

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