

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 4th day of June 2026 at 9:00am** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

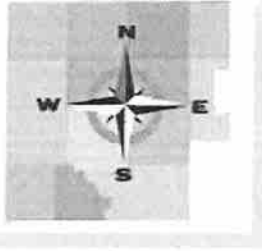
Randal Bro, PO Box 540, Bellville, TX 77418 is requesting a rezoning from a Prime Agriculture (AG-1) district to Agricultural Residential (AG-3(5)) district and Farmland Preservation Overlay (FPO) for the following lands, all in Section 18, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone a minimum of 5 acres to AG-3(5) and 90.65 acres to FPO, totaling 95.65 acres in part of the NW1/4-SE1/4 and part of the SW1/4-SE1/4, for tax parcels 002-00637-0010 and 002-00637-0005.

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 9th day of April 2026

Class 2 Notice.



MARQUETTE COUNTY

PLANNING, ZONING & LAND INFORMATION DEPARTMENT

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

PETITION FOR AMENDMENT OF MARQUETTE COUNTY ZONING ORDINANCE

Owner/Applicant: Randal N Bro
Town of: 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:

Part of the NW 1/4 - SE 1/4 and part of the SW 1/4 - SE 1/4, all in Section 18, T14N, R10E, Town of Buffalo, Marquette County, WI, totaling 95.65 acres

And to rezone said land from:

a Ag-1 District
to a Ag(3) 5 District
and FPO

Dated this ___ day of ___, 20__

Respectfully submitted:

RANDAL N. BRO (Name)
PO BOX 540 (Street Address)
BELLVILLE, TX 77418

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.

To comply with local ordinances related to getting permission to build a house on land owned by my family since 1968. Existing farmland will not be impacted or reduced by the construction of this home.

6320000

002006260005

002006370000

ALLETTE

N1364

SW

NW-SE

137th

002006370005

002006370010

5.0 ACRES
AG 3-5

N1357

N1346

SW

SW-SE

S1/4 18-14-10

002006470000

002006430000

Alt. Parcel #: 0218141034030
 Current
 Creation Date 02/03/2026

002 - TOWN OF BUFFALO
 MARQUETTE COUNTY, WISCONSIN

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

Tax Address:
 RANDAL N BRO

PO BOX 540
 BELLVILLE TX 77418

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

Property Address(es): * = Primary

Districts: SC = School SP = Special

Type	Dist #	Description
SC	3689	MONTELLO SCH DIST
SP	0400	MADISON AREA MATC

Notes:
 SPLIT 2020

Abbreviated Description: **Acres:** 40.000
 (See recorded documents for a complete legal description.)
 ALL OF SW-SE 40.00A

Parcel History:

Date	Doc #	Vol/Page	Type
07/21/2025	339523		WD
07/22/2019	316643		QCD
11/13/2018	314498		QCD
11/15/2016	307234		CORR

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

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
 18-14N-10E SW SE

2026 SUMMARY

Bill #: **Fair Market Value:** **Assessed with:**
 0

Valuations:

Last Changed: 02/03/2026

Description	Class	Acres	Land	Improve	Total	State	Reason
Totals for 2026:							
	General Property	0.000	0	0	0		
	Woodland	0.000	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

Parcel #: 002-00637-0005

Alt. Parcel #: 0218141034020

Current

002 - TOWN OF BUFFALO
MARQUETTE COUNTY, WISCONSIN

Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units
02/04/2020

Tax Address:
RANDAL N BRO

PO BOX 540
BELLVILLE TX 77418

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

Property Address(es): * = Primary

* N1346 13TH RD
N1364 13TH RD

Districts: SC = School SP = Special

Type	Dist #	Description
SC	3689	MONTELLO SCH DIST
SP	0400	MADISON AREA MATC

Notes:
SPLIT 2020

Abbreviated Description: Acres: 95.650
(See recorded documents for a complete legal description.)
THAT PRT OF NE-SW & SE-SW & NW-SE LY E
OF 13TH RD ALSO ALL OF SW-SE 95.65A

Parcel History:

Date	Doc #	Vol/Page	Type
07/21/2025	339524		WD
07/21/2025	339523		WD
07/22/2019	316643		QCD
11/13/2018	314498		QCD

more...

Plat: * = Primary

* N/A-NOT AVAILABLE
N/A-NOT AVAILABLE
N/A-NOT AVAILABLE
N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**

18-14N-10E SE SW
18-14N-10E NW SE
18-14N-10E SW SE
18-14N-10E NE SW

2025 SUMMARY

Bill #: Fair Market Value: Assessed with:
0

Valuations:

Last Changed: 08/28/2025

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	1.500	34,300	131,600	165,900	NO	05
AGRICULTURAL	G4	55.000	14,300	0	14,300	NO	05
SWAMP & WASTE	G5	20.000	41,000	0	41,000	NO	05
AG FOREST LANDS	G5M	19.150	57,500	0	57,500	NO	05

Totals for 2025:

General Property	95.650	147,100	131,600	278,700
Woodland	0.000	0	0	0

Totals for 2024:

General Property	57.650	29,100	69,800	98,900
Woodland	38.000	53,900	0	53,900

Lottery Credit:

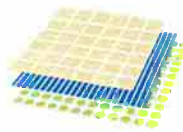
Claim Count: 0 Certification Date: Batch #:

Specials:

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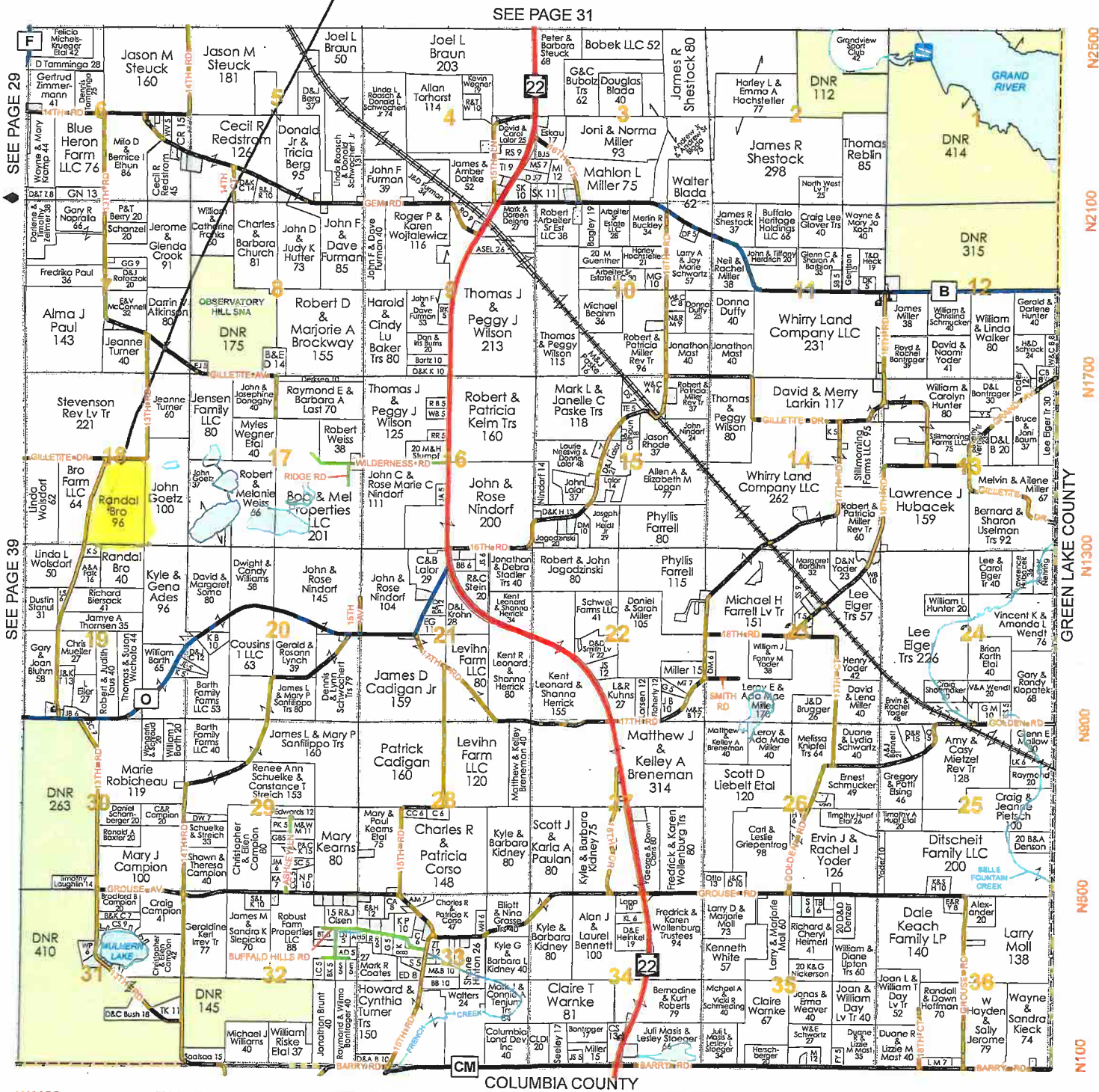


Buffalo (E)

002-00637-0005

Township 14N - Range 10E

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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

April 9, 2026

To the Town of Buffalo:

Randal Bro, PO Box 540, Bellville, TX 77418 is requesting a rezoning from a Prime Agriculture (AG-1) district to Agricultural Residential (AG-3(5)) district and Farmland Preservation Overlay (FPO) for the following lands, all in Section 18, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone a minimum of 5 acres to AG-3(5) and 90.65 acres to FPO, totaling 95.65 acres in part of the NW1/4-SE1/4 and part of the SW1/4-SE1/4, for tax parcels 002-00637-0010 and 002-00637-0005.

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.

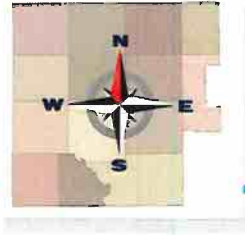
If no such resolution is filed, and no other response is received, the Committee will assume that the Town Board has no objection to the proposed zoning change.

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
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April 9, 2026

Randal Bro
PO Box 540
Bellville, TX 77418

Dear Randal Bro,

We have scheduled you for a **June 4th, 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 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



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: Randal Bro, 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 9th day of April, 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 9th day of April,
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 S & AMY E FALK TRUST DATED NOVEMBER 15 2023	W299S5790 WINDCREST DR	WAUKESHA WI 53189	002006480000	N1270 13TH RD	LOT 2 CSM 416 BEING PRT OF NE-NW 16.05A
CHAMP ACRES II LLC	N1763 COUNTY ROAD T	ENDEAVOR WI 53930	002006280000	N1522 13TH RD	S 1/2 OF SE-NE LESS PRT OF CSM 3378 (POS GROTHMAN 225-74) 19.45A
KYLE & GENA ADES	N8898 DOLGNER RD	PARDEEVILLE WI 53954	002006450000		LOT 1 CSM 3664 BEING PRT OF E1/2 - NE1/4, NE-SE & THE NW-SW SEC 20 LY N OF CO RD O 95.79A
LEN A KOLMAN LINDA S KOLMAN	N1284 13TH RD	MONTELLO WI 53949	002006470000	N1284 13TH RD	LOT 1 CSM 416 BEING PRT OF NE-NW 5.00A
LINDA L WOLSDORF	N1283 13TH RD	MONTELLO WI 53949	002006460000	N1283 13TH RD	NE-NW LESS LOTS 1-2 CSM 416 18.95A
RANDAL N BRO	PO BOX 540	BELLVILLE TX 77418	002006370005	N1346 13TH RD	THAT PRT OF NE-SW & SE-SW & NW-SE LY E OF 13TH RD ALSO ALL OF SW-SE 95.65A
STEVENSON AMENDED & REINSTATED REV LIVING TRUST	N1763 COUNTY ROAD T	ENDEAVOR WI 53930	002006260000	N1495 13TH RD	LOT 1 CSM 3378 BEING PRT OF SW-NE & SE-NE 5.00A
THE BRO FARM LLC	51 WATER LILY LN	BLYTHEWOOD SC 29016	002006370000	N1357 13TH RD	THAT PRT OF NE-SW & SE-SW AND NW-SE LY W OF 13TH RD 64.35A
TROY AND TIM MCREATH LLC DONNA L BORGEALT IRREV INCOME ONLY TRUST AGREEMENT	W4315 GEM AVE	MONTELLO WI 53949	002006380000		NE-SE 40.00A
Scott Kempley, Chairman	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			
Laurie Beahm, Clerk	N1183 17th Road	Dalton, WI 53926			
Jean Rataczak, Treasurer	N1834 13th Road	MONTELLO WI 53949			