

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 7th day of May 2026 at 9:00am** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Roger & Jennifer Brandner and Charles & Tammy Brandner, 948 Saddle Rdg., Portage, WI 53901, are requesting a rezoning from General Agriculture (AG-2) District to Agricultural Residential (AG-3(5)) District for the for the following lands, all in Section 33, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 10 acres to AG-3(5) and the remaining 37.04 acres to remain in AG-2, described as Lot 1 of CSM 3908

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.



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

PETITION FOR AMENDMENT OF MARQUETTE COUNTY ZONING ORDINANCE

Owner/Applicant: Roger/Jennifer Brandner, Chuck/Tammy Brandner
Town of: Buffalo

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:

Lot 1 from Certified Survey Map #3908 which is recorded as document # 331850 in the Township of Buffalo, Marquette County, WI. This parcel is 47.04 total acres.

And to rezone said land from:

a AG2 District
to
a AG3 (5) (for 10 acres) District
and a AG-2 (for 37.04 acres) District (if applicable)

Dated this 04 day of February, 2026

Respectfully submitted:

(Signature) Roger Brandner

(Name) Roger Brandner

(Address) 948 Saddle Rdg.

(City, State, Zip) Portage, WI 53901

REQUIRED SUPPLEMENTAL INFORMATION

[x] Map [x] Narrative [x] \$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. See attached document.

Narrative for Brandner Rezone:

We had purchased this 47.04-acre site which had approximately 6 acres that was clear cut before we purchased it. We are requesting the rezone as we would like to have two separate 5-acre building sites on this property. The remaining 37.04 acres will remain all wooded and in AG2. This is not agricultural land as it was always wooded. There are numerous homes on 5-acre parcels in the vicinity including touching this property. The Buffalo Hills subdivision borders up to our property. There is an approximate 40-acre agricultural farm field adjacent to the proposed 5 acre building sites and another approximate 15 acres of agricultural farmland directly across from the proposed building sites. The nearest home to our building sites would be at N312 15th Road which is our son's property. Because our land is already zoned AG2 we understand that we would have 4 authorized building sites on this property. We will never have more than 4 building sites on this property including the 2 5-acre proposed building sites.

2

331850

DOCUMENT NUMBER 331850
Marquette County
Bette L. Krueger
Register of Deeds
Recorded on 04/11/2023
at 10:30 AM
Transfer fee \$0.00
Exempt

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53001
PHONE: (608) 742-7706 SALES: (608) 644-0577
FAX: (608) 742-0434 E-MAIL: survey@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

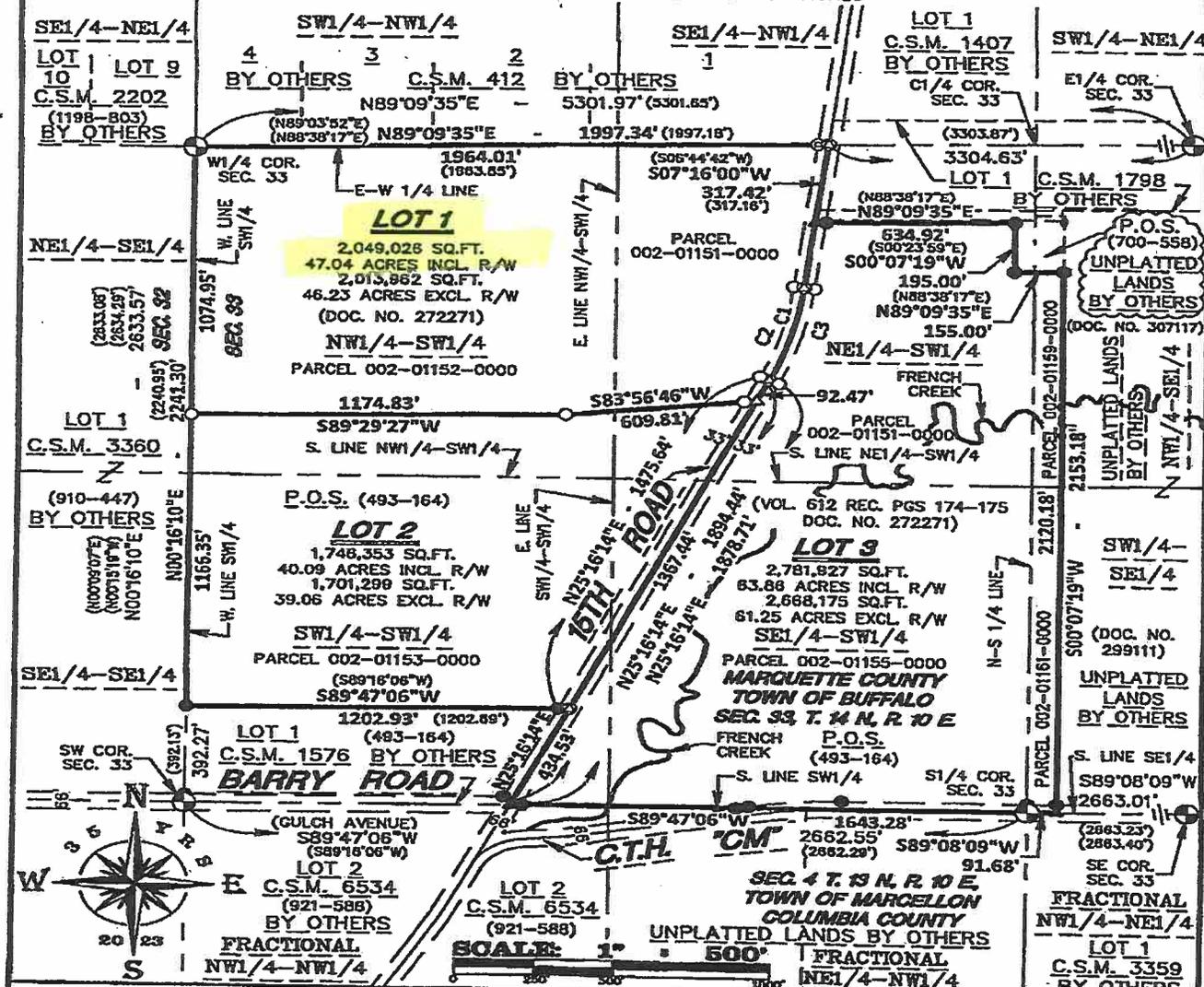


G & A FILE NO. 820-417

DRAFTED BY: I. KASPER
CHECKED BY: SPH
PROJ. 820-417
DWG. 820-417 SHEET 1 OF 5

MARQUETTE COUNTY CERTIFIED SURVEY MAP NO. 3908 GENERAL LOCATION

BEING A PART OF THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE SE1/4, THE NE1/4 OF THE SW1/4, THE SW1/4 OF THE SW1/4 AND ALL OF THE SE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 33, T. 14 N., R. 10 E., TOWN OF BUFFALO, MARQUETTE COUNTY, WISCONSIN.
CONTAINING: 6,577,306 SQ.FT. - 150.99 ACRES

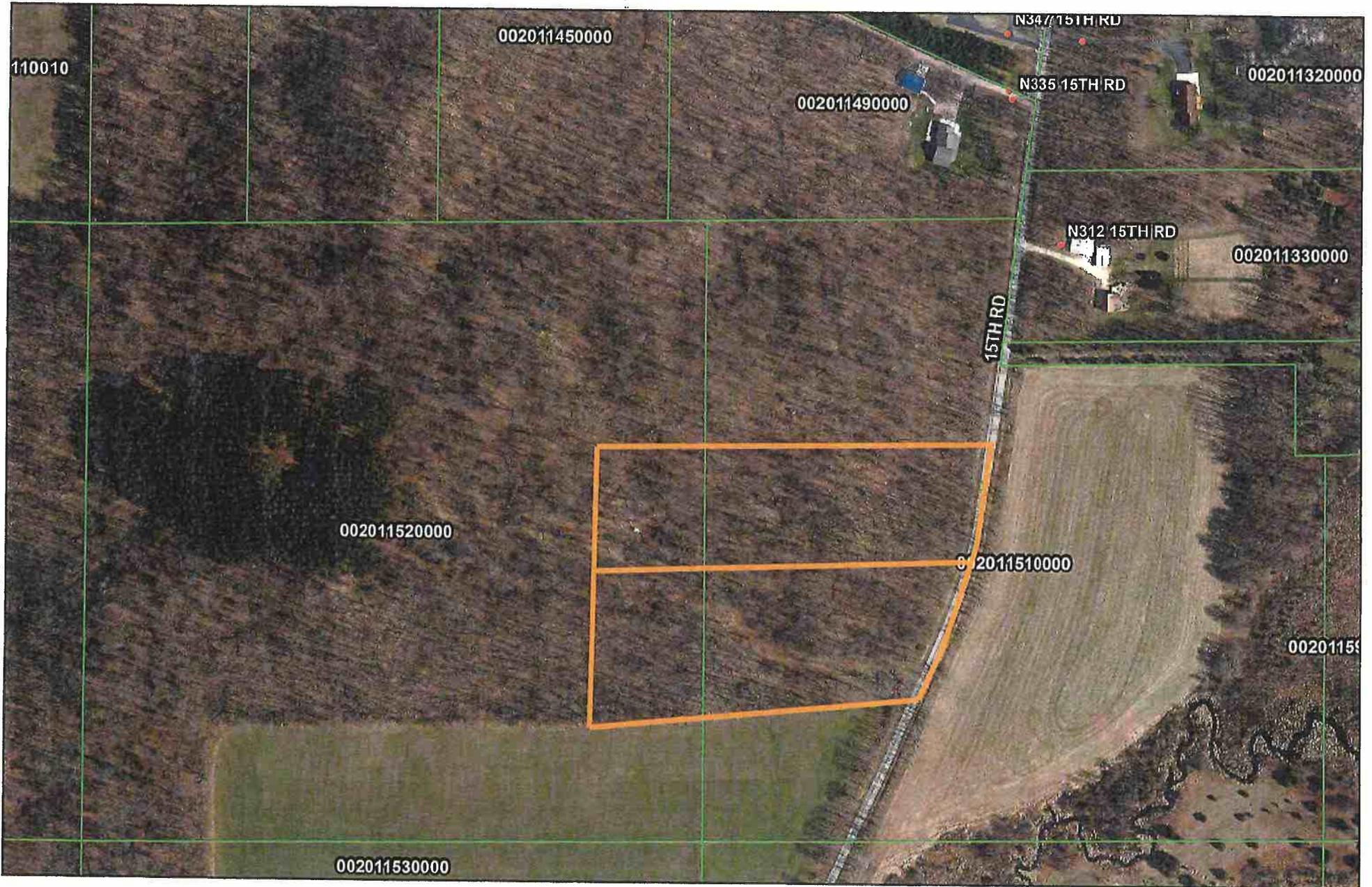


OWNER: HOWARD H. & CYNTHIA M. TURNER
REVOCABLE TRUST DATED OCT. 12, 2007
108 AVENIDA FRIJOLAS
SANTA FE, NM 87507

CLIENT: HOWARD H. TURNER
108 AVENIDA FRIJOLAS
SANTA FE, NM 87507



Brandner Rezone Map - Town of Buffalo



1 inch equals 376 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 1/30/2026 10:30 AM

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

State Bar of Wisconsin Form 11-2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

338744

**MARQUETTE COUNTY
NICOLE ZIEBELL
REGISTER OF DEEDS**

RECORDED 04/30/2025 01:45 PM

Transfer Fee: 1,035.60

EXEMPT #:

E-RECORDED

CONTRACT, by and between Howard H. Turner and Cynthia M. Turner, as co-Trustees under the Howard and Cynthia Turner Revocable Trust dated October 12, 2007 ("Vendor," whether one or more), and Roger Brandner and Jennifer Brandner, husband and wife as survivorship marital property and Charles E. Brandner and * ("Purchaser," whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests ("Property"), in Marquette County, State of Wisconsin:

*Tammy Brandner, husband and wife as survivorship marital property

Lot One (1), Marquette County Certified Survey Map No. 3908, recorded as Document No. 331850, in the Township of Buffalo, Marquette County, Wisconsin.

Recording Area

Name and Return Address

**Attorney John R. Miller
Miller, Spankowski & Waldinger, LLC
311 DeWitt Street
Portage, WI 53901**

(P) 002-01151-0000; (P) 002-01152-0000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

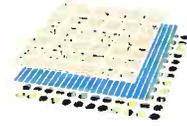
This is a purchase money mortgage.

provided the entire outstanding balance shall be paid in full on or before January 7, 2026 ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

- A. Any amount may be prepaid without premium or fee upon principal at any time.
- B. Any amount may be prepaid without premium or fee upon principal at any time after January 1, 2026.
- C. There may be no prepayment of principal without written permission of Vendor.

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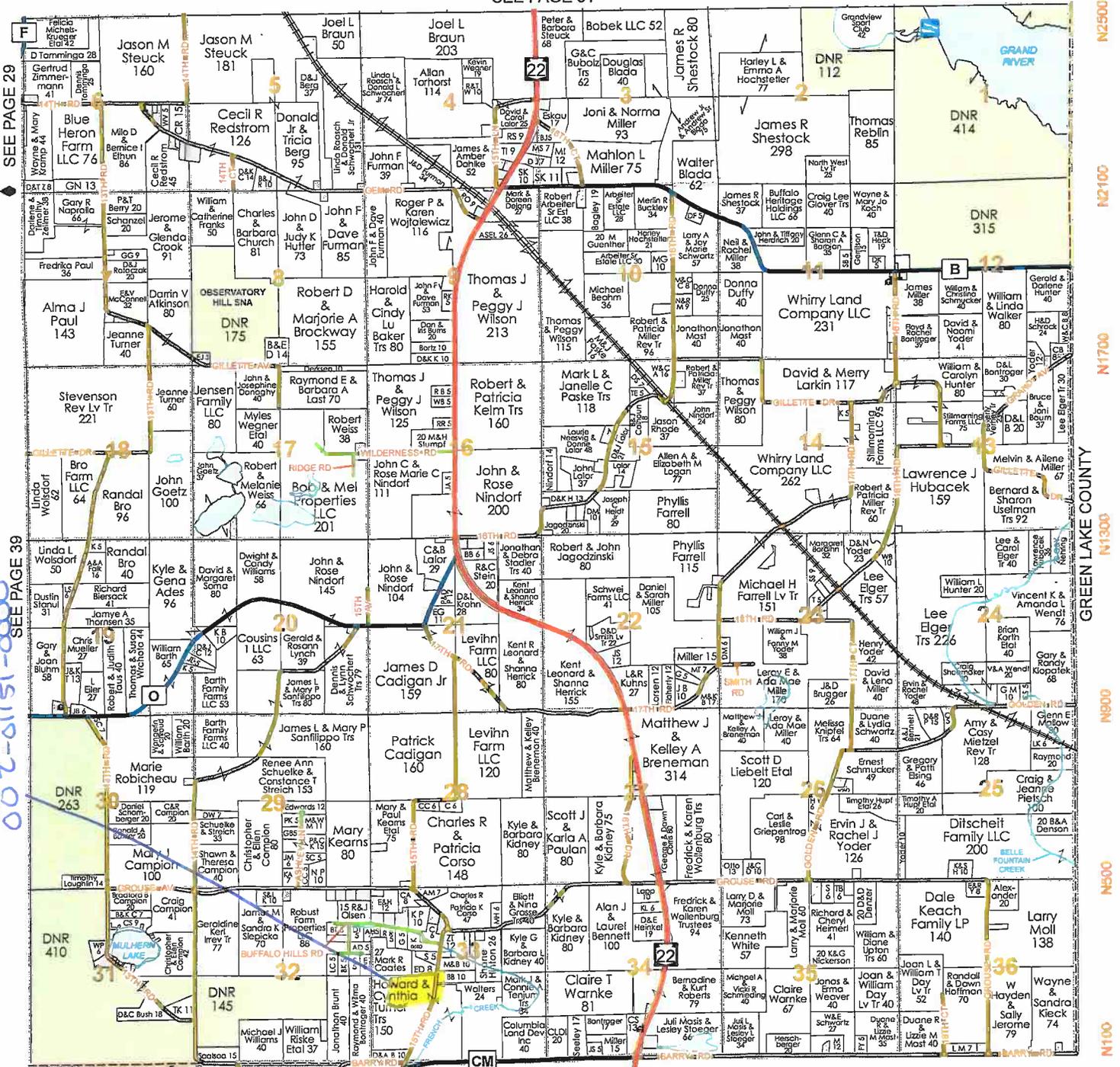


Buffalo (E)

Township 14N - Range 10E

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SEE PAGE 31



W4100

W3700

W3300

W2900

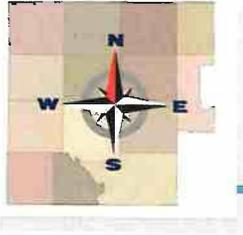
W2500

W2100

W1700

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

To the Town of Buffalo:

Roger & Jennifer Brandner and Charles & Tammy Brandner, 948 Saddle Rdg., Portage, WI 53901, are requesting a rezoning from General Agriculture (AG-2) District to Agricultural Residential (AG-3(5)) District for the for the following lands, all in Section 33, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 10 acres to AG-3(5) and the remaining 37.04 acres to remain in AG-2, described as Lot 1 of CSM 3908

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.

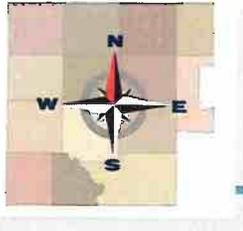
If no such resolution is filed, and no other response is received, the Committee will assume that the Town Board has no objection to the proposed zoning change.

Sincerely,

Jean Potter, Administrator
Planning & Zoning Department
Marquette County

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

Roger & Jennifer Brandner
Charles & Tammy Brandner
948 Saddle Ridge
Portage, WI 53901

Dear Roger & Jennifer, Charles & Tammy ,

We have scheduled you for **May 7th 2026, at 9:00AM**, public hearing before the Planning and Zoning Committee to review your rezoning request.

You must contact the Town Clerk of Buffalo to be placed on their monthly meeting agenda (See below) 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 Buffalo 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 Buffalo Chair, Scott Kempley
Town of Buffalo Clerk, Laurie Beahm townshipofbuffalo@yahoo.com
or 608-745-2346



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: Roger & Jennifer Brandner and Charles & Tammy Brandner, 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,
20 26.

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	ParcelID	Property Address	Legal Description
BLAKE BRANDNER	N312 15TH RD	PARDEEVILLE WI 53954	002011330000	N312 15TH RD	LOT 1 CSM 1788 10.00A
DUANE M & SUSAN A WALTERS	5317 SPICEBUSH LN	MADISON WI 53714	002011570000		PRT OF NW-SE & NE-SW 24.37A
ELENA B DAVIDOFF	N335 15TH RD	PARDEEVILLE WI 53954	002011490000	N335 15TH RD	LOT 1 CSM 412 BEING PRT OF SE-NW 8.00A
FELTY J HERSCHBERGER ESTHER D HERSCHBERGER	N9927 CTH EE	DALTON WI 53926	002011610000		3A ON W SIDE OF SW-SE
HOWARD H & CYNTHIA M TURNER TRUSTEES HOWARD & CYNTHIA TURNER REV TRUST	108 AVENIDA FRUJILES	SANTA FE NM 87507	002011510000		PRT OF NE-SW 35.09A
JOHN M & RITA M SIMONSEN	N347 15TH RD	PARDEEVILLE WI 53954	002011500000	N347 15TH RD	CSM 1438 BEING PRT OF SE-NW 5.00A
MARK J & CONNIE A TENJUM TRUSTEES TENJUM REV TRUST	W10885 TIPPERARY RD	POYNETTE WI 53955-9417	002011600000	W3094 CO RD CM	SW-SE EX 3A ON W SIDE 37.00A
MARK R COATES	5876 POND RD	MADISON WI 53718	002011460000	N349 15TH RD	LOT 3 CSM 412 BEING PRT OF SW-NW 8.97A
NATHANIEL MC ALLISTER NIKKI BARNETT	N344 15TH RD	PARDEEVILLE WI 53954	002011320000	N344 15TH RD	PRT LOT 1 CSM 1407 10.50A
PHOMMASACK & SISOUPHANE LIVING TRUST	2816 W K BAR L DR	MIDLAND MI 48640-9119	002011300010	W3053 GROUSE RD	LOT 2 OF CSM 2266 BEING PRT OF SW-NE 3.08A
QUIN R LA ROCHE	W3085 GROUSE RD	PARDEEVILLE WI 53954	002011300005	W3065 GROUSE RD	LOT 1 OF CSM 2266 BEING PRT OF SW-NE 3.08A
RAYMOND J & WILMA D BONTRAGER	N9896 COUNTY ROAD EE	DALTON WI 53926	002011270005		PRT OF LOT 1 CSM 3360 BEING PRT OF SE-SE 20.00A
RICHARD WEATHERWAX LYNN WEATHERWAX	135 COLUMBIA ST	RIO WI 53960	002011500005	N356 15TH RD	LOT 1 OF CSM 2267 BEING PRT OF SE-NW 1.45A
RONALD L & VIVIAN A ZURBUCHEN TRUSTEES RONALD & VIVIAN ZURBUCHEN TRUST AGREEMENT	W3075 GROUSE RD	PARDEEVILLE WI 53954	002011300000	W3075 GROUSE RD	LOT 2 CSM 1407 BEING PRT OF SW-NE, SE-NW & NW-NE LESS CSM 2266 & CSM 2267 11.89A
SCOTT B ELERT VIRGINIA L ELERT	216 REIGSTAD ST	DEFORREST WI 53532	002011110010	W3349 BUFFALO HILLS RD	LOT 9 CSM 2202 BEING PRT OF SE-NE 5.00A
SCOTT M DAUGHERTY MAUREEN K DAUGHERTY	W3361 BUFFALO HILLS RD	PARDEEVILLE WI 53954	002011110015	W3361 BUFFALO HILLS RD	LOT 10 CSM 2202 BEING PRT OF SE-NE 5.00A
SHANE HINTON JESSICA GROSECLOSE	W3025 GROUSE RD	PARDEEVILLE WI 53954	002011310000	W3025 GROUSE RD	PRT LOT 3 CSM 1407 26.49A
Scott Kempley, Chair	W5031 Gem Ave	Montello, WI 53949			
Roger Wallis, Supervisor	N2247 15th Lane	Montello, WI 53949			
Brian Kelley, Supervisor	W3365 Buffalo Hills Road	PARDEEVILLE WI 53954			
Laura Beahm, Clerk	N1183 17th Road	DALTON WI 53926			
Jean Rataczak, Treasurer	N1934 13th Road	Montello, WI 53949			