

**ZONING COMMITTEE MEETING**  
**Wednesday, July 5, 2023 – 1:30 p.m.**  
**Zoning Office Conference Room**  
**Barron County Government Center**  
335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin  
\*\*\*\*\*

**AGENDA**

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Approve Agenda
4. Public Comment
5. Approve June 7, 2023 meeting minutes.
6. Edit List Review – June expenses – discussion only (no motion required)
7. Boondoggle Resort Condominium Approval: Matt Shilts, PLS – action item
8. **Public Hearings:**

1:30 p.m. – A rezoning request from the Residential-1 district to the Agricultural-2 district on property described as Prt NE-SE shown as Lot 1 CSM 17/69, consisting of 1.22 acres, located in Section 8, T33N, R14W, Town of Turtle Lake. Property owned by David R. & Trudy Pabst

9. Discussion: Zoning office activities and actions
11. Future Agenda Items:
12. Set next meeting date. August 2, 2023
13. Adjournment.

**PLEASE CALL 537-6375 IF YOU ARE NOT ABLE TO ATTEND THE MEETING**

**NOTE:** Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

cc: Heinecke, Rogers, Thompson, Cook, Kusilek, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

ZONING COMMITTEE MEETING MINUTES

June 7, 2023 – 1:30 P.M.

Present: Kusilek, Rogers, Bartlett (alt).

Zoning Office Staff: Black, Collins.

Absent: Heinecke, Cook, Thompson.

Rogers called the meeting to order at 1:30 p.m. and Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

#3. Agenda – **Motion:** (Kusilek/Bartlett) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of May 3, 2023 were presented; **motion:** (Kusilek/Rogers) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

**#7. Public Hearings–**

(1:30 p.m.) **Raymond Wiik, owner; Travis Erickson, applicant – Town of Cumberland, R-1 to Ag-2, approx. .49 acres**

Rogers read the public notice and Black presented a file review. The applicant testified and Black provided a staff report. Committee questions followed; no public testimony or correspondence received.

**Motion:** (Kusilek/Bartlett) to close testimony; carried. Committee discussion. **Motion:** (Kusilek/Bartlett) to recommend approval of the request; carried. **Motion:** (Rogers/Bartlett) to close hearing; carried.

(1:40 p.m.) **Jean Kallenbach, owner; Scheil Construction, applicant – Town of Maple Grove, A-1 to MR, approx. 25 acres**

Rogers read the public notice and Black presented a file review. Kusilek disclosed that Scheil has done work for her farm but feels she can remain impartial. The applicant testified and Black provided a staff report. Committee questions followed; no public testimony or correspondence received. **Motion:** (Bartlett/Kusilek) to close testimony; carried. Committee discussion. **Motion:** (Kusilek/Rogers) to recommend approval of the request; carried. **Motion:** (Rogers/Bartlett) to close hearing; carried.

#8. Discussion: Office Activities – Black updated the committee on staffing changes

#10. Future Agenda Items:

#11. Next meeting date: July 5, 2023 at 1:30 p.m.

#12. Chair declared the meeting adjourned at 2:37 p.m. by unanimous consent.

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Kim Russell-Collins, Secretary

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Marv Thompson, Committee Secretary

\*\*\*Minutes are not official until approved by the Zoning Committee\*\*\*

**COUNTY OF BARRON**

Payment Request Edit

FPEDT01G

On-Line Vouchers

LAND SERVICES DEPT

Vendor No/Name	Line#	voucher#	Account Desc	Date	Description	Amount
6645 SWANT GRABER MOTORS	1	C0084766	VEHICLE EXPENSE-LAND SERVICES	06/08/23	LS-OIL CHANGE/'16 CHEVY SILVERA	21.39
922 WIEHES HARDWARE HANK	1	C0084767	OFFICE SUPPLIES	06/08/23	LS-MARKING FLAGS/ALL DIVISIONS	17.97
258741 KOBUSSEN BUSES LTD	1	C0084768	EDUCATIONAL	06/08/23	SWCD-SUMMER TOUR/TRIP #233142	902.30
744 CHETEK ALERT INC	1	C0084769	PUBLICATIONS	06/08/23	SWCD-STOUT NOTICE/ONE WEEK	14.79
286389 SYNERGY COOPERATIVE	1	C0084770	OFFICE SUPPLIES	06/08/23	SWCD-LIME/DEMO FARM	622.72
75965 UW SOIL TESTING LAB	1	C0084771	OFFICE SUPPLIES	06/08/23	SWCD-SOIL TEST/DEMO FARM	15.00
274259 APG MEDIA OF WISCONSIN LLC	1	C0084772	PUBLICATIONS	06/08/23	ZA-MAYO/STAFF PUBLIC NOTICE	58.43
1686 HALCO PRESS	1	C0084773	PUBLICATIONS	06/08/23	ZA-PUB NOTICE/LUO	27.40
289493 BUREAU OF CORRECTIONAL ENTERPRISE	1	C0084774	ADDRESS SIGNING	06/08/23	ZA-RURAL ADDRESS SIGNS	380.00
3565 SAFETY AND BUILDINGS DIVISION	1	C0084775	DUE TO STATE - SANITATION FEES	06/08/23	ZA-STATE SAN FEES/MAY 2023	2,800.00
<b>Totals:</b>						<b>4,860.00</b>

**MANUAL VOUCHERS/JOURNAL ENTRIES**

<u>DEPT</u>	<u>NAME</u>	<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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Dept Approval

Admin Approval

MANUAL VOUCHERS TOTAL: \$0.00

GRAND TOTAL: \$4,860.00

Land Services Total:	\$39.36
Land Information Total:	\$0.00
Soil & Water Conservation Total:	\$1,554.81
Zoning Administration Total:	\$3,265.83

# BOONDOGGLE RESORT CONDOMINIUM

LOCATED IN LOT 6 AND LOT 7 OF ASSESSOR'S PLAT NO. 3, AND PARCEL 1 OF CERTIFIED SURVEY MAP #1052, VOLUME 8, PAGE 133, A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, T. 33 N., R. 10 W., TOWN OF CHETEK, BARRON COUNTY, WISCONSIN.

## SURVEYOR'S NOTES

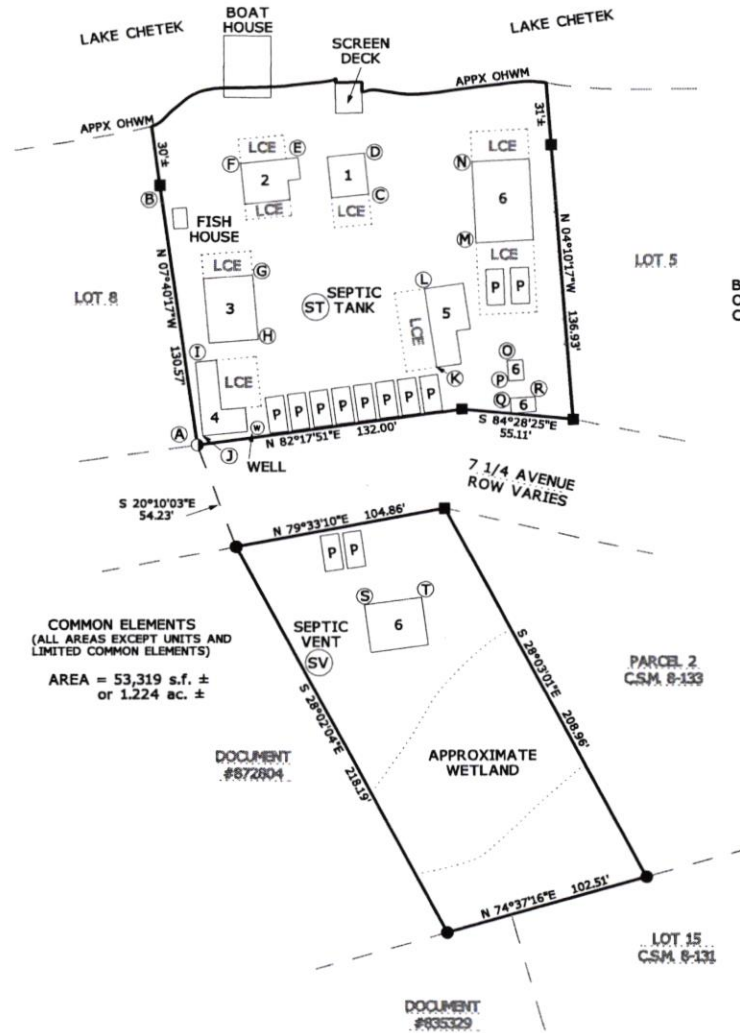
1. No title search performed by Shilts Land Surveying, LLC.
2. No utilities located for this survey. There may be above and under ground utilities on this site.
3. This survey may be subject to other easements, restrictions, reservations, and water laws that exist through unrecorded means or by record.
4. The location shown on this map representing the approximate ordinary high water mark is shown for reference only.
5. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
6. Completion date of fieldwork: 6/2/23
7. Two off-street parking spaces will be provided for each unit as depicted on this sheet.
8. Water supply and onsite wastewater treatment systems are to be private onsite systems, as depicted on this sheet.
9. Lake Chetek water frontage width of condominium = 196 feet more or less.

COORDINATE TABLE		
POINT	NORTHING	EASTING
A	64626.026	365715.249
B	64755.432	365697.818
C	64750.859	365800.888
D	64771.071	365799.003
E	64768.972	365766.185
F	64766.333	365737.707
G	64710.828	365743.230
H	64678.724	365745.718
I	64667.542	365714.648
J	64630.707	365718.135
K	64664.733	365833.693
L	64703.651	365828.225
M	64726.528	365853.684
N	64766.688	365851.889
O	64667.959	365868.742
P	64657.773	365869.270
Q	64649.073	365869.990
R	64649.803	365882.268
S	64545.838	365797.031
T	64549.517	365825.293

COORDINATES ARE BASED ON THE SOUTHWEST CORNER OF LOT 7 (A) AND THE NORTHWEST MEANDER OF LOT 7(B).

PREPARED FOR:

BOONDOGGLE RESORT  
2622 7 1/4 AVENUE  
CHETEK, WI 54728



COMMON ELEMENTS  
(ALL AREAS EXCEPT UNITS AND LIMITED COMMON ELEMENTS)

AREA = 53,319 s.f. ±  
or 1.224 ac. ±

DOCUMENT #872804

DOCUMENT #835329

SCALE: 1" = 50'  
50 0 25 50

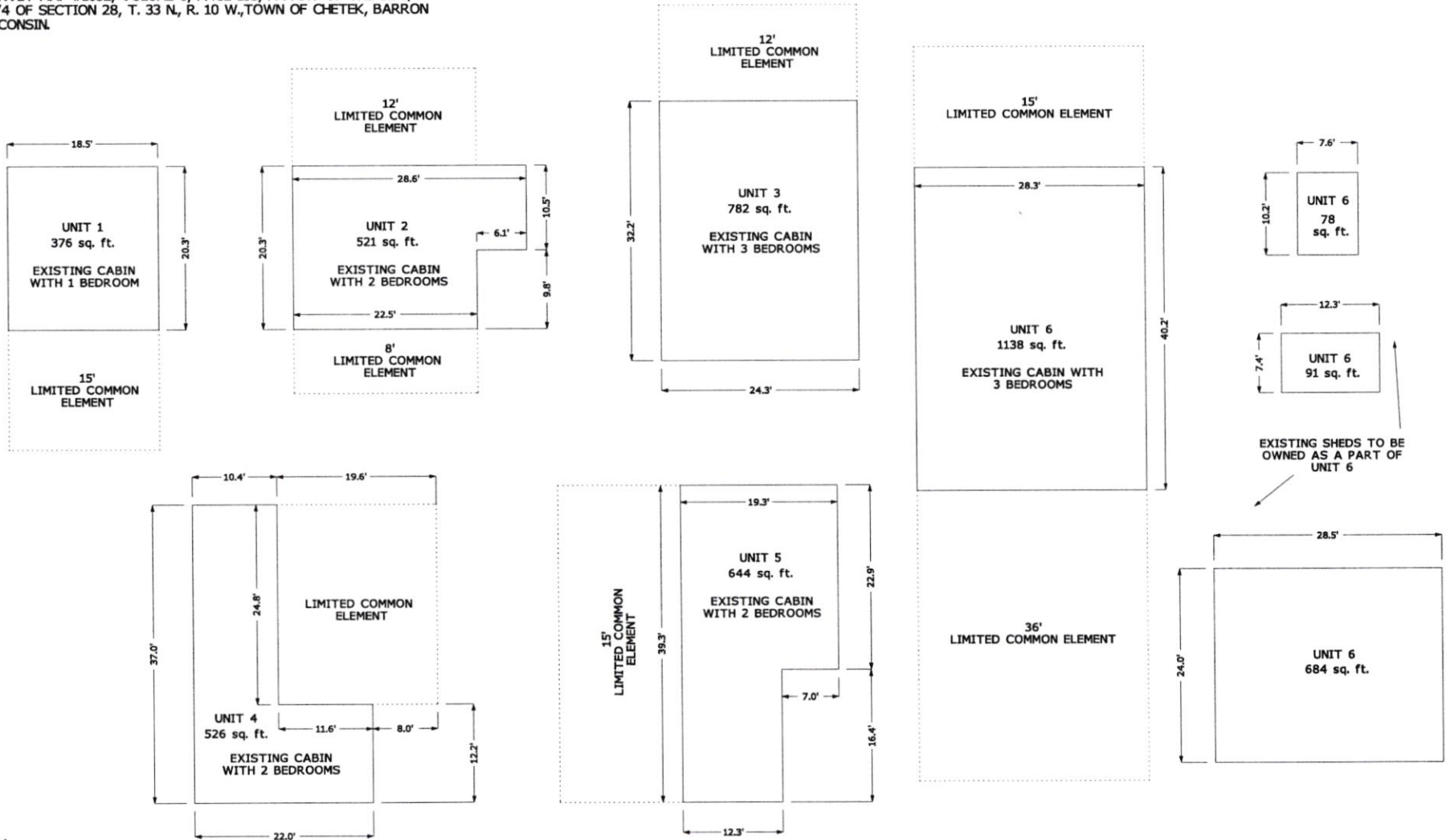
BEARINGS REFERENCED TO THE WEST LINE OF LOT 7 OF ASSESSOR'S PLAT NO. 3, WHICH HAS A BARRON COUNTY GEODITIC GRID BEARING OF N 07°40'17" W.

## LEGEND

- 3/4" REBAR - FOUND
- 1" (O.D.) IRON PIPE - FOUND
- 1 1/2" (O.D.) IRON PIPE - FOUND
- ⊙ GOVERNMENT CORNER - AS NOTED
- (R.A.) "RECORDED AS" BEARING OR DISTANCE
- PIP APPROXIMATE LOCATION OF OFF STREET PARKING
- (A) COORDINATE ID - SEE TABLE
- LCE LIMITED COMMON ELEMENT AREA. SEE SHEET 2 FOR SPECIFIC DIMENSIONS.

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PREPARED FOR:

BOONDOGGLE RESORT  
2622 7 1/4 AVENUE  
CHETEK, WI 54728

SHEET 2 OF 3

**SHILTS LAND SURVEYING, LLC** 2092 15TH AVENUE  
CAMERON, WI 54822  
TELEPHONE 715-631-5476

# BOONDOGGLE RESORT CONDOMINIUM

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## OWNER CERTIFICATE OF DEDICATION

As owner, Boondoggle on Lake Chetek, Inc hereby certifies that we caused the land described on this condominium plat to be surveyed, divided, mapped and dedicated as represented on this plat, that it is a correct representation of the condominium described, and the identification and location of each unit and common elements can be determined from the plat.

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

In the presence of:

Owner:

Witness

\_\_\_\_\_  
Scott Lindsoe, President (seal)

STATE OF WISCONSIN )  
BARRON COUNTY ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named Scott Lindsoe, to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

Sterling Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Boondoggle on Lake Chetek, Inc, owner.

IN WITNESS WHEREOF, the said Sterling Bank N.A., has caused these presents to be signed by Alex Swanson, its Loan Officer, and countersigned by James Metcalf, its Branch President, at Chetek, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

In the presence of:

Sterling Bank:

Witness

\_\_\_\_\_  
Alex Swanson (seal)

Witness

\_\_\_\_\_  
James Metcalf (seal)

STATE OF WISCONSIN )  
BARRON COUNTY ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, Alex Swanson, its Loan Officer, and James Metcalf, its Branch President of the above named corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

## TOWN OF CHETEK APPROVAL

Resolved, that this Boondoggle Resort Condominium Plat is hereby approved by the Town Board of the Town of Chetek.

Town Chairman

\_\_\_\_\_  
Date

## SURVEYOR'S CERTIFICATE

I, Matthew R. Shlts, professional Wisconsin land surveyor, do hereby certify that this survey was prepared by me, that it is a correct representation of the condominium described, and the identification and location of each unit and the common elements can be determined from the plat.

\_\_\_\_\_  
Matthew R. Shlts S-2633

## LEGAL DESCRIPTION

Lot 6 and Lot 7 of Assessor's Plat No. 3;  
Parcel 1 of Certified Survey Map #1052, Volume 8, Page 133;  
a part of the SE 1/4 of the SW 1/4 of Section 28, T. 33 N., R. 10 W.,  
Town of Chetek, Barron County, Wisconsin.

## BARRON COUNTY ZONING APPROVAL

Resolved, that this Boondoggle Resort Condominium Plat is hereby approved by the Barron County Zoning Administrator on behalf of the Barron County Zoning Committee.

Zoning Administrator

\_\_\_\_\_  
Date

## PREPARED FOR:

BOONDOGGLE RESORT  
2622 7 1/4 AVENUE  
CHETEK, WI 54728

SHEET 3 OF 3

**SHILTS LAND SURVEYING, LLC** 2092 15TH AVENUE  
CAMERON, WI 54822  
TELEPHONE 715-651-5476

**ZONING COMMITTEE MEETING**  
**Wednesday, July 5, 2023 – 1:30 p.m.**  
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cc: Heinecke, Rogers, Thompson, Cook, Kusilek, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RZ20256  
KATHRYN STEFFEN, CLERK - TN OF  
TURTLE LAKE  
1076 3RD ST  
TURTLE LAKE WI 54889



9590 9402 6828 1074 1265 57

2. Article Number (Transfer from service label)

7020 0640 0001 7836 8082

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail®
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all Restricted Delivery



RZ2023-6

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons in the County of Barron, Wisconsin, that the Barron County Zoning Committee will consider at public hearing on **Wednesday, July 5, 2023 at 1:30 p.m.** in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, the following request relative to rezoning amendments of the official zoning maps:

Request to rezone Prt NE-SE shown as Lot 1 CSM 17/69, consisting of 1.22 acres, located in Section 8, T33N, R14W, Town of Turtle Lake, from the Residential-1 to the Agricultural-2 district.

Property owned by David R. & Trudy Pabst

The Zoning Committee reserves the right to view the property and convene in executive session prior to rendering a decision.

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 21<sup>th</sup> day of June, 2023.

Barron County Zoning Committee  
Bob Rogers, Chairman

# BARRON COUNTY PETITION FOR REZONING

The undersigned do hereby petition the County Board to amend the Barron County Zoning Map as follows:

Present Zoning R-1 Requested Zoning AG-2

Property Owner: DAVID & TRUDY PABST

Phone: 715-541-2156

Mailing Address: 1034 2<sup>ND</sup> ST., TL 54889

Email: DPABST@CENTURYTEL.NET

Agent: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:**

Gov't Lot \_\_\_\_\_, NE 1/4, SE 1/4, Section 8, T 33 N, R 14 W, Town of TURTLE LAKE

Parcel I.D. # 048 - 0800 - 16 - 001 Lot Size: \_\_\_\_\_ Sq. Ft. OR 1.22 Parcel Acres

**DETAILED DESCRIPTION OF PROPERTY TO BE REZONED ONLY (include acreage):**

R-1 Zoned, 1.22 ACRES, ALL my PROPERTY IS mowed LAWN,

**REASONS FOR REQUESTED CHANGE:** State briefly why you are requesting to rezone this property.

I would like to ADD A 2 CAR GARAGE, which I CANNOT DO when Zoned R-1,

RECEIVED

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

JUN 16 2023

BARRON COUNTY ZONING OFFICE

- **Plot Plan:** Show the area involved, its location, dimensions, and location of any structures on the property.

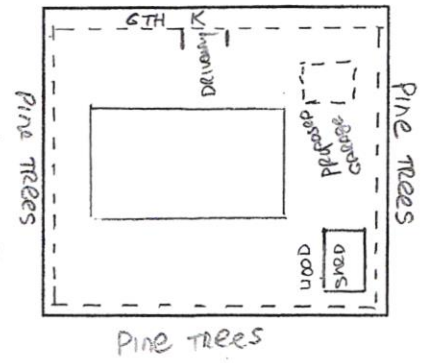
**NOTE:**

- It is required that the owner/applicant set up a meeting with your respective Town Board to discuss your request, prior to submitting the completed application to the County.
- All adjacent property owners and anyone within a 300 foot radius of the property are notified of this
- Location of driveways onto Township, County, State and Federal Highways REQUIRE a driveway permit.
- Applicant/Agent must appear at the hearing.

**I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIRMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.**

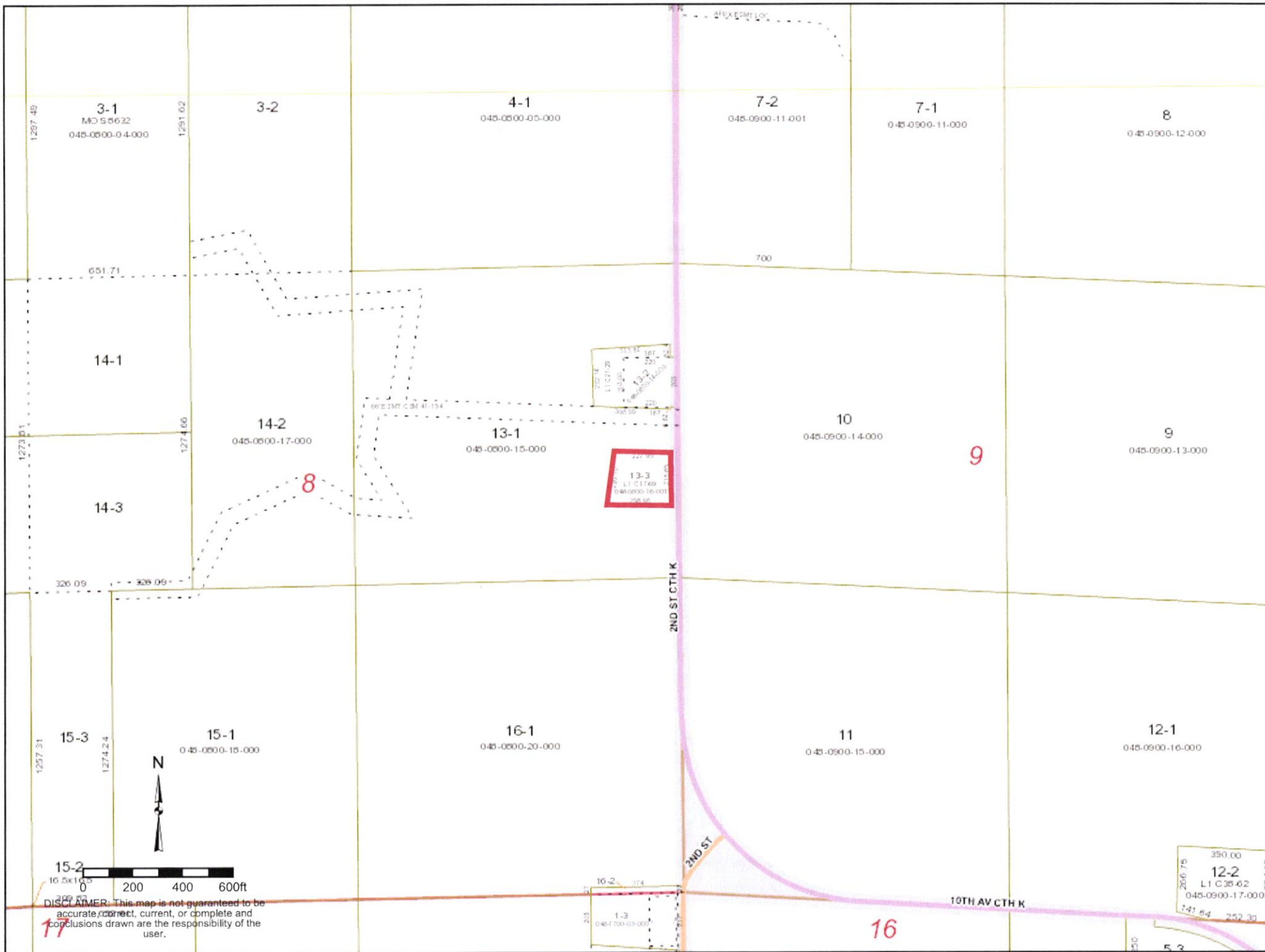
David Pabst \_\_\_\_\_ Date 6 / 16 / 23  
 Owner's Signature

\_\_\_\_\_  
 Agent Signature Date



PT 559 Fee: \$500.00 Paid #12661 Unpaid \_\_\_\_\_ Date Received: \_\_\_\_\_

REVIEWED 018 to G. Clark  
DATE 6-22-23  
REL



**DISCLAIMER:** This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

17

9

16

8

12-2

4-1

3-1

7-1

8

7-2

045-0500-05-000

045-0900-11-001

045-0900-11-000

045-0900-12-000

MO S 5632  
045-0500-04-000

3-2

13-1

045-0500-15-000

10  
045-0900-14-000

9  
045-0900-13-000

14-2

045-0500-17-000

16-1

045-0500-20-000

11

045-0900-15-000

12-1

045-0900-16-000

15-3

1274.24

15-1

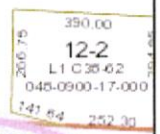
045-0500-15-000

1-3

0451700-03-000

12-2

L1 C 38-62  
045-0900-17-000



2ND ST CTH K

2ND ST

10TH AV CTH K

APX ERM LOC

700

651.71

1274.66

1273.51

326.09

326.09

1287.49

1291.62

1287.31

16-2

174

335

174

335

174

350.00

200.75

141.64

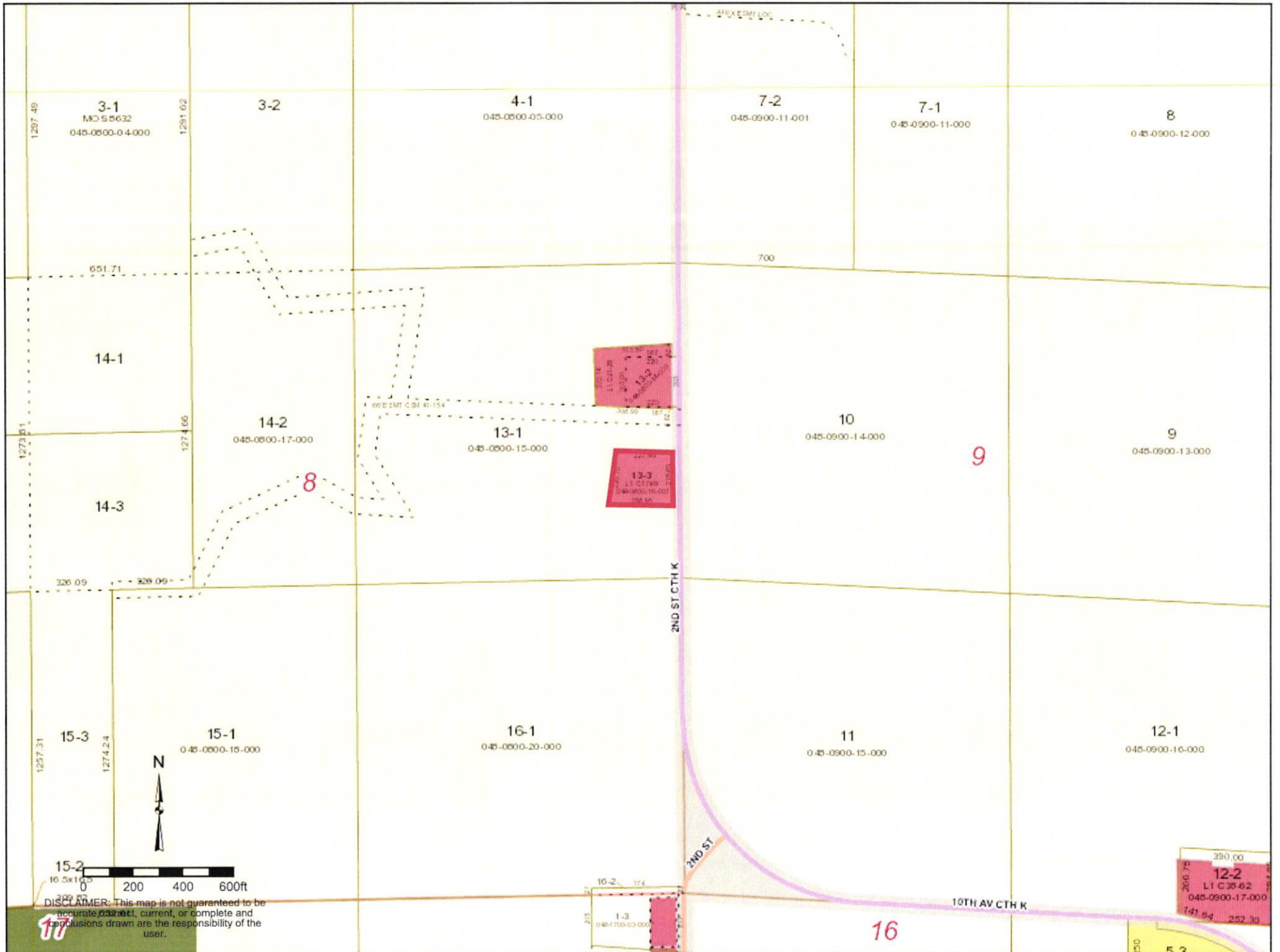
252.30

350

350

5

2



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11

9

8

16

390.00  
206.75  
147.84  
252.30  
12-2  
L1 C 38-62  
0.45-0900-17-000

16-2  
374  
1-3  
0.45-1700-03-000

13-2  
L1 C 17-6  
0.45-0800-15-000  
227.50  
157.74  
187.42

13-3  
L1 C 17-8  
0.45-0800-15-000  
227.50  
157.74  
187.42

1297.49

1291.62

3-1  
MO S 5632  
0.45-0500-04-000

3-2

4-1  
0.45-0500-05-000

7-2  
0.45-0900-11-001

7-1  
0.45-0900-11-000

8  
0.45-0900-12-000

14-1

14-2  
0.45-0800-17-000

13-1  
0.45-0800-15-000

10  
0.45-0900-14-000

9  
0.45-0900-13-000

14-3

320.09

320.09

1297.31

1274.24

15-3  
15-1  
0.45-0800-15-000

16-1  
0.45-0800-20-000

11  
0.45-0900-15-000

12-1  
0.45-0900-16-000

15-2  
16.5x16.5  
0  
200 400 600ft

2ND ST CTH K

2ND ST

10TH AV CTH K

SPX 50M LOC

66° E 2ND C 31 41-154

250

5.3



8

220.70

13-3

L1-C17-69

048-0800-16-001

258.95

215.85

2ND STREET K

9



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

# REZONING TOWNSHIP CONSIDERATION FORM

*Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request. The completed form shall be submitted with the Barron County Application for Rezoning prior to scheduling your public hearing.*

**Section A – to be completed by the property owner and/or agent:**

Town of \_\_\_\_\_

Owner: DAVID & TRUDY PABST

Applicant/Agent: \_\_\_\_\_

Property Address: 1034 2<sup>ND</sup> ST. Property Tax I.D. #: 048-0800 16 - 001

Present Zoning District: R 1 Proposed Zoning District: AG 2

Total acres to be rezoned: 1.22

Explain your request: I WOULD LIKE TO PUT UP AN ADDITIONAL GARAGE, TO WORK ON EQUIPMENT, MOWERS, ETC. PLS TO HAVE SPACE FOR VEHICLES THAT SIT OUTSIDE, ALREADY HAD GAS STOLEN OUT OF MY TANKS!

**Section B – to be completed by the Township**

The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWNSHIP CONSIDERATION:  NOT OPPOSED  OPPOSED

Proposed driveway(s) location will meet township standards.  Yes  No  N/A

TOWN BOARD COMMENTS: Approved as requested and explained above.

Date: 6/16/23

Signed: David Pabst  
(Town Chair.)

OR Signed: Kathryn Steffen  
(Town Clerk)

❖ Only the signature of the Chair or the Clerk is required.

**Note:** THIS FORM IS NOT INTENDED, AND SHALL NOT BE USED, TO MEET THE REQUIREMENTS OF § 59.69(5)(e)(3), WIS. STATS.