PLAN COMMISSION MEETING AGENDA

December 01, 2026 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
   a. November 3, 2026
3. **Final Approval and Recommendation of the CSM Regarding the Arbanasi Properties, LLC Project**
   a. Map and Application
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

November 03, 2026 at 6:30 PM

303 Mansion Street Mauston, WI

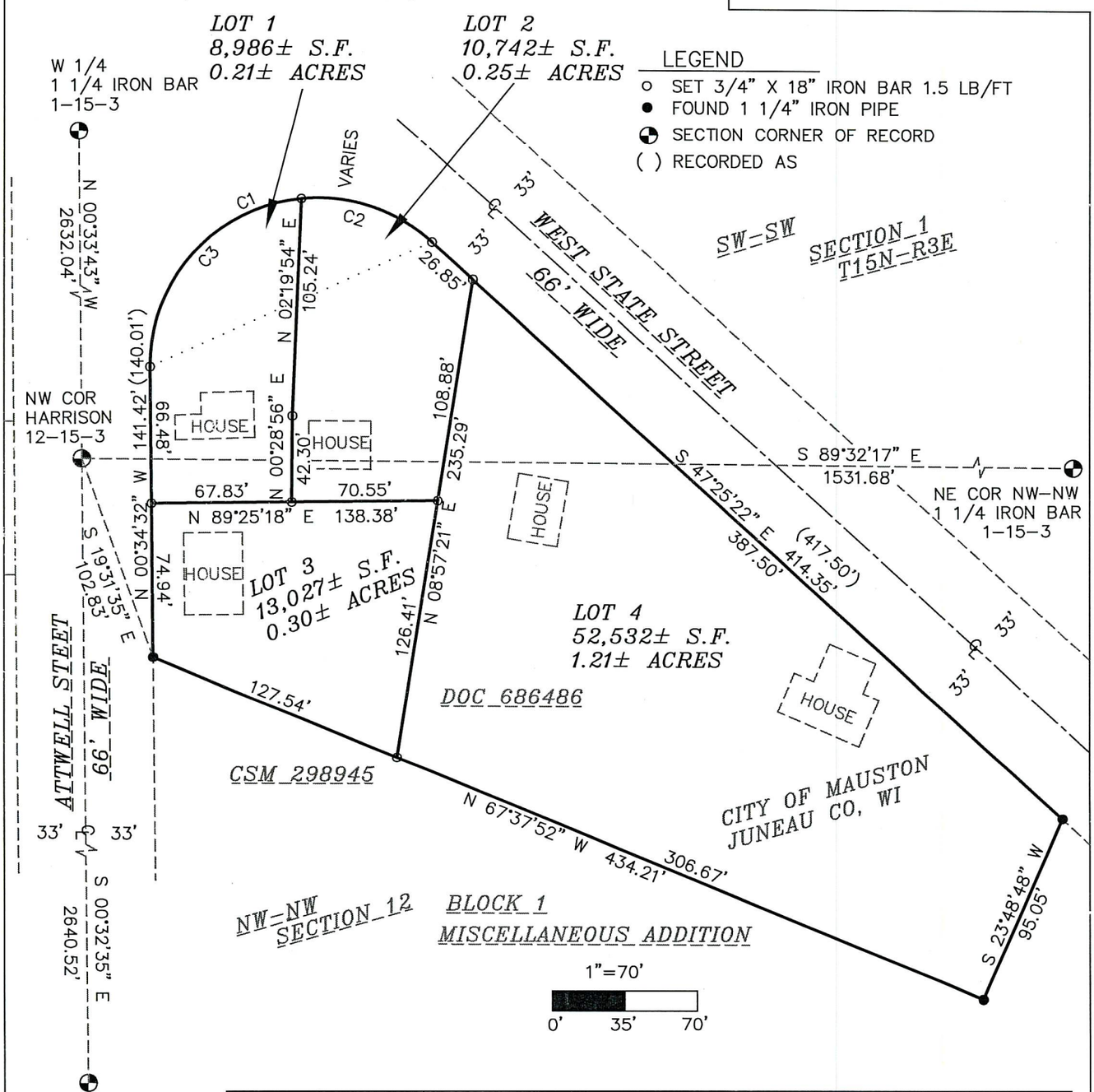
1. **Call to Order/Roll Call:** The Mauston Plan Commission meeting was called to order by Mayor Darryl Teske at 6:30 p.m. on Tuesday, November 3, 2026, at Mauston City Hall. Members present were Alysha Basel, Paul Coggins, Phil Harrison, Leonard Kluge, and Mayor Darryl Teske. Members absent were Brandy Ellsworth and Mark Messer. Also present were Zoning Administrator Val Nelson, Tony Arbanas, and Noah Betthauser.
2. **Minutes:** Motion by Coggins, seconded by Harrison, to approve the August 27, 2026, minutes. Motion carried by voice vote.
3. **Truck and Trailer Repair Business Conditional Use:** Motion by Harrison, seconded by Kluge, to recommend Council approval of Resolution 2026-P-08 as written. Motion carried by voice vote.
4. **Tentative Approval of Request by Arbanasi Property to Subdivide Tax Parcel 292511478 at 974 W. State Street:** Arbanas and Betthauser outlined plans to subdivide the property, make interior and exterior improvements, and sell the resulting properties as affordable housing. Motion by Harrison, seconded by Basel, to tentatively approve the request to subdivide Tax Parcel 292511478. Motion carried by voice vote.
5. **Adjournment:** Motion by Kluge, seconded by Basel, to adjourn. Motion carried by voice vote. The meeting adjourned at 7:10 p.m.

_____ _____

Chair Date

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND PART OF BLOCK 1 MISCELLANEOUS ADDITION, ALL IN T15N–R3E, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	81.25'	188.82'	149.11'	N 66°00'03" E	133°09'10"
C2	81.25'	68.50'	66.49'	S 71°34'32" E	48°18'19"
C3	81.25'	120.32'	109.62'	N 41°50'54" E	84°50'51"



BEARING REF: THE WEST LINE OF THE NW¼ SECTION 12 T15N–R3E MEASURING: S00°32'35"E JUNEAU CO COORD SYSTEM NAD 83(2011)



FOR:
ARBANASI PROPERTIES, LLC
TONY ARBANAS
N1764 COUNTY ROAD G
BANGOR, WI 54614

BY:
RUNNING LAND SURVEYING
700 DAUPHIN ST.
LA CROSSE WI 54603

SHEET 1 OF 2

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND PART OF BLOCK 1 MISCELLANEOUS ADDITION, ALL IN T15N–R3E, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

LEGAL DESCRIPTION:
LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND PART OF BLOCK 1 MISCELLANEOUS ADDITION, ALL IN T15N–R3E, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, THENCE S19°31'35"E 102.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ATTWELL STREET, THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP DOCUMENT #298945 AND THE POINT OF BEGINNING;
THENCE N00°34'32"W ALONG SAID R/W 141.42 FEET TO THE PC OF A 81.25 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;
THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N66°00'03"E AND MEASURES 149.11 FEET TO THE SOUTHWESTERLY R/W OF WEST STATE ST.;
THENCE S47°25'22"E ALONG SAID R/W 414.35 FEET TO THE NORTHERLY CORNER OF CSM #298945;
THENCE S23°48'48"W ALONG THE EXTERIOR LINE OF SAID CSM #298945 95.05 FEET;
THENCE N67°37'52"W ALONG THE EXTERIOR LINE OF SAID CSM #298945 434.21 FEET TO THE BEGINNING.

PARCEL CONTAINS 85,287± SQ. FT. OR 1.96± ACRES.
PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS OR RIGHT OF WAYS OF RECORD.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION ORDINANCES OF JUNEAU COUNTY AND THE CITY OF MAUSTON AND UNDER THE DIRECTION OF TONY ARBANAS, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP, AND THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING, PLS 2558



CITY OF MAUSTON APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE MAUSTON COMMON COUNCIL

_____
DARRYL D. TESKE, MAYOR

_____
DARON HAUGH, CITY ADMINISTRATOR

DATED THIS _____ DAY OF _____, 2026

APPLICATION FOR TENTATIVE APPROVAL OF SUBDIVISION

Submitted to: City of Mauston
Proposed Subdivision Address: 974 W. State St., Mauston, WI 53948

Applicant and owner information

Owner/Subdivider: Arbanasi Properties LLC
Managing member: Tony Arbanas
Phone: 608-881-2615
Email: arbanasiproperties@gmail.com
Mailing address: N4488 Powers Ave., Suite 1, #522, Mauston, WI 53948

Property information

Street address of proposed subdivision: 974 W. State St., Mauston, WI 53948
Current legal description:
PT. NW 1/4 NW 1/4; PT. OF BLOCK 1, MISCELLANEOUS ADD & PT. SW 1/4 NW 1/4 OF SEC. 1 T15N, R3E

Purpose and scope of the proposed subdivision

The purpose of this application is to bring the properties to their highest and best use as individual residential parcels. The parcel currently has (1) Multi Family Property and (5) Single Family Properties.
The multifamily property at 974 W. State St. and the single-family property at 982 W. State St. share a water and sewer line. These two properties are proposed to remain on the same lot and continue to provide rental housing opportunities for Mauston residents.
The properties at 986 W. State St., 988 Attewell St., and 1 Attewell St. are proposed to have their own respective lots and remain single-family residences. This plan is intended to create additional opportunities for Mauston residents to pursue homeownership, support affordable homeownership and equity-building, and increase tax revenue benefiting the City of Mauston.
The proposed lots are intended to meet the required minimum lot size of 8,000 square feet, road frontage of 50 feet, and lot width of 75 feet.
We plan to consult with Bret Davies, County Surveyor, and/or Chris Running of Running Land Surveyors regarding lot separation, legal descriptions, and survey work.

About Arbanasi Properties LLC and Tony Arbanas

I was born and raised in Necedah, Wisconsin. For the past five years, I have worked in the La Crosse and Monroe County areas rehabbing and reselling homes to new homeowners. I continue to enjoy working on properties in Juneau County, and this opportunity presented itself as a clear objective to bring more affordable housing to Mauston.

As a licensed real estate agent, I have also helped many homeowners in Mauston and the surrounding areas buy and sell their homes.

I am committed to attending the City Council meeting on **October 27, 2026, at 6:30 p.m.**, with the hope that the City may approve moving forward with this plan.

Thank you for taking the time to consider this application.

Respectfully submitted,

Tony Arbanas

Managing Member, Arbanasi Properties LLC

Date: ___October 15th, 2026___

Signature: _____

