

## **MAHegge Development Plan**

### **Commercial Site Development Plan**

**Planning Commission Meeting**  
July 10, 2024

**City Council Meeting**

**Applicants:** Malik Hegge

**Case Number:** 25.03 DEV

**Agent:** Bill Feheringer, CEPI

**Summary:** The applicant is proposing to construct a 5,000 square foot commercial warehouse facility and associated office building. The site consists of two (2) adjacent parcels, an unplatted parcel and Lot 2, Blk 1, Casper Creek Addition, creating a development area approximately 7.87-acres in size. It was annexed into the City of Mills in 2015. There is an existing structure on the unplatted parcel and various commercial items being stored on the property.

The property is bounded on the west by railroad right of way and city owned property to the south. B & B Subdivision is adjacent to the north. There is no platted, public right-of-way access to the property. Access is obtained via an unimproved access and utility easement, recorded via separate instrument. The applicant wishes to discuss access and surfacing requirements with the Planning & Zoning Commission.

The property is zoned I-1 (Light Industrial District) and the proposed use of the property is permitted within this zone district. The use is also consistent with the City's future land use map and general goals and policies of the City of Mills Master Plan.

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**Legal Description:** Lot 2, Block 1, Casper Creek

**Location:** The property is located south of Burd Rd, east of Progress Circle. Access is obtained via Dwyer Drive across and unimproved access easement.

**Current Zoning:** I-1 (Light Industrial)

**Adjacent Land Use:** North: B & B Subdivision (I-1)

South: Unplatted City owned tract (PLI)

East: DLD Simple Subdivision (I-1)

West: Railroad ROW & Unplatted tracts (UA & I-1)

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**Planning Considerations:**

1. Pending review of the proposed subdivision application, access is proposed to be

provided via a dedicated right of way or via an existing access & utility easement, recorded via separate instrument (#893026).

- a. Per the LDRs, access shall be improved to city standards within the easement/ROW to the property line for commercial/industrial development.
    - a. A turnaround constructed to fire code standards is required on the west end of the access.
    - b. The road surface shall be constructed to withstand 75,000 lbs. utilizing any material type per IFC Section D102.1
    - c. The applicant wishes to pursue a discussion regarding the dedication, width and surfacing of access to the property.
  2. Public water service is required to serve the property. A water main shall be constructed to serve the new development. Service lines can only be utilized from a water main to the structure across the property to be served.
    - a. Construct a water main to the boundary of the parcel and extend a service line to the structure. Obtain DEQ permit to construct for the water main.
  3. Submit a drainage study completed by a Wyoming licensed engineer.
    - a. Revise the site plan to show more information on proposed drainage for the site.
    - b. Show all on-site detention, if applicable.
  4. Provide additional detail and show the driveway access to the parking area and buildings from the access.
    - a. All required parking spaces and drive aisles and access to the required parking area shall be paved.
  5. Submit a landscaping plan providing further detail on the types of plant units to be used for the landscaping, or submit a letter requesting a fee in lieu of landscaping, for consideration by Mills City Council.
  6. Provide manufacturer's specifications for all site lighting which depicts shielding for the wall pack lighting which complies with city standards.
  7. Include in the Development Agreement, a statement that no further development or subdividing of the property shall occur without a subdivision permit and improvement of the access, as applicable.
  8. Obtain all required building permits for:
    - a. All structures
    - b. All site lighting
    - c. All on-premise signage.
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**Staff Recommendation:**

Staff recommends the Planning Commission CONDITIONALLY APPROVE the Hegge Development Plan to allow discussion and resolution of the resubdivision plat and access/surfacing issues, and upon satisfactory completion of all planning considerations.

**Planning Commission Recommendation:**



**CITY OF MILLS**  
**APPLICATION FOR SITE PLAN APPROVAL**  
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming  
704 4<sup>th</sup> Street (Physical Address)  
P.O. Box 789 (Mailing Address)  
Mills, Wyoming 82644

**PAID**  
JUN 18 2025

Date: \_\_\_\_\_  
Return by: \_\_\_\_\_  
(Submittal Deadline)  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** Bill Fehringer

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name: MAHegge, LLC  
Owner Mailing Address: PO BOX 1416  
City, State, Zip: Mills, WY 82644  
Owner Phone: [REDACTED]  
Applicant Email: [REDACTED]

**AGENT INFORMATION:**

Print Agent Name: CEPI  
Agent Mailing Address: 6080 Enterprise Drive  
City, State, Zip: Casper, WY 82609  
Agent Phone: 307-266-4346  
Agent Email: [REDACTED]

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): Lot 1, Casper Creek Addition No.3

Physical address of subject property if available: 400 Dwyer Drive

Size of lot(s) sq. ft./acres: 8.33AC

Current zoning: Light Industrial Current use: Commercial

Intended use of the property: Commercial

Zoning within 300 feet: L-I, PL1 Land use within 300 feet: Commercial

**ATTACHMENTS (REQUIRED):**

1. **Proof of ownership:** X  
(such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the Site Plan:** X
3. **One reproducible 11 x 17 Site Plan hard copy:** X
4. **One Site Plan electronic copy (pdf):** X

**IF APPLICABLE, INCLUDE:**

1. Number of employees on the premises: 5
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature): N/A
3. Number of residential units: N/A
4. Number of off-street parking spaces **provided:** \_\_\_\_\_
5. Number of off-street parking spaces **required:** \_\_\_\_\_

**SIGNATURE(S):**

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature [Signature]

OWNER Signature \_\_\_\_\_

AGENT Signature \_\_\_\_\_

**FEE:** \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; **plus a recordation fee of \$150.00.**

**For Office Use Only:** Signature verified: \_\_\_\_\_ Proof of ownership provided: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

- 1

LEGAL DESCRIPTION AND COMMON ADDRESS
- LOT 1, CASPER CREEK ADDITION NO. 3  
TO THE CITY OF MILLS  
NATRONA COUNTY, WYOMING  
  
400 DWYER DRIVE  
MILLS, WYOMING 82601
- 5

CURRENT ZONING: I-1 (LIGHT INDUSTRIAL)  
PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
- 7

AS SHOWN ON PLAN
- 8

BUILDING HEIGHT: 45'  
BUILDING SETBACKS: (5' MINIMUM SETBACK)  
NORTH - 152.5'  
EAST - 312.2'  
SOUTH - 165.3'  
WEST - 260.0'
- 9

NOT APPLICABLE TO THIS SITE
- 11

AS SHOWN ON SITE PLAN
- 12

NOT APPLICABLE TO THIS SITE
- 13

LIGHTING: WALL PACKS TO BE INSTALLED  
ON BUILDING BY OTHERS

- 17

NOT APPLICABLE TO THIS SITE
- 21

GENERAL NOTES
- a. TOTAL LAND AREA IN ACRES OR SQUARE FEET;  
b. TOTAL BUILDING AREA IN SQUARE FEET;  
c. TOTAL SQUARE FEET OF BUILDING ADDITION  
d. PERCENTAGE OF LAND COVERED BY BUILDINGS;  
e. BUILDING HEIGHT(S);  
f. NUMBER OF STORIES AND SQUARE FOOTAGE OF LEASABLE SPACE (FLOOR AREA);  
g. TOTAL NUMBER OF PARKING SPACES;  
h. SQUARE FOOTAGE OF PARKING AREA  
i. PERCENTAGE OF LAND COVERED BY PARKING;  
j. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS;  
k. PERCENTAGE OF SITE COVERED BY LANDSCAPING;
- 8.33 ACRES / 363,034 S.F.  
6,744 S.F.  
N/A  
1.8%  
45'  
1 STORY / 6,744 S.F.  
7  
1500 S.F.  
0.4%  
14,000 S.F.  
4%
- 22

AS SHOWN ON THIS PAGE
- 24

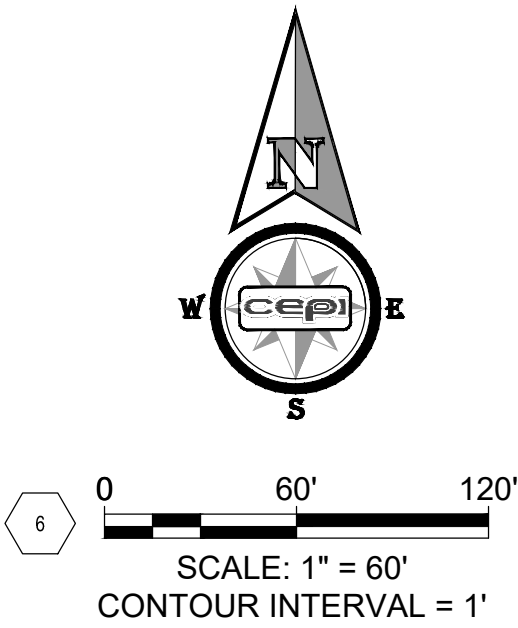
PROVIDED BY OTHERS
- 25

NOT APPLICABLE TO THIS SITE
- 26

NOT APPLICABLE TO THIS SITE
- 27

NOT APPLICABLE TO THIS SITE

8.33 ACRES / 363,034 S.F.  
6,744 S.F.  
N/A  
1.8%  
45'  
1 STORY / 6,744 S.F.  
7  
1500 S.F.  
0.4%  
14,000 S.F.  
4%



- LEGEND
- FOUND PROPERTY CORNER AS NOTED
- ⦿

EXISTING FIRE HYDRANT
- ⦿

PROPOSED FIRE HYDRANT
- ⦿

EXISTING WATER VALVE
- ⦿

PROPOSED WATER VALVE
- ⦿

EXISTING SANITARY SEWER MANHOLE
- W —

EXISTING WATER LINE
- W —

PROPOSED WATER LINE
- ST —

EXISTING STORM SEWER LINE
- SS —

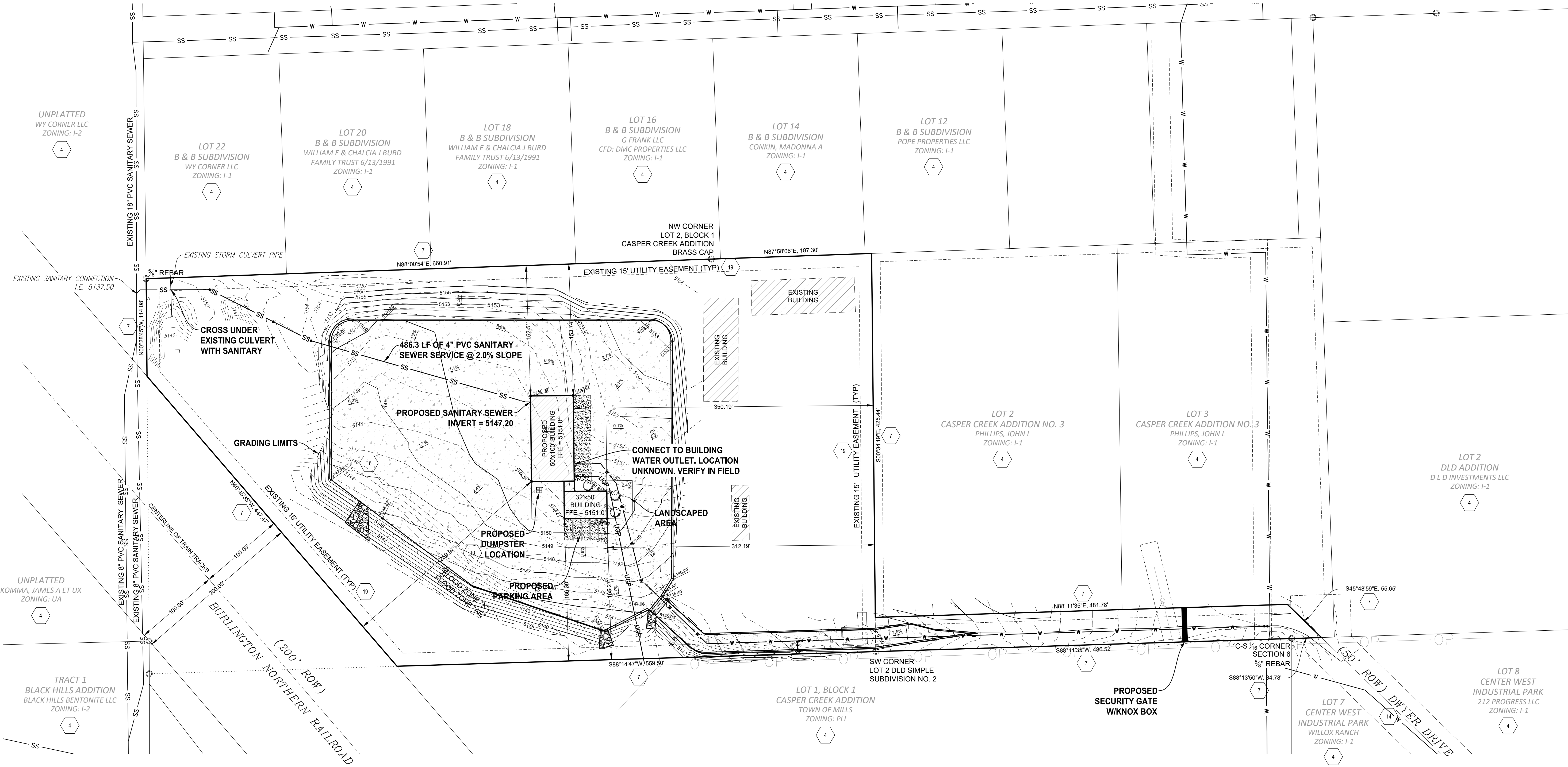
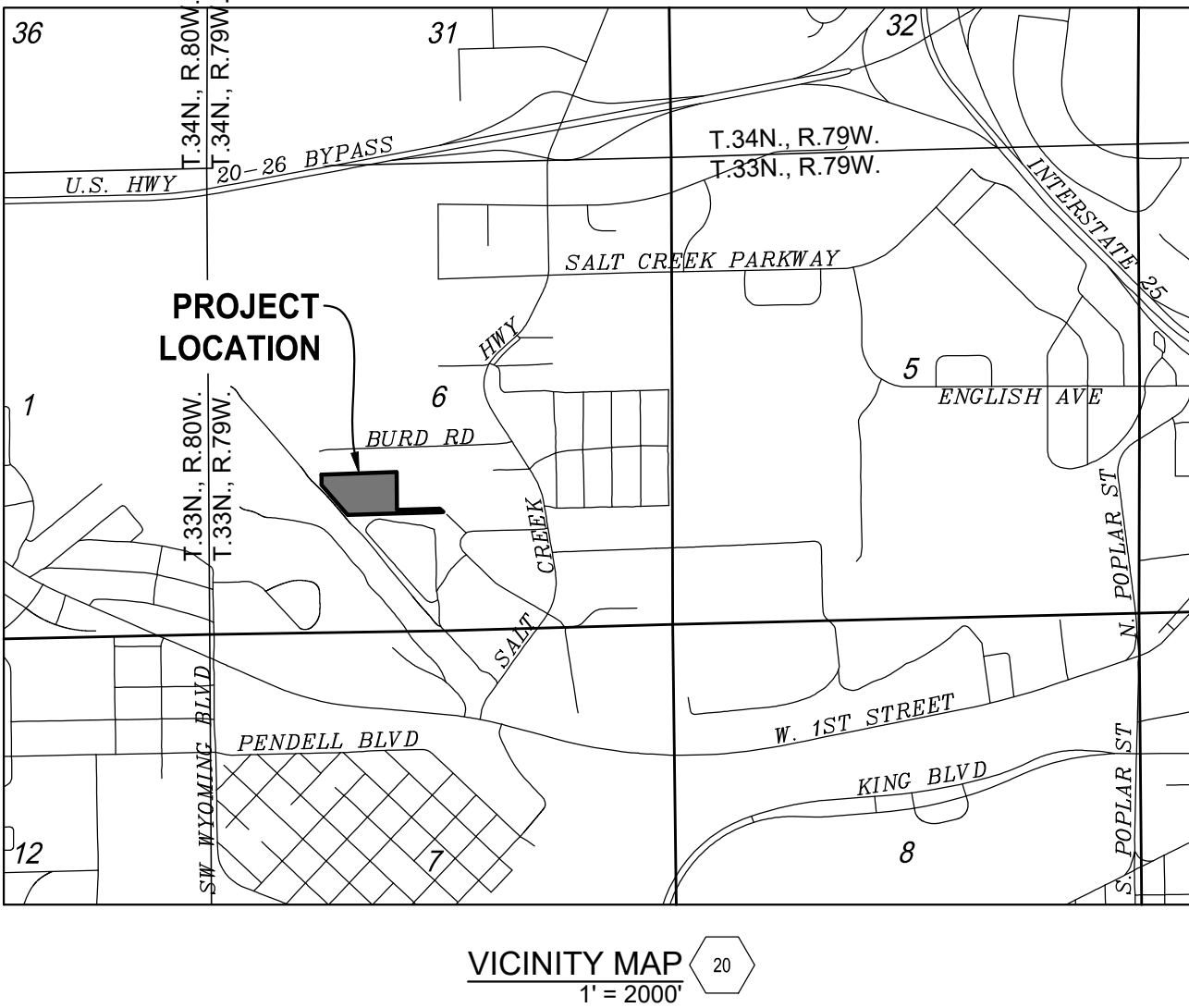
EXISTING SANITARY SEWER LINE
- SS —

PROPOSED SANITARY SEWER LINE
- X —

EXISTING FENCE
- PROPERTY BOUNDARY
- PROPERTY LINES
- PROPERTY EASEMENT
- PROPOSED DOLOMITE SURFACING OR SIMILAR
- 5280 —

EXISTING CONTOURS
- 5280 —

PROPOSED CONTOURS



2

cepi

Civil Engineering Professionals, Inc.  
6090 E. 1st Avenue, Suite 100  
Phone: 307.266.5346 Fax: 307.266.0103  
www.cepi-casper.com

DATE:

REVISIONS:

PRELIMINARY

MAHEGGE LLC

NEW BUILDING CONSTRUCTION

MILLS, WYOMING

PROJECT #:

DATE:

DRAWN BY:

25-109

6/18/25

SAG

SITE PLAN

SHEET














C1.0



## MAHegge Development Plan



## Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	