



PLAN COMMISSION MEETING MINUTES

October 23, 2025 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Mauston Plan Commission meeting was called to order by Mayor Darryl Teske at 6:30 p.m. on Thursday, October 23, 2025, at Mauston City Hall. Members present were Paul Coggins, Brandy Ellsworth, Phil Harrison, Leonard Kluge, and Mark Messer. Also present were Zoning Administrator Val Nelson and Matt Miller from Vierbicher.
2. **Minutes:** Motion by Harrison, seconded by Kluge, to approve the minutes of the September 11, 2025 meeting. Motion carried by voice vote.
3. **Economic Development Plan:** The draft Economic Development Plan was reviewed, and several revisions were discussed and agreed upon.

Section 3.1 (Income Limit): Added clarification that income eligibility will be set at eighty percent (80%) of the Area Median Income (AMI) for Juneau County, based on HUD's published income limits.

Section 3.2(b) (Who is Eligible): Adjusted the affordability criteria to specify that applicants qualify when total monthly housing costs exceed thirty percent (30%) of gross household income.

Section 2.6 (Façade Improvement Program – Grant Terms and Conditions): Updated the grant period to three (3) years from five (5) years.

Section 2.5 (Façade Improvement Program – Application Procedures): Added new language requiring applicants to confirm intent to use grant funds, obtain necessary permits, and begin project work within sixty (60) days of receiving approval, aligning with the Affordable Housing Fund process.

Sections 2.6 and 3.6: Amended to include a requirement that the grant agreements be recorded at the Register of Deeds, with the recording fees paid by the applicant.

Motion by Messer, seconded by Coggins, to recommend Council approval of the plan, with the noted changes. Motion carried by voice vote.

4. **Public Participation Plan:** Motion by Teske, seconded by Kluge, to recommend Council approval of the Mauston Comprehensive Plan - Public Participation. Motion carried by voice vote.
5. **Comprehensive Plan Schedule:** The Commission reviewed the proposed schedule and agreed to revise item #11 to reflect a review of Draft #1 with the Plan Commission.

6. **Adjourn:** Motion by Ellsworth, seconded by Kluge, to adjourn. Motion carried by voice vote.
Meeting adjourned at 7:55 p.m.

Chair

Date