PLAN COMMISSION MEETING AGENDA

November 03, 2026 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
   - a. August 27, 2026
3. **Discussion and Recommendation for Council Approval of Conditional Use to Construct a Facility for Truck and Trailer Repair Business**
   - a. Narrative
   - b. Site Plan
   - c. Resolution 2026-P-08
4. **Tentative Approval of Request by Arbanasi Property to Subdivide Tax Parcel 29251147.8 at 974 W. State Street**
   - a. Map of Subdivision
   - b. Tentative Approval Document
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 COMMISSION MEETING MINUTES

August 27, 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, August 27, 2026, at Mauston City Hall. Members present were Alysha Basel, Brandy Ellsworth, Phil Harrison, Mark Messer, and Mayor Darryl Teske. Members absent were Leonard Kluge and Paul Coggins. Also present were Zoning Administrator Val Nelson and Lisa Garcia.
2. **Minutes:** Motion by Basel, seconded by Messer, to approve the July 30, 2026, minutes. Motion carried by voice vote.
3. **Yard Setback Conditional Use Permit:** Motion by Harrison, seconded by Basel, to recommend Council approval of Resolution 2026-P-06 regarding a Conditional Use Permit to reduce the front yard setback on a corner lot for a new home. Motion carried by voice vote.
4. **Roof Pitch Conditional Use Permit:** Motion by Ellsworth, seconded by Basel, to recommend Council approval of Resolution 2026-P-07 regarding a Conditional Use Permit to reduce the required roof pitch and eave width for a manufactured home. Applicant Lisa Garcia was present to answer questions. Motion carried by voice vote.
5. **Adjourn:** Motion by Harrison, seconded by Messer, to adjourn. Motion carried by voice vote. The meeting adjourned at 7:25 p.m.

_____ _____

Chair Date

Holtz Proposal Specifications

Source: Holtz Builders, Inc., Commercial Construction Conceptual Budget Proposal, August 20, 2026, pages 1-7. Specifications below summarize the proposal for the LLC project; the original quotation is not attached. These are conceptual budget inclusions, not approved construction documents.

Building and layout. 15,000 square feet under a pre-engineered metal building shell; five drive-through repair lanes; ten motorized 16-by-18-foot primary overhead service doors; a finished 1,000-square-foot office/customer reception area; a separate 1,000-square-foot secure parts/storage inventory cage room; and two motorized 12-by-12-foot freight/service doors. Door operators include commercial jackshaft motors and safety edges. Approximately 200 square feet of storefront glass.

Structure and exterior materials. Rigid structural steel frame, secondary framework and rear-wall steel portal framing. Corrugated metal roof and wall panel skin sheets, plus interior metal liner panels. Approximately 150 square feet of decorative thin brick or stone wainscot veneer at the front office/storefront corner. Roof fiberglass blanket system: R-19 plus R-11 liner with drop fabric; wall system: R-13 plus R-13 continuous. Manufacturer, exterior colors and trim selections are not specified.

Foundations and floors. 48-inch-deep perimeter frost footings; 8-inch structural shop-floor slabs, 4,500-plus PSI, heavy #4/#5 rebar grids at 12-inch centers, and floor hardeners. Standard-finish concrete; high-performance coatings excluded. The scope also describes sloped fiber-reinforced bay trench drains.

Interior finishes and equipment included. Wood/metal stud framing, taped/finished drywall, paint, acoustic ceilings and carpet tile/LVP flooring in the customer office; ADA restroom privacy stalls, steel technician lockers, mounted industrial fire extinguishers and steel warehouse shelving.

Mechanical, plumbing and fire systems. Wet-pipe fire sprinkler grid described for an Ordinary Hazard Group 2 mechanics use; pre-sloped trench drains with Class E ductile-iron grates; underground gravity oil-water separator described as 1,000 gallons in the trade breakdown and 1,000-plus gallons elsewhere; eyewash stations and office restrooms. Multi-zone gas-fired overhead radiant tube heaters in the bays, with reflector shields, and an independent zoned commercial split-system for the office. Final capacity and design require contractor/engineer confirmation.

Electrical. High-output LED UFO high-bay workspace lighting, emergency exit paths, 400A-800A three-phase panels and tool drops. These are indoor/workspace provisions; the proposal does not supply a final exterior fixture layout or photometric plan.

Site and utilities. Clearing, topsoil management, soil proof-rolling, aggregate placement, deep compaction and subgrade stabilization; heavy-duty commercial asphalt lot and reinforced concrete approach/apron pads. Concrete approaches are described as extending a minimum of 20-30 feet from overhead door openings. Deep-trench water loops, industrial sewer extensions and high-capacity incoming electrical routing to the building envelope.

Applicant Statement of Purpose and Public Benefits

Purpose and commitment. MAUSTON TRUCK AND TRAILER REPAIR LLC proposes a purpose-built commercial facility for heavy-truck and trailer repair, maintenance and associated parking. The company's two members, Ivan Bench and Oleksandr Kuzyk, would share ownership and responsibility for the business. The proposal advances a defined building concept and preliminary construction budget rather than an unspecified future use. The planned 15,000-square-foot building includes five drive-through repair lanes, an office and a parts room. Bringing these functions together would allow repair work to take place indoors and provide a coordinated location for customer service, parts handling and vehicle movement.

Why this site in Mauston. The approximately 5.12-acre College Avenue site offers space to plan the proposed building together with truck maneuvering, parking, drainage, landscaping and buffers. The preliminary concept identifies access from College Avenue and Commercial Street. This layout provides a basis for designing truck movements around the repair lanes while keeping required circulation and parking within the property. The Applicant seeks conditional-use review so the City can evaluate whether the proposed intensity, access and operating conditions fit this location. Final feasibility remains subject to zoning confirmation, engineering, driveway review and City approval; the concept does not establish approved access or capacity.

Benefits to the community and State. The preliminary construction budget of approximately $3.14-$3.72 million represents potential private investment in a new commercial site. Construction could create work for trades and suppliers, while ongoing operations could create repair, administrative and support employment. The business could purchase goods and services locally, and visiting drivers and customers could support nearby food, fuel and other businesses. New taxable improvements could expand the property-tax base, and business activity could generate public revenue through applicable taxes and fees. These are potential benefits; employment levels and fiscal effects have not been quantified.

Services and responsible operation. Proposed 24/7 operation is intended to accommodate freight schedules and provide repair availability outside conventional business hours. Additional truck and trailer service capacity could help operators restore vehicles to service and support businesses that depend on freight deliveries. On-site circulation and designated parking would be planned to accommodate the requested use, subject to City review. The Applicant proposes indoor repairs, shielded lighting, appropriate waste handling, stormwater management and snow removal to address noise, glare, drainage and safety concerns. Outdoor storage requires City clarification. The intended public benefit is sustained commercial activity paired with enforceable operating conditions and a site design that addresses neighboring properties. The City will determine whether these benefits outweigh the project's potential impacts.

Budget Clarification and Estimated Improvements
Holtz Builders, Inc. estimates a total project budget of $3,142,500-$3,715,200 for the proposed facility and site improvements. This is a preliminary construction estimate.

Contractor Schedule
Construction sequence. Target construction duration: 6-8 months. Month 1: civil engineering, clearing, utility excavation, earthwork and compaction. Month 2: frost foundations, trench drains, oil-water separator and concrete slab. Month 3: metal building delivery and steel erection. Month 4: roof/wall insulation and panels, motorized doors and storefront glass. Months 5-6: office framing, mechanical/electrical rough-ins and sprinkler installation. Months 7-8: office finishes, electrical hookups, system testing, asphalt topcoat and occupancy sign-off. This is a construction sequence, not an estimated City approval date.

©Vierbicher Associates, Inc.

P/N: 292511652.24

HD CONCRETE

HD ASPHALT

GRAPHIC SCALE: FEET
0 20 40 80

COLLEGE AVE

COMMERCIAL ST

40' FRONT YARD SETBACK PER § 114-46 OF THE CITY OF MAUSTON ZONING ORDINANCE FOR PLANNED BUSINESS DISTRICT

10' STREET PAVED SURFACE SETBACK PER § 114-46 OF THE CITY OF MAUSTON ZONING ORDINANCE FOR PLANNED BUSINESS DISTRICT

30' REAR YARD SETBACK PER § 114-46 OF THE CITY OF MAUSTON ZONING ORDINANCE FOR PLANNED BUSINESS DISTRICT

5' REAR PAVED SURFACE SETBACK PER § 114-46 OF THE CITY OF MAUSTON ZONING ORDINANCE FOR PLANNED BUSINESS DISTRICT

OWNER: WESTERN TECHNICAL COLLEGE
P/N: 292511652.07

OWNER: WISCONSIN DENTAL RECONSTRUCTIONS LLC
P/N: 292511652.25

OWNER: ROBERT E. HAWKINS
P/N: 292511682.11
5.11 ACRES

GRAVEL PARKING AREA

GRAVEL PARKING AREA

PROPOSED TRUCK REPAIR SHOP
15,000 SF

EXISTING ASPHALT DRIVEWAY ENTRANCE

STORMWATER BASIN
0.37 ACRES

STORMWATER BASIN
0.08 ACRES

OWNER: BYZOORAJ HOTELS LLC
P/N: 292510294.062

OWNER: JAY SHREE KRISHNA LLC
P/N: 292510294.067

OWNER: J&J NAVIS PROPERTIES LLC
P/N: 292510294.066

OWNER: BYZOORAJ HOTELS LLC
P/N: 292511652.06

OWNER: YU FANG ZHANG
P/N: 292510294.064

OWNER: JTN WESTFIELD INVESTMENT LLC
P/N: 292510294.065

NOT FOR CONSTRUCTION

Holtz Builders Inc.
Honesty. Transparency. Integrity.

vierbich
advisors / engineers / surveyors

CONCEPT PLAN
BENCH TRUCK REPAIR MAUSTON
CITY OF MAUSTON
JUNEAU COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 2026-08-03
DRAFTER MKOP
CHECKED NPFA
PROJECT NO. 260564
SHEET 1 OF 6

City of Mauston Resolution 2026-P-08

RESOLUTION APPROVING CONDITIONAL USE
MAUSTON TRUCK & TRAILER REPAIR

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

Parcel I.D. **29-251-1682.11**

APPLICANT: Mauston Truck & Trailer Repair, LLC

PROPERTY OWNER: I. Bench, O. Kuzyk, LLC Owners

PROPERTY AFFECTED:
Address: TBD

Legal Description: Lot 2, Vol. 8 C.S.M. Pg. 93, #2126 of the City of Mauston, Juneau County, Wisconsin

WHEREAS, the City of Mauston has received a request for 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 recommended 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. development of vacant lot, employment opportunities) 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 Planned Business (PB) District, for the principal land use of Vehicle Repair and Maintenance, which is allowed as a "conditional use" pursuant to Sec. 114-124(0), and the accessory land use of On-Site Parking Lot, which is allowed as a "permitted use", subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.

2. SITE PLAN APPROVAL. The Site Plan, dated 10/27/26, which is attached hereto and incorporated herein by reference, is approved. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.

3. LANDSCAPING. There is no landscaping plan submitted or approved at this time. A landscaping plan will be submitted to Zoning Administrator for review and approval prior to occupancy. The construction of all landscaping for this project shall be completed in substantial conformance with Article V of the Zoning Ordinance. Furthermore, the landscaping shall be maintained by the Applicant, its successors and assigns, from year-to-year, in substantial conformance with the Landscaping Plan.

4. SIGNAGE. There is no signage plan submitted or approved at this time. A signage plan will be submitted to Zoning Administrator for review and approval prior to occupancy. The construction of all signage shall be completed in substantial conformance with Article VII of the Zoning Ordinance.

5. GARBAGE. The Site Plan shows the location of garbage enclosures. The construction and maintenance of the garbage enclosure shall be in conformance with the standards of Article V of the Zoning Ordinance and with the Site Plan. The Applicant shall provide for garbage collection at such intervals to avoid spill-over of garbage from these enclosures.

6. OUTSIDE STORAGE. No outside storage of merchandise, equipment or other materials shall be permitted, except for garbage properly stored within the enclosure described in paragraph 5 above. Exceptions include construction/landscaping materials and related equipment connected with on-site construction.

7. LIGHTING. There is no lighting plan submitted or approved at this time. A lighting plan will be submitted to Zoning Administrator for review and approval prior to occupancy. The construction and maintenance of the exterior lighting shall be in conformance with Article V of the Zoning Ordinance and with the Site Plan. All lighting shall be "down-styled" lighting. All lighting shall be designed, installed and maintained to prevent the glare of light toward adjacent buildings and onto the adjacent street.

8. ACCESSORY STRUCTURES. No accessory structures are approved or permitted.

9. PARKING. The site plan shows areas for truck and trailer overnight parking, for vehicles in need of repair, and for employee and customer parking. All vehicles parked shall be operable, registered, and licensed. Parking and drive areas shall be constructed of asphalt/concrete.

10. STORM WATER. The Storm Water Management Plan must be submitted to Zoning Administrator prior to start of construction. All drainage, grading and topographic work on the site shall be performed pursuant to this Plan.

11. UNDERGROUND UTILITIES. All utilities shall be installed underground. Prior to the installation of each utility, the applicant shall contact the Director of Public Works and obtain his approval of the location of the utility. Before the new building is occupied, the Applicant shall submit a utility plan (potable water lines, sanitary sewer lines, electric lines, gas lines, telephone and cable TV lines. etc.) for this site, showing the location of all the utilities.

12. BUILDING MATERIALS. The Site Plan describes the building materials as being corrugated metal roof and wall panels. They must have hidden fasteners on the street sides. Also described is brick/stone accent at the front office/storefront corner. Exterior colors to be determined.

13. SNOW REMOVAL. The Site Plan adequately shows area for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.

14. SUBDIVISION. In the future, the owner will not be able to subdivide this Property for sale to separate owners.

15. DRIVEWAYS AND ACCESS. The site plan shows entrances/exists from both College Avenue and Commercial Street. The access and driveway shall comply with the standards of Article V of the zoning ordinance. The driveway width of up to 50 feet is approved by this Resolution.

16. COMPLETION DATE. The property may not be used or occupied for the Conditional Use granted herein until **ALL** the terms and conditions of this document are completed and fulfilled.

17. CERTIFICATE OF OCCUPANCY. Upon completion of the project authorized by this Resolution and before the project is used or occupied for the Conditional Use granted herein, the Applicant shall notify the City Zoning Administrator, who shall inspect the project and, if appropriate, shall issue a Certificate of Occupancy, pursuant to section 114-292 of the Mauston Zoning Ordinance.

18. 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.

19. 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.

20. SUNSET CLAUSE. All buildings and structures approved on a site plan shall be fully developed within two years of final approval of the site plan, unless a different date is established by the plan commission in writing. After the expiration of such period, no additional site plan development shall be permitted on undeveloped portions of the subject property. The plan commission may extend this period, as requested by the applicant, through the conditional use process following a public hearing.

21. 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.

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

23. 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.

24. 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

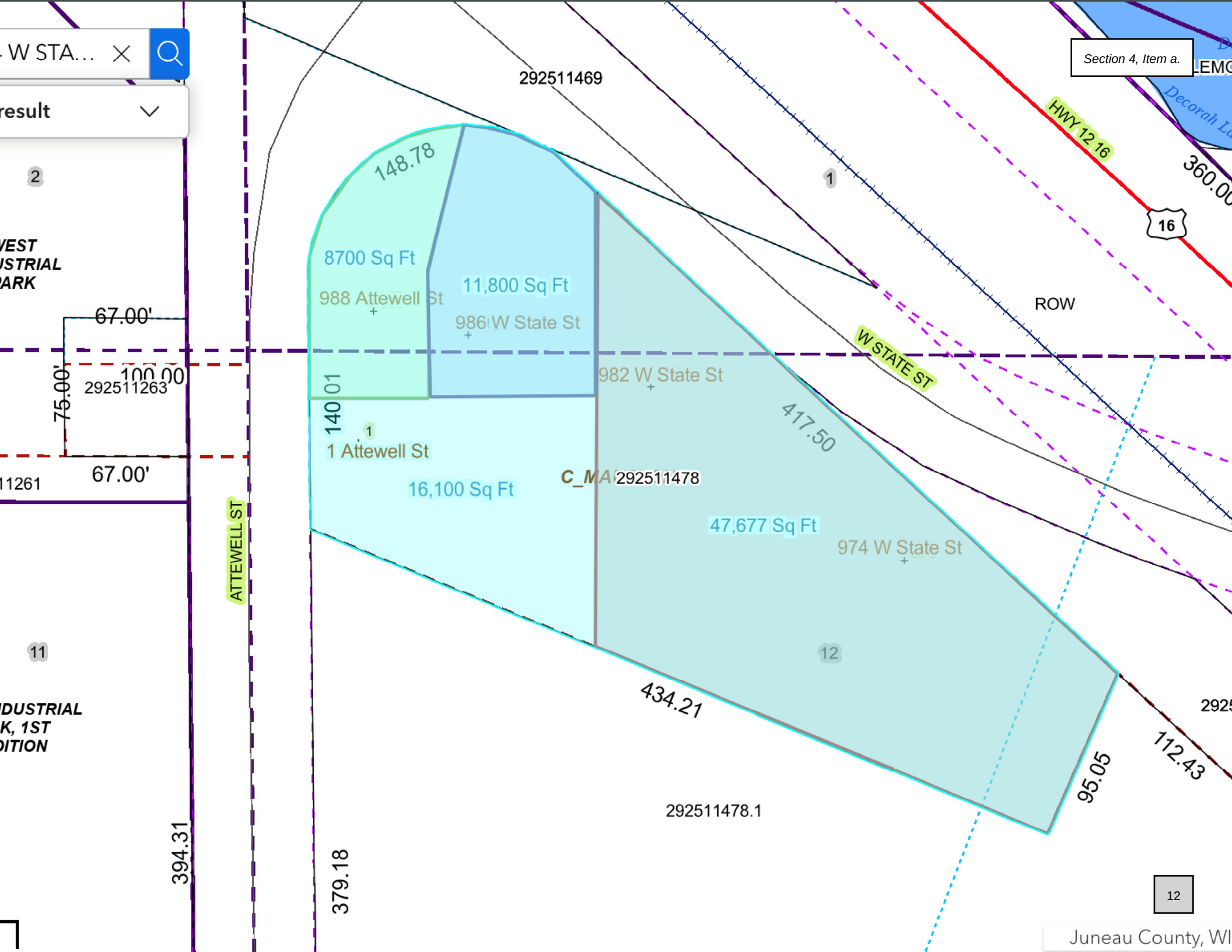
APPLICANT APPROVAL

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: _____
Ivan Bench, Member, for Mauston Truck and Trailer Repair LLC

Signature: _____Dated: _____
Oleksandr Kuzyk, Member, for Mauston Truck and Trailer Repair LLC

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


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8700 Sq Ft
988 Attewell St
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Juneau County, WI

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: _____

