



PLAN COMMISSION MEETING AGENDA

September 04, 2025 at 6:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
 - a. June 26, 2025
3. **Discussion and Recommendation for ETZ to Approve Rezoning Property from Planned Business (PB) to Neighborhood Business (NB)**
 - a. Notice of Public Hearing
 - b. ETZ Map
 - c. Ordinance 2025-2078
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 Carole Wolff at (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 MEETING MINUTES

June 26, 2025 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Mauston Plan Commission met in the Council Chambers of Mauston City Hall and was called to order by Mayor Darryl Teske at 6:30 p.m. on Wednesday, June 26, 2025. Members present were Paul Coggins, Brandy Ellsworth, Phil Harrison, and Lenord Kluge. Also present were Zoning Administrator Val Nelson and Neil from Vierbicher.
2. **Minutes:** Motion by Ellsworth, seconded by Kluge, to approve the minutes of May 21, 2025. Motion carried by voice vote.
3. **Public Hearing Regarding Proposed Sawyer Ridge Apartments, Tremi Drive - Certified Survey Map (CSM):** Mayor Teske opened the public hearing. Neil from Vierbicher presented the plan and answered questions. Motion by Coggins, seconded by Kluge, to close the public hearing. Motion carried by voice vote.
4. **Sawyer Ridge Apartments CSM:** Motion by Harrison, seconded by Ellsworth, to recommend Council approval of the Sawyer Ridge Apartments Certified Survey Map (CSM). Motion carried by voice vote.
5. **Sawyer Ridge Conditional Use Request for Construction of Two Apartment Buildings:** Motion by Kluge, seconded by Teske, to recommend Council approval of Conditional Use Resolution 2025-P-11 for the Tremi Dr. Apartments Plans. Motion carried by voice vote.
6. **Adjourn:** Motion by Kluge, seconded by Harrison, to adjourn. Motion carried at 6:41 p.m. by voice vote.

Chair

Date

**NOTICE OF PUBLIC HEARING
MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE
September 4, 2025**

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Thursday, September 4, 2025. The meeting will be held beginning at 6:45 pm in the Council Chambers at Mauston City Hall, 303 Mansion St, Mauston. The following public hearing will be held soon thereafter:

Public Hearing to consider the request submitted by Tiffany Klump to rezone property from Planned Business (PB) to Neighborhood Business (NB). The property is located at N4896 St Rd 58, tax parcel number 29-018-1376.2.

Following this public hearing, the Mauston-Lemonweir Extraterritorial Committee may act on this request.

The application, map, and 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 matter.

Dated this 14th day of August, 2025

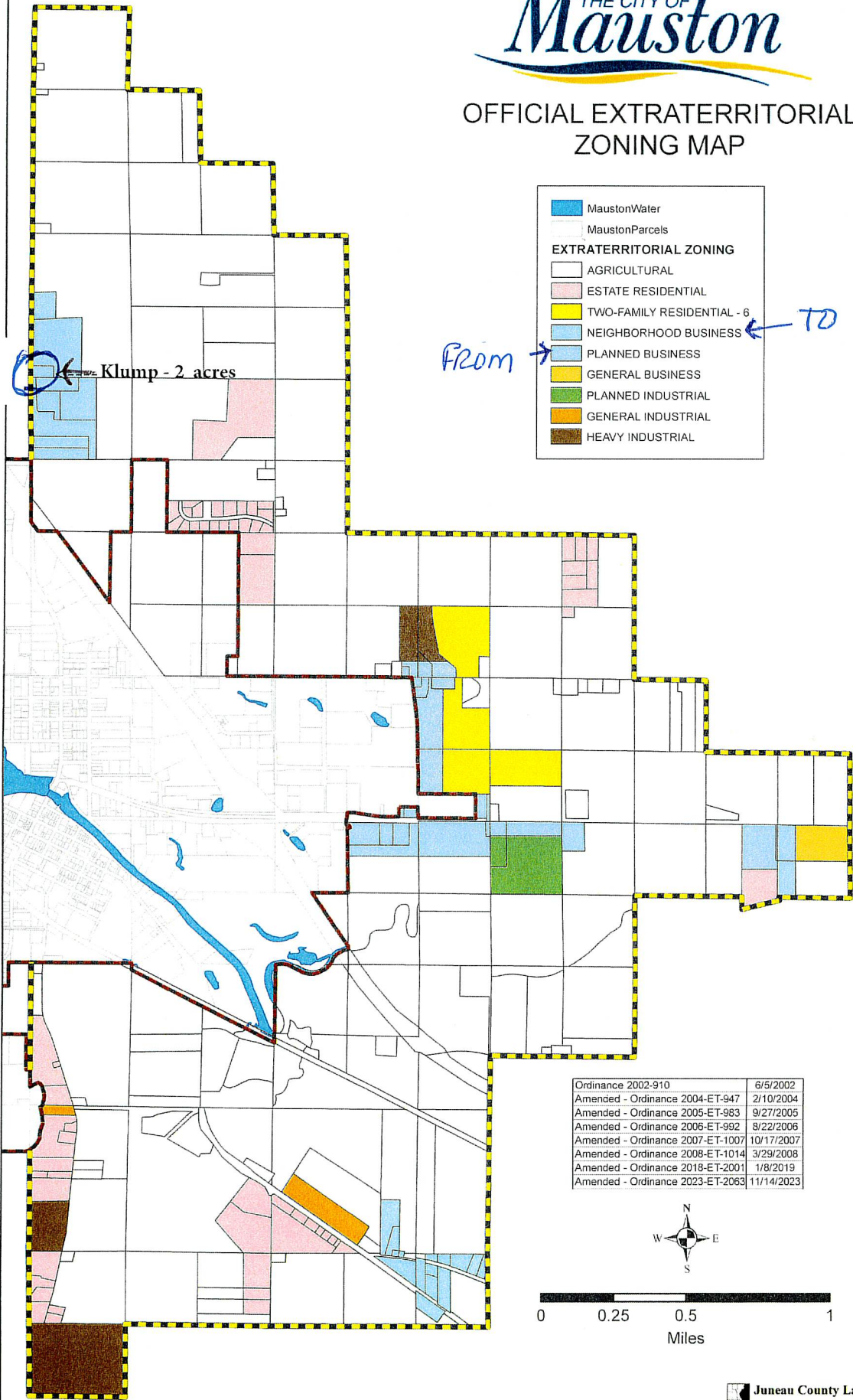
Val Nelson

Zoning Administrator

Publish Juneau County Star Times
Aug. 21 & Aug. 28, 2025



OFFICIAL EXTRATERRITORIAL ZONING MAP



MaustonWater

MaustonParcels

EXTRATERRITORIAL ZONING

AGRICULTURAL

ESTATE RESIDENTIAL

TWO-FAMILY RESIDENTIAL - 6

NEIGHBORHOOD BUSINESS

PLANNED BUSINESS

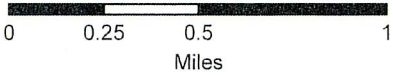
GENERAL BUSINESS

PLANNED INDUSTRIAL

GENERAL INDUSTRIAL

HEAVY INDUSTRIAL

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



Ordinance No. 2025-2078

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

WHEREAS, the Mauston-Lemonweir Extraterritorial Zoning Committee has considered a request by Tiffany Klump 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 Planned Business (PB) District to the Neighborhood Business (NB) District, to wit:

A part of the Fractional Southwest Quarter (FRSW1/4) of Section 31, Township 16 North, Range 4 East, in the Town of Lemonweir, Juneau County, Wisconsin, to-wit: Beginning at the SW corner of said Section 31; thence along the West line of the said Frac. SW ¼ bearing North, 210 feet; thence along a line North 89°52'30" East, 415.00 feet; thence bearing South, 210.00 feet to a point in the South line of the Frac. SW ¼; thence along the South line thereof bearing South 89°52'30" West, 415.00 feet to the point of beginning.

The tax parcel number is 290181376.2.

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
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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:
08/21/2025 and 08/28/2025
- Dates of Publication of Notice of Public Hearing before City Council:
08/21/2025 and 08/28/2025
- Date of Public Hearing before ETZ Committee: 09/04/2025
- Date of Public Hearing before City Council: 09/09/2025
- 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: