



MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE MEETING AGENDA

July 30, 2026 at 6:00 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Regarding Minutes**
 - a. September 4, 2025
3. **Public Hearing:** Applicants Brent & Gina Lenorud for a Conditional Use for a Group Development
 - a. Notice and Information
4. **Discussion and Action Regarding Conditional Use Permit 2026-ET-05**
 - a. ETZ Standards of Review
 - b. Conditional Use Permit
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



MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE MEETING MINUTES

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

1. **Call to Order/Roll Call:** The meeting was called to order by Chair Liz Anderson at 6:48 p.m. Present were members Jim Bires, Vivian Gabower, and Leonard Kluge. Absent was Vern Lange. Also present were Town of Lemonweir Town Clerk Carin Leach, City of Mauston Zoning Administrator Val Nelson, Tiffany and Kory Klump, and Walter Schumer.
2. **Minutes:** Motion by Kluge, seconded by Bires, to approve the minutes of May 27, 2025. Motion carried by voice vote.
3. **Public Hearing:** To rezone property located at N4896 St Rd 58, Parcel # 29-018-1376.2 from Planned Business (PB) to Neighborhood Business (NB).

Klump reviewed the proposed site plan.
4. **Close Public Hearing:** Motion by Kluge, seconded by Bires, to close the public hearing. Motion carried by voice vote. Public hearing closed at 6:54 p.m.
5. **Ordinance 2025-2078:** Motion by Bires, seconded by Gabower, to recommend Council approval to amend Ordinance 2025-2078 to rezone property located at N4896 St Rd 58, parcel # 29-018-1376.2. Motion carried by voice vote.
6. **Conditional Use Permit 2025-2078:** Anderson read through the standards of review. Motion by Kluge, seconded by Anderson, to approve the conditional use for the construction of the building, pending approval of the rezoning from Planned Business (PB) to Neighborhood Business (NB). Motion carried by voice vote.
7. **Adjourn:** Motion by Kluge, seconded by Gabower, to adjourn. Motion carried by voice vote. Meeting adjourned at 7:00 p.m.

Chair

Date

MAUSTON-LEMONWIER EXTRATERRITORIAL COMMITTEE
NOTICE OF PUBLIC HEARING
July 30, 2026

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Thursday, July 30, 2026. The meeting will be held beginning at 6:00 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 Brent & Gina Lenorud for a Group Development pursuant to Article 1.905 of the Mauston-Lemonweir ETZ Ordinance. The group development will include the principal land use of the existing Personal Storage Facility (1.405(1)) and the addition of a new building. The property is located on Townline LL Road, Mauston, WI 53948. The tax parcel number is 290180666.1.

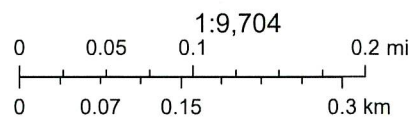
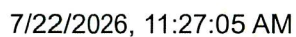
Following the public hearing the Mauston-Lemonweir Extraterritorial Committee may act on the request.

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 16th day of July 2026
Valerie K. Nelson
Zoning Administrator

Publish 7/23/26
Juneau County Star Times

Section 3, Item a.



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, independent of its 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.
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 adopted or 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:

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City of Mauston Resolution 2026-ET- 05

RESOLUTION APPROVING CONDITIONAL USE
GROUP DEVELOPMENT

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

Parcel I.D. 29-018-0666.1

APPLICANT: Brent D & Gina M Lenorud

PROPERTY OWNER: Brent D & Gina M Lenorud

PROPERTY AFFECTED:
Address: TBD Townline LL Rd, Mauston, WI 53948

Legal Description: Lot One (1) of Juneau County Certified Survey Map No. 4921, recorded as Document No. 747735, located in the N1/2-FR SW1/4 of Section 18, Township 15 North, Range 4 East, Town of Lemonweir, Juneau Count, Wisconsin.

WHEREAS, the City of Mauston and the Town of Lemonweir have 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 Mauston-Lemonweir Extraterritorial Committee (Committee) has conducted a public hearing on the said application and has carefully evaluated the application, along with input from City staff and consultants.

NOW, THEREFORE, the Committee does hereby resolve as follows:

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

- (a) The 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 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. indoor storage space) 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, the Mauston-Lemonweir Extraterritorial Committee 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 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 General Industrial (GI) District, for the principal land use of Personal Storage Facility, which is allowed as a “conditional use” pursuant to Sec. 1.409(3), subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.
- 2. **SITE PLAN APPROVAL.** The Site Plan, dated 7/1/26, which is attached hereto and incorporated herein by reference, is approved. The site plan shows the location of 3 existing personal storage buildings. It also shows the location of a new 60 ft x 100 ft storage building.
- 3. **DRIVEWAYS AND ACCESS.** The site plan shows the location of existing driveways, and a new driveway to access the new building.
- 4. **BUILDING MATERIALS.** The building material for the new building shall be of similar color and material as the existing buildings.
- 5. **OUTSIDE STORAGE.** The outside storage of vehicles, merchandise, equipment, boats, campers, trailers, snowmobiles, ATV’s or any other recreational vehicles is not permitted. All such items must be stored inside.
- 6. **SNOW REMOVAL.** The Site Plan adequately identifies areas designated for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.

7. **SUBDIVISION.** In the future, the owner will not be able to subdivide this property for sale to separate owners. Furthermore, ownership of the entire 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.

8. **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-Lemonweir Extraterritorial Zoning Ordinance.

9. **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-Lemonweir 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 Committee. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

10. **OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant’s compliance with all other Mauston-Lemonweir Extraterritorial ordinances and regulations, including all other requirements of the Mauston-Lemonweir Extraterritorial Zoning Ordinance.

11. **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 Committee 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.

12. **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.

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

14. **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.

15. 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.

MAUSTON – LEMONWEIR EXTRATERRITORIAL COMMITTEE

Approved: _____ **Attest:** _____
Randy Gyllin, Chair Val Nelson, Recording 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: _____

Print Name: _____

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