



## PLAN COMMISSION AGENDA

July 31, 2024 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and action relating to Minutes**
  - a. June 19, 2024
3. **Discussion and recommendation for Conditional Uses for:**
  - a. 1045 E. State Street- Owner Frank Murray, Jr., CJJ's Towing and Auto Repair for a conditional use to operate a towing and repair company including outdoor storage.
  - b. 512 Gateway Ave- owner Sally Luehman for a conditional use for an outdoor sign
  - c. 337 E State Street- owner Kyle Randall for a Conditional Use Permit, for a group development.
4. **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 City Deputy Clerk Nicole Lyddy (608) 747-2706.*

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



## PLAN COMMISSION MINUTES

June 19, 2024 at 6:00 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call-** The Mauston Plan Commission met on Wednesday, June 19, 2024, in the Council Chambers of City Hall. The meeting was called to order by Mayor Teske at 6:00 pm. Present were Mark Messer, Lenord Kluge, Brian McGuire, Paul Coggins, Devan Minard, and Mayor Darryl Teske. Also present was Zoning Administrator Allison Schwark..
2. **Discussion and action relating to Minutes-** McGuire/Kluge to approve minutes of May 22, 2024. Motion carried.
3. **Discussion and recommendation for Rezone Request for 913 and 915 Division Street-**  
**Public Hearing-** Ricky Miller of 904 Division Street had concerns and wanted to know why it is being rezoned, will it affect the daycare center and other people's taxes?  
 Alex Bergenske- owner of the property spoke about the project and answered all questions and concerns from the public.
  - a. McGuire/Teske to close the public hearing. Motion carried.
  - b. The commission discussed the rezoning with Schwark, Zoning Administrator, Messer/Minard to recommend to the council to approve the rezoning of the property. Motion passed.
4. **Adjourn-** McGuire/Teske to adjourn. Motion carried.

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Chair

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Date



## CHAPTER 114 ZONING APPLICATION FORM

### I. APPLICANT INFORMATION

Name: Frank Murray Jr  
 Address: 10451 E State St, Mauston, WI  
 Telephone: 608-350-6779 Fax: \_\_\_\_\_

### II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

### III. CONSULTANT(S) INFORMATION (Applicant's Architect, Engineer, Developer, Builder) (Attach additional sheets if necessary)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 State License/Certification #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

### IV. PROPERTY INFORMATION


Address: \_\_\_\_\_  
 Tax Parcel #: 292510300.2 Attach a copy of the Owner's deed to the property.  
 Approximate Cost of Project: \_\_\_\_\_

### 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

6/17/24  
Date

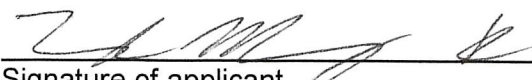
\_\_\_\_\_  
Signature of Property Owner (if different from Applicant)

\_\_\_\_\_  
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.

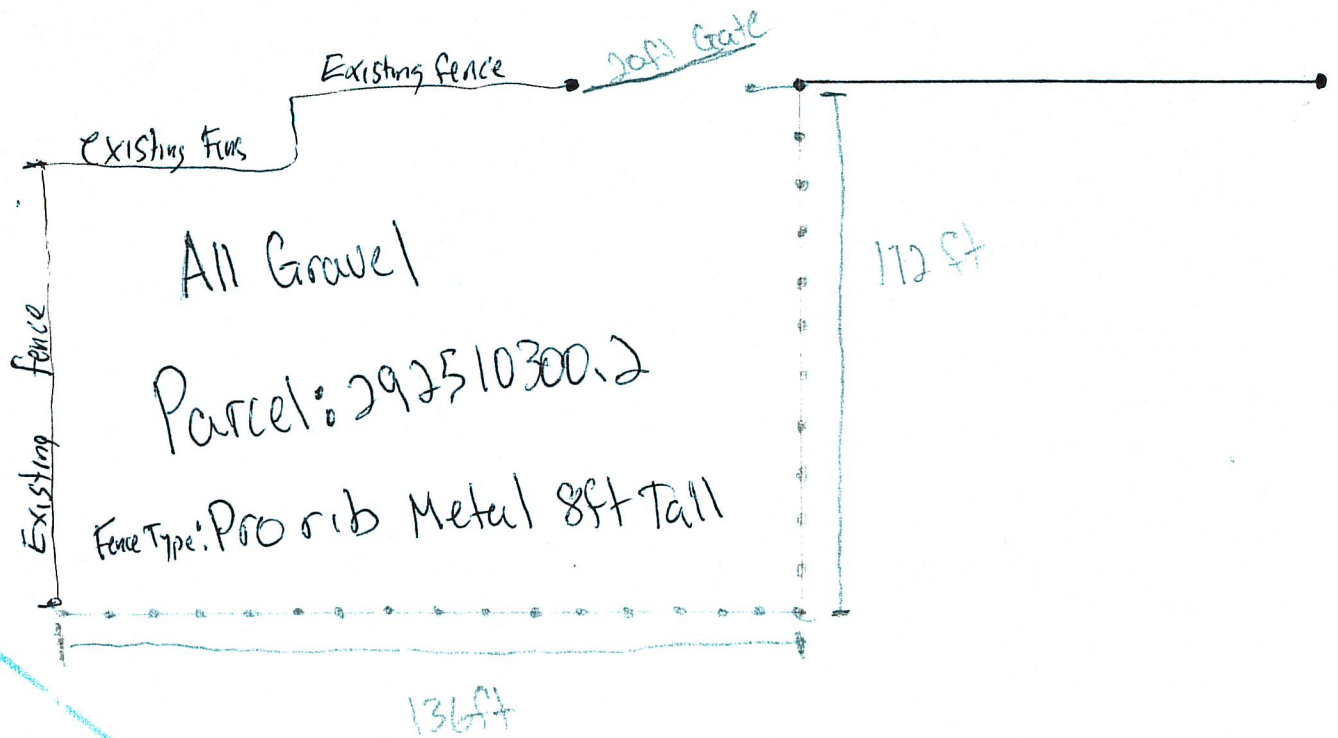
  
Signature of applicant

6/17/24  
Date

\_\_\_\_\_  
Signature of property owner (if different from applicant)

\_\_\_\_\_  
Date





**CITY OF MAUSTON  
NOTICE OF PUBLIC HEARING**

**CONDITIONAL USE PERMIT**

Notice is hereby given that a public hearing will be held before the City Council of the City of Mauston on August 13, 2024, at 6:30 P.M. or soon thereafter as the matter may be heard in the Council Chambers, City Administration Offices, 303 Mansion Street, Mauston, WI for the purpose of hearing all interested parties, their attorneys or agents with respect to the application submitted by Frank Murray Jr., CJJ's Towing and Auto Repair for continued operation of a towing and repair company which shall incorporate outdoor service, maintenance, and repairs as well as outdoor vehicle storage on the vacant parcels across the street from 1045 E State Street. The property is more precisely identified by the following tax parcel ID numbers:

**292510300.2, 292510301, and 292510302**

The City of Mauston will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The City Clerk can be reached at: 608-847-6676.

Dated this 18th day of July 2024.

Allison Schwark  
Zoning Administrator

Publish 2x: 07/25/24 & 08/01/24  
Juneau County Star-Times

**I. APPLICANT INFORMATION**

Name: Sally Luehman  
Address: W5349 Collie Dr Mauston, WI 53948  
Telephone: 608-547-8098 Fax: \_\_\_\_\_

**II. PROPERTY OWNER INFORMATION** (if different from Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**III. CONSULTANT(S) INFORMATION** (Applicant's Architect, Engineer, Developer, Builder)  
(Attach additional sheets if necessary)

Name: Graphic House - Sign Company  
Address: 8101 International Dr Wausau, WI 54401  
Telephone: 715-842-0402 Fax: \_\_\_\_\_  
State License/Certification #: WI7781-WBE Expiration Date: 6/16/25

**IV. PROPERTY INFORMATION**

Address: 512 Gateway Ave Mauston, WI 53948  
Tax Parcel #: 292510287.1 Attach a copy of the Owner's deed to the property.  
**Approximate Cost of Project:** 57,700

**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)	
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Signature of applicant

Date

Signature of Property Owner (if different from Applicant)

Date

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3. The Undersigned agrees to pay these Reimbursable Costs as follows:
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Signature of applicant

Date

Signature of property owner (if different from applicant)

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**CITY OF MAUSTON  
NOTICE OF PUBLIC HEARING  
  
CONDITIONAL USE PERMIT**

Notice is hereby given that a public hearing will be held before the City Council of the City of Mauston on August 13, 2024, at 6:30 P.M. or soon thereafter as the matter may be heard in the Council Chambers, City Administration Offices, 303 Mansion Street, Mauston, WI for the purpose of hearing all interested parties, their attorneys or agents with respect to the application submitted by Sally Luehman., Remax Real Pros for an electronic message center sign located at 512 Gateway Avenue. The property is more precisely identified by the following tax parcel ID number:

**292510287.1**

The City of Mauston will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The City Clerk can be reached at: 608-847-6676.

Dated this 18th day of July 2024.

Allison Schwark  
Zoning Administrator

Publish 2x: 07/25/24 & 08/01/24  
Juneau County Star-Times





## CHAPTER 114 ZONING APPLICATION FORM

## I. APPLICANT INFORMATION

Name: Kyle Randall  
 Address: N3769 Cleaver Road Elroy, WI 53929  
 Telephone: 608-547-9845 Fax: \_\_\_\_\_

## II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

III. CONSULTANT(S) INFORMATION (Applicant's Architect, Engineer, Developer, Builder)  
(Attach additional sheets if necessary)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 State License/Certification #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

## IV. PROPERTY INFORMATION

Address: 337 East State St Mauston, WI 53948  
 Tax Parcel #: \_\_\_\_\_ Attach a copy of the Owner's deed to the property.  
 Approximate Cost of Project: \$120,000


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.)                             |
|--|---|
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7/23/24

Signature of applicantDate

Signature of Property Owner (if different from Applicant)Date

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7/23/24

Signature of applicantDate

Signature of property owner (if different from applicant)Date





SHERIFF'S DEED ON  
FORECLOSURE

DOCUMENT # **760040**  
RECORDED 01-22-2024 at 10:40 AM  
STACY D. HAVILL, REGISTER OF DEEDS  
JUNEAU CO., WI  
FEE AMOUNT: \$30.00  
TRANSFER FEE: \$73.50

Document Number

TITLE OF DOCUMENT

STATE OF WISCONSIN  
JUNEAU COUNTY

CIRCUIT COURT

Case No. 23 CV 137

Bank of Wisconsin Dells,  
Plaintiff,  
Vs.  
Jeremy S. Holliday and  
City of Mauston,  
Defendants.

TOTAL PAGES: 1

Record this document with the Register of Deeds

Whereas, pursuant to a judgment of foreclosure and sale rendered on October 20, 2023, the property described below was sold at public auction in the Lobby of the Juneau County Justice Center, 200 Oak Street, in the City of Mauston, Juneau County Wisconsin on December 5, 2023 to Kyle Randall for the sum of Twenty Four Thousand Five Hundred and no/100 Dollars (\$24,500) being the highest and best bid.  
Now, therefore, the Sheriff, by virtue of said judgment and pursuant to Wisconsin Statutes § 846.16, hereby transfers, sells and conveys to Kyle Randall State of Wisconsin, to Wit:

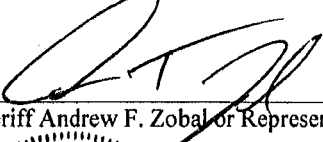
Name and Return Address

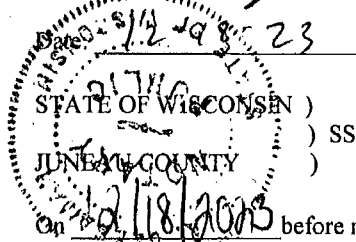
David J. Pawlowski  
West & Dunn, LLC  
100 Maritime Drive, Suite 1D  
Manitowoc, WI 54220

292511026

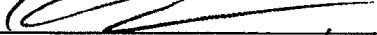
Parcel Identification Number (PIN)

The West Thirty-eight (38) feet of the South Half of Lot Two (2) and the East Two (2) feet of the South Half of Lot Three (3), Block Fifteen (15), Miscellaneous Addition to the City of Mauston, Juneau County, Wisconsin. EXCEPT therefrom: the Westerly One and two-tenths (1.2) feet of the Easterly Two (2) feet of the South Half of Lot Three (3), Block Fifteen (15) of Miscellaneous Addition.  
Property Address: 337 E. State Street, Mauston, Wisconsin.

  
Sheriff Andrew F. Zobal or Representative



On 1/18/2024 before me came Sheriff Andrew F. Zobal or designee known to be the individual and officer described in said document and who executed the above conveyance and acknowledged that he/she executed the same for such Sheriff, for the uses and purposes therein set forth.

  
Notary Public  
Juneau County, Wisconsin  
My Commission expires: 7/1/2026

