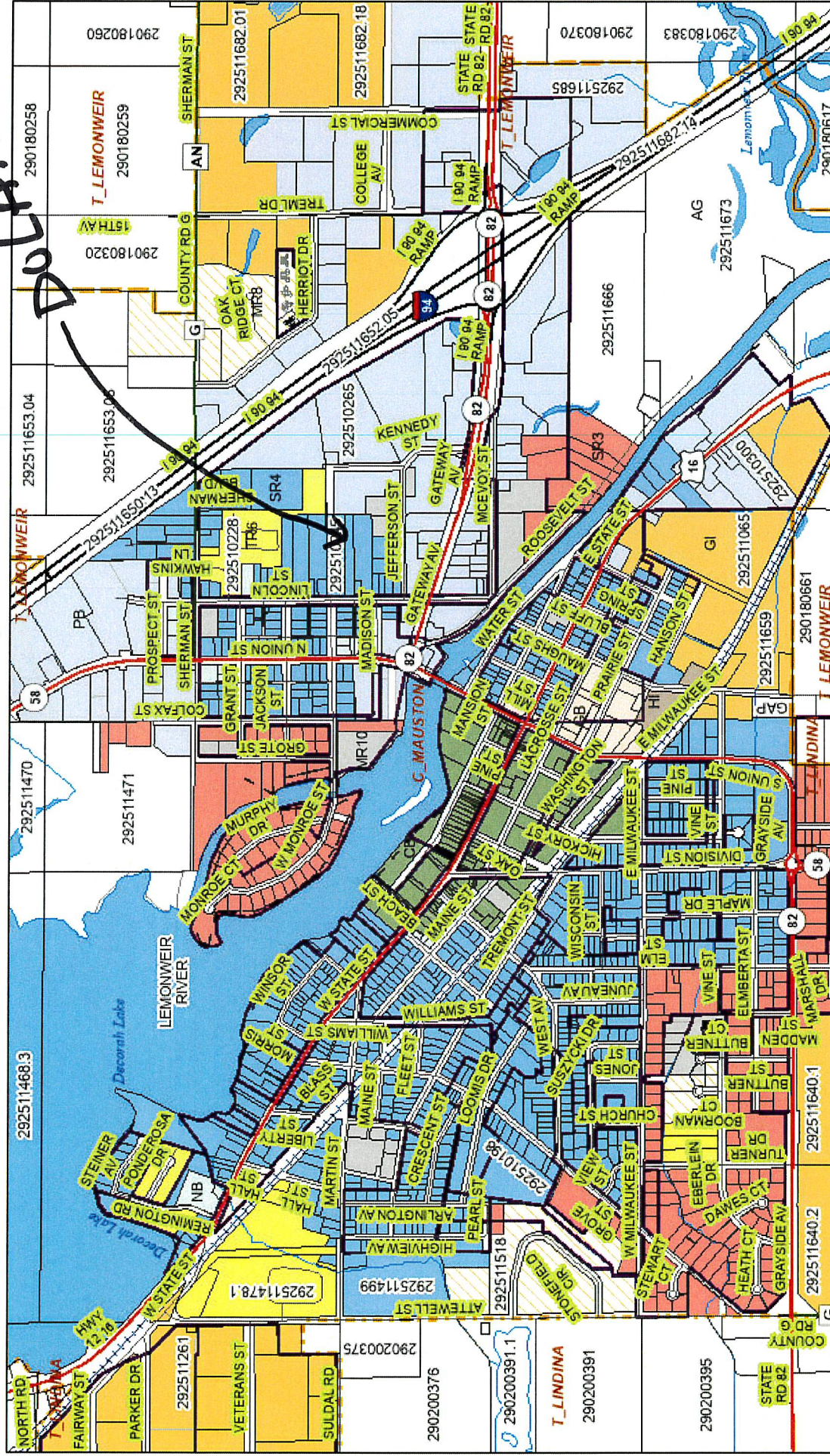


Tax Parcel Map

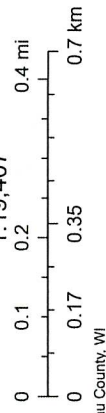
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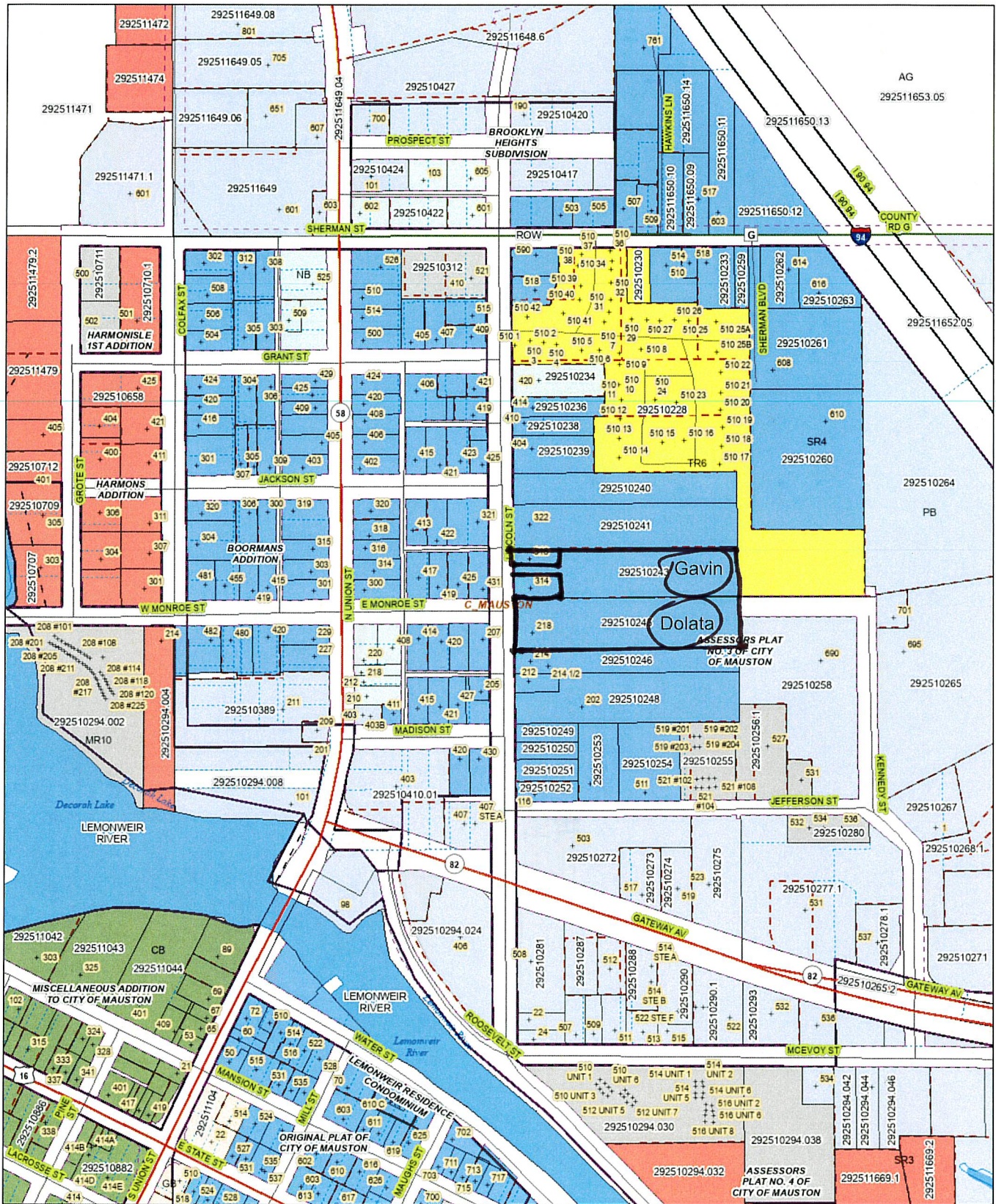
7/22/2026, 11:15:48 AM

- Override 1
- Parcels
- Mauston Zoning
- AG
- SR3
- PB
- GB
- CB
- GI
- HI
- Lakes Rivers
- Streams
- Minor Civil Divisions
- Meander Lines
- Subdivisions
- Local Roads
- Major Roads
- County Road
- State Road
- US Highway
- Interstate
- Railroads

1:19,407



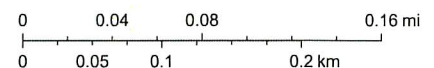
Tax Parcel Map



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

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

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