

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 ¼ 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 ¼; 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 pending approval of amendment to the official zoning map by the Mauston Common Council and the Town Board, 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 8/26/25, 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. LANDSCAPING. The Landscaping Plan, dated 8/26/25, 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.

(b) **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 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.

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.

MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE

Approved: _____ **Attest:** _____
Liz Anderson, Chairman Valerie 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