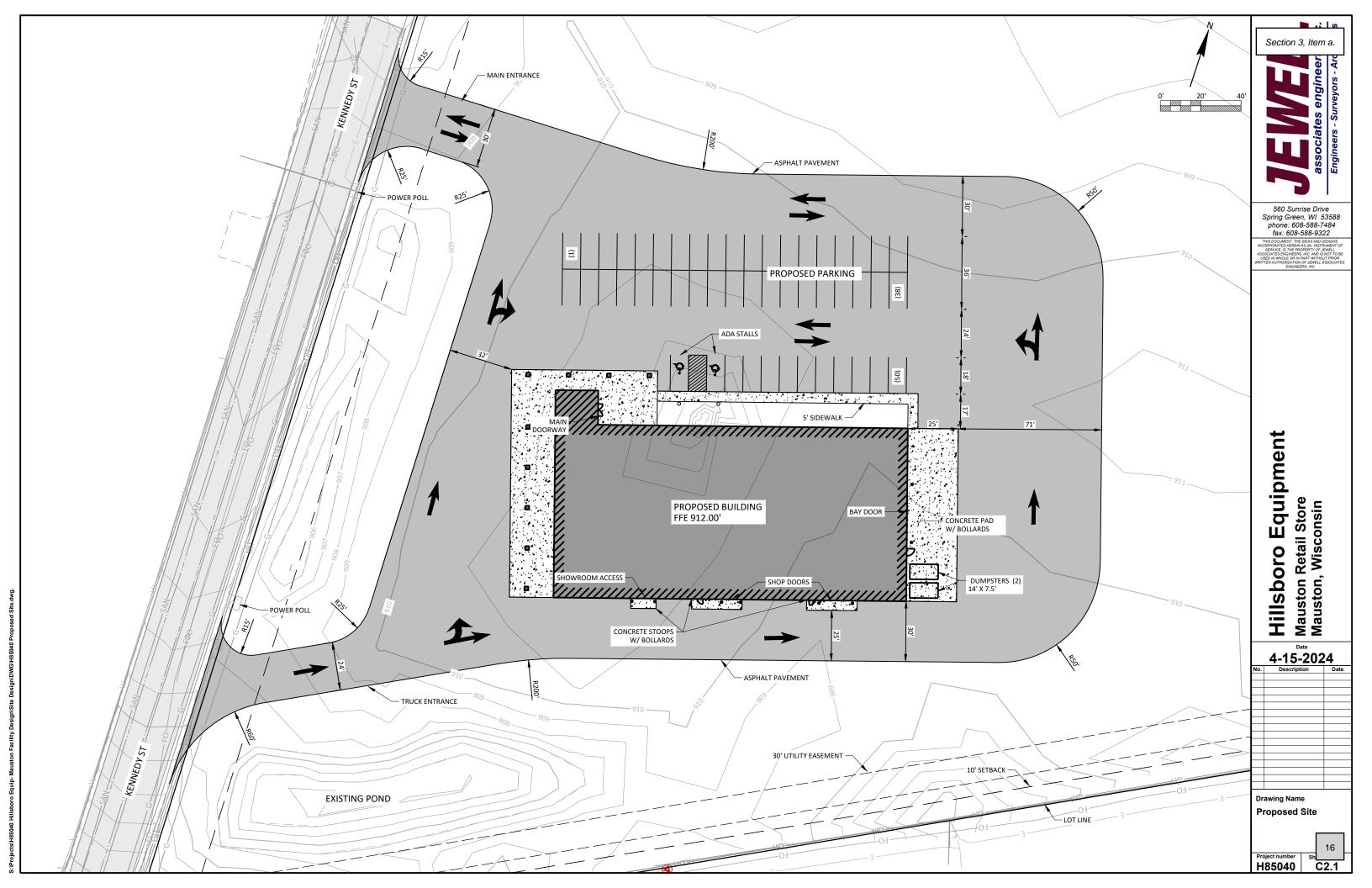
Title Sheet

H85040

13









1 3D office View A0.1 NOT TO SCALE



2 Exterior Day Rendering NOT TO SCALE

Section 3, Item a.

560 Sunrise Drive Spring Green, WI 53588 phone: 608-588-7484 fax: 608-588-9322



Hillsboro Equipment
Aauston Retail Store
Aauston, Wisconsin

	<b>→</b> ≥≥		
4-15-2024			
No.	Description	Dat	
_			

**Drawing Name** Rendered Views

Project number H85040

17 A0.1



1 Exterior Night Rendering
A0.2 1" = 20'-0"



2 Highway Night Rendering A0.2 1" = 30'-0"

Section 3, Item a.

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322
THIS DOCUMENT, THE IDEAS AND DESIGN'S
MICORPORATE HERRIEN AS AN, INSTRUMENT OF



illsboro Equipment lauston Retail Store lauston, Wisconsin

	ΙΣΣ		
4-15-2024			
No.	Description	Da	

**Drawing Name** Rendered Views

Project number H85040

18 A0.2



Northeast Rendering
A0.3 1" = 100'-0"



Front Night Rendering
A0.3 3/64" = 1'-0"

Section 3, Item a.

560 Sunrise Drive Spring Green, WI 53588 phone: 608-588-7484 fax: 608-588-9322



Hillsboro Equipment Mauston Retail Store Mauston, Wisconsin

Date 4 4 5 2024

4-15-2024			
No.	Description		
		_	
		_	
-		_	

Drawing Name Rendered Views

Project number H85040

19 A0.3

