



PLAN COMMISSION AGENDA

May 21, 2025 at 6:00 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and action relating to Minutes**
 - a. February 19, 2025
3. **Discussion and recommendation to Council regarding Ordinance 2025-2077 amending the Mauston-Lemonweir Extraterritorial Zoning Map**
 - a. Ordinance and map
4. **Discussion and recommendation to Council regarding AAB Properties, LLC to approve conditional use regarding 4 unit apartment building**
 - a. Plans
 - b. Conditional Use Resolution 2025-P-08
 - c. Public Notices
5. **Discussion and recommendation to Council regarding SLAMA Equipment to approve conditional use for group development**
 - a. Plans
 - b. Conditional Use Resolution 2025-P-10
 - c. Public Notice
6. **Discussion and recommendation to Council regarding Kriete Volvo to approve conditional use regarding interstate sign**
 - a. Plans
 - b. Conditional Use Resolution 2025-P-09
 - c. Public Notice
7. **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 our City Administrator, Daron Haugh, at (608)747-2704.

Any member of the public wishing to join the meeting telephonically should call city Hall by 4 PM the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number is: (608) 847-6676.



PLAN COMMISSION MINUTES

February 19, 2025 at 5:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Mauston Plan Commission met in the Community Room of Mauston City Hall and was called to order by Brian McGuire at 5:30 pm Wednesday, February 19, 2025. Members present were Mark Messer, Lenord Kluge, Brian McGuire, Paul Coggins Devan Minard, and Mayor Darryl Teske (arrived at 5:40). Also, present were Director of Public Works Rob Nelson, and Zoning Administrator Val Nelson.
2. **Minutes:** Motion made by Kluge, seconded by Messer, to approve the minutes of January 14, 2025. Motion carried.
3. **Conditional Use Permit 2025-P-03 for CMK Properties, LLC:** The Committee agreed that the plan was in harmony with the city's Comprehensive Plan and City Ordinances. Motion made by Teske, seconded by Minard to recommend to council to approve Conditional Use Permit 2025-P-03 for CMK Properties, LLC to build a retail store over 10,000 sq ft. Motion carried.
4. **Ron Brunner:** Rob Nelson along with Ron Brunner discussed the scope of the rural-style subdivision project. Motion made by McGuire, seconded by Messer, to approve preliminary concept of the rural-style subdivision project contingent upon finalizing the utilities agreement with the City of Mauston. Motion carried.
5. **Renewal Unlimited Head Start Daycare:** Michael Maas spoke on the scope of the project. Motion was made by McGuire, seconded by Kluge, to recommend to the council to approve Conditional Use Permit 2025-P-04 Amending Resolution 2019-P-05. Motion carried.
6. **Adjourn:** Motion made by Minard, seconded by Kluge, to adjourn. Motion carried at 6:33 pm.

Chair

Date

Ordinance No. 2025-2077

**ORDINANCE AMENDING MAUSTON-LEMONWEIR
EXTRATERRITORIAL ZONING MAP
(OWEN PROPERTY)**

WHEREAS, the Mauston-Lemonweir Extraterritorial Zoning Committee has considered a request by Eric and Alyssa Owen to rezone part of their property for mixed use - residential and commercial; and

WHEREAS, the Mauston-Lemonweir Extraterritorial Zoning Committee and the Mauston Plan Commission have recommended that the zoning be changed; and

WHEREAS, a Public Hearing has been duly and properly conducted on this matter, and all persons wishing to be heard have been heard;

NOW, THEREFORE, on motion duly made and seconded, the Common Council of the City of Mauston and the Town Board of the Township of Lemonweir do hereby ordain that the Mauston-Lemonweir Extraterritorial Zoning Map shall be amended as follows:

1. The real estate described below shall be changed from the Agriculture (AG) District to the Neighborhood Business (NB) District, to wit:

The East 1/2 of the Southeast 1/4 of Section 9, Township 15 North, Range 4 East Town of Lemonweir, Juneau County, Wisconsin.

2. The Zoning Administrator is hereby authorized and directed to make the appropriate changes on the official Zoning Maps to reflect the amendment authorized herein.

Adopted by the City of Mauston
this ____ day of _____, 2025.

Adopted by the Town of Lemonweir
this ____ day of _____, 2025.

CITY OF MAUSTON

TOWN OF LEMONWEIR

Approved: _____
Darryl D. D. Teske, Mayor

Approved: _____
John Burch, Board Pres.

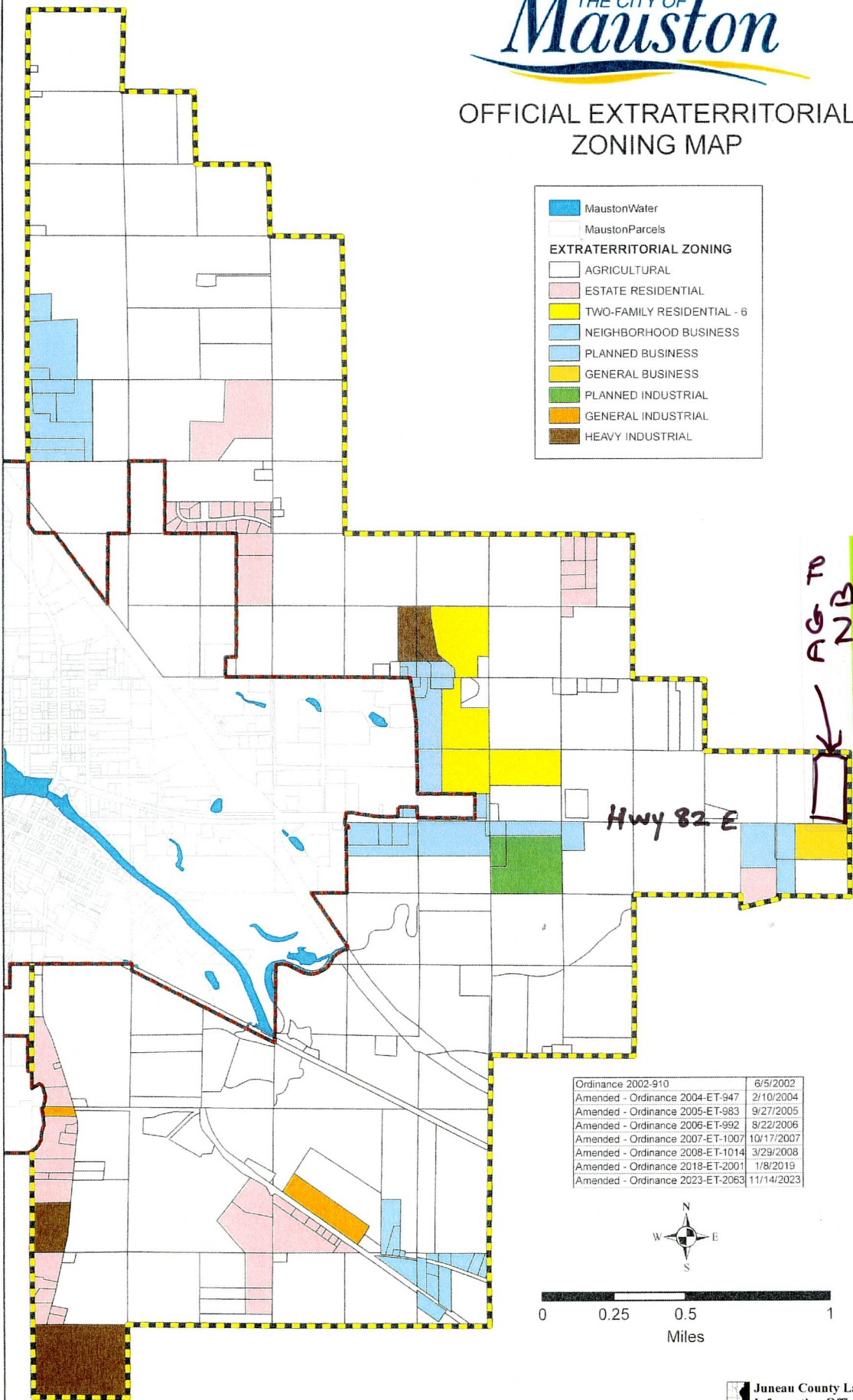
Attest: _____
Daron Haugh, City Admin.

Attest: _____
Carin Leach, Town Admin.

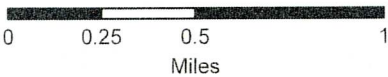
- Dates of Publication of Notice of Public Hearing before ETZ Committee:
_____ and _____
- Dates of Publication of Notice of Public Hearing before City Council:
_____ and _____
- Date of Public Hearing before ETZ Committee: _____
- Date of Public Hearing before City Council: _____
- Date of ETZ Committee Recommendation: _____
- Date of Plan Commission Recommendation: _____
- Dates of City Council Readings of Ordinance: _____ and _____
- Date of City Council Adoption: _____
- City Council Votes: _____ ayes _____ nays _____ abstentions
- Date of Public Hearing by Town Board (not required): _____
- Date of Adoption by Town Board: _____
- Town Board Votes: _____ ayes _____ nays _____ abstentions
- Date of Joint Publication: _____

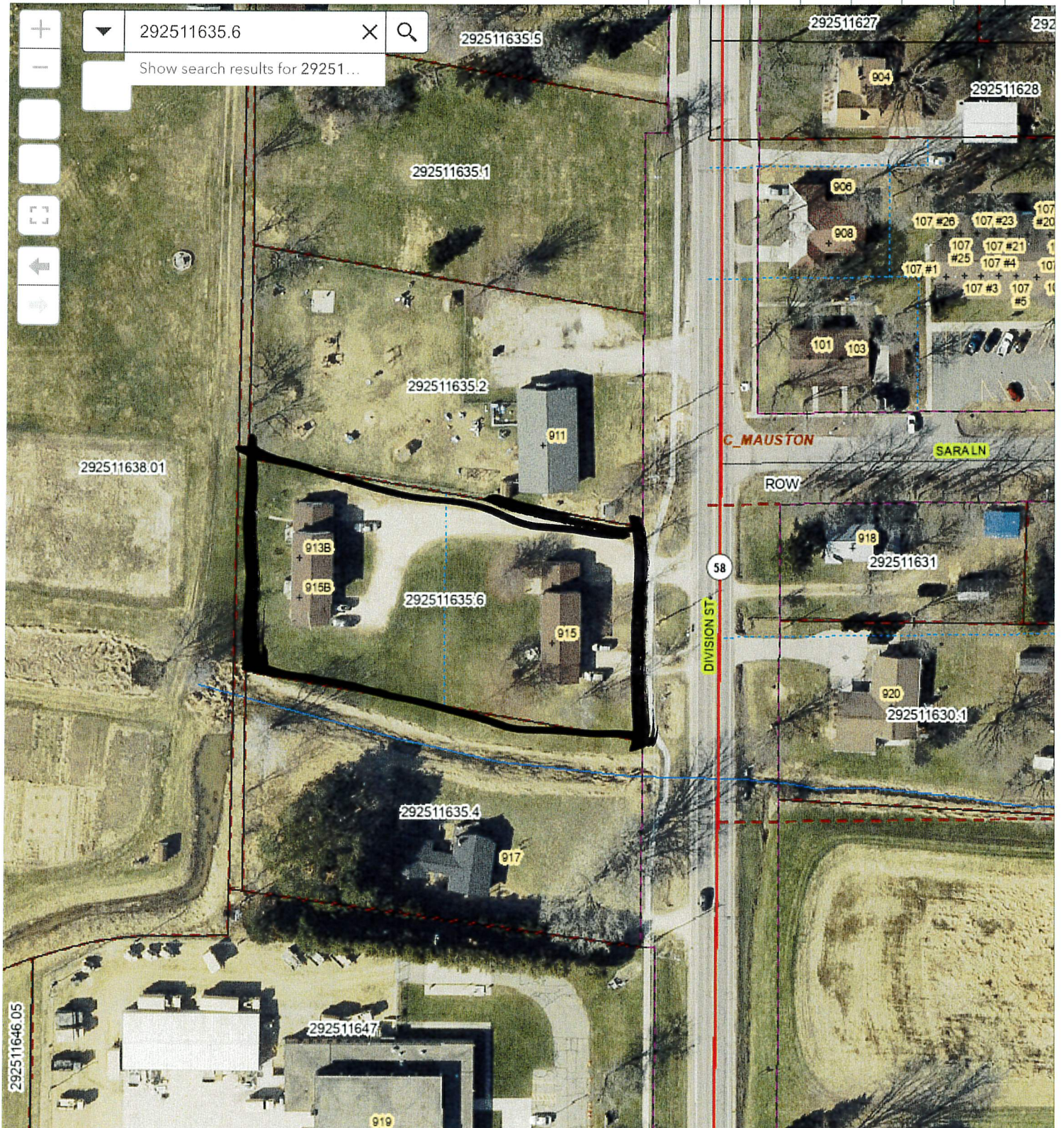


OFFICIAL EXTRATERRITORIAL ZONING MAP



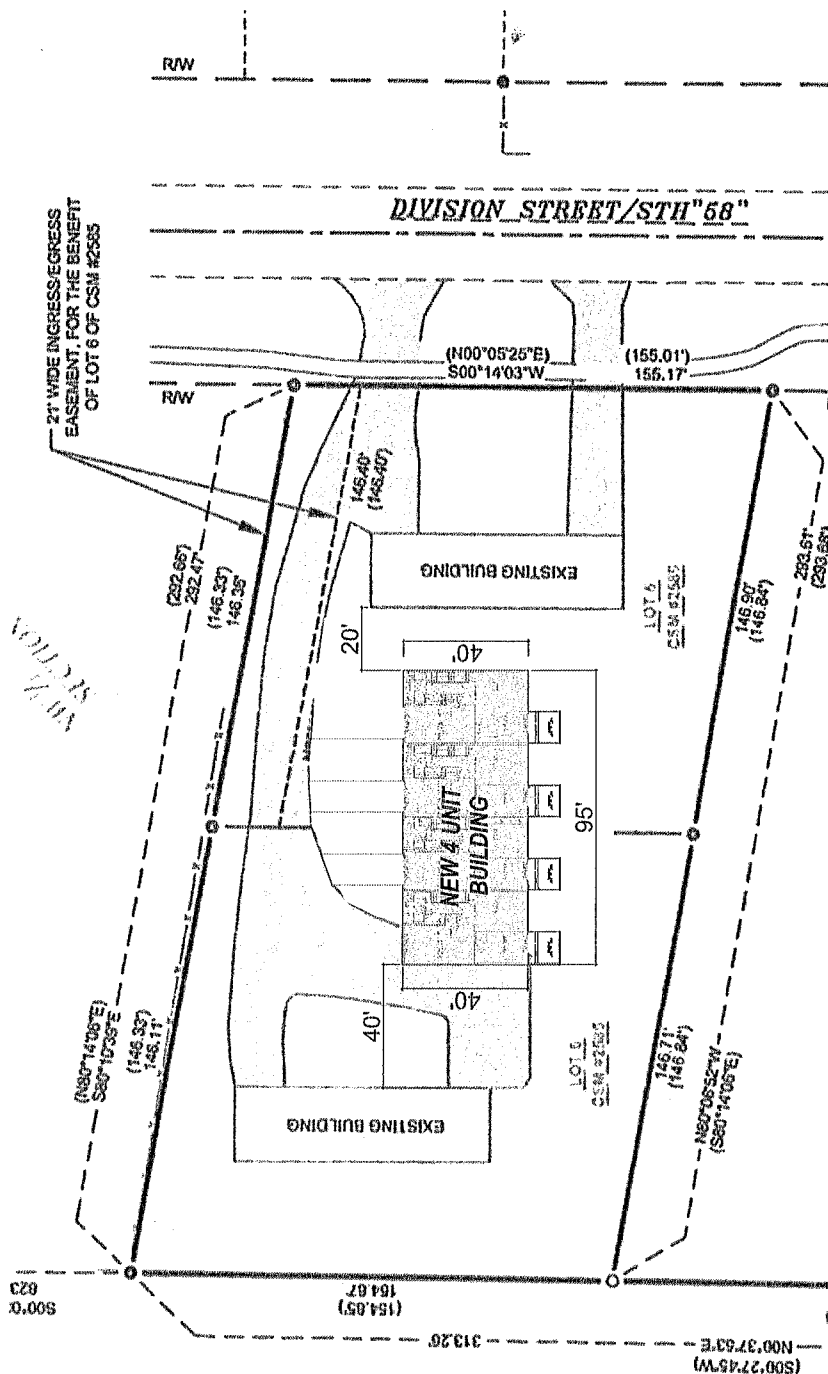
Ordinance 2002-910	6/5/2002
Amended - Ordinance 2004-ET-947	2/10/2004
Amended - Ordinance 2005-ET-983	9/27/2005
Amended - Ordinance 2006-ET-992	8/22/2006
Amended - Ordinance 2007-ET-1007	10/17/2007
Amended - Ordinance 2008-ET-1014	3/29/2008
Amended - Ordinance 2018-ET-2001	1/8/2019
Amended - Ordinance 2023-ET-2063	11/14/2023



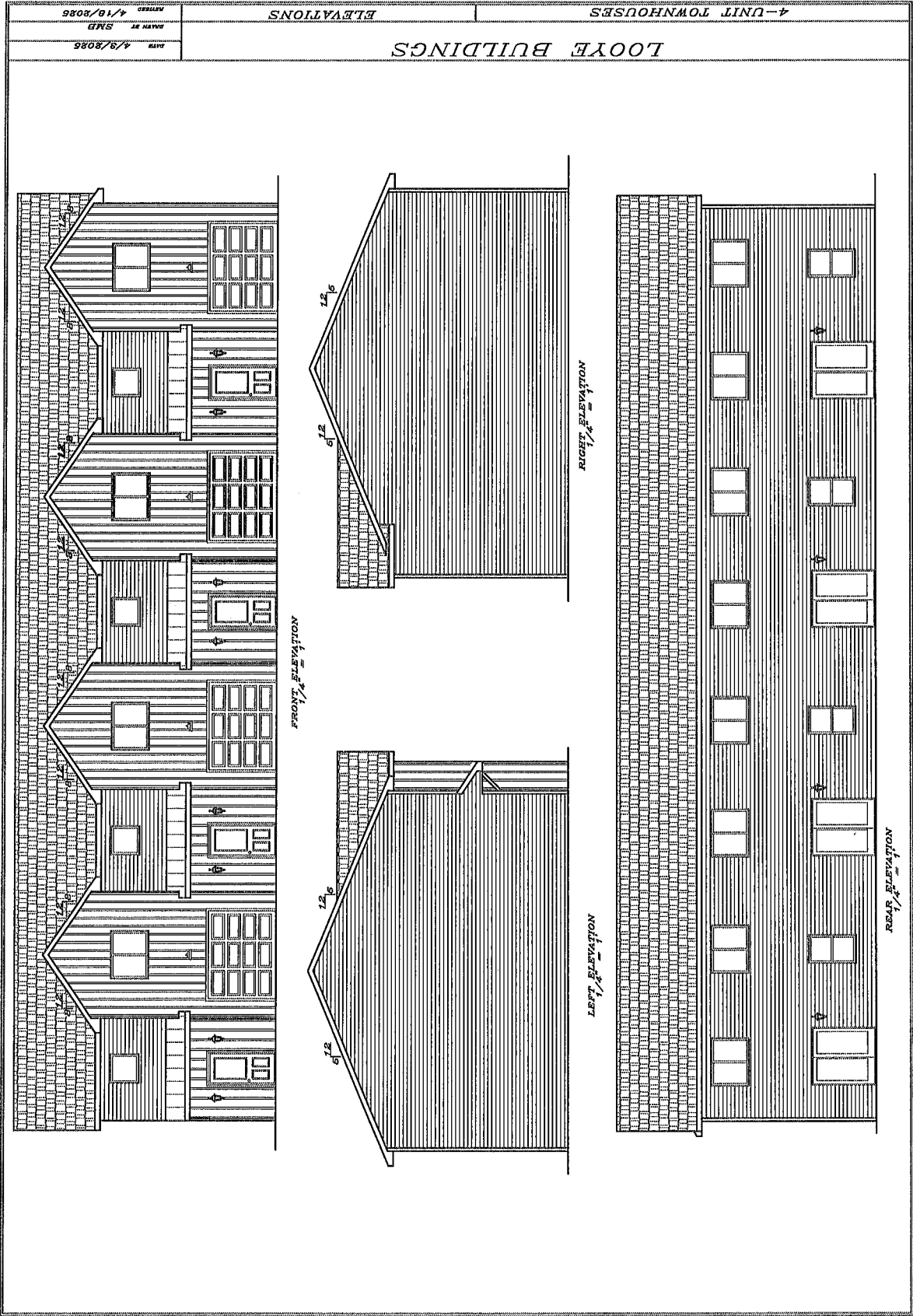


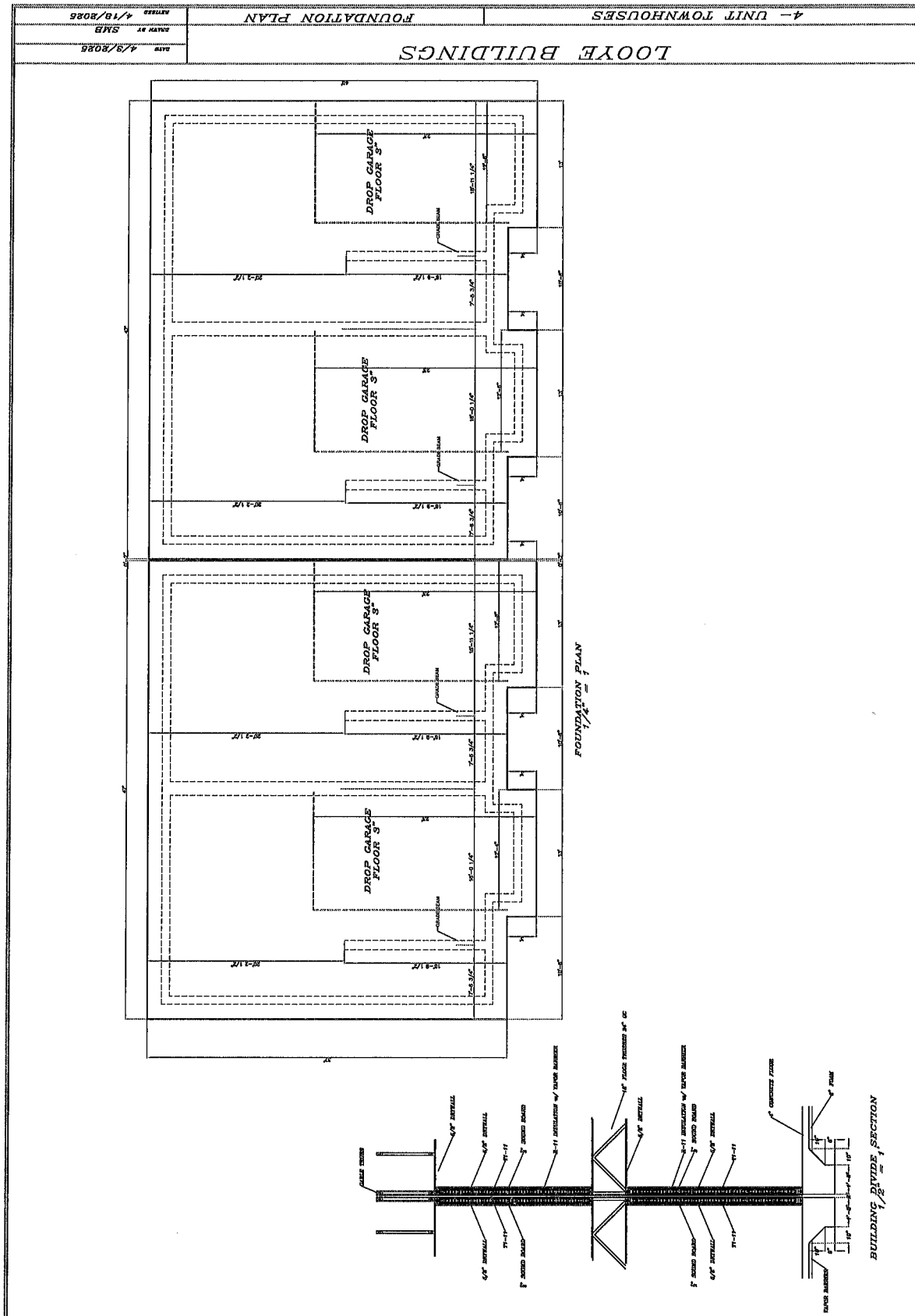
100ft

-90.077 43.787 Degrees



DATE	NOV 10 2005
REVISIONS	
PROJECT NUMBER	A-3
PROPOSED SITE PLAN	4 UNIT
MAUNTER TOWNHOUSE	
DEVELOPMENT	
OWNER	MAUNTER TOWNHOUSE
PROJECT ADDRESS	MAUNTER, WI 53401
PERMITS	
PLAT	
RECORD	
FILE	
DATE	NOV 10 2005





City of Mauston Resolution 2025-P-08

RESOLUTION APPROVING CONDITIONAL USE

Return Address: City of Mauston
Attn: Val Nelson
303 Mansion Street
Mauston, Wisconsin 53948

Parcel I.D. 29-251-1635.6

APPLICANT: AAB Properties LLC

PROPERTY OWNER: AAB Properties LLC

PROPERTY AFFECTED:
Address: 915 Division St, Mauston, WI 53948

Legal Description: Lot 5 and 6 of Certified Survey Map #2585, Volume 10, Page 103, Recorded as Document No. 363785. Located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 13, Township 15 North, Range 3 East, in the City of Mauston, Juneau County, Wisconsin.

WHEREAS, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has reviewed the application, site plan, and the resolution, and has recommend approval to the Common Council; and

WHEREAS, the Common Council has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

NOW, THEREFORE, the Common Council of the City of Mauston does hereby resolve as follows:

BE IT RESOLVED that the Mauston Common Council finds that this application for a Conditional Use satisfies the standards required by Section 114-288 of the Zoning Ordinance, specifically as follows:

- (a) The Common Council finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (b) The Common Council finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.

- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits (additional housing) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant’s proposal, including the Applicant’s suggestions to ameliorate any adverse impacts.

BE IT FURTHER RESOLVED that the Mauston Common Council approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

- 1. APPROVED USE.** The Applicant is hereby authorized to use the property, which is located in the Multi-Family Residential 8 (MR8) District, as a Group Development consisting of 2 existing 2-Unit apartment buildings and a new 4 unit apartment building which is allowed as a “conditional use” pursuant to Sec. 114-130, subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.
- 2. SITE PLAN APPROVAL.** The Site Plan, dated 5/16/25, which is attached hereto and incorporated herein by reference, is approved. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.
- 3. SIGNAGE.** There is not signage plan submitted or approved. Any signage must be submitted to the Zoning Administrator for approval.
- 4. GARBAGE.** The Site Plan shows the location of garbage enclosures. The construction and maintenance of the garbage enclosure shall be in conformance with the standards of Article V of the Zoning Ordinance and with the Site Plan. The Applicant shall provide for garbage collection at such intervals to avoid spill-over of garbage from these enclosures.
- 5. OUTSIDE STORAGE.** No outside storage of merchandise, equipment or other materials shall be permitted, except for garbage properly stored within the enclosure described in paragraph 5 above.

6. **LIGHTING.** The lighting will be on the building at the entrance door to each apartment.
7. **ACCESSORY STRUCTURES.** No accessory structures are approved or permitted.
8. **BUILDING MATERIALS.** The Site Plan contains building elevations which shows the exterior of the new building. The building will be constructed exactly as shown on the Site Plan. The Applicant intends to use the following colors and products on the exterior of the buildings, which are hereby approved:
- (a) **Siding: Vinyl siding with brick bottom**
- (b) **Shingles: Asphalt**
9. **SNOW REMOVAL.** The Site Plan adequately identifies areas designated for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.
10. **SUBDIVISION.** In the future, the owner will not be able to subdivide this Property for sale to separate owners. Furthermore, ownership of the entire apartment complex shall remain under the ownership and control of a single entity so that the appearance of all the buildings in the entire Site can be maintained as a unified whole.
11. **OUTSIDE STORAGE.** The outside storage of boats, campers, trailers, snowmobiles, ATV's or any other recreational vehicles is not permitted. All such items must be stored inside a garage or off-site, and all such items may not be parked or stored in the side yards, backyards, front yards or driveways on the site.
12. **CERTIFICATE OF OCCUPANCY.** Upon completion of the project authorized by this Resolution and before the project is used or occupied for the Conditional Use granted herein, the Applicant shall notify the City Zoning Administrator, who shall inspect the project and, if appropriate, shall issue a Certificate of Occupancy, pursuant to section 114-292 of the Mauston Zoning Ordinance.
13. **CHANGES.** Pursuant to section 114-288 of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for "minor" changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administer shall determine, in his/her sole discretion, whether a change is "minor". All changes which are not "minor" shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.
14. **OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant's compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.
15. **SUNSET CLAUSE.** All buildings and structures approved on a site plan shall be fully developed within two years of final approval of the site plan, unless a different date is established by the plan commission in writing. After the expiration of such period, no additional site plan development shall be permitted on undeveloped portions of the subject property. The plan commission

may extend this period, as requested by the applicant, through the conditional use process following a public hearing.

16. ENFORCEMENT. The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

17. RECORDING. A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

18. BINDING AFFECT: This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Common Council.

19. APPLICANT / OWNER APPROVAL. This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this _____ day of _____, 2025.

CITY OF MAUSTON COMMON COUNCIL

Approved: _____ **Attest:** _____
Darryl D. D. Teske, Mayor Daron Haugh, Administrator

APPLICANT APPROVAL

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: _____ Dated: _____

Print Name: _____

This document drafted by: Valerie Nelson, Zoning Administrator, Mauston, WI 53948

**CITY OF MAUSTON
NOTICE OF PUBLIC HEARINGS
JUNE 10, 2025**

Notice is hereby given that the following public hearings will be held before the Mauston Common Council on June 10, 2025. The Mauston Common Council meeting will begin at 6:30 pm in the Council Chamber of Mauston City Hall at 303 Mansion Street. The following public hearings will be held soon thereafter:

A Public Hearing to consider a request submitted by AAB Properties LLC to build a 4-unit apartment building. The property is located in the Multi-Family Residential (MR-8) District at 915 Division St. The tax parcel number is 29-251-1635.6.

A Public Hearing on a request submitted by Slama Equipment to build a cold storage building over 1,000 sq ft. The property is located at 659 Kennedy St. The tax parcel number is 29-251-0265.

A Public Hearing on a request submitted by Kriete Volvo to install an interstate pylon sign. The property is located at 411 Commercial St. The Tax parcel number is 29-251-1682.34.

Following the public hearings, the Mauston Common Council may act on the requests. The supporting documents are on file, and can be reviewed, in the administrative offices of Mauston City Hall. The public is invited to attend and to offer any input on the above referenced matters.

Dated this 16th day of May, 2025.

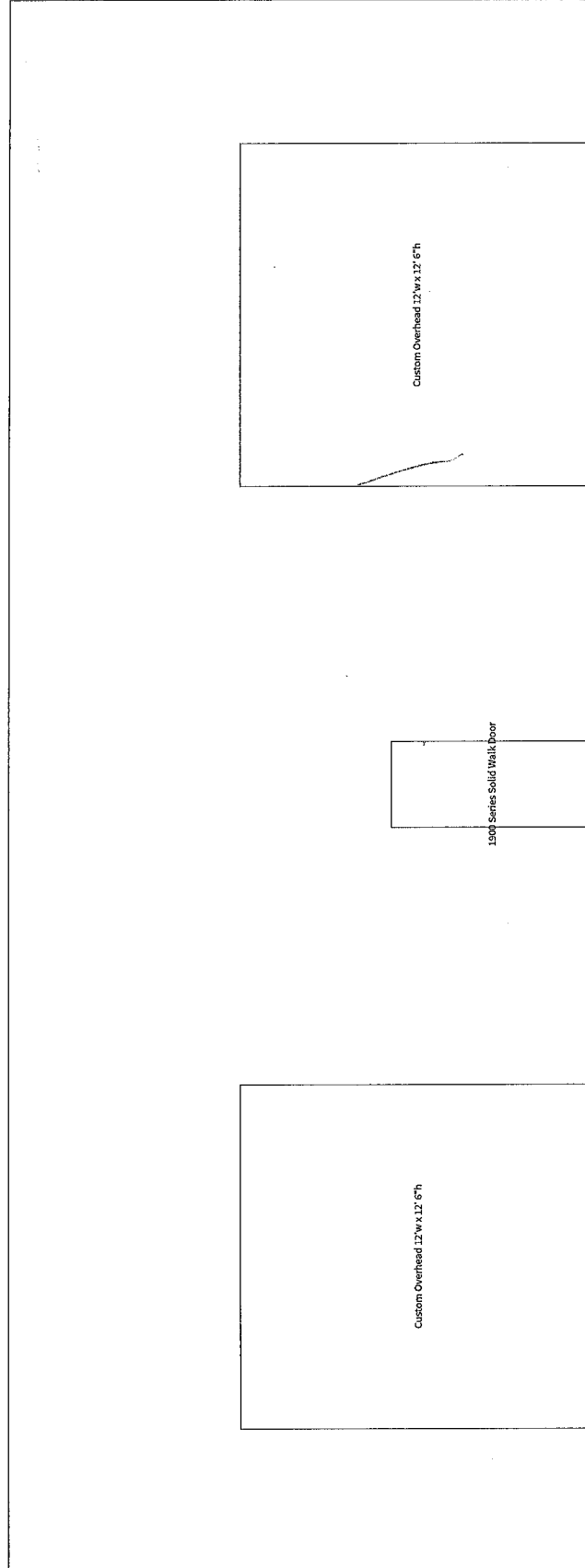
Valerie K. Nelson
Zoning Administrator

Publish 2x: 05/22/25 & 5/29/25
Juneau County Star-Times

Right Elevation

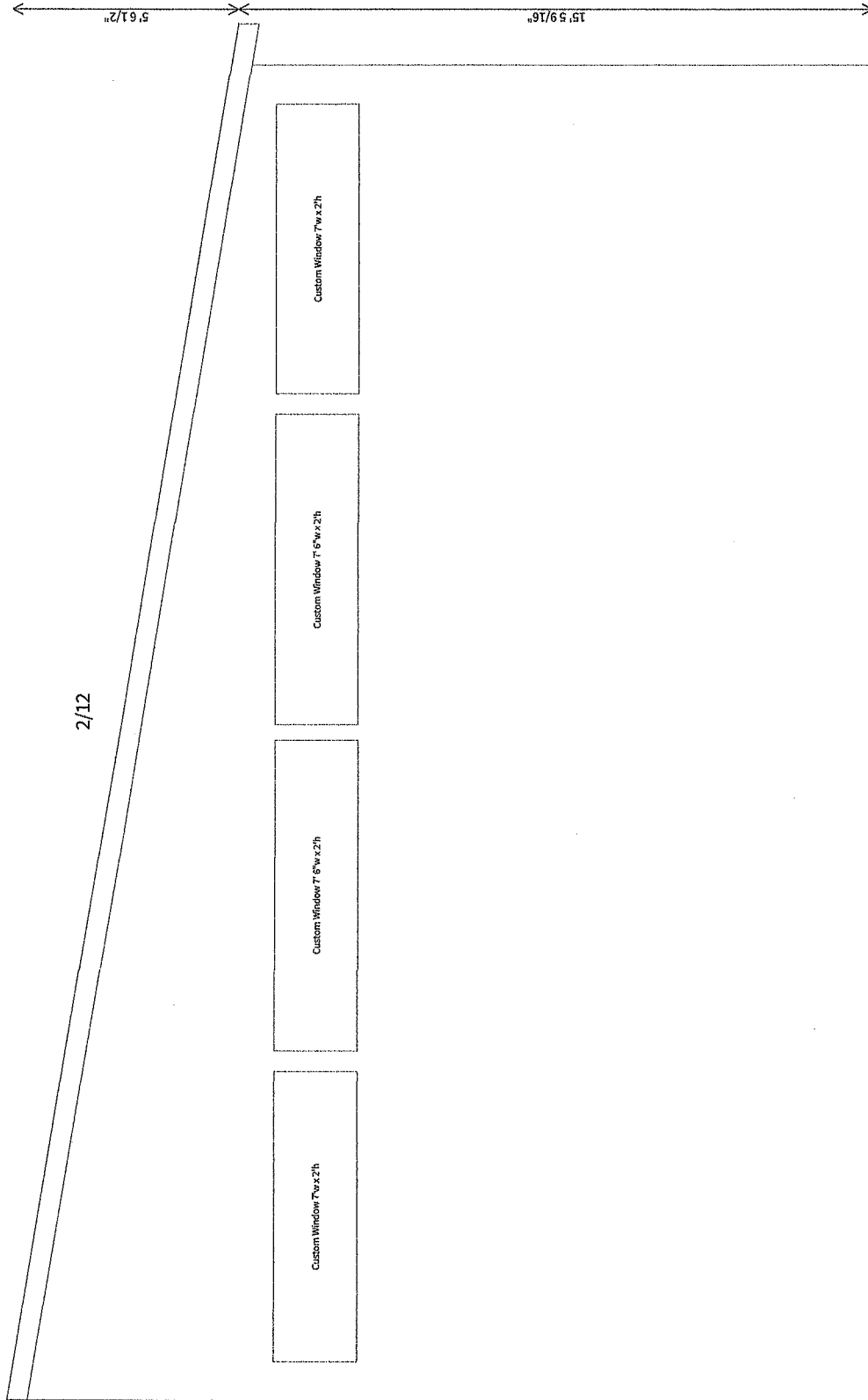
Shama Equip
MADSTON
Cold Storage Bldg
60-70 R

Front of Bldg



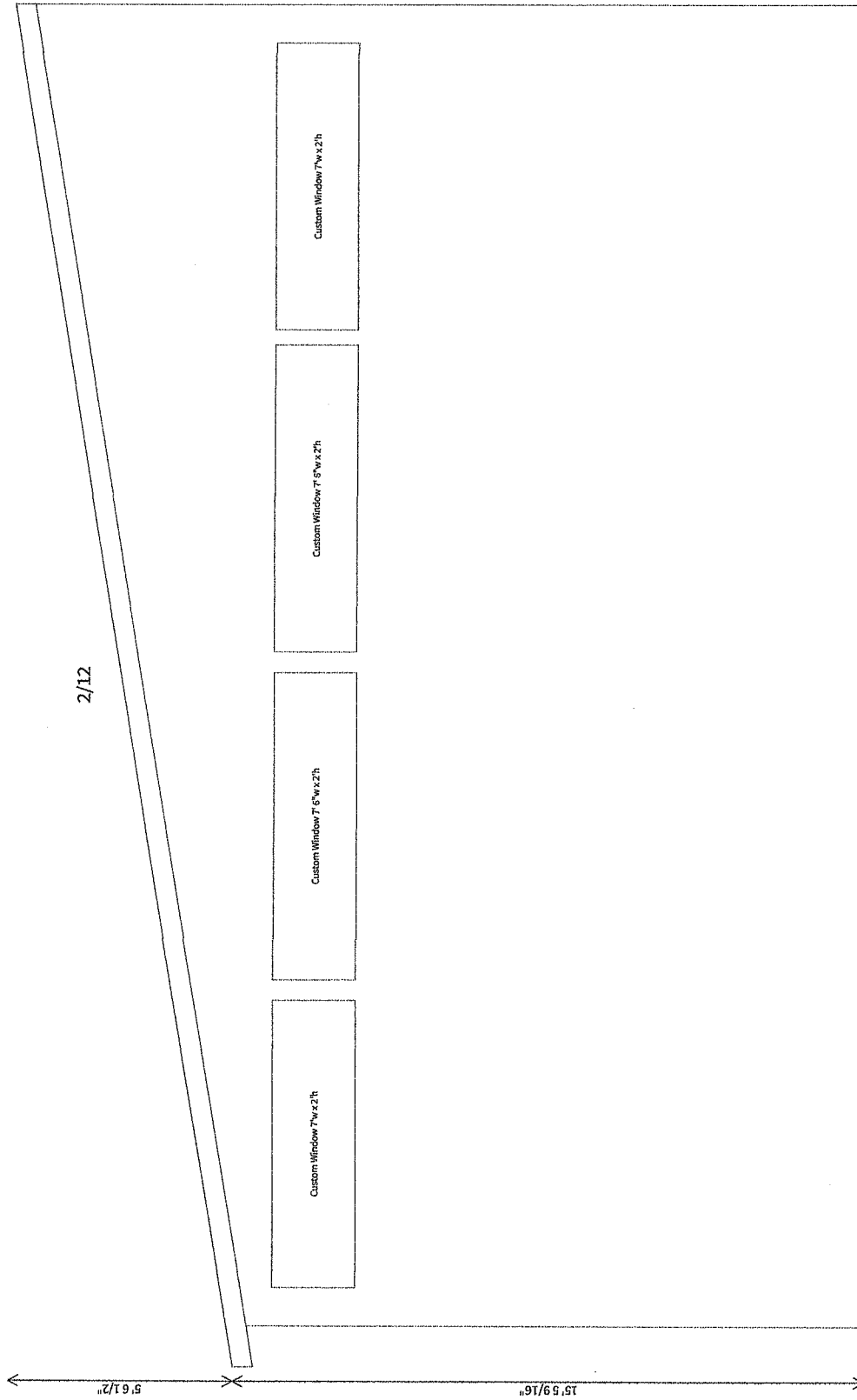
Front Elevation

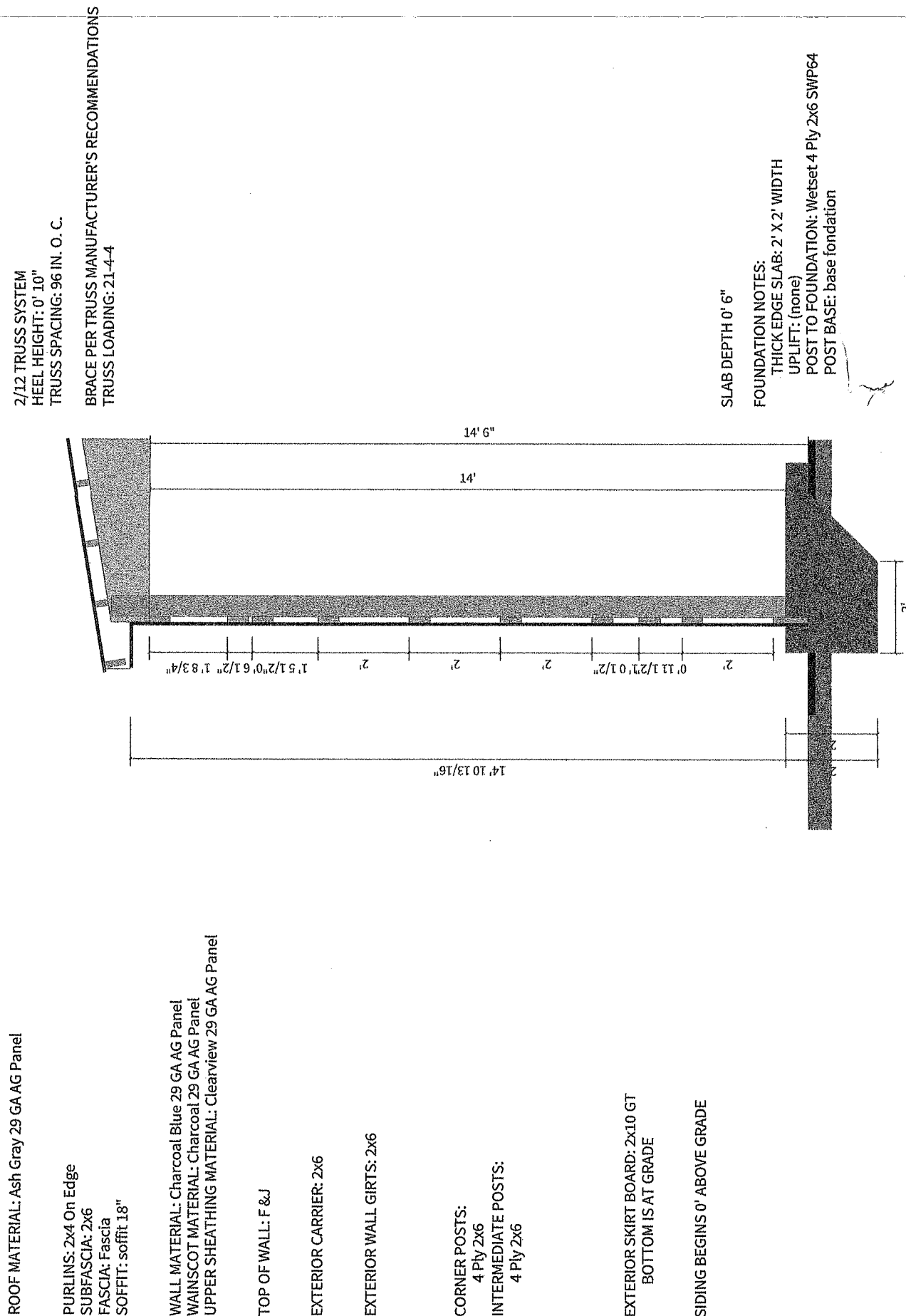
Left side

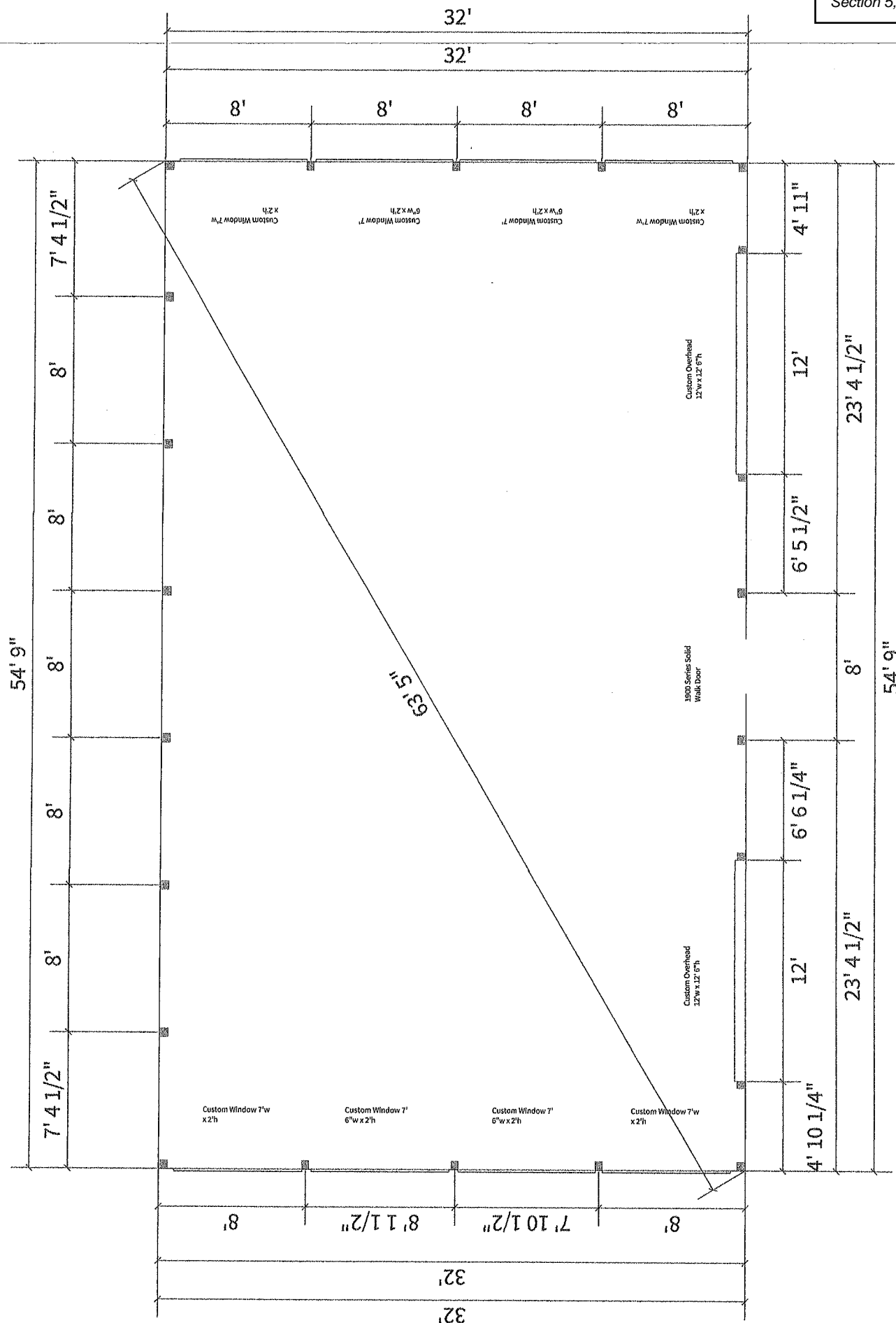


Back Elevation

Right Side







City of Mauston Resolution 2025-P-10

RESOLUTION APPROVING CONDITIONAL USE
GROUP DEVELOPMENT

Return Address: City of Mauston
Attn: Val Nelson
303 Mansion Street
Mauston, Wisconsin 53948

Parcel I.D. **292510265**

APPLICANT: Slama Commercial Properties LLC

PROPERTY OWNER: **Slama Commercial Properties LLC**

PROPERTY AFFECTED:
 Address: **695 Kennedy St, Mauston**

Legal Description:

WHEREAS, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has reviewed the application, site plan, and the resolution, and has recommend approval to the Common Council; and

WHEREAS, the Common Council has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

NOW, THEREFORE, the Common Council of the City of Mauston does hereby resolve as follows:

BE IT FURTHER RESOLVED that the Mauston Common Council finds that this application for a Conditional Use satisfies the standards required by Section 114-288 of the Zoning Ordinance, specifically as follows:

- (a) The Common Council finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.

- (b) The Common Council finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.

- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits (Upgrade business at new location) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant’s proposal, including the Applicant’s suggestions to ameliorate any adverse impacts.

BE IT FURTHER RESOLVED that the Mauston Common Council approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

- 1. **APPROVED USE.** The Applicant is hereby authorized to use the property, which is located in the Planned Business (PB) District, for the principal land use of Group Development, which is allowed as a “conditional use” pursuant to Sec. 114-130 of the Zoning Ordinance, and consisting of the following uses subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.
 - a) Indoor Sales and Service (114-124(c))
 - b) Indoor Maintenance Service (114-124(e))
 - c) Outdoor Sales or Service (114-124(d))
- 2. **SITE PLAN APPROVAL.** The Site Plan, dated 5/28/24 & 5/16/25, which is attached hereto and incorporated herein by reference, is approved. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.
- 3. **LANDSCAPING.** The Landscaping Plan, dated 5/28/24, which is attached hereto and incorporated herein by reference, is approved. The construction of all landscaping for this project shall be completed in substantial conformance with Article V of the Zoning Ordinance and with the attached Landscaping Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City. Furthermore, the landscaping shall be maintained by the Applicant, its successors and assigns, from year-to-year, in substantial conformance with the Landscaping Plan.

4. **SIGNAGE.** The Signage Plan, dated 5/28/24, which is attached hereto and incorporated herein by reference, is approved. The construction of all signage shall be completed in substantial conformance with Article VII of the Zoning Ordinance and with the attached Signage Plan, including all handwritten additions thereto and notations thereon which bear the initials of the Applicant and the City.

5. **GARBAGE.** The Site Plan shows the location of garbage enclosures. The construction and maintenance of the garbage enclosure shall be in conformance with the standards of Article V of the Zoning Ordinance and with the Site Plan. The Applicant shall provide for garbage collection at such intervals to avoid spill-over of garbage from these enclosures.

6. **LIGHTING.** The Lighting Plan, dated 5/28/24, which is attached hereto and incorporated herein by reference, is approved. The construction and maintenance of the exterior lighting shall be in conformance with Article V of the Zoning Ordinance and with the Site Plan. All lighting shall be “down-styled” lighting. All lighting shall be designed, installed and maintained to prevent the glare of light toward adjacent buildings and onto the adjacent street.

7. **ACCESSORY STRUCTURES.** The addition of an accessory structure per site plan dated 5/16/25 is approved.

8. **STORM WATER.** The Storm Water Management Plan dated 5/28/24 is hereby approved. All drainage, grading and topographic work on the site shall be performed pursuant to this Plan.

9. **BUILDING MATERIALS.** The Site Plan contains building elevations which shows the exterior of the buildings. The buildings will be constructed exactly as shown on the Site Plan. The

10. **SNOW REMOVAL.** The Site Plan adequately identifies areas designated for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.

11. **SUBDIVISION.** In the future, the owner will not be able to subdivide this Property for sale to separate owners. Furthermore, ownership of the entire apartment complex shall remain under the ownership and control of a single entity so that the appearance of all the buildings in the entire Site can be maintained as a unified whole.

12. **DRIVEWAYS AND ACCESS.** The access and driveway shall comply with the standards of Article V of the zoning ordinance.

13. **CERTIFICATE OF OCCUPANCY.** Upon completion of the project authorized by this Resolution and before the project is used or occupied for the Conditional Use granted herein, the Applicant shall notify the City Zoning Administrator, who shall inspect the project and, if appropriate, shall issue a Certificate of Occupancy, pursuant to section 114-292 of the Mauston Zoning Ordinance.

14. **CHANGES.** Pursuant to section 114-288 of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for “minor” changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administrator shall determine, in his/her sole discretion, whether a change is “minor”. All changes which are not “minor” shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

15. OTHER REGULATIONS. Nothing herein shall constitute a waiver or limitation of the Applicant’s compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

16 SUNSET CLAUSE. All buildings and structures approved on a site plan shall be fully developed within two years of final approval of the site plan, unless a different date is established by the plan commission in writing. After the expiration of such period, no additional site plan development shall be permitted on undeveloped portions of the subject property. The plan commission may extend this period, as requested by the applicant, through the conditional use process following a public hearing.

17. ENFORCEMENT. The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

18. RECORDING. A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

19. BINDING AFFECT: This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Common Council.

20. APPLICANT / OWNER APPROVAL. This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this _____ day of _____, 2025.

CITY OF MAUSTON COMMON COUNCIL

Approved: _____ **Attest:** _____
Darryl D. D. Teske, Mayor Daron Haugh, Administrator

APPLICANT APPROVAL

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: _____ Dated: _____

Print Name: _____

This document drafted by: Valerie Nelson-Zoning Administrator, Mauston, WI 53948

**CITY OF MAUSTON
NOTICE OF PUBLIC HEARINGS
JUNE 10, 2025**

Notice is hereby given that the following public hearings will be held before the Mauston Common Council on June 10, 2025. The Mauston Common Council meeting will begin at 6:30 pm in the Council Chamber of Mauston City Hall at 303 Mansion Street. The following public hearings will be held soon thereafter:

A Public Hearing to consider a request submitted by AAB Properties LLC to build a 4-unit apartment building. The property is located in the Multi-Family Residential (MR-8) District at 915 Division St. The tax parcel number is 29-251-1635.6.

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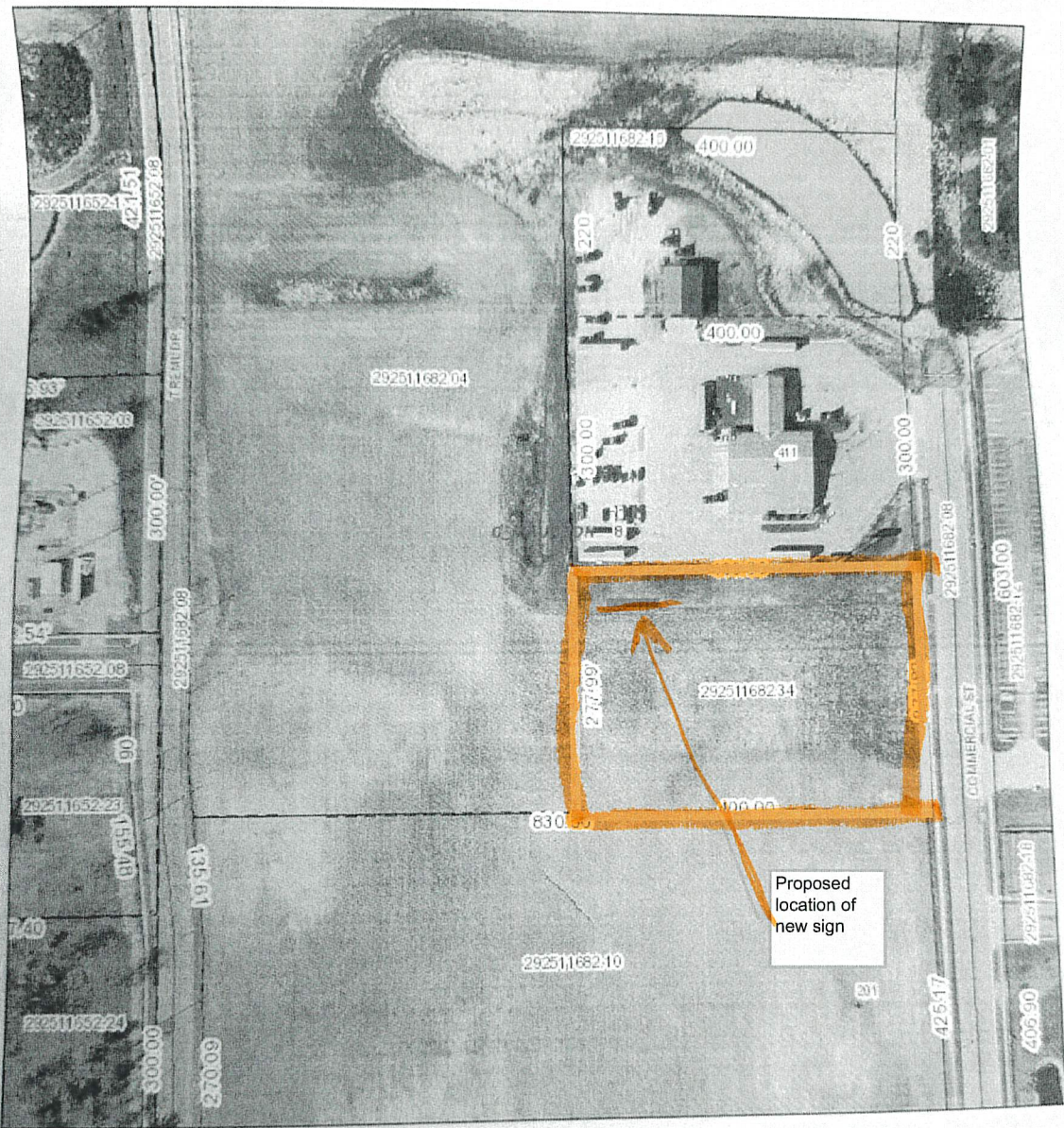
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Dated this 16th day of May, 2025.

Valerie K. Nelson
Zoning Administrator

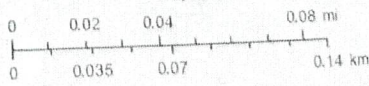
Publish 2x: 05/22/25 & 5/29/25
Juneau County Star-Times

Tax Parcel Map



5/14/2025, 1:55:27 PM

1:2,603

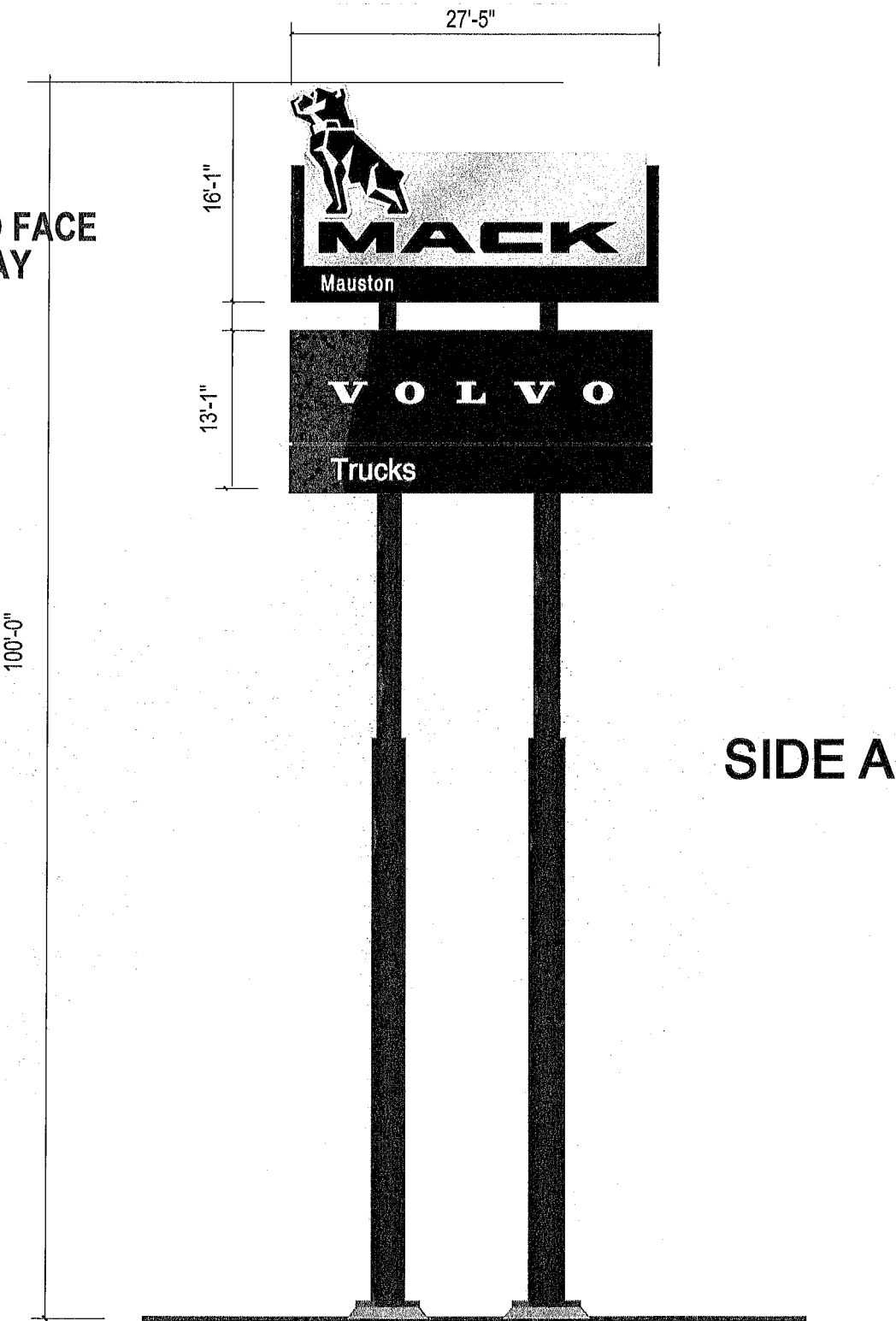


- | | | |
|--------------|-------------------------------|---------------------------|
| ++ Railroads | -- ROW | --- Lot Lines |
| Major Roads | Dimensions | --- Meander Lines |
| County Road | Address Points | --- Minor Civil Divisions |
| State Road | City & Village Address Points | --- Sections |
| US Highway | Parcels | --- Streams |
| Interstate | Subdivisions | --- Lakes Rivers |
| Local Roads | Survey Lines | |

DISCLAIMER: The maps, locations, bearings, and measurements depicted on this map are produced as a service to assist property owners and users. However, this information is not guaranteed to be accurate and shall not be used in lieu of a property conducted by a professional surveyor. The GIS User Community Juneau County, WI Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Juneau County, WI should report any errors found to Juneau County immediately. CONTACT THE JUNEAU COUNTY LAND INFORMATION OFFICE WITH ANY QUESTIONS OR PROBLEMS (608) 847-9446/(608) 847-9457. Juneau Co. WI

Juneau County, WI Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Juneau County, WI

NOTE:
DOG TO FACE
HIGHWAY

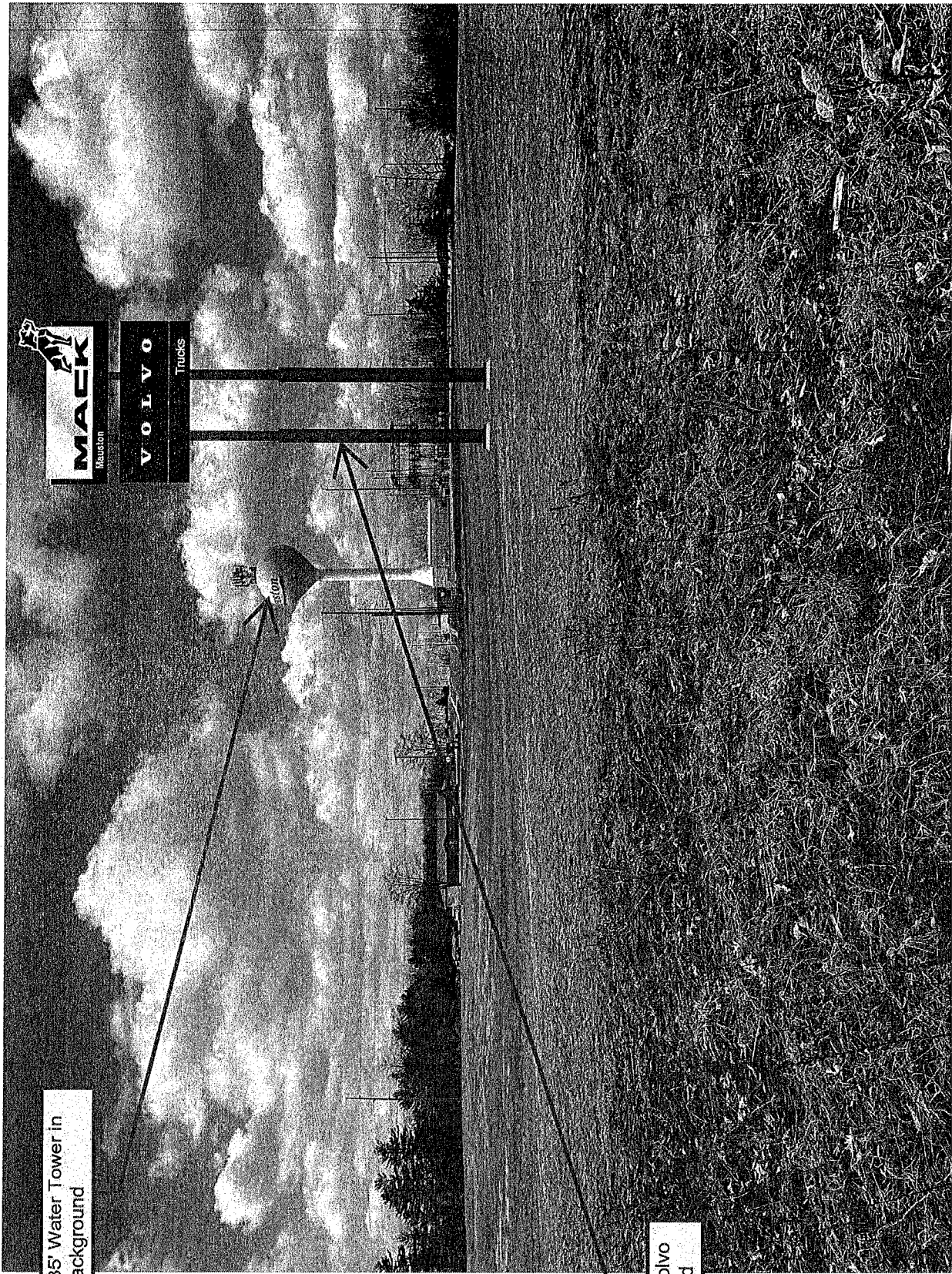


Twin Pole Volvo CE/Mack dual branded 589 SQFT pylon @ 100' OAH



MAGNA
SIGN INTERNATIONAL

V O L V O



135' Water Tower in Background

100' Tall Mack/Volvo sign in foreground

City of Mauston Resolution 2025-P-09

**RESOLUTION APPROVING CONDITIONAL USE
FOR INTERSTATE PYLON SIGN**

Return Address: City of Mauston
Attn: Val Nelson
303 Mansion Street
Mauston, Wisconsin 53948

Parcel I.D. 29-251-1682.34

APPLICANT: Kriete Volvo

PROPERTY OWNER: ADK Mauston

PROPERTY AFFECTED:
Address: 411 Commercial St, Mauston

Legal Description: A part of the Northwest Quarter of the Northwest Quarter (NW¼ NW ¼) of Section Eight (8), Township Fifteen (15) North, Range Four (4) East, City of Mauston, Juneau County, Wisconsin, more particularly described as Lot 1 of Juneau County Certified Survey Map No. 3327, recorded in Volume 14 of CSMs at Page 107 as Document No. 632233.

WHEREAS, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has reviewed the application, site plan, and the resolution, and has recommend approval to the Common Council; and

WHEREAS, the Common Council has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

NOW, THEREFORE, the Common Council of the City of Mauston does hereby resolve as follows:

BE IT FURTHER RESOLVED that the Mauston Common Council finds that this application for a Conditional Use satisfies the standards required by Section 114-288 of the Zoning Ordinance, specifically as follows:

- (a) The Common Council finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.

- (b) The Common Council finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits (e.g. Visibility for business) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.

BE IT FURTHER RESOLVED that the Mauston Common Council approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

1. APPROVED USE. The Applicant is hereby authorized to use the property, which is located in the Planned Business (PB) Zoning District to erect an interstate pylon sign pursuant to Sec. 114-259, no taller than 90 ft. per site plan date 5/16/25.

2. CHANGES. Pursuant to section 114-288 of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for "minor" changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administrator shall determine, in his/her sole discretion, whether a change is "minor". All changes which are not "minor" shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

3. OTHER REGULATIONS. Nothing herein shall constitute a waiver or limitation of the Applicant's compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

4. SUNSET CLAUSE. All buildings and structures approved on a site plan shall be fully developed within two years of final approval of the site plan, unless a different date is established by the plan commission in writing. After the expiration of such period, no additional site plan development shall be permitted on undeveloped portions of the subject property. The plan commission may extend this period, as requested by the applicant, through the conditional use process following a public hearing.

5. ENFORCEMENT. The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

6. RECORDING. A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

7. BINDING AFFECT: This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Common Council.

8. APPLICANT / OWNER APPROVAL. This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this _____ day of _____, 2025.

CITY OF MAUSTON COMMON COUNCIL

Approved: _____ **Attest:** _____
Darryl D. D. Teske, Mayor Daron Haugh, Administrator

APPLICANT APPROVAL

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: _____ Dated: _____

Print Name: _____

This document drafted by: Valerie K. Nelson-Zoning Administrator, Mauston, WI 53948

**CITY OF MAUSTON
NOTICE OF PUBLIC HEARINGS
JUNE 10, 2025**

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Valerie K. Nelson
Zoning Administrator

Publish 2x: 05/22/25 & 5/29/25
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