

TOWN OF HUMBOLDT
BROWN COUNTY, WISCONSIN

CONDITIONAL USE PERMIT

PLEASE TAKE NOTICE that on the 3th day of August, 2026, a Conditional Use Permit was issued to Greg and Krista Makos to operate Makos Furniture and Design at the property located at the following location: 1110 S Allen Rd.

GENERAL CONDITIONS

1. Default. Any of the following occurrences shall constitute an event of default and revocation under this permit (whatever the reason for such event of default, and whether it shall be voluntary or involuntary or be caused by the operation of law or pursuant to any judgment, order or regulation):
 - a. If Makos Furniture & Design abandons the subject property; provided, however, that Makos Furniture & Design shall not be deemed to have abandoned the subject property if Makos Furniture & Design vacates all or substantially all the subject property for a period not exceeding 6 months; or
 - b. If a petition is filed by Makos Furniture and Design under any bankruptcy, reorganization, arrangement, insolvency, dissolution, or liquidation law of any jurisdiction, whether now or hereafter in effect, and is not dismissed within 60 days after such filing; or
 - c. If Makos Furniture and Design fail to observe or perform any condition or provision hereof for a period of 30 days after receiving written notice of such failure from the Town; or
 - d. If Makos Furniture and Design fail to comply with any statute, regulation, rule, or permit administered by any federal, state or county department, agency or commission relating to its operation within 30 days after receiving written notice of a violation by such federal, state or county department, agency, or commission. Makos Furniture and Design shall notify the Town Clerk in writing of any alleged violation, order or enforcement proceeding within seven days of receipt. The failure to notify the Town Clerk of any alleged violation, order or enforcement proceeding is an event of default under this permit.

The items listed above shall constitute events of default under this permit. However, the permit will not be revoked by the Town without first providing Makos Furniture and Design with a notice of a hearing and a hearing at which Greg Makos shall be given a right to respond to the alleged default.

2. Non-Assignability. The rights granted by this permit are not assignable or transferable to any other person, firm or corporation, whether by operation of law or otherwise, without the express prior written consent of the Town.

3. Interpretation. In their interpretation and application, the provisions of this permit shall be considered minimum requirements. This permit is granted with the intent that its provisions be liberally construed in favor of the Town. Time is of the essence in the performance of the requirements of this permit.

4. Modification. No provision of this permit may be modified except upon the written application by Greg Makos and after public notice and hearing. The Town Board has issued this permit pursuant to its powers defined the Town's Zoning Ordinance. Green Bay Storage Center is required to obtain separate authorizations for the erection of any buildings or improvements, highway access permits, and any other permit, license or authorization required by the Town, or by any county, state, or federal agency. The Town makes no representations regarding Makos Furniture and Design right to obtain whatever additional authorizations or permits may be necessary for the operation.

5. Reservation of Rights. The Town reserves the right to revoke entirely or modify in part this permit in the event of a failure of Makos Furniture and Design to comply with any material term of this permit.

6. Severability. Each provision of this permit shall be interpreted in such manner as to be effective and valid under applicable law; but if any provision of this permit shall be prohibited or invalid under applicable law as determined by a Court of competent jurisdiction, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of the permit.

7. Waiver. No waiver or inaction by the Town or its officials shall be deemed to be made unless the same shall be in writing and be signed by a duly authorized Town official. Each waiver, if any, shall be a waiver only with respect to the specific instance involved and shall in no way impair the rights of the Town in any other respect at any other time.

8. Indemnification. Makos Furniture and Design shall indemnify, defend, and hold harmless the Town and its elected officials, employees, and agents from and against any claims, liabilities, losses, or expenses, including reasonable attorneys' fees, that may arise as a result of the existence or operation of the facility authorized by this permit. Greg Makos acknowledges that the Town's approval of this permit shall not be deemed a waiver of the Town's right to enforce existing Town ordinances.

SPECIAL CONDITIONS - NONE

Dated this 3 day of August, 2026.

TOWN OF HUMBOLDT

Chairman

Tim Van Pelt

Attest:

Clerk:

Judy Baur

Planning Commission Meeting 7/21/26

Re: Conditional use application- Makos Furniture & Design LLC, 1110 S. Allen Road Green Bay, WI 54311

Meeting Called Order @ 6 pm by Dave Berken

Committee Members Present: Dave Berken, Jeff Zlatohlavek, Steve Vandenneuvel, Paul Bertrand, Nick Matuszewski

Greg & Krista Makos, purchased former home and business of Jeff Champeau Taxidermy. Greg is sole operator of Makos Furniture & Design. The 2 outbuildings will be used for his business operation. There is no showroom. The buildings are used for storage and workspace. Most deliveries are by Amazon or UPS and an occasional box truck. There are little to no semi truck deliveries made to the business.

Open Floor to Public Comments -

- (4) Allen Road neighbors were present and all were in support of the Makos family and the business operation

Planning Commission Review of Permit -

- Dave Berken - review of CUP Questionnaire Application

Motion made by Paul Bertrand and 2nd by Jeff Zlatohlavek to approve the COI application

Vote Recorded Ayes: 5 Nays: 0

6:20 pm Motion to adjourn by Dave Berken, 2nd by Nick Matuszewski