



PLAN COMMISSION MEETING AGENDA

July 30, 2026 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
 - a. April 23, 2026
3. **Public Hearing:** Kyle Dolata Application to Amend Official Zoning Map
 - a. Public Hearing
 - b. Map and Information
4. **Discussion and Recommendation Regarding the Amendment of the Official Zoning Map**
 - a. Ordinance 2026-2088
5. **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 COMMITTEE MEETING MINUTES

April 23, 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 Thursday, April 23, 2026, at Mauston City Hall. Members present were Paul Coggins, Phil Harrison, Leonard Kluge, and Mark Messer. Alysha Basel arrived at 6:32 p.m. Absent was Brandy Ellsworth. Also present was Zoning Administrator Val Nelson.
- 2. Minutes:** Motion by Kluge, seconded by Messer, to approve the minutes of March 5, 2026. Motion carried by voice vote.
- 3. Log Cabin Conditional Use Amendment:** Tony Zuberbuehler presented a request to install a storage building for lawn and snow removal equipment. Motion by Messer, seconded by Kluge, to recommend Council approval. Motion carried by voice vote.
- 4. Ace Hardware Conditional Use Amendment:** Brad Bolton and Carmen Pfaff presented a request to allow year-round use of the greenhouse for seasonal sales. Discussion included adding the land use “Outdoor Sales and Service” and adding clarifying language regarding the Farmers Market. Motion by Harrison, seconded by Basel, to recommend Council approval with the suggested revisions. Motion carried by voice vote.
- 5. Comprehensive Plan Draft:** Matthew Miller (Vierbicher) presented the draft plan. Suggested revisions included adding Alysha Basel to the acknowledgements page, including school enrollment data, referencing a potential roundabout near the school, and adding the Juneau County Health Department as a partner. Motion by Harrison, seconded by Basel, to recommend Council approval pending revisions. Motion carried by voice vote.
- 6. Adjourn:** Motion by Teske, seconded by Harrison, to adjourn. Motion carried by voice vote. Meeting adjourned at 7:55 p.m.

Chair

Date

**NOTICE OF PUBLIC HEARING
MAUSTON PLAN COMMISSION
JULY 30, 2026**

Notice is hereby given that the following public hearing will be conducted before the Mauston Plan Commission on Thursday, July 30th. The meeting will be held beginning at 6:30 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 Kyle Dolata to rezone property from Single Family Residential-4 (SR-4) to Multi-Family Residential-10 (MR-10). The property is located at 218 Lincoln St, Mauston. The tax parcel # is 29-251-0245. In addition to the above property, the Plan Commission may also consider rezoning adjacent property. That tax parcel # is 29-251-0243, owners: AM & Joan Gavin.

Following this public hearing, the Mauston Plan Commission may make a recommendation on the request.

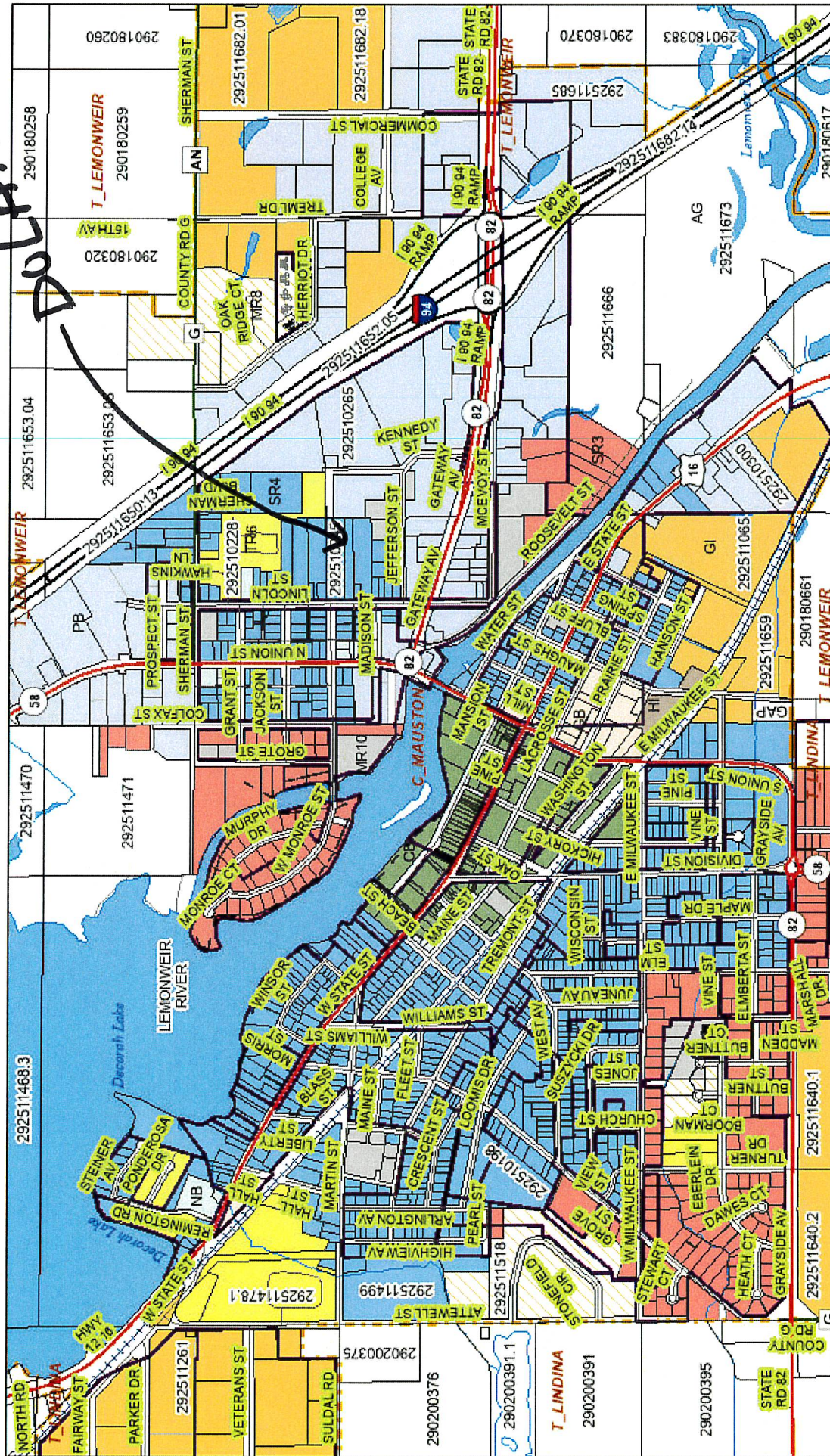
The application, map, and supporting documents are on file, and can be reviewed, in the administrative offices of Mauston City Hall. The public is invited to attend and to offer any input on the above referenced matter.

Dated this 10th day of July 2026
Val Nelson
Zoning Administrator

Publish Juneau County Star Times
7/16/26 & 7/23/26

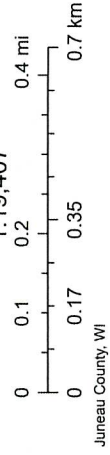
Tax Parcel Map

DoLATA



7/22/2026, 11:15:48 AM

1:19,407

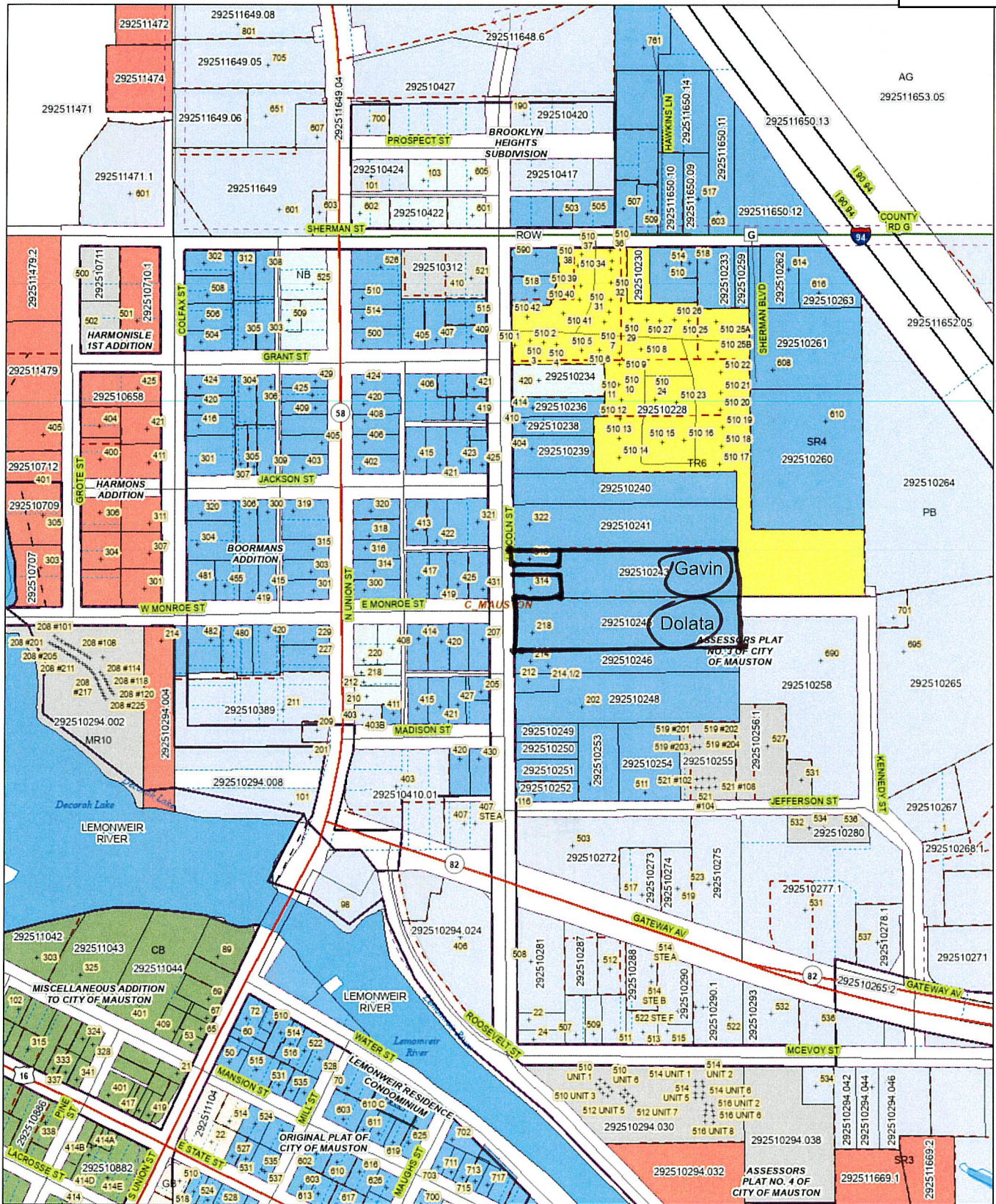


Section 3, Item b.

- Override 1: SR4 (Blue), TR6 (Yellow), MR8 (Green), MR10 (Gray), NB (Light Gray)
- Parcels: PB (Blue), GB (Green), CB (Yellow), GI (Gray), HI (Light Gray)
- Mauston Zoning: AG (Green), SR3 (Red)
- Lakes Rivers: Blue
- Streams: Blue line
- Minor Civil Divisions: Dashed lines
- Meander Lines: Dashed lines
- Subdivisions: Thin black lines
- Local Roads: Solid black line
- Major Roads: Solid black line
- Interstate: Solid black line with red and blue shields
- Railroads: Black line with cross-ticks
- County Road: Solid black line
- State Road: Solid black line
- US Highway: Solid black line with red and blue shields

Tax Parcel Map

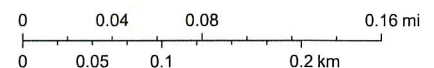
Section 3, Item b.



7/22/2026, 11:14:33 AM

- | | | | |
|----------------|--------------|-------------------------------|-------------|
| Override 1 | MR10 | Minor Civil Divisions | Local Roads |
| Parcels | NB | Meander Lines | Major Roads |
| Mauston Zoning | PB | Lot Lines | County Road |
| AG | GB | Survey Lines | State Road |
| SR3 | CB | Subdivisions | US Highway |
| SR4 | Lakes Rivers | City & Village Address Points | Interstate |
| TR6 | Streams | ROW | |

1:4,852



Juneau County, WI

Written Justification for Proposed Amendment to the Official Zoning Maps

Applicant: Kyle Dolata

City of Mauston, Wisconsin — Chapter 114 Zoning Application

Date: June 27, 2026

Purpose of Request: I am writing to ask the City of Mauston to rezone my property to the MR-10 zoning district. My name is Kyle Dolata and I own the property described below. I am submitting this letter as part of my zoning map amendment application under Chapter 114 of the Mauston Municipal Code. My goal is to show that this rezoning makes sense for my property, fits in with the surrounding area, and lines up with where the city is headed.

Property Description: I own the property located at 218 Lincoln Street, Parcel 292510245 in the City of Mauston, Wisconsin. The parcel is approximately 2.65 acres. Right now it is zoned SR-4 single family residential, and I am asking to have it rezoned to MR-10 so I can develop it for residential use in a way that fits with the neighborhood and supports the city's growth goals.

Consistency with the Master Plan: I believe this rezoning is in line with what the City of Mauston has planned for its future. From what I understand, the city's master plan calls for more residential growth, and MR-10 is a residential zoning district that supports exactly that. This isn't a use that goes against what the city wants, it is the kind of development the plan is meant to encourage. I think rezoning this property to MR-10 is a natural fit for where the city is trying to go.

Compatibility with Surrounding Land Uses: The area around this property is already residential in nature, so rezoning it to MR-10 would not be out of place at all. My neighbors would not be negatively affected by this change. The rezoning would allow for the kind of development that already exists nearby and keeps things consistent with the look and feel of the neighborhood. I am not asking to do something that clashes with what is already there, I am asking to do more of what already makes sense in that area.

Availability of Infrastructure and Public Services: The property has access to roads, utilities, and city services, so the infrastructure is already there to support development. I plan to work

closely with the city's planning staff throughout the process to make sure everything is done right — grading, stormwater, utilities, all of it. I do not expect this project to overload any existing city infrastructure or cause any problems for the surrounding area.

Public Health, Safety, and General Welfare: I do not see any way this rezoning would hurt anyone. The property is not being used to its potential right now and rezoning it to MR-10 would allow it to be developed into housing that benefits the community. Everything I build will follow the city's building codes and safety requirements. I genuinely believe this is a good thing for Mauston, more housing in an appropriate location, done the right way.

Conclusion: I am asking the City of Mauston to approve the rezoning of my property to MR-10. I think it fits the master plan, works with the surrounding neighborhood, has the infrastructure to support it, and is good for the community. I am happy to answer any questions from city staff, the Plan Commission, or the Common Council. Thank you for taking the time to consider my request.

Thank you,

Kyle Dolata

Property Owner

218 Lincoln Street, Mauston, WI, 53948

608-853-1407

kyledolata@hotmail.com

June 27, 2026

Proposed timeline	
Pub Hearing-Plan	7/30/26
Council-1 st read	8/11/26
Council- 2 nd , adopt	8/25/26

CITY OF MAUSTON
ORDINANCE NO. 2026-2088

ORDINANCE CHANGING ZONING DISTRICT FOR
TAX PARCEL NO. 29-251-0245

WHEREAS, The City of Mauston allows amendments to the Official Zoning Map pursuant to Section 114-286 of the Mauston Zoning Ordinance, and

WHEREAS the City has received an application to amend the Official Zoning Map to change parcel no. 292510245, 218 Lincoln St from Single Family Residential-4 District (SR-4) to Multi Family Residential-10 (MR-10) District.

WHEREAS, the Mauston Plan Commission has duly and properly conducted a public hearing on this matter and the Plan Commission has recommended this zoning change to the Common Council:

NOW, THEREFORE, having reviewed the map and amendment and having considered the recommendation of the Plan Commission, on the motion duly made and seconded the Common Council of the City of Mauston does hereby ordain as follows:

The official Zoning Map of the City of Mauston is hereby amended to change the zoning for the following parcel from Single Family Residential-4 District (SR-4) to Multi Family Residential-10 (MR-10) District). Parcel No. 292510245, 218 Lincoln St, Mauston.

Introduced and adopted this _____ day of _____, 2026.

APPROVED:

Darryl D. D. Teske, Mayor

Daron Haugh, City Administrator

- Date of Public Hearing: _____
- Date of Plan Commission Recommendation: _____
- Date of Common Council Readings: _____
- Date of Adoption: _____
- Votes: Ayes _____ Nays _____ Absent _____ Abstention _____
- Date of Publication: _____