



**MAUSTON-LEMONWIER
EXTRATERRITORIAL COMMITTEE
AGENDA**

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

- 1. Call to Order/Roll Call**
- 2. Discussion and action relating to Minutes**
 - a.** October 24, 2023
- 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-Lemonweir Extraterritorial Zoning Ordinance. The property is located at W5316 County Rd N, Mauston. Parcel # 290180611.
 - a.** Site Plan and information
- 4. Discussion and action regarding Conditional Use Permit 2025-ET-05**
 - a.** Conditional Use 2025-ET-05
- 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 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

ETZ MINUTES
OCTOBER 24, 2023
6:30 PM
AT MAUSTON CITY HALL COMMUNITY ROOM

CALL TO ORDER: The meeting was called to order by Chairperson Liz Anderson at 6:38p.m. Roll call: Jim Bires, Vern Lange, Lenard Kluge, Liz Anderson were present. A quorum was present. Carin Leach, Town Administrator and Allison Schwark, City Zoning Administrator were also present.

DISCUSSION AND POSSIBLE ACTION RELATING TO MINUTES OF JUNE 28, 2023: A **motion** was made by Lange/Kluge to approve the June 28, 2023 minutes as written. All yes votes, motion carried.

DISCUSSION AND POSSIBLE ACTION RELATING TO 2023 ETZ 2063 REZONE ORDINANCE CHANGING W5309 HWY G FROM AGRICULTURE TO ESTATE RESIDENTIAL: Len Kluge asked about the zoning. A brief review was given. A **motion** was made by Kluge/Bires to approve the rezoning of W5309 Hwy G as proposed. All yes votes, motion carried. Carin Leach asked Allison to change the name of the Town Chairman to John Burch and that the Town Board had approved this rezoning on October 10, 2023 pending the result of the ETZ Committee's recommendation being in favor.

DISCUSSION AND POSSIBLE ACTION RELATING TO ELIMINATING THE ETZ COMMITTEE: Len Kluge asked Allison Schwark for guidance on this issue. Kluge also asked if this committee was doing what it's supposed to do. Allison's take on this topic was to keep the committee in place and have a more in-depth conversation with the Council.

Jim Bires offered what happened to him in the 1980's regarding his business Northside Mobil which was to be built on a lot still in the town but on the city border before there was ET Zoning or a boundary agreement.

Carin Leach stated what was sent in the packet only had to do with the boundary agreement and not the ETZ ordinance. Leach went on to explain how the boundary agreement and the ETZ ordinance was updated in 2002 and that ETZ zoning existed in the 1990's but had no administration. Elimination of the boundary agreement did not eliminate the ETZ Ordinance. She stated that the town had also looked at this option in 2011 and consulted with outside counsel that specialized in ETZ agreements. The town board was advised at the time that they should leave the boundary agreement and ordinance in place—they opted not to pursue it any farther. The ETZ Ordinance also states in several places that the joint committee needs to review certain applications. Leach noted she was not in favor of elimination of the ETZ Boundary Agreement or the ETZ Committee as it provided for both the town's and the city's input on specific applications that could affect both municipalities.

Consensus was to keep the ETZ committee.

ADJOURN: A **motion** was made to adjourn by Lange/Bires at 7:18 pm and return to the City Council meeting with our recommendations. All yes votes, motion carried.

Respectfully submitted by: /s/ *Carin E. Leach*, Town Administrator

**MAUSTON-LEMONWIER EXTRATERRITORIAL COMMITTEE
NOTICE OF PUBLIC HEARING
MARCH 19, 2025**

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Wednesday, March 19, 2025. 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 from Ed Hanson 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-Lemonweir Extraterritorial Zoning Ordinance. The property is located at W5316 County Rd N, Mauston. Parcel # 290180611.

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 20th day of February, 2025

Valerie K. Nelson
Zoning Administrator

Publish 3/6/25
Juneau County Star Times

Ed Hanson
W5316 County Rd N
Mauston WI 53948
608-548-8444

Proposed Farm Storage/shop

I propose to build a 40 x 60 ft building with 12 ft sidewalls located on west side of lot . Metal exterior and pitched roof, 2 12 x10 garage doors and 1 passage door. 2 windows

Use is storage for farm/other equipment and workshop for approx. 240 acre farm surrounding this lot.

Ed Hanson
608-548-8444

RECEIVED
2/14/25

EDWIN HANSON
608-548-8444

Tax Parcel Map

W5316 CITY RD N



10/30/2024, 3:15:56 PM

RECEIVED
12/4/24

Areas

- █ Override 1
- ++ Railroads

Major Roads

- US Highway
- Interstate
- Local Roads

Scale: 1:521

0 0.00425 0.0085 0.017

0 0.005 0.01 0.02 km

Section 3, Item a.

DISCLAIMER: The maps, locations, bearings, and measurements depicted on this map are produced as a service to assist property owners and users. However, this information is not guaranteed to be accurate and shall not be used in lieu of a properly conducted survey of the property. Juneau County assumes no liability for the dimensions of this map and information. You are on notice that you should report any errors found to Juneau County immediately. WI CONTACT THE JUNEAU COUNTY LAND INFORMATION SOURCE: Esri, Maxar, Earthstar Geographics, and the GIS User Community, WI (608) 847-9446/(606) 847-9457. Juneau County, WI Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, WI

DOCUMENT # 765159
RECORDED 01-22-2025 at 9:15 AM
STACY D. HAVIL, REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00

TOTAL PAGES: 1
MAP # 5214

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. _____

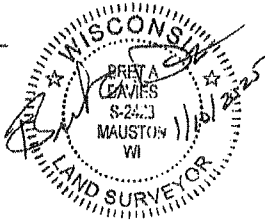
ASR SURVEYING

N 2169 SHINKLE HILL RD.
MAUSTON WI. 53948
608-547-3012
PROJECT # 24293

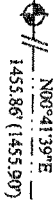
LOCATED IN THE SE1/4 NE1/4 OF SECTION 17, T. 15N., R. 4E.,
TOWN OF LEMONWEIR, JUNEAU COUNTY, WISCONSIN

LEGEND

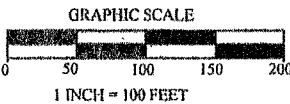
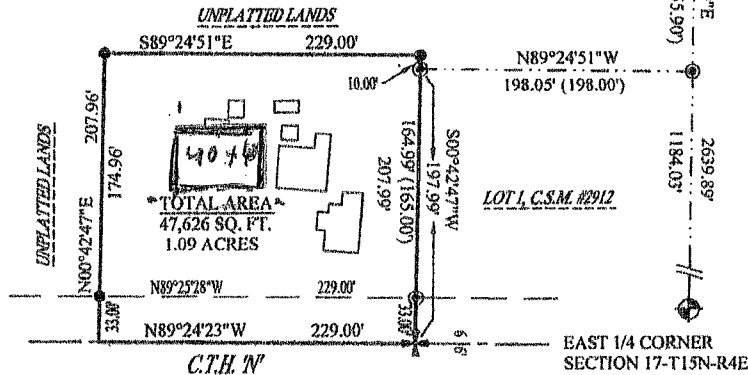
- ⊕ - 2" O.D., I.P., FOUND
- - 3/4" X 18" IRON ROD, 1.5 #/FT., PLACED
- ⊕ - RR SPIKE, FOUND
- ⊙ - 1" O.D., I.P., FOUND
- () - RECORDED AS



NORTHEAST CORNER
SECTION 17-T15N-R4E



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE
NE1/4 OF SECTION 17-15-4, ASSUMED TO BEAR N00°41'39"E



SURVEYOR'S CERTIFICATE

I, BRET A. DAVIES, Professional Land Surveyor, hereby certify;

That I have surveyed and mapped part of the SE1/4 NE1/4 of Section 17, T. 15N., R. 4E., Town of Lemonweir, Juneau County, Wisconsin, Bounded by the following described line;

Commencing at the East 1/4 corner of said Section 17; thence N00°41'39"E, 1184.03 feet along the east line of said SE1/4 NE1/4 to a found 1 inch iron pipe at the northeast corner of Lot 1, Certified Survey Map Number 2912; thence N89°24'51"W, 198.05 feet along the north line of said Lot 1 to a found 1 inch iron pipe at the northwest corner of said Lot 1 and the POINT OF BEGINNING

Thence S00°42'47"W, 197.99 feet to a found railroad spike in the centerline of County Highway "N"; thence N89°24'23"W, 229.00 feet along said centerline; thence N00°42'47"E, 207.96 feet; thence S89°24'51"E, 229.00 feet; thence S00°42'47"W, 10.00 feet to the POINT OF BEGINNING.

Said parcel contains 1.09 Acres

That I have made such survey and map at the direction of Edwin Hanson;

That such map is a correct representation of the exterior boundaries of the lands surveyed;

RECEIVED
NOV 27 2025

Resolution 2025-ET-05

**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. Nos. 290180611

APPLICANT: Ed Hansson

PROPERTY OWNER: Ed Hanson

PROPERTY AFFECTED:
Address: W5316 Cty Rd N, Mauston, WI 53948

Legal Description: A part of the SE1/4 NE1/4 of Section 17, T. 15N., R. 4E., Town of Lemonweir, Juneau County, Wisconsin, Bounded by the following described line: Commencing at the east 1/4 corner of said Section 17; thence N00°41'39"E, 1184.03 feet along the east line of said SE1/4 NE1/4 to a found 1 inch iron pie at the northeast corner of Lot 1, Certified Survey Map Number 2912; thence N89°24'51" W, 198.05 feet along the north line of said Lot 1 to a found 1 inch iron pipe at the northwest corner of said Lot 1 and the POINT OF BEGINNING.

Thence S00°42'27" W, 197.99 feet to a found railroad spike in the centerline of County Highway "N"; thence N89°24'23" W, 229.00 feet along said centerline; thence N00°42'47" E, 207.96 feet; thence S89°24'51" E, 229.00 feet; thence S00°42'42" W, 10.00 feet to the POINT OF BEGINNING.

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 use the property, which is located in the Agriculture (AG) District, for the accessory land use of detached building over 1,000 sq. ft., which is allowed as a “conditional use” pursuant to Sec. 1.412(3)(b)(2). This 40x60 metal shed with pitch roof and 12 ft sidewalls is approved for the storage of equipment and materials used for farming. No other use of the building is approved.

2. SITE PLAN APPROVAL. The Site Plan, dated 2/14/25 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 be recorded.

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