



# PLAN COMMITTEE MEETING AGENDA

March 05, 2026 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
  - a. a. October 23, 2025
3. **Discussion and Recommendation Regarding Mauston Wrestling Club Conditional Use for Off-Street Parking**
  - a. a. Public Hearing Notice
  - b. b. Site Plan
  - c. c. Mauston Wrestling Club Conditional Use Resolution 2026-P-01
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

October 23, 2025 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, October 23, 2025, at Mauston City Hall. Members present were Paul Coggins, Brandy Ellsworth, Phil Harrison, Leonard Kluge, and Mark Messer. Also present were Zoning Administrator Val Nelson and Matt Miller from Vierbicher.
- 2. **Minutes:** Motion by Harrison, seconded by Kluge, to approve the minutes of the September 11, 2025 meeting. Motion carried by voice vote.
- 3. **Economic Development Plan:** The draft Economic Development Plan was reviewed, and several revisions were discussed and agreed upon.

**Section 3.1 (Income Limit):** Added clarification that income eligibility will be set at eighty percent (80%) of the Area Median Income (AMI) for Juneau County, based on HUD’s published income limits.

**Section 3.2(b) (Who is Eligible):** Adjusted the affordability criteria to specify that applicants qualify when total monthly housing costs exceed thirty percent (30%) of gross household income.

**Section 2.6 (Façade Improvement Program – Grant Terms and Conditions):** Updated the grant period to three (3) years from five (5) years.

**Section 2.5 (Façade Improvement Program – Application Procedures):** Added new language requiring applicants to confirm intent to use grant funds, obtain necessary permits, and begin project work within sixty (60) days of receiving approval, aligning with the Affordable Housing Fund process.

**Sections 2.6 and 3.6:** Amended to include a requirement that the grant agreements be recorded at the Register of Deeds, with the recording fees paid by the applicant.

Motion by Messer, seconded by Coggins, to recommend Council approval of the plan, with the noted changes. Motion carried by voice vote.

- 4. **Public Participation Plan:** Motion by Teske, seconded by Kluge, to recommend Council approval of the Mauston Comprehensive Plan - Public Participation. Motion carried by voice vote.
- 5. **Comprehensive Plan Schedule:** The Commission reviewed the proposed schedule and agreed to revise item #11 to reflect a review of Draft #1 with the Plan Commission.

6. **Adjourn:** Motion by Ellsworth, seconded by Kluge, to adjourn. Motion carried by voice vote.

Meeting adjourned at 7:55 p.m.

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Chair

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Date

**MAUSTON COMMON COUNCIL  
NOTICE OF PUBLIC HEARING  
MARCH 10, 2026**

Notice is hereby given that a public hearing will be held before Mauston Common Council on March 10, 2026. The meeting will begin at 6:30 pm in the Council Chamber of Mauston City Hall at 303 Mansion Street. The following public hearing will be held soon thereafter:

A Public Hearing to consider a request submitted by Mauston Wrestling Club, LLC for a Conditional Use Permit private off-street parking lot pursuant to section 114-126(a) of the Mauston Zoning Ordinance. The private parking lot will be located at 315 E State Street. Tax parcel #29-251-1031.

Following this public hearing, the Mauston Common Council may act on this request.

The supporting documents are on file, and can be reviewed, in the administrative offices of Mauston City Hall.

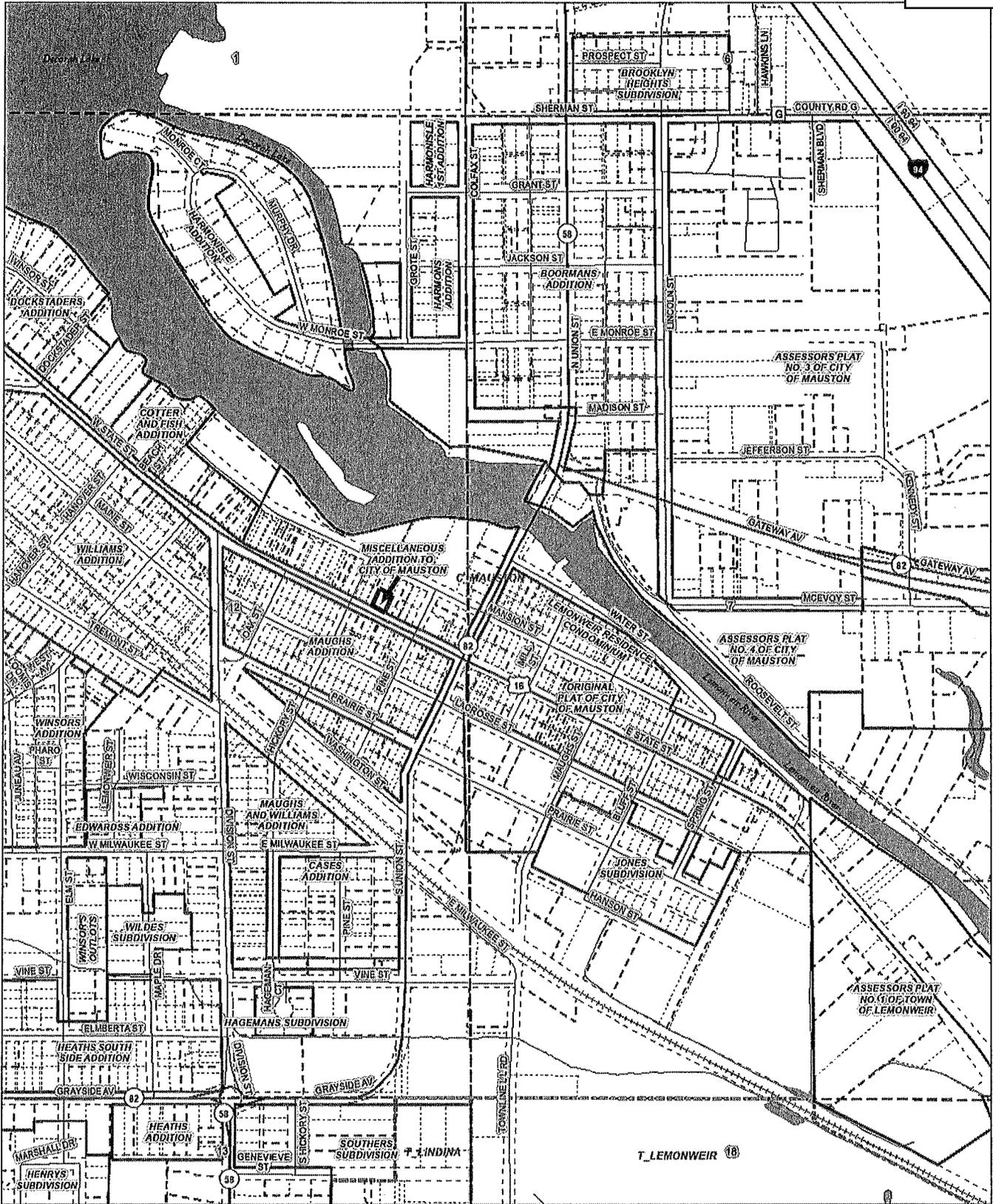
The public is invited to attend and to offer any input on the above-mentioned matter.

Dated this 10<sup>th</sup> day of February 2026  
Valerie K. Nelson  
Zoning Administrator

Publish 2/19/25 & 2/26/25  
Juneau County Star-Times

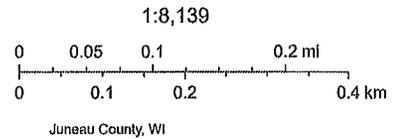
# Tax Parcel Map

Section 3, Item b.



2/13/2026, 1:12:58 PM

- |              |                       |             |            |
|--------------|-----------------------|-------------|------------|
| Override 1   | Minor Civil Divisions | ROW         | US Highway |
| Override 1   | Meander Lines         | Local Roads | Interstate |
| Lakes Rivers | Lot Lines             | Major Roads | Railroads  |
| Streams      | Survey Lines          | County Road |            |
| Sections     | Subdivisions          | State Road  |            |



**Sec. 114-126. - Transportation land uses.**

(a) *Off-site parking lot.*

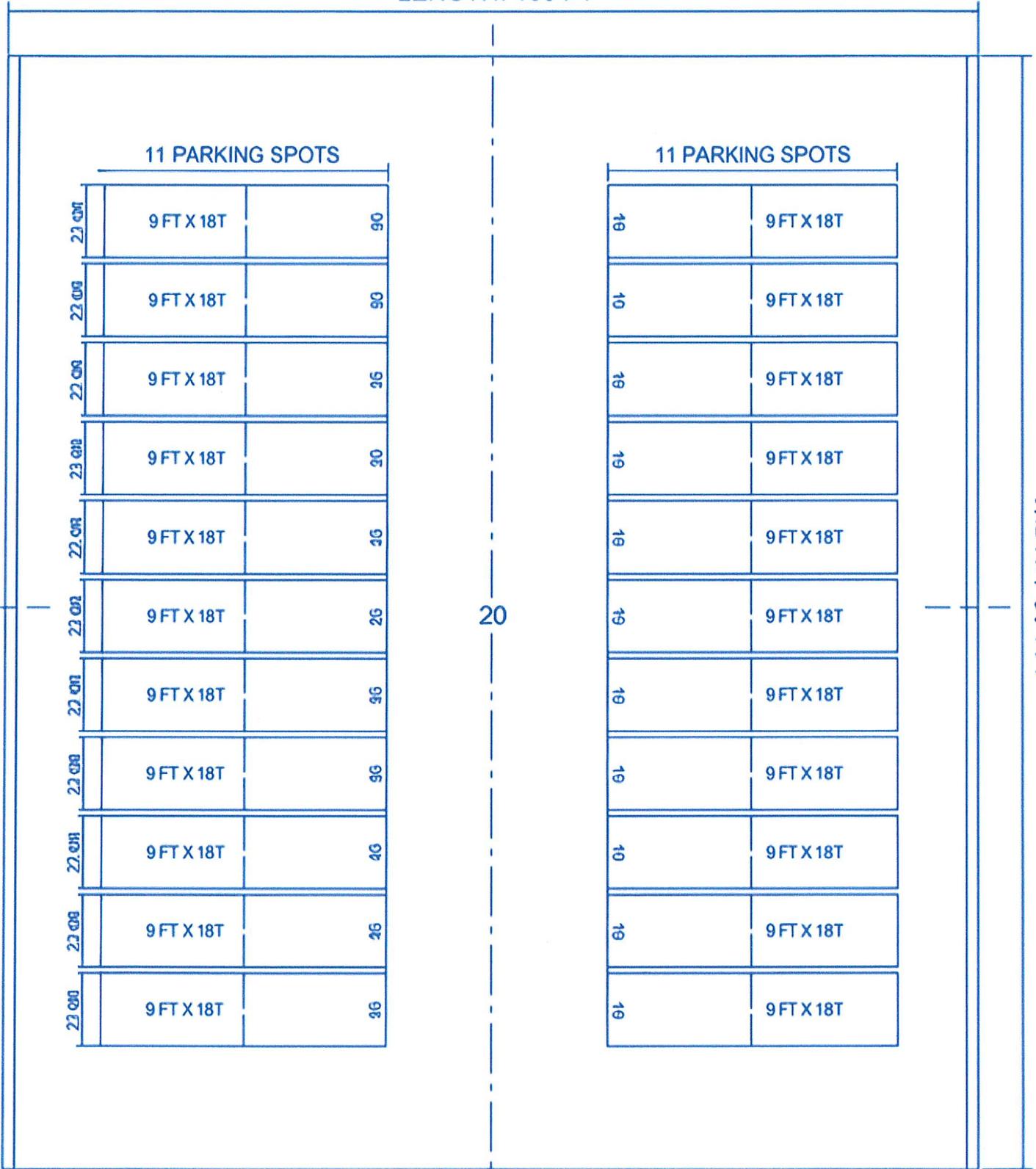
(1) *Description.* Off-site parking lots are any areas used for the temporary parking of vehicles which are fully registered, licensed and operative. See also section 114-56 for additional parking regulations.

(2) *Regulations.*

- a. Access to an off-site parking lot shall only be permitted to a collector or arterial street.
- b. Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

*Allowed by Conditional Use in Central Business (CB) District*

LENGTH: 100 FT



REC'D  
1/29/26  
VW

PROJECT: PARKING L
DRAWING NO: 7
DATE: 2023-10-26

**Site Specifications:**

- **Total Dimensions:** 100 ft. Length x 79.79 ft. Width.
- **Stall Configuration:** 22 total spots (11 on each side).
- **Stall Dimensions:** 9 ft. x 18 ft.
- **Drive Aisle:** Approximately 43.79 ft. wide center lane, allowing for easy two-way traffic.

If you need to convert this into a formal design file, you can use online tools like AutoCAD Web or SketchUp to add specific drainage or striping details.

Would you like me to adjust the **aisle width** or add **ADA-compliant accessible spaces** to the layout?

Images generated by AI may be inaccurate, misleading, or offensive. [Learn more](#)

REC'D  
1/29/26

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Following this public hearing, the Mauston Common Council may act on this request.

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-mentioned matter.

Dated this 10<sup>th</sup> day of February 2026  
Valerie K. Nelson  
Zoning Administrator

Publish 2/19/25 & 2/26/25  
Juneau County Star-Times

**City of Mauston Resolution 2026-P-01**

**RESOLUTION APPROVING CONDITIONAL USE  
OFF-STREET PARKING LOT**

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

**Parcel I.D.** 29-251-1031

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**APPLICANT:** Mauston Wrestling Club, Inc.

**PROPERTY OWNER: Mauston Wrestling Club, Inc.**

**PROPERTY AFFECTED:**  
**Address: 315 E State St**

**Legal Description: Miscellaneous Addition: Lot 2, Vol 3 CSM Pg 312, #845; Pt of Blk 15, Pt of Lot 4, Blk 15, 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 (e.g. additional off-street private parking for club members) 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 Central Business (CB) District, for the principal land use of Off-Street Parking Lot, which is allowed as a “conditional use” pursuant to Sec. 114-126( a), subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.

**2. SITE PLAN APPROVAL.** The Site Plan, dated 1/29/26, which is attached hereto and incorporated herein by reference, is approved. The site plan shows available parking for 22 vehicles with a drive isle. Construction of the parking lot shall be a hard surface material such as asphalt or concrete.

**3. LANDSCAPING AND SNOW REMOVAL.** There is no landscaping planned or approved. The site plan adequately identifies areas for snow storage, which shall remain open during the winter months to accommodate such snow storage. The owner is responsible for maintaining weeds and snow on the lot.

**4. OUTSIDE STORAGE.** No outside storage of merchandise, equipment or other materials shall be permitted

**5. DRIVEWAYS AND ACCESS.** The access and driveway are existing.

**6. 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.

**7. 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.

**8. 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.

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

**10. 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.

**11. 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 \_\_\_\_\_, 2026.

**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: \_\_\_\_\_ Title: \_\_\_\_\_

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