

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
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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:

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 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

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.
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.

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 SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53091
PHONE: PORTAGE (800) 742-7706 S.W.I.C. (800) 644-6277
FAX: (800) 742-0434 E-MAIL: survey@grothman.com
(OLD LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 820-417

DRAFTED BY: I. KASPER

CHECKED BY: SPH

PROJ. 820-417

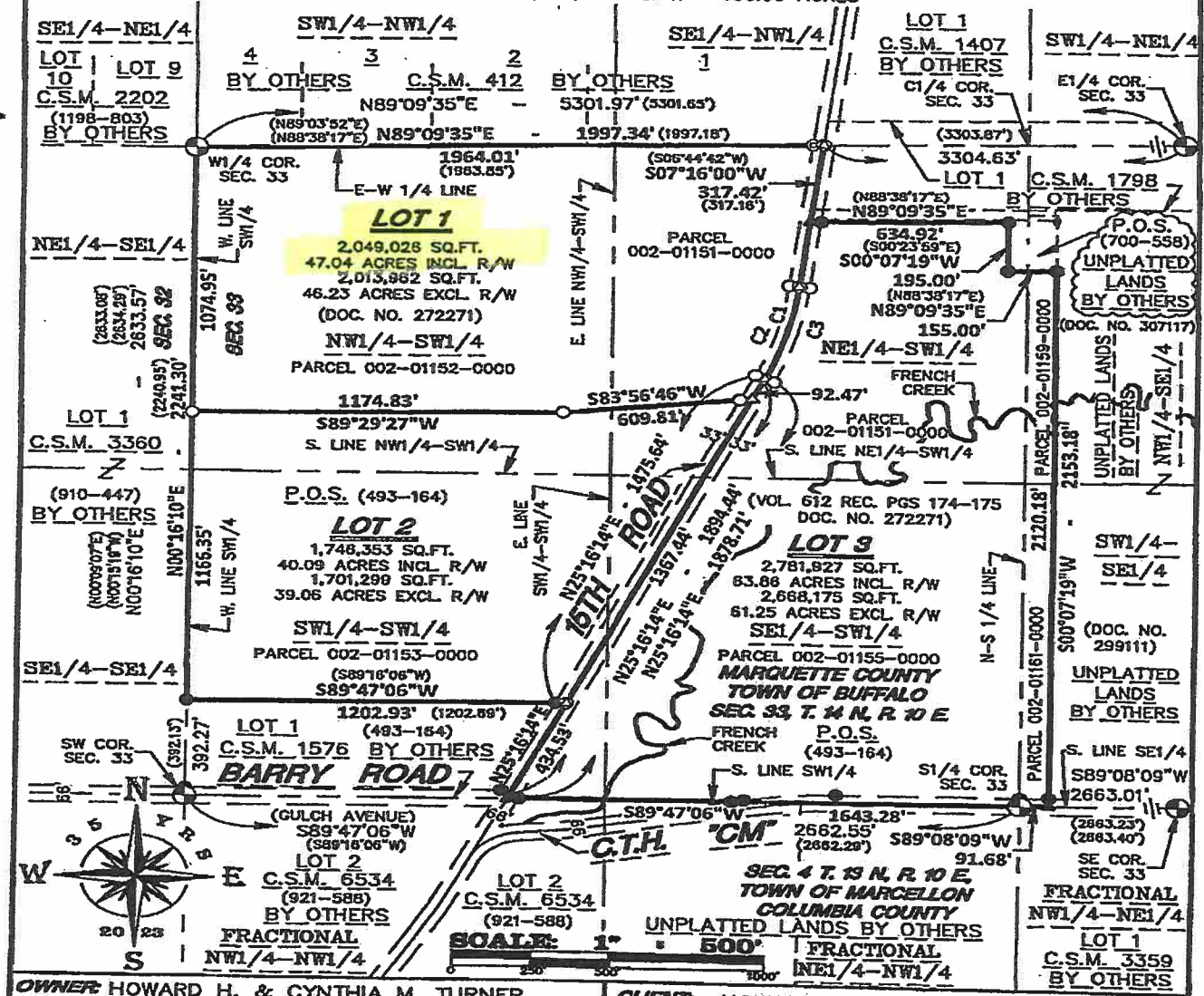
DWG. 820-417

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)

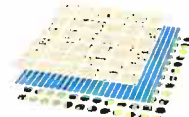
This is a purchase money mortgage.

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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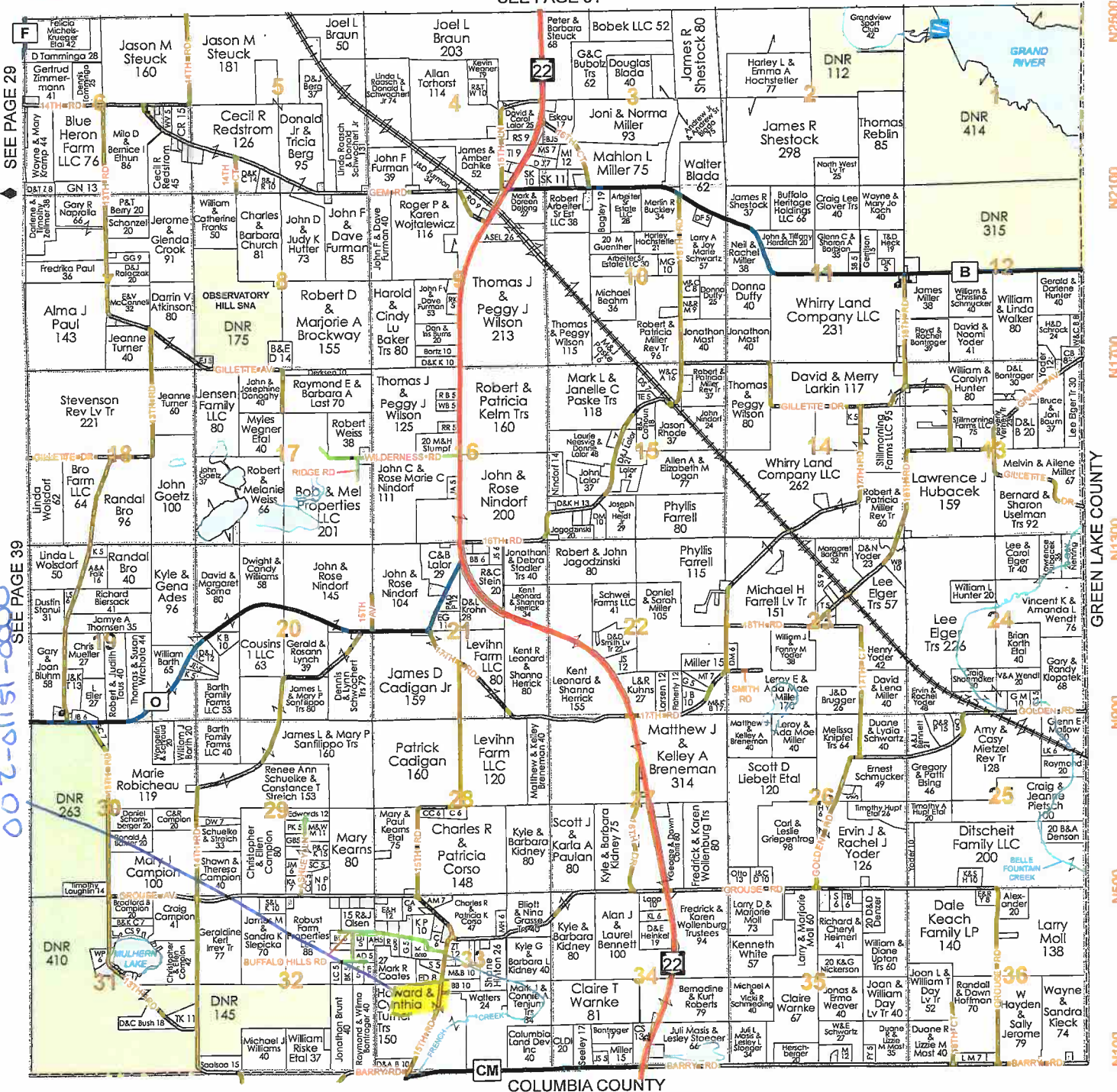


Buffalo (E)

Township 14N - Range 10E

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002-01152-0000
002-01151-0000

W4100 W3700 W3300 W2900 W2500 W2100 W1700

N2500
N2100
N1700
N1300
N900
N500
N100

DRAFT

▶ RECEIVED ◀
APR 27 2026

**Town of Buffalo
Regular Meeting Minutes
April 21st, 2026**

Present-Scott Kempley, Roger Wallis, Brian Kelley, Jean Rataczak & Laurie Beahm

Others Present- 12

Brian Kelley chaired the meeting. He opened the meeting with the Pledge of Allegiance.

Citizen and Board Concerns-

None at this time.

Motion to approve the agenda by Roger Wallis-second by, Brian Kelley
IN FAVOR- 3 OPPOSED-0 MOTION CARRIED

The board reviewed the February, (March there was no meeting) 2026 minutes. Motion to approve February 2026 minutes, by Roger Wallis-second by, Brian Kelley
IN FAVOR-3 OPPOSED-0 MOTION CARRIED.

The Clerk & Treasurer gave the financial reports.

Motion to approve the financial reports as read by Roger Wallis-second from, Brian Kelley
IN FAVOR – 3 OPPOSED-0 MOTION CARRIED

The board reviewed – 2 zoning permits for the month.

Brian Kelley gave an update on the roads. The budget for the roads is \$270,000 - Brian Kelley has worked with Brian Trebiatowski on the plan for what will be done. The board discussed road mowing. There was a quote from David Henke in the amount of \$10,920 with the first mow to be a 5' pass to be done by July 1st. The second will be 2 – 5' paths by October 1st. There was a motion from Brian Trebiatowski to make the agreement with David Henke to be an ongoing agreement indefinitely unless price changes or the board requires change. Second from Roger Wallis.

IN FAVOR-3 OPPOSED-0 Motion carried. The clerk will get a copy of the agreement to Brian Kelley to have David Henke sign.

The board start the discussion on the recommendation from the Plan Commission regarding the rezone request from Roger & Jennifer Brandner and Charles and Tammy Brandner.

David Berg spoke stating that he was not happy with the last Plan Commission meeting. He felt like he was separated out. There were several points that he wanted to point out.

David gave the board members a handout from Chapter #10. He explained the importance of maintaining the comprehensive plan specifically regarding the land parcel sizes and the prevention of Urban Sprawl. David explained that in his opinion If we are going to get away from the Comprehensive Plan than why do we have a Plan Commission?

Citizen and Board Concerns

Joel Burbach stated that there are many technology's that are available now to help with note taking during meetings that can be transcribed almost immediately after a meeting, The Clerk stated that she is trying a test run to see how it works. She wants to check in to make sure on what the legal side of using these when it comes to Town Government. Joel gave information regarding the Cell Towers and HR 2289. This bill would eliminate local government authority over where cell towers, small cells and antennas could be placed. On April 20th the bill was postponed. Joel will get the information to the Clerk if anyone would like to read more about this and what can be done.

Fred Wollenburg stated that he has seen Online Auction service signs over by Grouse Road. It was stated that these were for an estate sale at a residence where the home occupant passed away and the family is trying to sell his items out of the home.

Upcoming Meetings are as follows:
(Verify meetings from postings)

1: Wednesday, May 6th, 2026 @ 6:00 p.m. - Plan Commission (If Needed)

2: Monday, May 11th,2026- @ 6:00 p.m. Regular Town Board Meeting

Motion to adjourn by Scott Kempley. Second From Brian Kelley.

IN FAVOR-3 OPPOSED-0 MOTION CARRIED

ADJOURNED

Laurie Beahm-CLERK

Joel Burbach stated that he disagrees and that we should have a plan commission. Joel also stated that maybe the meetings should be moved to 7:00p.m.

Roger Brandner gave the board another brief description of what they are looking at doing. Scott Kempley stated that the 2 houses on the road seems ok. It is the concern of the other 37 acres. The Town needs to keep the FPO at 40% of FPO. If we go under the percentage we will lose our FPO-We are just trying to keep that where it needs to be.

Roger Brandner asked about what if it is only 3 buildable sites. The 2- 5-acre parcels by the road and then the other 37 acres as 1 buildable sight. Giving a total of 3 building sites. The Chairman Scott Kempley contacted Jean Potter to see how that can be done. It was explained that yes that can be done by putting the remaining 27 acres into AG and Open Spaces. There was a Motion from Roger Wallis to move forward to the County to approve the rezone of the 2 – 5-acre parcels by the road as presented and to amend that the remaining 37 acres be moved to Ag and Open spaces making that also 1 buildable site. (This would make a total of 3 buildable sites). There was a second from Brian Kelley
IN FAVOR-3 OPPOSED-0 MOTION CARRIED.

Roger Wallis read a proposed Transportation Resolution. This is a comprehensive transportation funding effort for increase to road mile GTA increases. There was a motion from Roger Wallis with a second from Brian Kelley to sign and return to the state.
IN FAVOR -3 OPPOSED-0 MOTION CARRIED.

The board signed and the Clerk witnessed. The Clerk will send to the appropriate agency.

Scott Kempley stated that there is a new substitute for the Town Recycle Center. His name is Matt Giessel. He will be the substitute when Ed Gawel is not available.

John Larkin gave a brief review of the Website committee. The website has been reviewed and changes have been made. He stated that there are ordinances that need to be reviewed so that they can be put back up on the website. Will be working on getting these looked at to make a recommendation. There was discussion on having a zoom meeting with Rebecca Roberts from the Center for Land Use Education in Stevens point. The date that was suggested was May 20th at 6:00 pm. The Clerk will reach out to her to see if she could be available. The clerk will communicate if this is going to work by sending out an email.

The board discussed the issue of the garbage blowing in to the neighboring fields by the recycle center. Irving Miller stated that the Amish community is willing to build a fence so that it is higher to hopefully help with the issue. Laura Rygiwicz stated that her and Richard are willing to volunteer their time to help keep the garbage picked up. If it gets to be to much, she will let the board know and the board can discuss. There was a motion from Roger Wallis to accept the donation from the Amish to build the new fence discussed as being 12 feet high. Brian Kelley seconded the motion.
IN FAVOR-3 OPPOSED-0 MOTION CARRIED.