

## **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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