



# MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE AGENDA

April 24, 2025 at 6:00 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Appointment of Chair**
3. **Appointment of Secretary**
4. **Discussion and action relating to Minutes**
  - a. March 19, 2025
5. **Public Hearing:** Applicant Eric Owen for a Conditional Use to build an accessory structure larger than 1,000 square feet
  - a. Notice and information
6. **Discussion and action regarding Conditional Use Permit 2025-ETZ- 06**
  - a. Conditional Use Permit
  - b. ETZ 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 Nicole Lyddy (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-LEMONWIER EXTRATERRITORIAL COMMITTEE MINUTES

March 19, 2025 at 6:00 PM  
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The meeting was called to order by Chairperson Liz Anderson at 6:00 p.m. Attending members were Jim Bires, Vern Lange, Lenard Kluge (by telephone), and Liz Anderson. Absent was Vivian Gabower. Carin Leach, Town Administrator and Val Nelson, City Zoning Administrator were also present.
2. **Minutes:** Motion made by Lange, seconded by Bires to approve the minutes of October 24, 2023. Motion carried.
3. **Public Hearing:** For a Conditional Use to build an accessory structure larger than 1,000 square feet in the Agriculture (AG) zoning district pursuant to 1.412(3)(b)(2) of the Mauston-Lemonwier Extraterritorial Zoning Ordinance. The property is located at W5316 County Rd N, Mauston. Parcel # 290180611.  
  
Anderson opened the public hearing. Mr. Ed Hanson participated via phone to answer questions. The committee reviewed the site plan. No one from the public attended the hearing. The motion was made by Kluge, seconded by Bires to close the Public Hearing.
4. **Conditional Use Permit 2025-ET-05:** Anderson confirmed that the conditional use meets all the standards of review. Motion made by Bires, seconded by Kluge to approve the Conditional Use Permit 2025-ET-05. Motion carried.
5. **Adjourn:** The motion was made by Lange, seconded by Bires to adjourn. Motion carried at 6:20 p.m.

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Chair

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Date

**MAUSTON-LEMONWIER EXTRATERRITORIAL COMMITTEE**  
**NOTICE OF PUBLIC HEARING**  
**APRIL 24, 2025**

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Thursday, April 24, 2025. The meeting will be held beginning at 6:00 pm in the Community Room of Mauston City Hall, 303 Mansion St. The following public hearing will be held soon thereafter:

A public hearing regarding an application from Eric Owen for a Conditional Use to build an accessory structure larger than 1,000 square feet pursuant to 1.412(3)(b)(2) of the Mauston-Lemonweir Extraterritorial Zoning Ordinance. The property is located at W4934 State Hwy 82, Mauston. Parcel # 290180398.

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 9th day of April, 2025

Valerie K. Nelson

Zoning Administrator

Publish 4/17/25

Juneau County Star Times



Section 5, Item a.

# Tax Parcel map

290180393

290180392

2901

290180397

W4934

650+ ft

195+ ft

72 X 50  
FT SHED

290180397

400+ ft

9

550+ ft

T. LEMONWEIR

STATE RD 82

82

991.02



**Resolution 2025-ET-06**

**RESOLUTION APPROVING CONDITIONAL USE  
ACCESSORY STRUCTURE OVER 1,000 SQ FT**

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

**Parcel I.D. No.**        **29 018 0398**

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**APPLICANT:** Eric Owen

**PROPERTY OWNER:** Eric Owen

**PROPERTY AFFECTED:**  
    **Address:** W4934 State Hwy 82, Mauston, WI 53948

**Legal Description:** The East 1/2 of the Southeast 1/4 of Section 9, Township 15 North, Range 4 East Town of Lemonweir, Juneau County, Wisconsin.

**WHEREAS,** the City of Mauston and the Town of Lemonweir have 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 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 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. aesthetics) 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 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 build and accessory structure larger than 1,000 sq feet., which is allowed as a "conditional use" pursuant to Sec. 1.412(3)(b)(2). The 50 ft x 72 ft metal building is approved for personal storage of the subject property. No other uses are permitted.
2. **SITE PLAN APPROVAL.** The Site Plan, dated 4/7/25 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. **OUTSIDE STORAGE.** The outside storage of boats, campers, trailers, snowmobiles, ATV's or any other recreational vehicles shall follow the guide lines described in section 1.512 of the Zoning Ordinance.
4. **DRIVEWAYS AND ACCESS.** There are no changes to driveway and access
5. **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 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 Mauston-Lemonweir Extraterritorial Committee. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall

also berecorded.

- 6. **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-Lemonweir Extraterritorial Zoning Ordinance.
- 7. **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.
- 8. **RECORDING.** A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.
- 9. **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.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Liz Anderson, 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: \_\_\_\_\_ Date: \_\_\_\_\_

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, 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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