



RECEIVED MAY 28 2025  
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303 Mansion Street  
Mauston, WI 53948-1329  
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## Mobile Home Park License Application

☐ Original/New Park ☒ Annual Renewal ☐ Extension of Existing Park ☐ Change of Owner

(Ordinance 108 et seq.)

### 1. Owner/Developer

Name: Pleasant Valley Properties of LLC Ponderosa Park  
Business Name: 301 Bremer Ave.  
Address: Ponderosa Drive  
Colfax, WI 54730

Home phone: \_\_\_\_\_ Work phone: 715-226-6200

Cell: \_\_\_\_\_ E-mail: john@pvprwi.com Website: www.pvprwi.com

### 2. Operator or Manager (if different from owner):

Name: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_

Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_ Website: \_\_\_\_\_

### 3. Legal Description: Attached hereto as Exhibit A, the legal description of the Park

4. **Size:** Existing Park # of acres \_\_\_\_\_ # of lots 38  
Proposed Extension # of acres \_\_\_\_\_ # of lots \_\_\_\_\_  
Proposed New Park # of acres \_\_\_\_\_ # of lots \_\_\_\_\_

### COMPLETE SECTIONS 5-9 FOR NEW OR EXTENSION OF MOBILE HOME PARK

### 5. Site Plans: Attached hereto as Exhibit B, site plan containing the information required by section 108.88(3) of the Mauston Code of Ordinances.

- |  |  |
|--|--|
| <input type="checkbox"/> Each mobile home lot  | <input type="checkbox"/> All roadways, sidewalks and parking sites |
| <input type="checkbox"/> Recreation areas and facilities   | <input type="checkbox"/> Storage areas                             |
| <input type="checkbox"/> Underground utilities, including cable TV, if provided, internet/fiber optics |  |
| <input type="checkbox"/> Street lighting   | <input type="checkbox"/> Topography and drainage                   |

### 6. Landscaping: Attached hereto as Exhibit C, a copy of landscaping plans and specifications.

### 7. Road Plans: Attached hereto as Exhibit D, a copy of road construction plans, specifications and elevations.

### 8. Garbage: Explain how garbage and refuse will be disposed: (recycling, yard waste etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 9. Time Table: Attach hereto as Exhibit E, an explanation of the staging and timing of the proposed construction.

**Applicant's Certification:** I hereby certify that the information in this application is true and correct, and I understand that the intentional presentation of false information hereon shall cause the rejection of this Application and the cancellation of the any License granted on the basis of this Application. I understand that this license is non-transferrable and any change in ownership will require the submission of a new application, review by the Zoning Administrator and approval of the Common Council.

**Permit Requirements** By my signature I acknowledge that I understand that a building permit may be required when a dwelling unit is moved into or out of the park. I also understand that failure to obtain the appropriate permit/s before the move in or move out may result in citation and/or forfeiture.

Lynn K. Vold      Lynn K. Vold      Off mgr      4/22/25  
Signature of Owner/Applicant      Printed Name      Title      Date

Office Use

**Application Payment:**

I hereby certify that the application fee of \$ 100 has been paid. Check # 65657 Receipt # \_\_\_\_\_

Nicole Sydy      Deputy Clerk      4-29-25  
Signature/City Official      Title      Date

**Outstanding Debts to City of Mauston (ord 6-26(2))**

<input checked="" type="checkbox"/> Utilities	\$ <u>0</u>	<u>NS</u> staff initials	<input checked="" type="checkbox"/> Municipal Court	\$ <u>0</u>	<u>QW</u> staff initials
<input checked="" type="checkbox"/> Parking Tickets	\$ <u>0</u>	<u>DT</u> staff initials	<input type="checkbox"/> Zoning	\$ _____	_____ staff initials
<input type="checkbox"/> Other Description _____	_____	_____		\$ _____	_____ staff initials

**Zoning Administrator Certification**

The Zoning Administrator for the City of Mauston hereby certifies that the above-identified Mobile Home Park was inspected pursuant to Chapter 108 of the Mauston Code of Ordinances, and hereby certifies that the said Park complies with the ☒ the Mauston Code of Ordinances

Inspection Date 4/30/25 ☒ In compliance      ☐ Plan Commission's Tentative Approval  
☐ Not in compliance (attach supporting doc and Action Plan)

**Re-Inspection if necessary**

Zoning Administrator notified that required corrections were completed:      Date: \_\_\_\_\_  
Re-inspected completed:      Date: \_\_\_\_\_  
☒ In compliance      ☒ Not in compliance (attach supporting doc and Action Plan)

**Compliance Achieved:**

Valerie K. Nelson      Date: 4/30/25  
Zoning Administrator

**License Issued**

The above-described Mobile Home Park is hereby licensed pursuant to Chapter 108 of the Mauston Code of Ordinance. Date: \_\_\_\_\_

Signature City Clerk/Deputy Clerk      License Issued: \_\_\_\_\_      License #: \_\_\_\_\_  
Council Approval Date: \_\_\_\_\_

☐ Original License      ☐ Renewal      ☐ Amendment of Existing