

RESOLUTION 45 - 2018

Resolution to Grant a Zoning District Change & to Amend Zoning District Map for Town of Alden

TO THE HONORABLE BOARD OF SUPERVISORS OF THE COUNTY OF POLK WISCONSIN:

1. WHEREAS, Robert Norlander has petitioned the Polk County Board of Supervisors
2. requesting that a parcel of real estate be rezoned Residential-Agricultural (RA-5) district, thereby
3. removing said parcel from the Farmland Preservation district; and
  
4. WHEREAS, the Town Board of Alden has not objected to said District Change; and
  
5. WHEREAS, a public hearing was held on Wednesday, May 9<sup>th</sup>, 2018, at 9:30am, at the Polk
6. County Government Center by the Environmental Services Committee of the Polk County Board of
7. Supervisors as required by the provisions of Wisconsin Statute Section 59.69(5)(e) regarding said
8. District Change; and
  
9. WHEREAS, at said public hearing no objections were filed with regard to said proposed Zoning
10. District Change; and
  
11. WHEREAS, the Environmental Services Committee of the Polk County Board of Supervisors has
12. reviewed said proposed Zoning District Change, and has recommended that the Polk County Board of
13. Supervisors grant said proposed change.
  
14. NOW, THEREFORE, BE IT RESOLVED that the Polk County Board of Supervisors grant the
15. proposed zoning change.
  
16. BE IT FURTHER RESOLVED that, pursuant to Wisconsin Statute Section 59.69(5)(e), the Polk
17. County Board of Supervisors does hereby amend the Polk County Comprehensive Land Use
18. Ordinance to provide that the following described parcel of real estate be removed from the
19. Farmland Preservation District and be rezoned to the RA-5 District:
  
20. NW ¼ of the NE ¼ of Section 16/T32N/R18W, Town of Alden, Polk
21. County, WI, parcel #002-01402-0000, 40.25 acres.
  
22. BE IT FURTHER RESOLVED that said district change to be recorded on the Zoning District map
23. of the Town of Alden, which is on file in the office of the Polk County Zoning Administrator
24. pursuant to Section 10.4.1 of the Polk County Comprehensive Land Use Ordinance.



# Polk County Land Information Department

Zoning | Planning | Mapping | Surveyor



100 Polk County Plaza, Suite 130  
Balsam Lake, WI 54810

Phone (715) 485-9279  
Fax (715) 485-9246

Sara McCurdy, Director

TO: County Board Supervisors  
FROM: Zoning Administration  
DATE: May 9, 2018  
RE: District Change from Farmland Preservation to Residential-Agricultural-5  
NW ¼ NE ¼, Section 16/T32N/R18W, Town of Alden, 40.25 acres  
Parcel #002-01402-0000

On Wednesday, May 9, 2018, Robert Norlander petitioned the Polk County Environmental Services Committee to rezone 40.25 acres from Farmland Preservation to Residential-Agricultural-5 located on the above captioned property. At the public hearing, no objections were filed and the committee recommends the proposed change. If approved, the following uses will be allowed:

- Single, two-family & multi-family dwelling, including manufactured homes.
- Accessory structures.
- Gardening including nurseries for the propagation of plants only.
- Municipal parks and playgrounds including swimming pools, golf courses, tennis courts and picnic grounds, provided the parking requirements are met.
- Home businesses, provided the parking requirements are met.
- Agricultural Uses --Crop or forage production; Keeping livestock; Beekeeping; Nursery, sod, or Christmas tree production; Floriculture; Aquaculture; Forest management; Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program; Accessory structure that is an integral part of, or is incidental to, an agricultural use; Roadside Stand; Personal Stable.
- Conservation Design Development when done in accordance with density standards, Section 10.3.8 of this ordinance and the Polk County Subdivision Ordinance.
- Schools
- Churches
- Municipal Buildings
- Manufactured Home Park with conditions found in Section 10.5.5

## CHANGES IN USE THAT REQUIRE A LAND USE PERMIT

- Tourist Rooming Houses
- Bed & Breakfasts
- A Bunkhouse
- Cemeteries/Burial Sites
- Contractor Storage Yard, when the design standards of Section 10.5.1 are applied.

**CERTIFIED COPY OF POLK COUNTY RESOLUTION**

STATE OF WISCONSIN

COUNTY OF POLK

I Sharon E. Jorgenson, Polk County Clerk due hereby certify that the attached hereto and incorporated herein is a full, true and correct copy of Resolution No. 45-18: Resolution to Grant a Zoning District Change & to Amend Zoning District Map for Town of Alden adopted by the Polk County Board of supervisors at its regular business meeting held on June 19, 2018



Sharon E. Jorgenson, Polk County Clerk

Date

## Jason Kjeseth

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**From:** Keith Karpenski <kkarpenski@aol.com>  
**Sent:** Tuesday, May 08, 2018 1:12 PM  
**To:** Jason Kjeseth; alden@townofalden.com; johnsont@frontiernet.net  
**Subject:** Norlander - Rezone

Jason,

Regarding Robert Norlander's request rezone 40.25 acres:

I looked at this piece and while it is a large field that is currently farmed, it is not what I would consider land that meets criteria for Exclusive Ag Zoning. It appears to be highly erodible with some significant slopes as well as quite being quite sandy. Just to the North there is also a housing development that has existed for a number of years. I'm not sure how or why this remained Zoned as Exclusive Ag after the majority of the Town of Alden was removed and mostly zoned Ag/Res 5.

I see no reason to object to the request. However, in the future the Town of Alden would like any request for rezone to be brought to our Planning Commission and then the Town Board for review before action by Polk County.

Thanks for your time and consideration.

Sincerely,

Keith Karpenski  
Chairman  
Town of Alden

Exhibit 1