



PLAN COMMISSION MEETING AGENDA

August 27, 2026 at 6:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
 - a. July 30, 2026
3. **Discussion and Recommendation Regarding Conditional Use Permit To Reduce Front Yard Setback on Corner Lot for a New Home**
 - a. Public Hearing Notice and Site Plan
 - b. Conditional Use Resolution 2026-P-06
4. **Discussion and Recommendation Regarding Conditional Use Permit To Reduce the Required Roof Pitch and Eave Width for a Manufactured Home**
 - a. Narrative and Map
 - b. Conditional Use Resolution 2026-P-07
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

July 30, 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 6:32 p.m. on Thursday, July 30, 2026, at Mauston City Hall. Members present were Alysha Basel, Phil Harrison, Leonard Kluge, and Mark Messer. Absent were Brandy Ellsworth and Paul Coggins. Also present were Zoning Administrator Val Nelson, and Bo and Joan Gavin.
2. **Minutes:** Motion by Kluge, seconded by Messer, to approve the minutes from April 23, 2026. Motion carried by voice vote.
3. **Public Hearing:** Kyle Dolata addressed questions regarding the application to amend the official Zoning Map. Bo and Joan Gavin also asked and answered questions.
4. **Amendment of the Official Zoning Map:** Motion by Harrison, seconded by Kluge, to recommend Council approval of Ordinance 2026-2088, with the addition of Gavin Property and submission of the Certified Survey Map (CSM). Motion carried by voice vote.
5. **Adjourn:** Motion by Basel, seconded by Harrison, to adjourn. Motion carried by voice vote. Meeting adjourned at 6:58 p.m.

Chair

Date

**MAUSTON COMMON COUNCIL
NOTICE OF PUBLIC HEARING
SEPTEMBER 8, 2026**

Notice is hereby given that a public hearing will be held before the Mauston Common Council on September 8, 2026. The Mauston Common Council 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 Habitat for Humanity for a Conditional Use Permit to reduce the front yard setback along one street front on a corner lot per 114-120(d) of the Mauston Zoning Ordinance. The property is located at 711 Prairie St in the Single Family Residential-4 (SR-4) Zoning District. The tax parcel number is 29-251-0805.

Following this public hearing, the Mauston Common Council may take action 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 the 11th day of August 2026.
Valerie K. Nelson
Zoning Administrator

Publish 8/20/26 & 8/27/26
Juneau County Star-Times

PLOT PLAN

HABIT FOR HUMANTY HOUSE
711 PRAIRIE STR MAUSTON
PLOT PLAN

@SCALE 1" = 10 FT

MIKE BORRESON
608 548 3679

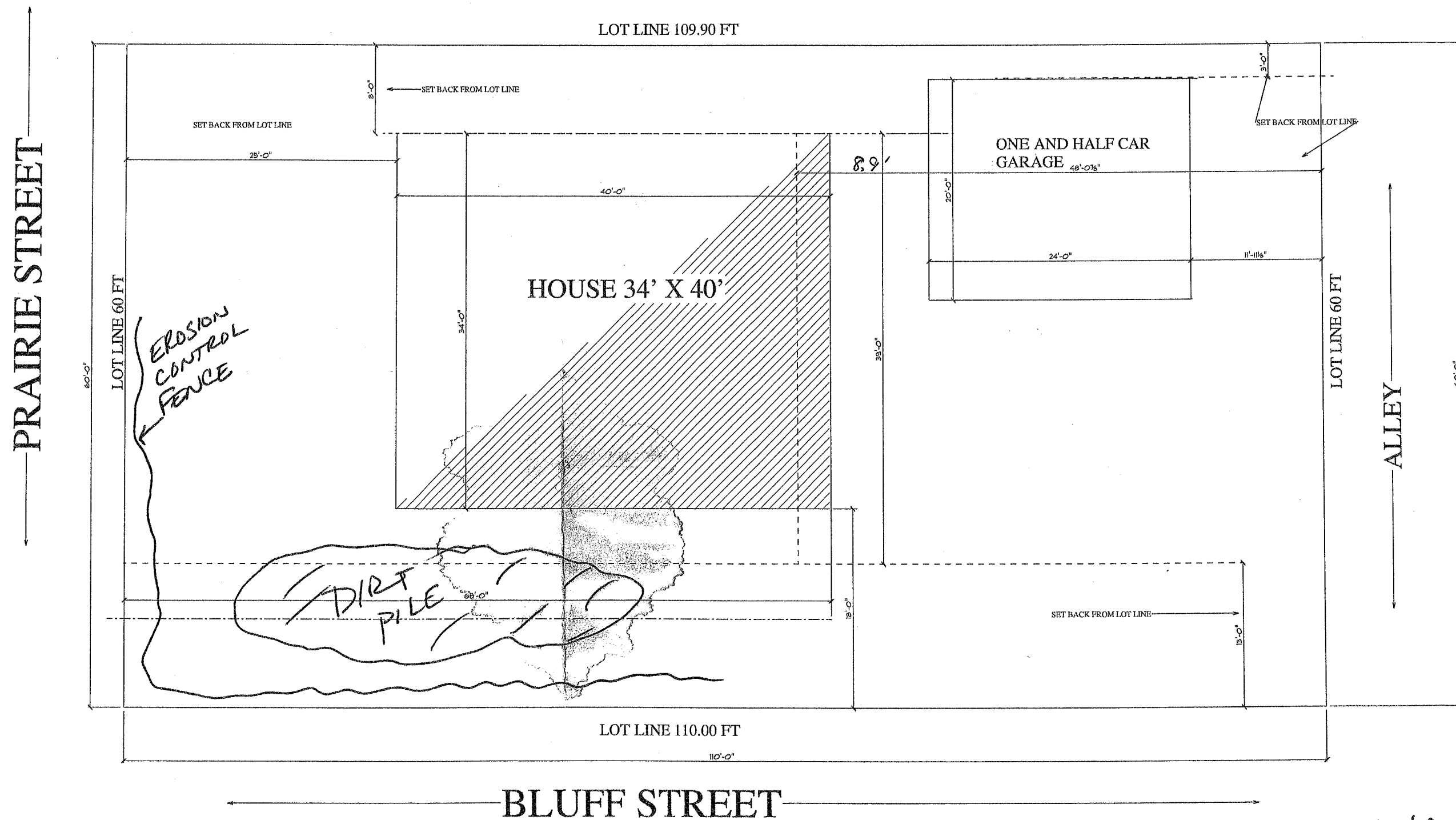
USED KOLBE KOLBE
WINDOWS, SO IF ANOTHER
BRAND IS USED WE WILL
NEED TO CHANGE ROUGH
OPENINGS.

MC CULLICK HOME DESIGN L.L.C.
30230 OXFORD RD
ELROY WIS. 53929

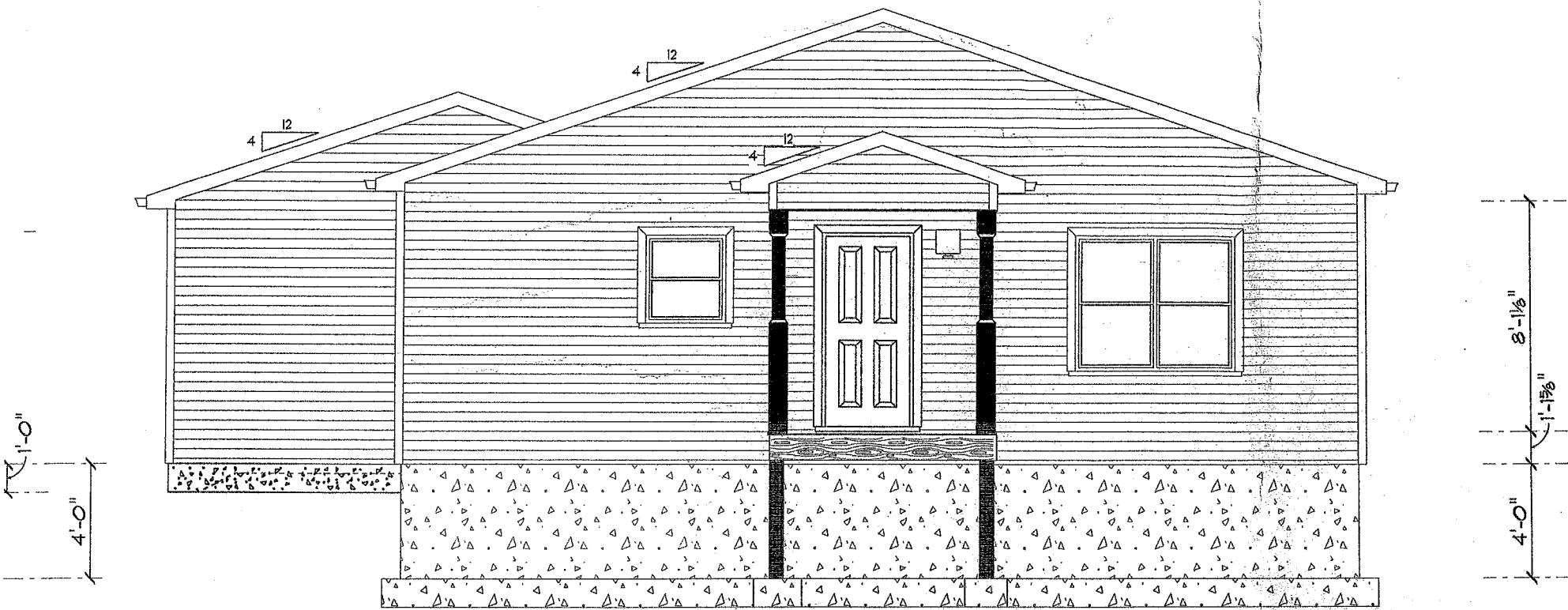
MC CULLICK HOME DESIGN L.L.C.

THESE PLANS ARE INTENDED AS A GUIDE FOR OUR CUSTOMERS AND BUILDERS. MC CULLICK HOME DESIGN L.L.C. IS NOT A CERTIFIED ARCHITECT OR ENGINEER AND MAKES NO REPRESENTATION OR WARRANTY ON CONSTRUCTION PRACTICE OR LOCAL CODES. MC CULLICK HOME DESIGN L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR IMPROPER CONSTRUCTION.

WAYNE 608 547 0151



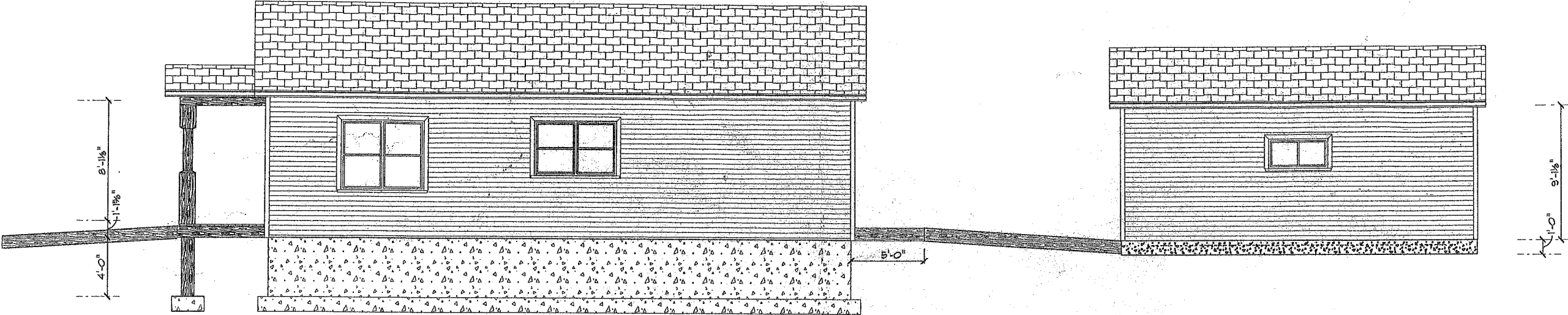
8/6/26
JKN



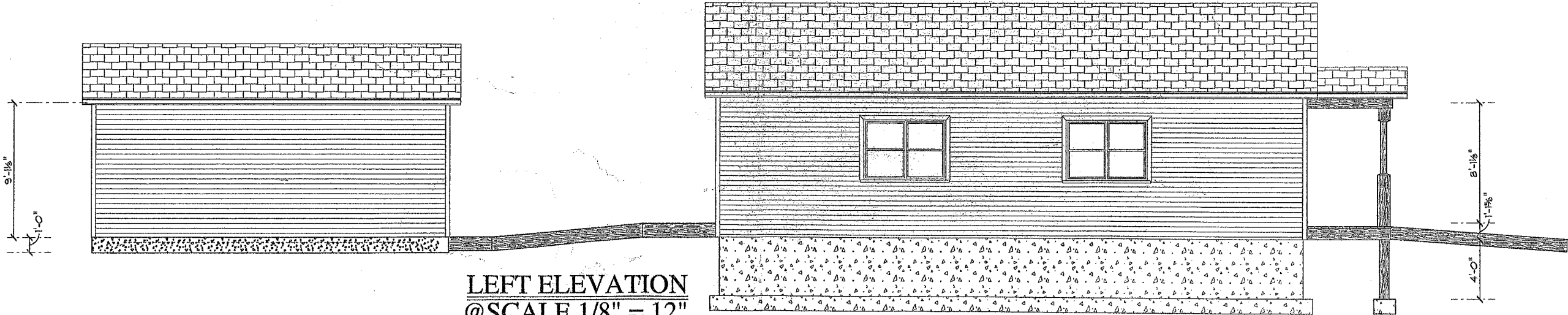
FRONT ELEVATION
@SCALE 3/16" = 12"



REAR ELEVATION
@SCALE 1/4" = 12"



RIGHT ELEVATION
@SCALE 1/4" = 12"



LEFT ELEVATION
@SCALE 1/8" = 12"

City of Mauston Resolution 2026-P-06

RESOLUTION APPROVING CONDITIONAL USE

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

Parcel I.D. 29-251-0805

APPLICANT: Habitat For Humanity

PROPERTY OWNER: Habitat for Humanity of Adams County WI Inc

PROPERTY AFFECTED:
Address: 711 Prairie St, Mauston

Legal Description: Lot One (1) in Block Three (3) of Jones Addition to 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 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 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 (new home) 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 Single Family Residential-4 (SR-4) District, for the principal land use of single-family home, which is a permitted use. The applicant is allowed to reduce the street front yard setback along Bluff St to 18 ft per ordinance 114-120(d) and this conditional use resolution. The required front yard setback of 25 ft shall be maintained along Prairie St.

2. SITE PLAN APPROVAL. The Site Plan, dated 8/6/26, 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. 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 Administrator 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.

4. 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.

5. 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.

6. 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.

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

8. 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.

9. 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: _____

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

Hello,

21 AUG 2026

To whom it may concern:

I am buying a well maintained used 1998 manufactured Home from Castle Rock Homes in mauston and I have a contract to buy the lot on Fleet Street in mauston PIN 292510583.

The home is a HUD built mfg home 3 bdrn 2 bath, 1344 sqft, 2 sections

Dims are 28' x 48'

- * The roof pitch is $3/12$ (not $5/12$)
- * The eaves are 10" (not 16")
- * I want to put it on a slab foundation.

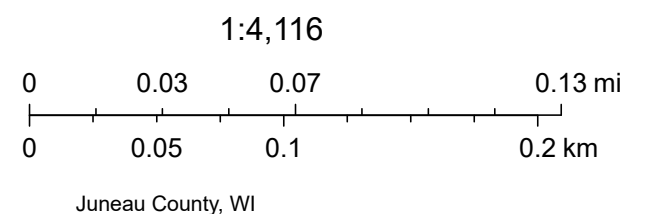
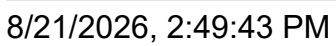
The close on the lot is ~~8/27~~^{9/9} tentative set for 9/9. I'm hoping to have approval so I can start the development ~~on~~ on Sept 23 or sooner and occupancy by Oct 9th or asap as we are currently in temporary (seasonal) housing relocating back from California.

Sorry for the hand writing, Please contact me with anything!

Sincerely,

Lisa Garcia

Section 4, Item a.



City of Mauston Resolution 2026-P-07

**RESOLUTION APPROVING CONDITIONAL USE
EXCEPTION TO ROOF PITCH AND EAVE WIDTH STDS**

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

Parcel I.D. Nos. 29-251-0583

APPLICANT: Lisa Garcia

PROPERTY OWNER:

PROPERTY AFFECTED:
Address: 421 Fleet St, Mauston

Legal Description:

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 FURTHER 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. residential home on vacant lot) 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 Single Family Residential-4 (SR-4) District, for the principal land use of Single-Family Residential Home, which is allowed as a “permitted use” pursuant to Sec. 114-45, subject to all the general regulations of the Zoning Ordinance and subject to the following conditions. The applicant is allowed to reduce the roof pitch to 3/12, and the eave width to 10” on the 28’x48’ manufactured home per sec. 114-175(c).

3. 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, except:

- (a) **Home:** 28’ x 48’ manufactured home to be completed by December 31, 2027.

4. 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.

5. 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.

6. 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.

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

8. 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.

9. 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: _____