

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE
November 6, 2025
County Board Room – Marquette County Service Center; In person and virtual

Members present: Judi Nigbor-Chair; Dave Benson, John Bennett, Kathy Jo Locke, Dave Krentz

Members absent: None

Others present: Jean Potter, Ron Barger, Zach Hughes, Nicole Ziebell, Megan Stalker, Tom Breiling, David Janssen, Thomas Harvey, Marty Gripentrog

Chair called the meeting to order at 9:00am and asked for approval of the amended agenda to move item 6 & 7b to item 4; motion to approve amended agenda by Benson, second by Krentz; motion carried 5-0.

Chair asked for approval of minutes from October 2, 2025, meeting; motion by Locke, second by Bennett; motion carried 5-0.

Citizens' comments or concerns: None.

Chair opened item 6: Land Information Department Fees – CSM Review Fee Adjustment for 2026. Stalker summarized the price increase. It was approved by E&F Committee once approved by this committee. Motion to approve the CSM Review Fee Adjustment for 2026 and move onto the County Board by Benson; Second by Krentz; discussion; motion carried 5-0.

Chair opened item 7b: Department Report. Land Information Director – Stalker reported that there are still 3 open books and the latest BOR will be December 1st. Stalker also stated they have been able to get to projects that have been on the list for a while.

Chair opened item 4: A public hearing on the application by David Janssen, W1082 Fish Avenue, Montello, WI 53949, requesting to rezone from a General Agriculture (AG-2) to an Agriculture Residential (AG-3(4)) District, for the following described lands. For zoning purposes, rezone a minimum of 4 acres in part of the S1/2 of the W1/2 of the W1/2 of the SE1/4 all in Section 8, T15N R11E, in the Town of Mekan, Marquette County, WI. Property Address: W1082 Fish Ave. Potter summarized to separate home from other property during the estate planning. Town of Mekan approved. Motion to approve the rezone and move onto County Board by Bennett; second by Benson; discussion; motion carried 5-0.

Chair opened item 5: A public hearing on the application by Thomas Harvey, W5685 County Rd O, Endeavor, WI 53930, requesting to rezone from Prime Agriculture (AG-1) District to Agriculture Residential AG-3(4) District and Farmland Preservation Overlay (FPO) District for the following lands, all in Section 29, T14N R9E, Town of Moundville, Marquette County, WI. Rezone ~4.05 acres to AG-3(4) and ~35.44 acres to FPO, being part of the NE1/4 of the NE1/4, less part of Lot 1 CSM No. 2305 together with a permanent easement for the utility, access, and travel purposes being 33 feet in width, totaling 39.49 acres. Property Address: W5685 County Rd O. Potter summarized that Marty Gripentrog wants to purchase property from Thomas. Town of Moundville approved. Motion to approve the rezone and move onto County Board by Benson; Second by Krentz; discussion; motion carried 5-0.

Chair opened item 7: Department Reports.

- a. *Register of Deeds* – Ziebell reported that Act 38 passed and went into effect 11/2/2025 stating property can be transferred with an exemption number 8 from Grandparent to Grandchild. Zillow has reached out to become our first Monarch subscriber; waiting on Fidar to see if that is going to happen which would bring in an additional \$430.00 each month of revenue. Laredo contract went out on 10/31/2025. As of 11/6/2025 there were 6 already returned out of 19. Hope to get rest before the end of December.
- b. *Land Information Director* – Reported earlier in the meeting.

- c. *Planning & Zoning Administrator* – Potter reported that the Ordinance rewrite has fully passed and will become effective on November 13th. Certificate for FP map and plan in Douglas is complete, and they are now all eligible to receive their tax credits. Comprehensive Plan is due at the end of 2026. Also, working with the DNR to get all new shoreland and floodplain ordinance language finalized. YTD revenue report was very good. UDC permitting is going well with the 10% increase and in October alone there were 10 new home permits issued. Emrick Lake Campground is working to have all their campers in compliance with the zoning permits needed for accessory structures.
- d. *Zoning Technician* – Hughes reported the number of inspections that he attended and that budgeted revenue for Sanitary is at 92% currently. Had the sanitary Field Audit with the state DSPS and passed and won't need to complete that for another 2 years. The department received the sheriff's office vehicle and is turning the old one over to be sold at auction. Calls report comes in at 152 calls totaling 10 hours: having 29 minutes being the longest one for Zach, Kari with the win at 221 calls totaling 8hrs: her longest being 15 mins, and lastly Jean at 97 calls totaling 9hrs: with 36 mins being her longest.

Chair opened item 8: Review ROD, LID and PZD Vouchers. Nigbor asked Stalker about LID vouchers for Ayres if that is a one-time fee. Stalker explained that it is and it is paid by the grant but 5% of the fees. Locke also asked about plat books and stalker stated that she is trying to configure something in-house to generate revenue so new book won't be until 2026-27ish.

Chair opened item 9: Any Other Business. December 4th meeting will take place in the County Board room at 11am but as of now there are no rezones scheduled. Give board a week's notice if Dec. meeting gets cancelled.

Chair adjourned the meeting at 9:51 a.m.

Respectfully submitted, Nicole Ziebell