

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 Dulton, WI 53940
 Telephone: 608-253-0990 Fax: _____
 State License/Certification #: _____ Expiration Date: _____

IV. PROPERTY INFORMATION

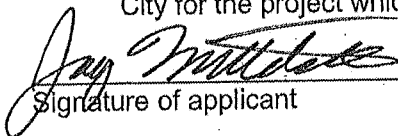
Address: 800 North Union St Mauston, WI 53948
 Tax Parcel #: 2925-11648.1 Attach a copy of the Owner's deed to the property.
 Approximate Cost of Project: \$2M

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)

This is not homestead property.

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:

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: [Signature]
Kirk Stoa, Vice President

AUTHENTICATION

Signature(s) _____

authenticated on _____

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

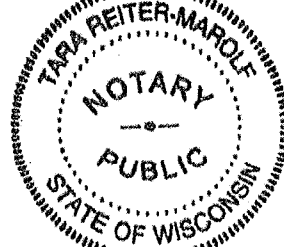
THIS INSTRUMENT DRAFTED BY:
Attorney William J. Rudolph

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.

[Signature]
Notary Public
My commission (is permanent) (expires: 11/6/26)



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

CERTIFIED SURVEY

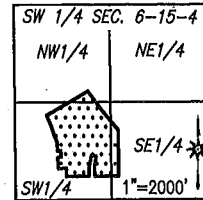
MAP NO. _____

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.

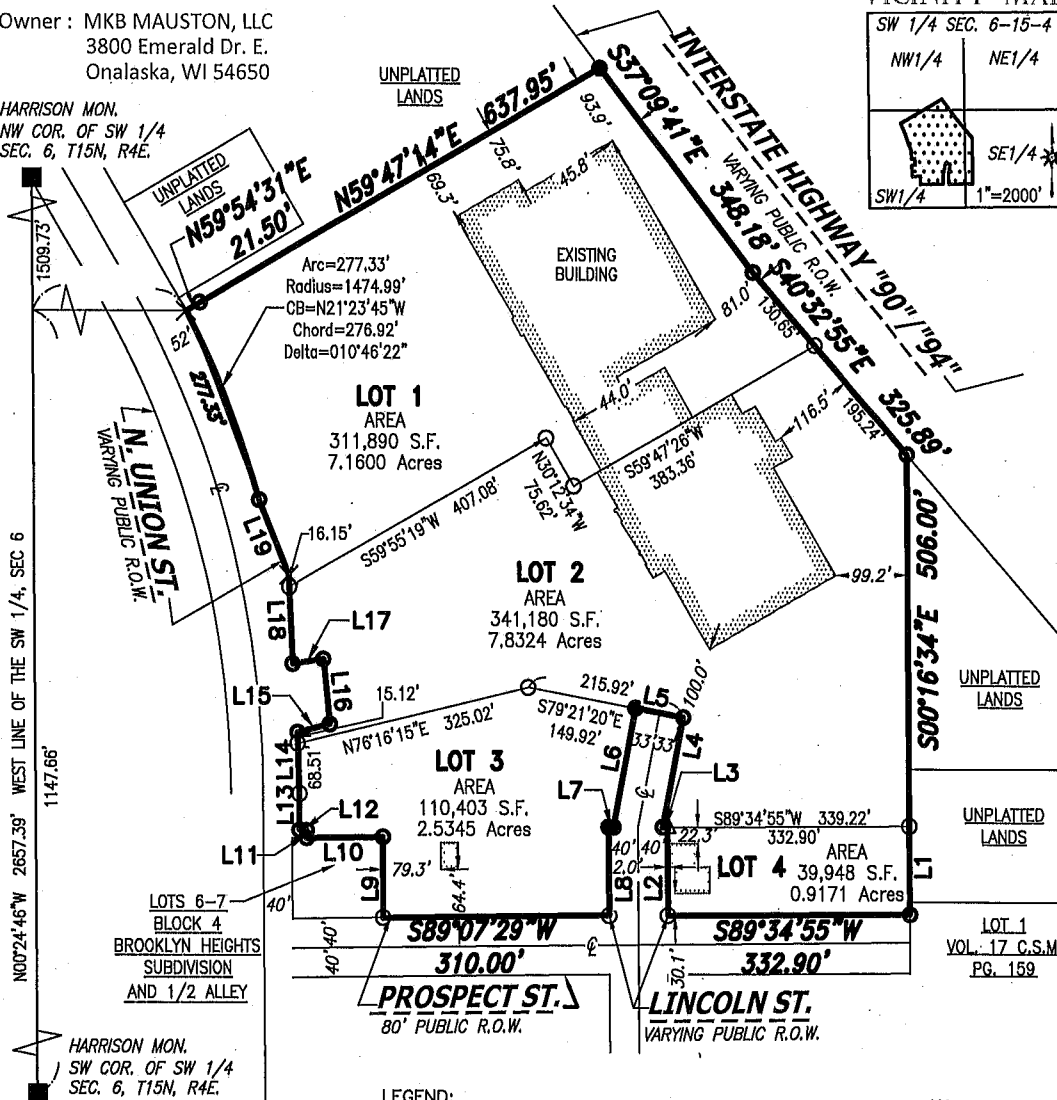
All bearings are referenced to the Juneau County Coordinate System, (NAD83/2011) in which the West line of the SW 1/4, Sec. 6, bears N00°24'46"W

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

VICINITY MAP



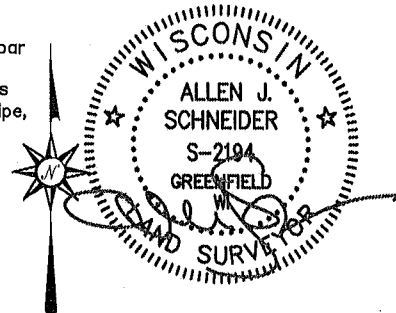
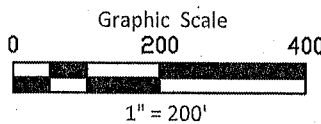
HARRISON MON.
NW COR. OF SW 1/4
SEC. 6, T15N, R4E.



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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414-224-8068
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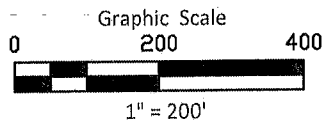
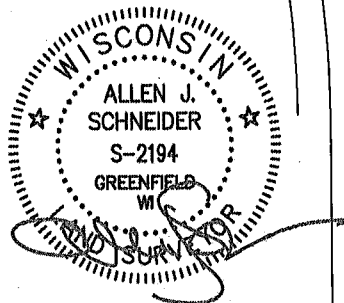
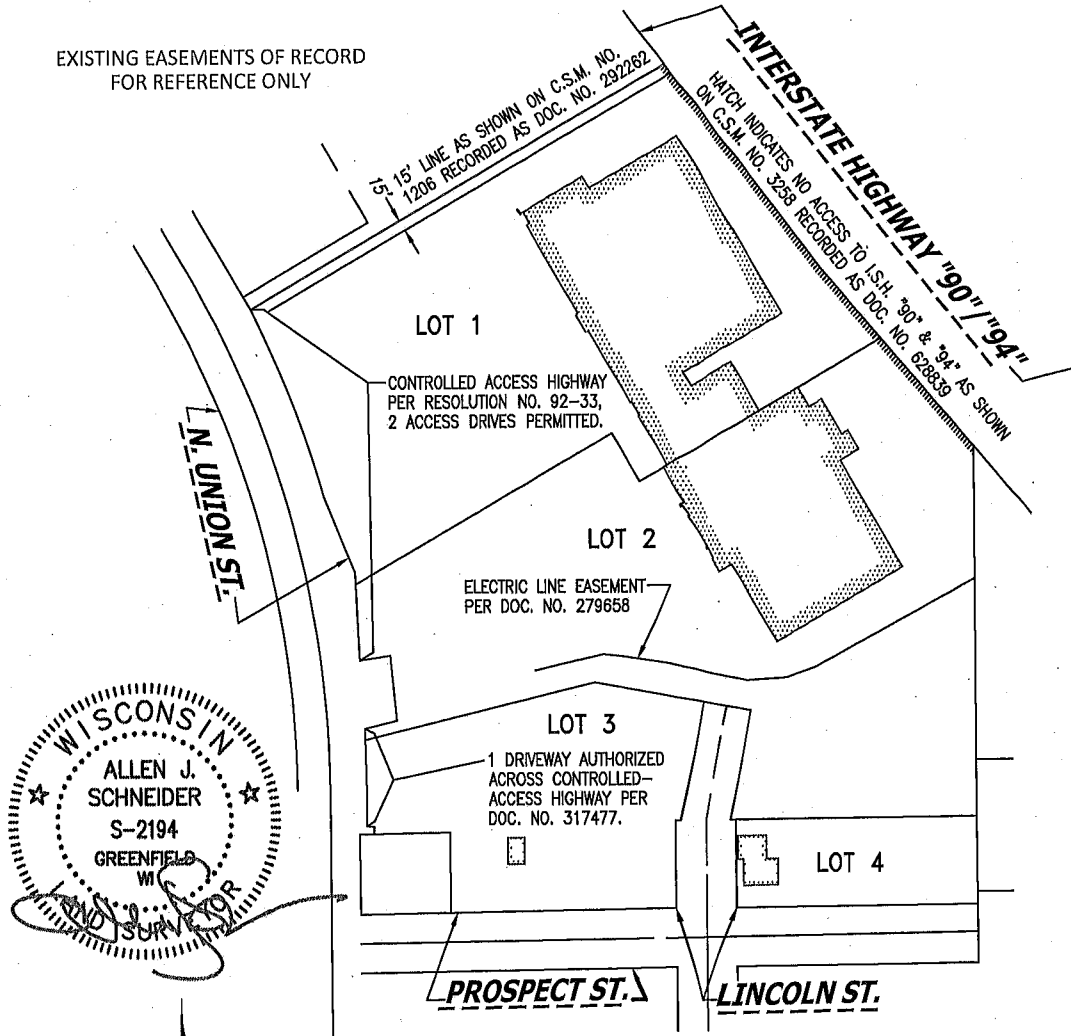
This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

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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STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY}

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

THAT I have surveyed, divided and mapped 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:

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.

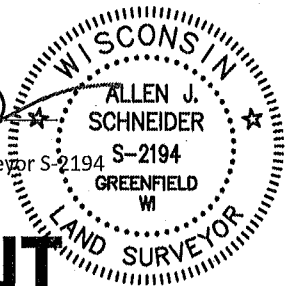
That I have made such survey, land division and map by the direction of MKB MAUSTON, LLC, owner of said land.

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


Allen J. Schneider
Professional Land Surveyor S-2194



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}

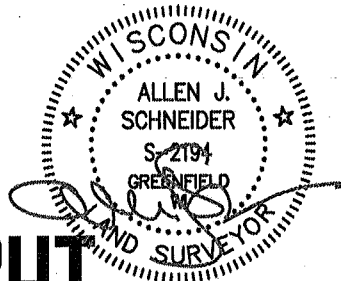
Personally came before me this ___ day of _____, 20__, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____ My commission expires: _____

(Notary Seal)



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Date: March 26, 2024
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COMMON COUNCIL APPROVAL

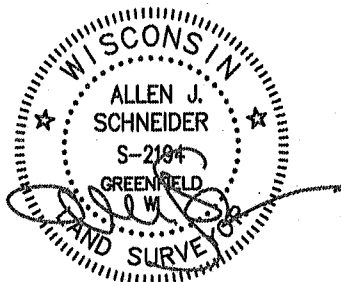
Approved by the Common Council of the City of Mauston, Wisconsin, on this _____ day of _____, 20____.

Date

DENNIS NIELSEN, MAYOR

Date

NICHOLE LYDDY, DEPUTY CLERK



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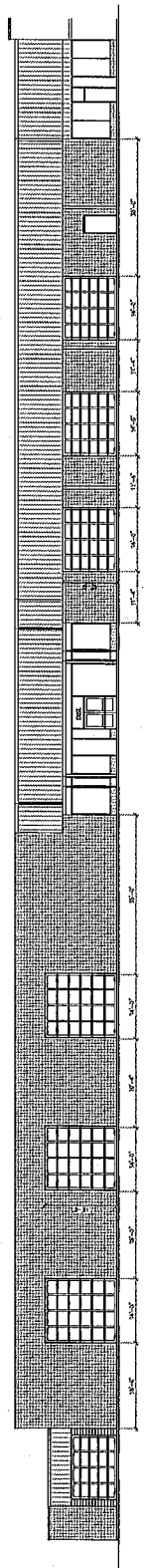
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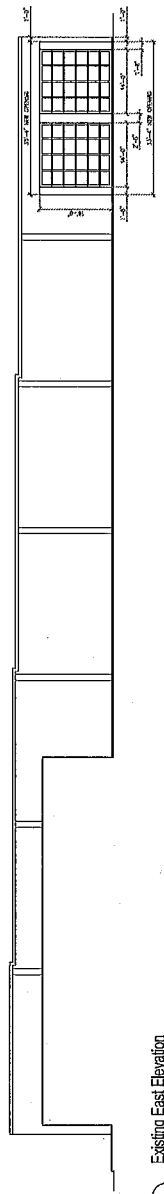
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Sheet 6 of 6 Sheets

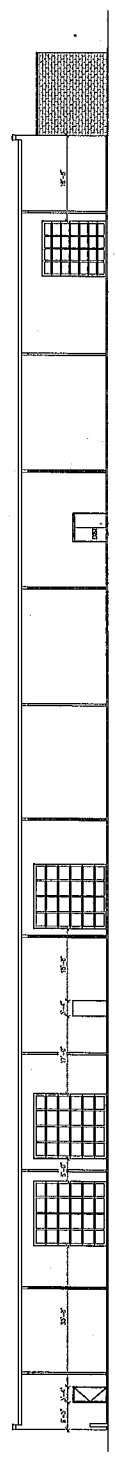
NO.	REVISION	DATE



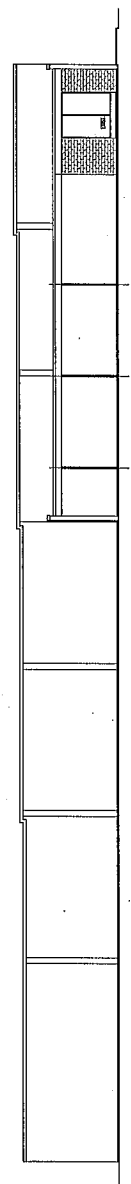
2 Existing South Elevation
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3 Existing East Elevation
A1.1 3/32" = 1" = 0"



4 Existing North Elevation
A1.1 3/32" = 1" = 0"



5 Existing West Elevation
A1.1 3/32" = 1" = 0"

