

#### MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE MEETING AGENDA

September 04, 2025 at 6:45 PM 303 Mansion Street Mauston, WI

- 1. Call to Order/Roll Call
- 2. Discussion and Action Regarding Minutes
  - a. May 27, 2025
- Public Hearing to Consider Rezoning Property from Planned Business (PB) to Neighborhood Business (NB). The Property is Located at N4896 St Rd 58, Parcel # 29-018-1376.2
  - a. Notice
  - b. Map
- 4. Close Public Hearing
- Discussion and Recommendation Regarding Amending Ordinance 2025-2078 to Rezone
   Property located at N4896 St Rd 58, Parcel # 29-018-1376.2
  - a. Ordinance 2025-2078
- 6. Discussion and Action Regarding Conditional Use Permit 2025-2078
  - a. Notice
  - b. Plans
  - c. Conditional Use Permit 2025-2078
  - d. Standards of Review
- 7. 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

Section 2, Item a.



# MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE MINUTES

May 27, 2025 at 6:50 PM 303 Mansion Street Mauston, WI

- 1. Call to Order/Roll Call: The meeting was called to order by member Leonard Kluge at 6:50 p.m. Present were members Jim Bires, Vivian Gabower, Leonard Kluge, and Vern Lange. Absent was Liz Anderson. Also present were Town of Lemonweir Administrator Carin Leach and City Zoning Administrator Val Nelson.
- Minutes: Motion made by Bires, seconded by Gabower to approve the minutes of April 24, 2025.Motion carried.
- Resolution 2025-2077: The Lemonweir Town Board recommended approval on May 13, 2025.
   Motion made by Lange, seconded by Bires to recommend Common Council approval. Motion carried.
- 4. Conditional Use Resolution 2025-ET- 07: Motion made by Gabower, seconded by Bires, to recommend approval pending second reading and approval of ordinance change on June 10, 2025. Motion carried.

5.	<b>Adjourn:</b> Motion made by Lange, seconded by Kluge, to adjourn. Motion carried at 7:56 p.m.

Chair	Date	

# NOTICE OF PUBLIC HEARING MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE September 4, 2025

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Thursday, September 4, 2025. The meeting will be held beginning at 6:45 pm in the Council Chambers at Mauston City Hall, 303 Mansion St, Mauston. The following public hearing will be held soon thereafter:

Public Hearing to consider the request submitted by Tiffany Klump to rezone property from Planned Business (PB) to Neighborhood Business (NB). The property is located at N4896 St Rd 58, tax parcel number 29-018-1376.2.

Following this public hearing, the Mauston-Lemonweir Extraterritorial Committee may act on this request.

The application, map, and 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 referenced matter.

Dated this 14<sup>th</sup> day of August, 2025 Val Nelson Zoning Administrator

Publish Juneau County Star Times Aug. 21 & Aug. 28, 2025

Section 3, Item b. Mauston OFFICIAL EXTRATERRITORIAL **ZONING MAP** MaustonWater MaustonParcels EXTRATERRITORIAL ZONING AGRICULTURAL ESTATE RESIDENTIAL TWO-FAMILY RESIDENTIAL - 6 NEIGHBORHOOD BUSINESS 🤄 From PLANNED BUSINESS Klump - 2 acres GENERAL BUSINESS PLANNED INDUSTRIAL GENERAL INDUSTRIAL HEAVY INDUSTRIAL Ordinance 2002-910 Amended - Ordinance 2004-ET-947 2/10/2004 Amended - Ordinance 2005-ET-983 9/27/2005 Amended - Ordinance 2006-ET-992 8/22/2006 Amended - Ordinance 2007-ET-1007 | 10/17/2007 |
Amended - Ordinance 2008-ET-1014 | 3/29/2008 |
Amended - Ordinance 2018-ET-2001 | 1/8/2019 |
Amended - Ordinance 2023-ET-2063 | 11/14/2023 | 0.25 0.5 Miles

Juneau County Land Information Office

#### **Ordinance No. 2025-2078**

#### ORDINANCE AMENDING MAUSTON-LEMONWEIR EXTRATERRITORIAL ZONING MAP (KLUMP PROPERTY)

**WHEREAS,** the Mauston-Lemonweir Exterritorial Zoning Committee has considered a request by Tiffany Klump to rezone part of their property for mixed use - residential and commercial; and

**WHEREAS**, the Mauston-Lemonweir Extraterritorial Zoning Committee and the Mauston Plan Commission have recommended that the zoning be changed; and

**WHEREAS**, a Public Hearing has been duly and properly conducted on this matter, and all persons wishing to be heard have been heard;

**NOW, THEREFORE**, on motion duly made and seconded, the Common Council of the City of Mauston and the Town Board of the Township of Lemonweir do hereby ordain that the Mauston-Lemonweir Extraterritorial Zoning Map shall be amended as follows:

1. The real estate described below shall be changed from the Planned Business (PB) District to the Neighborhood Business (NB) District, to wit:

A part of the Fractional Southwest Quarter (FRSW1/4) of Section 31, Township 16 North, Range 4 East, in the Town of Lemonweir, Juneau County, Wisconsin, to-wit: Beginning at the SW corner of said Section 31; thence along the West line of the said Frac. SW ½ bearing North, 210 feet; thence along a line North 89°52'30" East, 415.00 feet; thence bearing South, 210.00 feet to a point in the South line of the Frac. SW ½; thence along the South line thereof bearing South 89°52'30" West, 415.00 feet to the point of beginning.

The tax parcel number is 290181376.2.

**2.** The Zoning Administrator is hereby authorized and directed to make the appropriate changes on the official Zoning Maps to reflect the amendment authorized herein.

-	by the City of Mau day of		-	by the Town of Le	
CITY OF MAUSTON			TOWN OF LEMONWEIR		
	yl D. D. Teske, May		Approved:	John Burch, Board	l Pres.
	augh, City Admin.		Attest:	in Leach, Town Ad	 1min

•	Dates of Publication of Notice of Public Hearing before ETZ Committee: 08/21/2025 and08/28/2025
•	Dates of Publication of Notice of Public Hearing before City Council: 08/21/2025 and08/28/2025
•	Date of Public Hearing before ETZ Committee: <u>09/04/2025</u>
•	Date of Public Hearing before City Council: <u>09/09/2025</u>
•	Date of ETZ Committee Recommendation:
•	Date of Plan Commission Recommendation:
•	Dates of City Council Readings of Ordinance: and
•	Date of City Council Adoption:
•	City Council Votes: ayes nays abstentions
•	Date of Public Hearing by Town Board (not required):
•	Date of Adoption by Town Board:
•	Town Board Votes: ayes nays abstentions
•	Date of Joint Publication:

## MAUSTON-LEMONWIER EXTRATERRITORIAL COMMITTEE NOTICE OF PUBLIC HEARING

#### September 4, 2025

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Thursday, September 4, 2025. The meeting will be held beginning at 6:45 pm in the Council Chambers of Mauston City Hall, 303 Mansion St. The following public hearing will be held soon thereafter:

A public hearing regarding an application by Tiffany Klump for a Group Development pursuant to Article 414 of the Mauston-Lemonweir ETZ Ordinance. The group development will include the principal land uses of Single Family Detached home (1.405(1)), and Personal or Professional Service (1.408(2)), and the accessory land use of Detached Garage over 1,000 sq. ft., and may be approved pending approval of the rezoning request for the property. The property is located at N4896 St Rd 58, Mauston, WI 53948.

Following the public hearing the Mauston-Lemonweir Extraterritorial Committee may act on the request.

The application, map, and 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 referenced matter.

Dated this 15<sup>th</sup> day of August, 2025 Valerie K. Nelson Zoning Administrator

Publish 8/28/25 Juneau County Star Times

# **Business Description for Permit Application TASK Guidance LLC**

Established: August 2024

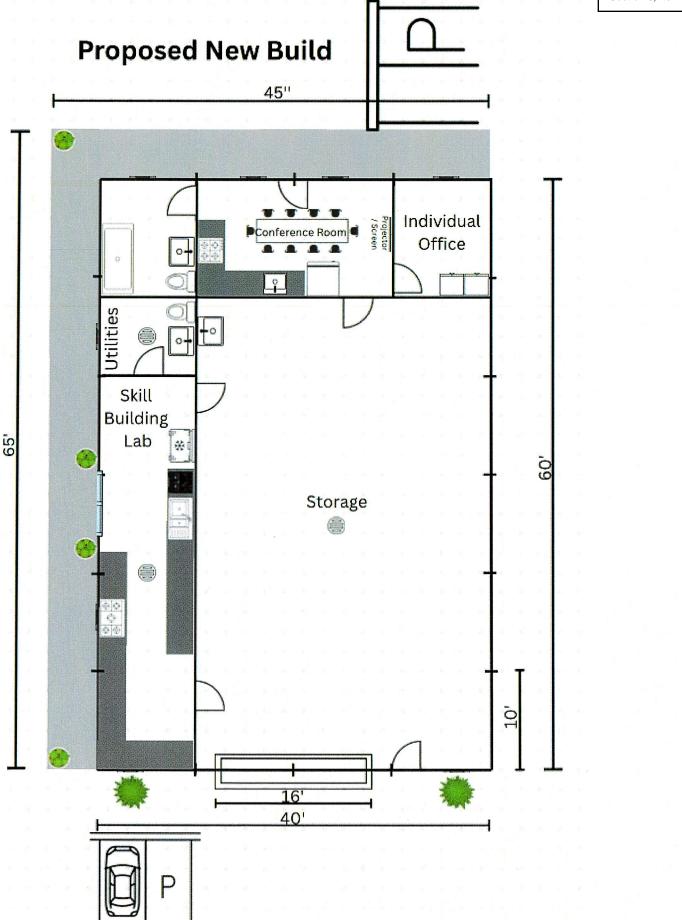
TASK Guidance LLC—standing for *Trust, Acceptance, Self-reflection, and Kindness*—is a community-focused organization committed to supporting individuals in achieving personal wellness, independence, and growth. Our mission is to guide individuals through their personal journeys by providing tailored support in the areas of mental health, independent living skills, physical well-being, and overall life wellness.

Our services are designed to meet people where they are, offering practical tools such as coping strategies for mental health, structured training in life and social skills for independent living, physical health improvement plans, and wellness-centered coaching.

The proposed building plan outlines distinct areas within the facility, each designated to serve one or more of these focus areas. These include private meeting rooms, skill-building classrooms, fitness/wellness spaces, and open areas for therapeutic or coaching sessions.

Additionally, the facility will serve as a collaborative hub where professionals in related fields can work together, share knowledge, engage in professional development, and co-create solutions to better support the community we serve. This shared, collaborative approach enhances the overall quality of care and fosters a strong network of support among service providers.

TASK Guidance LLC aims to be a safe, welcoming, and resource-rich environment where individuals and professionals alike can grow, thrive, and contribute to a healthier, more empowered community.



Section 6, Item b.

Overall Property Square Feet: 87,150 House w/ garage Square Feet: 2,464 House w/o garage Square Feet: 1,680 Proposed Business Building

Proposed Business Building Square Feet: 2,400

Total Building Square Footage with proposed new building: 4,864

87,150sf - 4,864sf = 82,286

82,286 / 87,150 = .944 = 94.4% Land without building coverage

100 - 94.4% = 5.6% Building coverage on land



210'

0

The picture below is a rough idea of what it would look like. The only exception would be the roofline will be the other way; however, I wanted you to be able to see the color.



- The height of the building will be 14ft. tall.
- The siding on the outside will be the same color as the existing building but metal. The roof will also be the same color as the existing building.
- The parking will be gravel.
- Signage will be freestanding.

# Landscaping Point Requirements — Neighborhood Business (NB)Per Table 6.04-2 (Landscaping Requirements by Zoning District):

Category Requirement (NB Zone)

Building 40 points per 100 linear feet

**Foundations** 

Street Frontages 40 points per 100 linear feet

Paved Areas 80 points per 20 parking stalls OR per 10,000 sq. ft. of paved area

Developed Lots 10 points per 1,000 sq. ft. of building floor area

(Source: Mauston ETZ Article 6 PDF)

#### Applying This to Your Property (2 acres, 40×60 shed = 2,400 sq. ft.)

- 1. Building Foundations
  - Shed perimeter =  $2 \times (40 + 60) = 200 \text{ ft}$
  - At 40 pts per 100 ft  $\rightarrow$  80 points required
- 2. Street Frontage
  - Depends on your lot's road frontage.
    - Example: If frontage =  $100 \text{ ft} \rightarrow 40 \text{ points}$
    - If frontage = 200 ft  $\rightarrow$  80 points
- 3. Paved Areas
  - If no paved parking, then 0 points required here
  - If paved: 80 pts per 20 stalls / 10,000 sq. ft.
- 4. Developed Lot
  - Shed floor area = 2,400 sq. ft.
  - Requirement: 10 pts per 1,000 sq. ft. → 24 points

#### ☑ Total Landscaping Points Required (Example with 200 ft frontage, no paved parking):

- Foundations: 80 pts
- Frontage: 80 pts
- Developed Lot: 24 pts
- Total = 184 landscaping points

I'll show two ready-to-use options depending on your road frontage length, assuming:

- Lot: 2 acres
- Building: 40×60 (2,400 sq ft) → perimeter 200 ft
- No paved parking yet (so no "Paved Areas" points)
- District: Neighborhood Business (NB)

#### What NB requires (per Article 6)

- Foundations: 40 pts / 100 ft of building perimeter; no climax or tall trees. Place within 10 ft of the building.
- Street Frontage: 40 pts / 100 ft of frontage; no shrubs; ≥ 50% of points from climax/tall trees and ≥ 30% from medium trees, within 10 ft of ROW (but not in ROW).
- Developed Lot: 20 pts / 1,000 sq ft of floor area; anywhere within 100 ft of the structures but outside other required areas.
- Point values / sizes (Table 1.603): e.g., Climax tree 75, Tall evergreen 40, Tall deciduous 30, Medium tree 15–20, Low tree 10–12, Shrubs 1–5 (min sizes specified).

#### Calculate your minimums

- Foundations: 200 ft × 40/100 = 80 pts.
- Developed Lot: 2,400 sq ft × 20/1,000 = 48 pts.
- Street Frontage: depends on your frontage length:
  - $\circ$  100 ft frontage  $\rightarrow$  40 pts
  - $\circ$  200 ft frontage  $\rightarrow$  80 pts

Planting schedules you can hand to your installer

#### Option A — If you have ~100 ft of frontage (Total minimum ≈ 168 pts)

Foundations (needs 80 pts, no climax/tall trees)

- 2 Medium evergreen trees (20 pts each) → 40 pts
- 2 Medium deciduous trees (15 pts each) → 30 pts
- 1 Low deciduous tree (10 pts) → 10 pts
  - = 80 pts (meets rule). Place within 10 ft of the shed.

Street Frontage (needs ≥40 pts, no shrubs, ≥50% tall/climax, ≥30% medium)

- 1 Tall tree (e.g., tall deciduous or tall evergreen) → 30–40 pts
- 1 Medium deciduous tree → 15 pts
   Example mix: 1 Tall deciduous (30) + 1 Medium (15) = 45 pts (compliant and OK to exceed).
   Place within 10 ft of ROW (but not in ROW).

#### Developed Lot (needs 48 pts)

- 2 Medium evergreen trees (20 each) → 40 pts
- 1 Low evergreen tree (12) → 12 pts
  - = 52 pts (OK to exceed). Plant within 100 ft of the shed, outside the foundation/frontage areas.

#### Option B — If you have ~200 ft of frontage (Total minimum ≈ 208 pts)

Foundations (needs 80 pts, no climax/tall trees)

- 2 Medium evergreen trees (20 each) → 40 pts
- 2 Medium deciduous trees (15 each) → 30 pts
- 1 Low deciduous tree (10) → 10 pts
   = 80 pts (compliant).

Street Frontage (needs 80 pts, no shrubs, ≥50% tall/climax, ≥30% medium)

- 1 Tall evergreen tree → 40 pts
- 2 Medium deciduous trees (15 each) → 30 pts
- 1 Low deciduous tree → 10 pts
   80 pts exactly; tall/climax = 50%, medium = 37.5% → meets both minima.

#### Developed Lot (needs 48 pts)

- 2 Medium evergreen trees (20 each) → 40 pts
- 1 Low evergreen tree (12) → 12 pts
   = 52 pts (OK to exceed).

#### Placement + compliance quick notes

- Frontage trees must be within 10 ft of the ROW line; no shrubs allowed there.
- Foundation plantings must be within 10 ft of the building and cannot use climax or tall trees. Aim to screen exterior equipment to 6 ft at maturity.
- Developed-lot trees go within 100 ft of the building, but outside the other required zones.
- If you later add paved parking, you'll need 80 pts per 20 stalls or per 10,000 sq ft (whichever is greater) and provide required landscape islands; at least 30% of those points must be climax/tall trees and 40% shrubs.
- Use species from the ordinance's plant classifications (Section 1.611); sizes must meet
   Table 1.603 minimums.

#### Resolution 2025-ET-12

### RESOLUTION APPROVING CONDITIONAL USE TIFFANY KLUMP - GROUP DEVELOPMENT

**Return Address:** City of Mauston

Attn: Valerie Nelson 303 Mansion Street

Mauston, Wisconsin 53948

Parcel I.D. Nos. 29-018-1376.2

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

**APPLICANT: Tiffany Klump** 

PROPERTY OWNER: Tiffany Klump

**PROPERTY AFFECTED:** 

Address: N4896 State Road 58, Mauston

**Legal Description:** A part of the Fractional Southwest Quarter (FRSW1/4) of Section 31, Township 16 North, Range 4 East, in the Town of Lemonweir, Juneau County, Wisconsin, to-wit: Beginning at the SW corner of said Section 31; thence along the West line of the said Frac. SW ½ bearing North, 210 feet; thence along a line North 89°52'30" East, 415.00 feet; thence bearing South, 210.00 feet to a point in the South line of the Frac. SW ½; thence along the South line thereof bearing South 89°52'30" West, 415.00 feet to the point of beginning.

**WHEREAS**, the City of Mauston and the Town of Lemonweir 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 Mauston-Lemonweir Extraterritorial Committee and the Mauston Common Council have conducted separate public hearings on said application and has carefully evaluated the application, along with input from City staff and consultants.

**NOW, THEREFORE**, the Mauston-Lemonweir Extraterritorial Committee does hereby resolve as follows:

**BE IT RESOLVED** that the Mauston-Lemonweir Extraterritorial Committee finds that this application for a Conditional Use satisfies the standards required by Section 1.905(6)(e) of the Zoning Ordinance, specifically as follows:

(a) The Mauston-Lemonweir Extraterritorial Committee 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 and the town.

- (b) The Mauston-Lemonweir Extraterritorial Committee 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 and the town.
- (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, the town, 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. a Group Development) 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-Lemonweir Extraterritorial Committee approves the application for a Conditional Use <u>pending approval of amendment to the official zoning map by the Mauston Common Council and the Town Board</u>, and subject to the following conditions and restrictions, which shall be perpetual; unless and until changed by action of the Mauston-Lemonweir Extraterritorial Committee 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 Neighborhood Business (NB) District, as a Group Development pursuant to Sec. 1.414, consisting of the following uses,
  - (a) Single Family Detached (per Section 1.405(1))
  - (b) The proposed new building shall be used for the principal land use of Personal or Professional Service (per section 1.408(2))
- 2. SITE PLAN APPROVAL. The Site Plan, dated <u>8/26/25</u>, 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. The Landscaping Plan, dated <u>8/26/25</u>, which is attached hereto and incorporated herein by reference, is approved. The construction of all landscaping for this project shall be

completed in substantial conformance with Article 6 of the Zoning Ordinance and with the attached Landscaping Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City. 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 proposed at this time. The applicant must apply for signage permit prior to erecting signs.
  - **5. OUTSIDE STORAGE.** Outdoor storage shall comply with 1.512 of the Zoning Ordinance.
- **6. LIGHTING.** The construction and maintenance of the exterior lighting shall be in conformance with section 1.514 of the Zoning. 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.
- 7. **PARKING.** There is existing parking for the single-family home. The site plan shows parking for the proposed business, consisting of gravel.
- **8. BUILDING MATERIALS.** The Applicant intends to use the following colors and products on the exterior of the proposed new building:
  - (a) Siding: Steel with hidden fasteners, gray in color to coordinate with the existing home.
  - **Roof:** Steel with hidden fasteners, blue in color to coordinate with the existing home.
- **9. SUBDIVISION.** In the future, the owner will not be able to subdivide this Property for sale to separate owners. Furthermore, ownership of the entire apartment complex shall remain under the ownership and control of a single entity so that the appearance of all the buildings in the entire Site can be maintained as a unified whole.
- **10. DRIVEWAYS AND ACCESS.** There is no change proposed to the current driveway and access.
- 11. **COMPLETION DATE.** The property may continue normal operation during construction of the new building.
- 12. 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 1.909 of the Mauston Zoning Ordinance.
- 13. CHANGES. Pursuant to section 1.905(16) 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 Mauston-Lemonweir Extraterritorial Committee. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

- 14. 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.
- 15. 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.
- **16. RECORDING.** A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.
- 17. APPLICANT APPROVAL. This Conditional Use shall not become effective and shall not be recorded until the Applicant acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this	day of ,	2025.
	_ •	2025.
MAUSTON-LEMONWEIR EXT	RATERRITORIAL COM	MITTEE
Approved:	Attest:	
Liz Anderson, Chairman	Volori	e K. Nelson, Secretary

#### 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-Lemonweir Extraterritorial Zoning Ordinance.

Signature:	Dated:

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

### ZONING PERMIT FOR CONDITIONAL USE STANDARDS OF REVIEW

The following issues shall be considered and addressed by the Mauston-Lemonweir Extraterritorial (ETZ) Committee in making its decision:

- 1. Whether the proposed Conditional Use, <u>independent of its location</u>, is in harmony with the purposes, goals, objective, policies and standards of the City of Mauston Comprehensive Plan, the ETZ Ordinance, and any other plan, program, or ordinance adopted, or under consideration by the City and the town.
- 2. Whether the proposed Conditional Use, in its proposed location, is in harmony with the purposes, goals, objective, policies and standards of the City of Mauston Comprehensive Plan, the ETZ Ordinance, and any other plan, program, or ordinance adopted, or under consideration by the City and the town.
- 3. Whether the proposed conditional use, in its proposed location and as depicted on the site plan, will 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 provision of this ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopter of under consideration pursuant to official notice by the City or other governmental agency having jurisdiction of guide development.
- **4.** Whether 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.
- **5.** Whether 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 service the subject property.
- **6.** Whether the potential public benefits 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.

#### ADDITIONAL COMMENTS / INFORMATION:

S:\MAIN-CLERK, BOARDS & COMMISSIONS\Agenda Prep\Plan\Std of Review-CONDITIONAL USE.doc