

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO THE MARQUETTE
COUNTY ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that a **public hearing will be held on the 2nd day of April 2026 at 9:00am** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Cheryl Selbach, N1081 County Road CX, Endeavor, WI 53930 is requesting a rezoning from Prime Agriculture (AG-1) District to Agricultural Residential (AG-3(2)) and Farmland Preservation Overlay (FPO) District for the following land, all in Section 19, T14N R9E, Town of Moundville, Marquette County, WI:

Rezone 7.0 acres to AG-3(2) and 61.60 acres to FPO, totaling 68.60 acres, described as the NE¹/₄-SE¹/₄ and the SE¹/₄-NE¹/₄ less highway right of way.

The hearing will be in person in the Public Safety Room in the Marquette County Courthouse, 77 W Park Street, Montello, WI 53949. The petition to amend said ordinance is on file in the Planning & Zoning Department Office in the Marquette County Courthouse. A digital file and instructions for remote attendance using Webex can be located at <https://www.marquettecountywi.gov/planning-and-zoning/>.

Dated this 10th day of February 2026

Class 2 Notice.

MARQUETTE COUNTY WISCONSIN

Planning & Zoning Department
77 W. Park Street, Room 104
Montello, WI 53949

PETITION FOR AMENDMENT OF MARQUETTE COUNTY ZONING ORDINANCE

Owner/Applicant: Cheryl Selbach	Town of: Moundville
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PETITION

TO THE MARQUETTE COUNTY ZONING COMMITTEE:

The undersigned hereby petitions the Zoning Committee to amend the Zoning Ordinance of Marquette County (and accompanying Zoning Map) for the following described lands:

For tax parcels 014-00296-0000 (34.30 acres) and 014-00284-0000 (34.30 acres) described as the NE 1/4 - SE 1/4 and the SE 1/4 - NE 1/4 less highway right of way all in Section 19, T14N R09E, Town of Moundville, Marquette County, WI.

And to rezone said land from:

a Farmland Preservation (AG-1) District

to

a Agricultural-Residential (AG-3(2)) District

and a Farmland Preservation Overlay (FPO) District (if applicable)

Dated this 3rd day of February, 2026
Respectfully submitted:

(Signature) Cheryl Selbach

(Name) Cheryl Selbach

(Address) N1081 Cty Rd. CX

(City, State, Zip) Endeavor, WI 53930

REQUIRED SUPPLEMENTAL INFORMATION

Map Narrative \$300.00 Fee (non-refundable)

NARRATIVE

Why are you requesting the rezone? Please include reasons you feel it is justified. A separate attachment may be utilized if you need more space.

Per Applicant: to create 2 building sites for future residential dwellings, each totaling 3.5 acres and the balance of the acreage totaling 61.60 acres rezoned to FPO.

N1081 Cty CX - Selbach Rezone



1 inch equals 755 feet



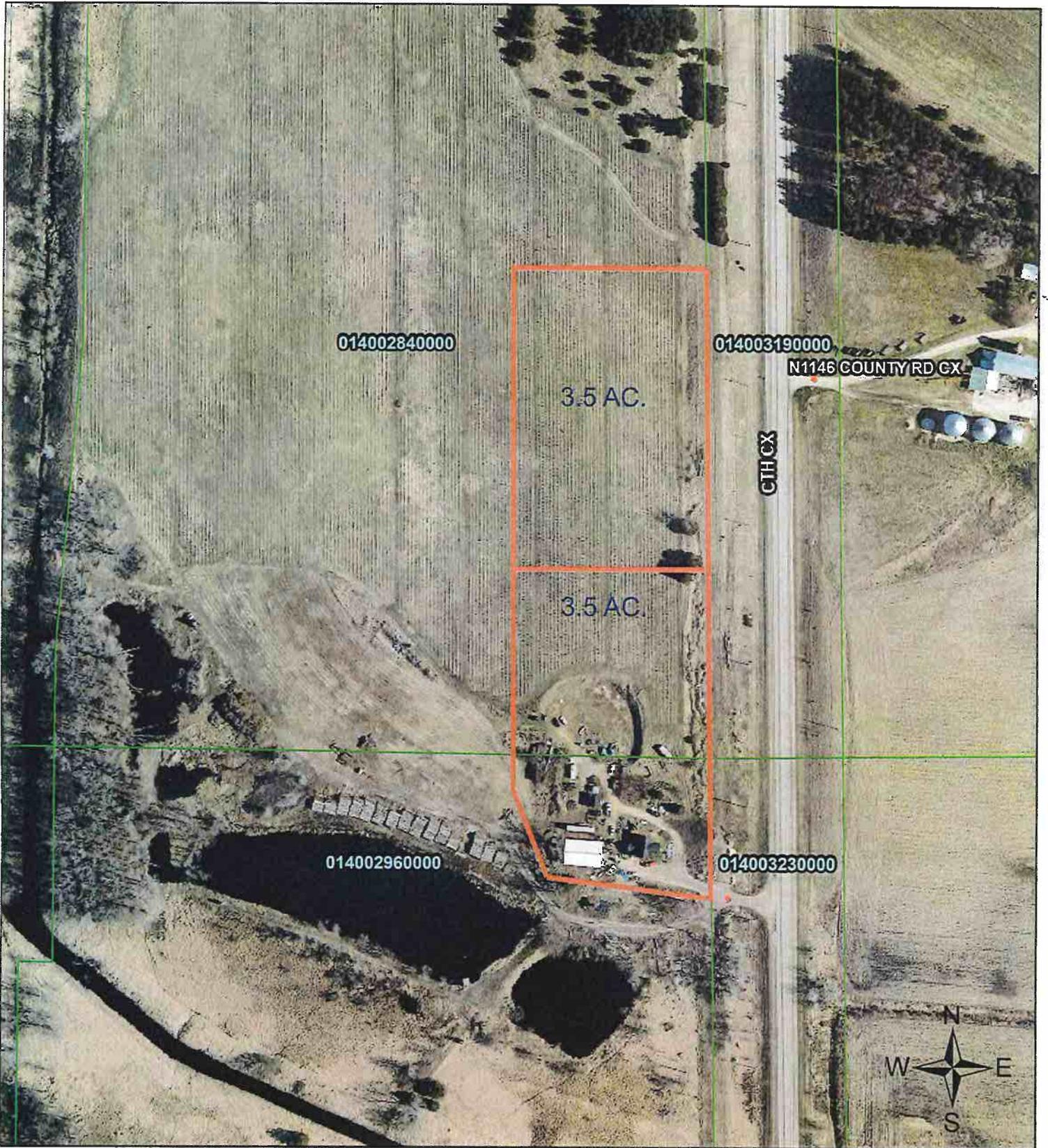
MARQUETTE COUNTY

WISCONSIN

Current Time: 2/10/2026 3:56 PM

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

Marquette County



1 inch equals 284 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 2/3/2026 3:10 PM

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

Alt. Parcel #: 1419140941010
 Current
 Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units

014 - TOWN OF MOUNDVILLE
 MARQUETTE COUNTY, WISCONSIN

<p>Tax Address: ARNOLD K SCHEHR CHERYL A SELBACH N1081 COUNTY ROAD CX ENDEAVOR WI 53930</p> <p>Districts: SC = School SP = Special</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>4501</td> <td>PORTAGE SCH DIST</td> </tr> <tr> <td>SP</td> <td>0400</td> <td>MADISON AREA MATC</td> </tr> </tbody> </table> <p>Abbreviated Description: Acres: 34.300 (See recorded documents for a complete legal description.) NE-SE LESS HWY 34.30A</p>	Type	Dist #	Description	SC	4501	PORTAGE SCH DIST	SP	0400	MADISON AREA MATC	<p>Owner(s): O = Current Owner, C = Current Co-Owner O - SCHEHR, ARNOLD K C - SELBACH, CHERYL A</p> <p>Property Address(es): * = Primary * N1081 CO RD CX</p> <p>Notes:</p> <p>Parcel History:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>08/05/2015</td> <td>302566</td> <td></td> <td>ASSGN</td> </tr> <tr> <td>12/03/2010</td> <td>285338</td> <td></td> <td>DISLP</td> </tr> <tr> <td>03/22/2010</td> <td>282425</td> <td></td> <td>LIS</td> </tr> </tbody> </table> <p>Plat: * = Primary * N/A-NOT AVAILABLE</p> <p>Tract: (S-T-R 40% 160% GL) Block/Condo Bldg: 19-14N-09E NE SE</p>	Date	Doc #	Vol/Page	Type	08/05/2015	302566		ASSGN	12/03/2010	285338		DISLP	03/22/2010	282425		LIS
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03/22/2010	282425		LIS																							

2025 SUMMARY

Bill #: 296 Fair Market Value: 122,000 Assessed with:

Valuations:

Last Changed: 07/25/2023

Description	Class	Acres	Land	Improve	Total	State	Reason
AGRICULTURAL	G4	3.000	400	0	400	NO	
SWAMP & WASTE	G5	28.300	35,700	0	35,700	NO	
PRODUCTIVE FORST LAND	G6	2.000	8,000	0	8,000	NO	
OTHER	G7	1.000	14,000	5,400	19,400	NO	
Totals for 2025:							
	General Property	34.300	58,100	5,400	63,500		
	Woodland	0.000	0		0		
Totals for 2024:							
	General Property	34.300	58,100	5,400	63,500		
	Woodland	0.000	0		0		

Lottery Credit:

Claim Count: 1 Certification Date: Batch #: 15

Specials:

User Special Code	Category	Amount
Total	Special Assessments	0.00
	Special Charges	0.00
	Delinquent Charges	0.00

Parcel #: 014-00284-0000

02/04/2026 08:01 AM

PAGE 1 OF 1

Alt. Parcel #: 1419140914010

014 - TOWN OF MOUNDVILLE
MARQUETTE COUNTY, WISCONSIN

Current

Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units

Tax Address:

ARNOLD K SCHEHR
CHERYL A SELBACH

N1081 COUNTY ROAD CX
ENDEAVOR WI 53930

Owner(s): O = Current Owner, C = Current Co-Owner

O - SCHEHR, ARNOLD K
C - SELBACH, CHERYL A

Property Address(es): * = Primary

Districts: SC = School SP = Special

Type	Dist #	Description
SC	4501	PORTAGE SCH DIST
SP	0400	MADISON AREA MATC

Notes:

Abbreviated Description: **Acres:** 34.300
(See recorded documents for a complete legal description.)
SE-NE LESS HWY 34.30A

Parcel History:

Date	Doc #	Vol/Page	Type
12/03/2010	285338		DISLP
03/22/2010	282425		LIS
09/15/1987	165649	228/523	WD

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
19-14N-09E SE NE

2025 SUMMARY

Bill #: 285 **Fair Market Value:** 14,200 **Assessed with:**

Valuations:

Last Changed: 07/25/2023

Description	Class	Acres	Land	Improve	Total	State	Reason
AGRICULTURAL	G4	30.300	4,500	0	4,500	NO	
SWAMP & WASTE	G5	4.000	3,500	0	3,500	NO	

Totals for 2025:

General Property	34.300	8,000	0	8,000
Woodland	0.000	0	0	0

Totals for 2024:

General Property	34.300	8,000	0	8,000
Woodland	0.000	0	0	0

Lottery Credit: **Claim Count:** 0 **Certification Date:** **Batch #:**

Specials:

User Special Code **Category** **Amount**

Total	Special Assessments	Special Charges	Delinquent Charges
	0.00	0.00	0.00



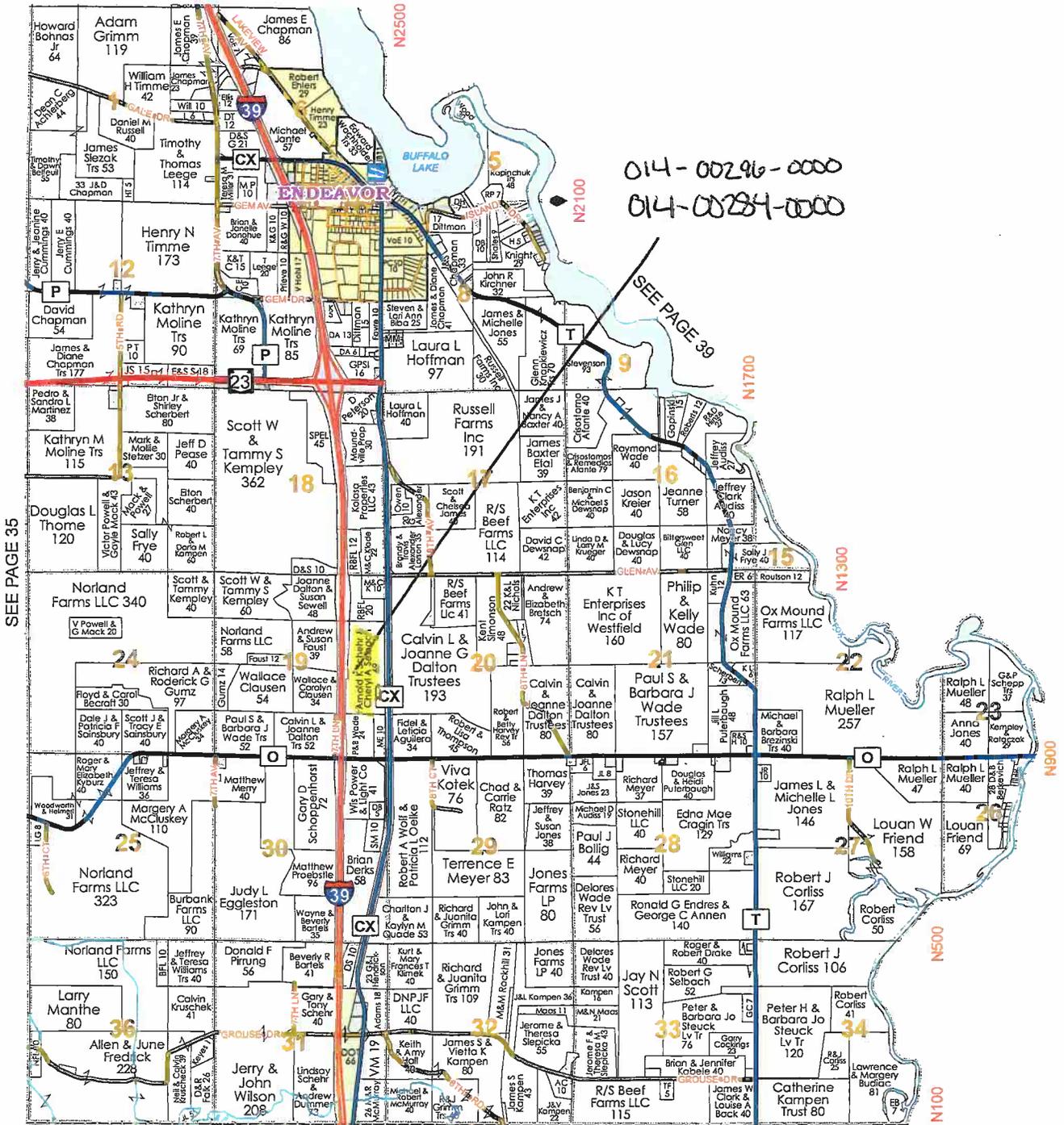
Moundville

Township 14N - Ranges 8E & 9E

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014-00296-0000
014-00284-0000

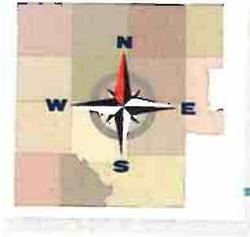
R8E Y R9E

COLUMBIA COUNTY

W6900 W6500 W6100 W5700 W5300 W4900

MARQUETTE COUNTY
PLANNING & ZONING DEPARTMENT

Jean Potter, Zoning Administrator
Zach Hughes, Zoning Technician
Kari Reilly, Administrative Assistant



77 West Park Street
Room 104
Montello, WI 53949-9366
608-297-3036

February 12, 2026

Cheryl Selbach
N1081 County Rd CX
Endeavor, WI 53930

Dear Cheryl Selbach,

We have scheduled you for **April 2nd 2026, at 9:00AM**, public hearing before the Planning and Zoning Committee to review your rezoning request.

You must contact the Town Clerk of Moundville to be placed on their monthly meeting agenda so they can review your request and ask any questions they may have for you. This should be done promptly if you have not already done so.

We have forwarded copies of your proposal/application to the Moundville Town Board members and any additional information you have available that you could provide them would be helpful. Enclosed is the official public notice that will be published in the Marquette County Tribune and mailed to neighboring property owners.

If you have any questions, please let us know.

Sincerely,

Jean Potter, Administrator
Planning and Zoning Department
Marquette County

cc: Town of Moundville Chair, Gary Schoppenhorst
Town of Moundville Clerk, Joanne Dalton

MARQUETTE COUNTY
PLANNING & ZONING DEPARTMENT

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February 12, 2026

To the Town of Moundville:

Cheryl Selbach, N1081 County Road CX, Endeavor, WI 53930 is requesting a rezoning from Prime Agriculture (AG-1) District to Agricultural Residential (AG-3(2)) and Farmland Preservation Overlay (FPO) District for the following land, all in Section 19, T14N R9E, Town of Moundville, Marquette County, WI:

Rezone 7.0 acres to AG-3(2) and 61.60 acres to FPO, totaling 68.60 acres, described as the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ -NE $\frac{1}{4}$ less highway right of way.

Under Section 59.69 (5)(e)(3), Wisconsin Statutes, "If a Town affected by a proposed amendment disapproves of the proposed amendment, the Town Board of such town may file a certified copy of the resolution adopted by such board disapproving of the petition with the agency prior to, at or within 10 days after the public hearing."

A resolution of disapproval, properly certified and filed within the time limit specified by statutes, is binding on the Zoning Committee. If such a resolution is filed, the Committee has two options: (1) to recommend disapproval, or (2) to recommend approval with change, that is with modification to the original petition.

Please note that although we encourage Townships to participate in public hearings, and welcome their comments, only a resolution as described above is binding on the County Planning and Zoning Committee.

If no such resolution is filed, and no other response is received, the Committee will assume that the Town Board has no objection to the proposed zoning change.

Sincerely,

Jean Potter, Administrator
Planning & Zoning Department
Marquette County



Planning & Zoning Department
77 West Park Street, Room 104
Montello, WI 53949
608-297-3036

AFFIDAVIT OF MAILING

STATE OF WISCONSIN
COUNTY OF MARQUETTE

RE: Cheryl Selbach, Owner,

Jean Potter, being first duly sworn, deposes and says that she is the duly appointed and acting Zoning Administrator for Marquette County, and that in such capacity she sent copies of the notice of public hearing in the above-titled act on to each of those listed (see attached), at the addresses as indicated. Said notice was deposited in the United States Mail at Montello, Wisconsin on the 12th day of February, 2026.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jean Potter".

Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 12th day of February,
2026.

A handwritten signature in cursive script that reads "Rachael Krueger".

Rachael Krueger, Deputy County Clerk
My term ends on 01/08/2029

Owner Full Name Co-Owner Name	Mailing Address	Mailing City Mailing State Mailing Zip Code	Parcel ID	Property Address	Legal Description
ANDREW J & SUSAN J FAUST	6384 IRVING DR	SUN PRAIRIE WI 53590	014002820000	N1115 7TH LN	SW-NE LESS HWY 38.70A
ARNOLD K SCHEHR CHERYL A SELBACH	N1081 COUNTY ROAD CX	ENDEAVOR WI 53930	014002980000	N1081 CO RD CX	NE-SE LESS HWY 34.30A
CALVIN L & JOANNE G DALTON TRUSTEES CALVIN L & JOANNE G DALTON REV TRUST	N984 8TH LN	ENDEAVOR WI 53930	014003180000	N1146 CO RD CX	SW-NW LESS PRT OF CSM 321 & LESS HWY R/W 32.55A
CLIFTON E CLAUSEN MARK W CLAUSEN	N1039 7TH LN	ENDEAVOR WI 53930	014002980000	N1039 7TH LN	.004A IN SW-SE & NW-SE LESS HWY & LESS A POS 33.954A
DEPT OF TRANSPORTATION	1681 SECOND AVE SOUTH	WISCONSIN RAPIDS WI 54495	014003250000		PART OF SW-SW 6.54A
FIDEL AGUILERA LETICIA AGUILERA	1756 31ST AVE	VERO BEACH FL 32960	014003240000	W6026 CO RD O	SW-SW LY E OF CO RD CX & N OF CO RD O LESS HWY I39 34.46A
MAC KENZIE ELLETT	W6110 COUNTY ROAD O	ENDEAVOR WI 53930	014003030000	W6110 CO RD O	E 10A OF SE-SE 10.00A
PAUL S & BARBARA J WADE TRUSTEES WADE LIVING TRUST	W5590 COUNTY ROAD O	ENDEAVOR WI 53930	014003020000	W6180 CO RD O	SE-SE LESS HWY & E 10A 23.69A
RS BEEF FARMS LLC	W4671 VAUGHN RD	PARDEEVILLE WI 53954	014002800010	N1217 CO RD CX	PRT OF NE-NE 19.71A
Gary Schoppenhorst, Chair	W6247 County Rd O	ENDEAVOR WI 53930			
Tom Harvey, Supervisor	W5685 County Rd O	ENDEAVOR WI 53930			
Phil Wade, Supervisor	W5615 Glen Ave	ENDEAVOR WI 53930			
Joanne Dalton, Clerk	N984 8th Ln	ENDEAVOR WI 53930			
Ruth Jones, Treasurer	W5673 County Rd O	ENDEAVOR WI 53930			