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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 desi	gnation;	
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 r	atio	

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

hours of operation

Landscape surface area ratio

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;

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.

Building height.

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.