

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 July 2026 at 1:00pm** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Melvin Kuhns, N914 State Hwy 22, Dalton, WI 53926, is requesting a rezoning from Prime Agriculture (AG-1) to Agricultural Residential (AG-3(5)) district for the following lands, all in Section 11, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 5 acres to AG-3(5) described as the S1/2 of the E1/2 of the E1/2 of SW-NE, totaling 5 acres for tax parcel 002-00347-0005.

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 27th day of May 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: Melvin Kuhns	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:

Rezone 5 acres to AG-3(5) described as the S1/2 of the E1/2 of the E1/2 of SW-NE, totaling 5 acres for tax parcel 002-00347-0005, all in Section 11, T14N R10E, Town of Buffalo, Marquette County, WI.

And to rezone said land from:

a Prime Agriculture (AG-1) District

to

a Agricultural Residential (AG-3(5)) District

and a _____ District
 (if applicable)

Dated this 27th day of May, 2026

Respectfully submitted:

(Signature) (Agent) Erwin O. Miller

(Name) Melvin L. Kuhns

(Address) N914 State Hwy 22

(City, State, Zip) Dalton, WI 53926

REQUIRED SUPPLEMENTAL INFORMATION

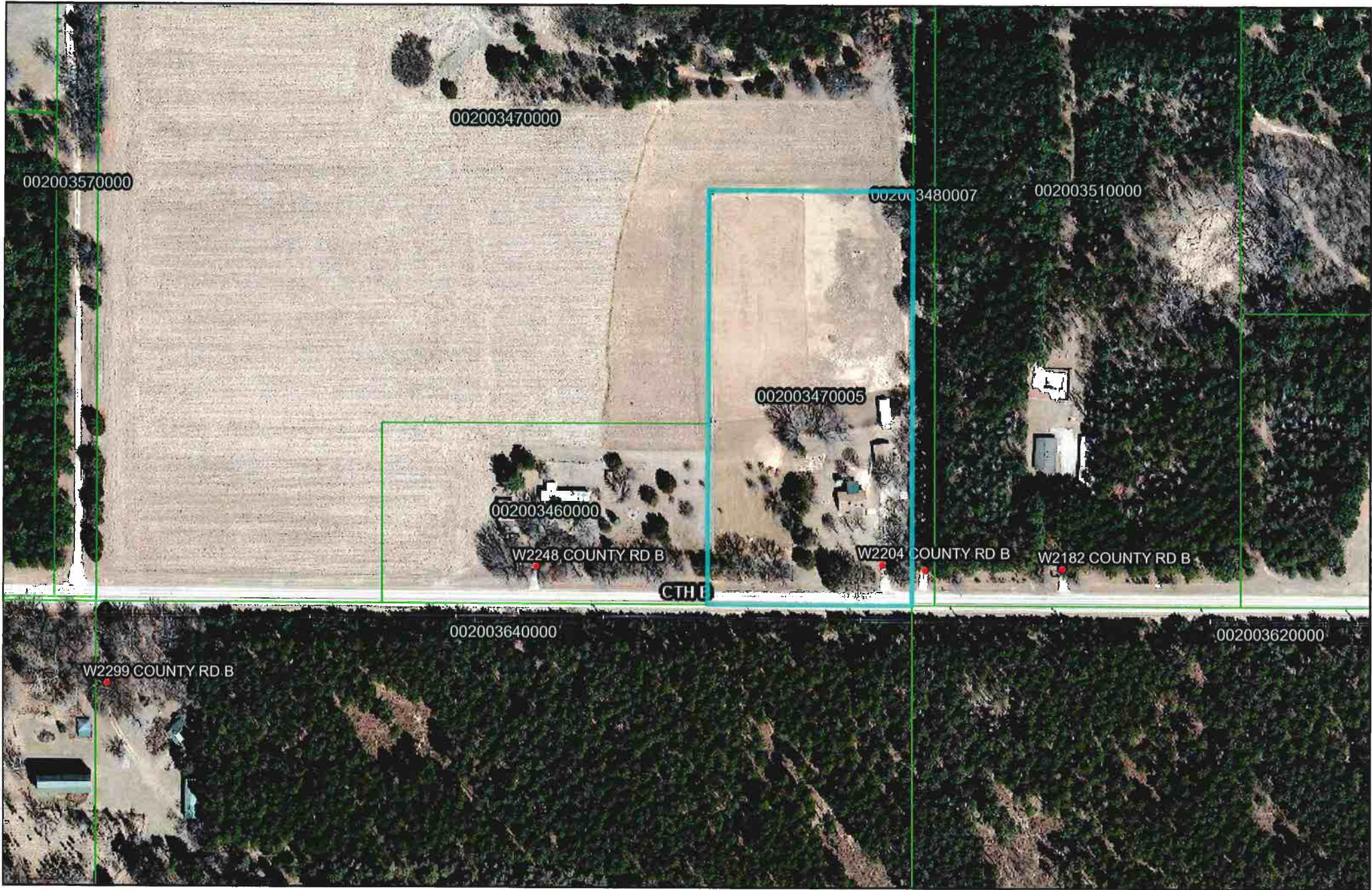
Map Narrative \$300.00 Fee (non-refundable)

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.

It's a 5 acre parcel that doesn't ~~match~~ ^{match} with Ag-1. He wants to build a shed and setbacks on Ag-1 versus Ag-3-5 on this acreage don't make sense. 50 ft, setbacks on Ag-1 versus 20ft. on Ag 3-5.

W2204 County B Rezone



1 inch equals 288 feet



MARQUETTE COUNTY

WISCONSIN

Current Time: 5/27/2026 2:45 PM

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

W2204 County B Rezone



1 inch equals 144 feet



MARQUETTE COUNTY

WISCONSIN

Current Time: 5/27/2026 2:46 PM

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

GOWEY Abstract & Title Company, Inc.

(800) 673-8710 • www.goweytitle.com

File Number: **235902**

ADDENDUM/EXHIBIT A

The South Half of the East Half of the East Half of the Southwest Quarter of the Northeast Quarter (S1/2-E1/2-E1/2-SW1/4-NE1/4) of Section Eleven (11), Township Fourteen (14) North, Range Ten (10) East, Town of Buffalo, Marquette County, Wisconsin.

INTERNAL USE ONLY

Alt. Parcel #: 0211141013030

002 - TOWN OF BUFFALO
MARQUETTE COUNTY, WISCONSIN

<p>Tax Address: MELVIN L KUHNS</p> <p>N914 STATE HIGHWAY 22 DALTON WI 53926</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>3689</td> <td>MONTELLO SCH DIST</td> </tr> <tr> <td>SP</td> <td>0400</td> <td>MADISON AREA MATC</td> </tr> </tbody> </table> <p>Abbreviated Description: Acres: 5.000 (See recorded documents for a complete legal description.) S 1/2 OF E1/2 OF E1/2 OF SW-NE 5.00A</p>	Type	Dist #	Description	SC	3689	MONTELLO SCH DIST	SP	0400	MADISON AREA MATC	<p>Owner(s): O = Current Owner, C = Current Co-Owner O - KUHNS, MELVIN L</p> <p>Property Address(es): * = Primary * W2204 CO RD B</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>08/28/2023</td> <td>333243</td> <td></td> <td>WD</td> </tr> <tr> <td>04/30/2021</td> <td>323966</td> <td></td> <td>WD</td> </tr> <tr> <td>11/12/2008</td> <td>276377</td> <td>631/1</td> <td>QCD</td> </tr> <tr> <td>06/06/2006</td> <td>263844</td> <td>571/388</td> <td>QCD</td> </tr> </tbody> </table> <p>Plat: * = Primary * N/A-NOT AVAILABLE</p> <p>Tract: (S-T-R 40% 160% GL) Block/Condo Bldg: 11-14N-10E SW NE</p>	Date	Doc #	Vol/Page	Type	08/28/2023	333243		WD	04/30/2021	323966		WD	11/12/2008	276377	631/1	QCD	06/06/2006	263844	571/388	QCD
Type	Dist #	Description																												
SC	3689	MONTELLO SCH DIST																												
SP	0400	MADISON AREA MATC																												
Date	Doc #	Vol/Page	Type																											
08/28/2023	333243		WD																											
04/30/2021	323966		WD																											
11/12/2008	276377	631/1	QCD																											
06/06/2006	263844	571/388	QCD																											

2025 SUMMARY

Bill #: 356

Fair Market Value: 281,600

Valuations:

Last Changed: 10/06/2025

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	2.250	42,500	237,300	279,800
AGRICULTURAL	G4	2.750	500	0	500
OTHER	G7	0.000	0	9,300	9,300

Totals for 2025:

General Property	5.000	43,000	246,600	289,600
Woodland	0.000	0		0

Totals for 2024:

General Property	5.000	23,300	99,700	123,000
Woodland	0.000	0		0

Lottery Credit: Claim Count: 0

Custom GIS Solutions & Maps

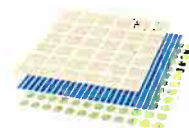
mappingsolutions

Backed by experience, driven by technology.

We make it easy.

(816) 903-3500

mappingsolutionsGIS.com



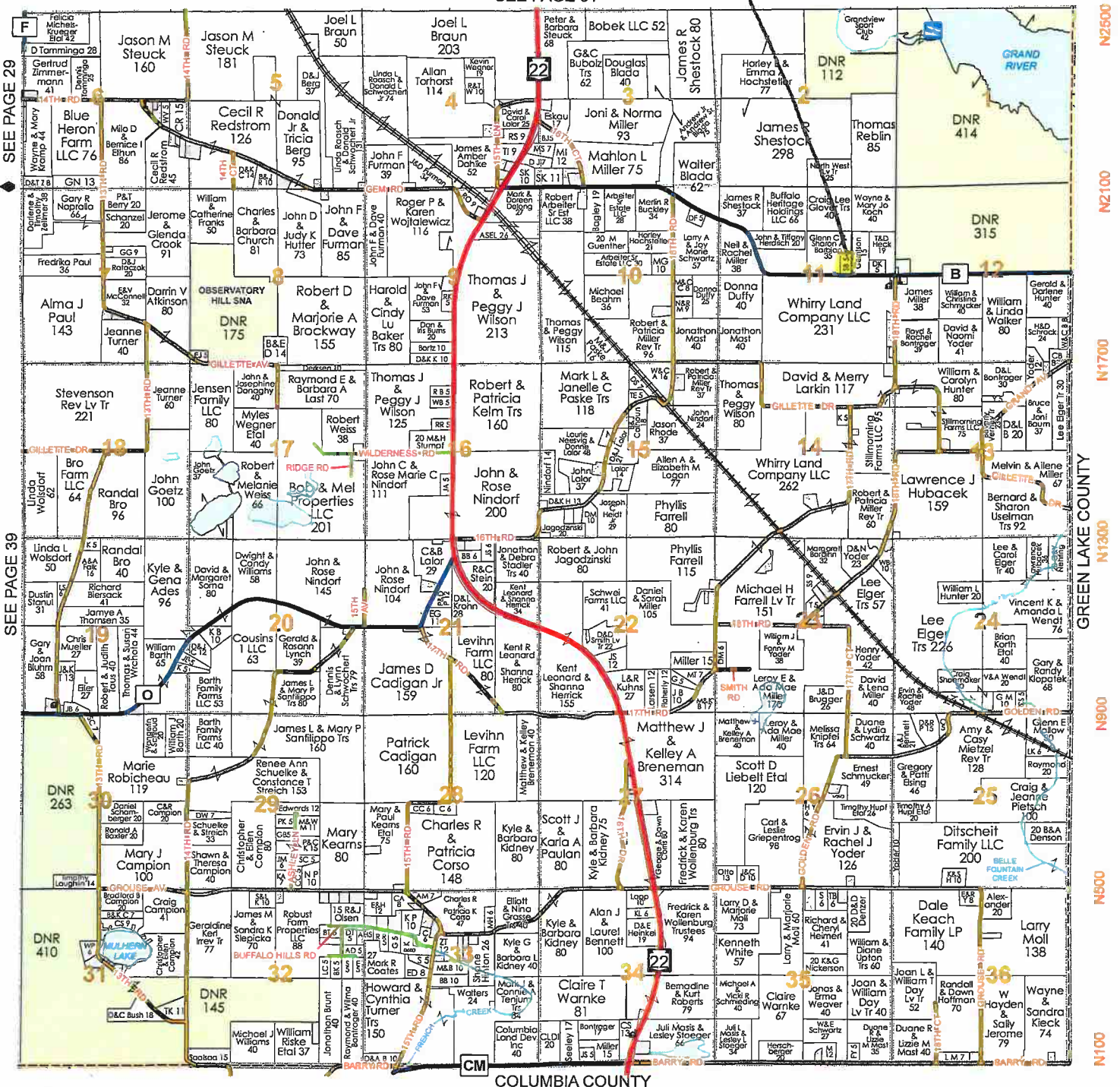
Buffalo (E)

Township 14N - Range 10E

002-00347-0005

Copyright © 2021 Mapping Solutions

SEE PAGE 31



SEE PAGE 29

SEE PAGE 39

N2500
N2100
N1700
N1300
N900
N500
N100

W4100 W3700 W3300 W2900 W2500 W2100 W1700 W1300 W900 W4700

COLUMBIA COUNTY

GREEN LAKE COUNTY

BARRY COUNTY



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

May 28, 2026

To the Town of Buffalo:

Melvin Kuhns, N914 State Hwy 22, Dalton, WI 53926, is requesting a rezoning from Prime Agriculture (AG-1) to Agricultural Residential (AG-3(5)) district for the following lands, all in Section 11, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 5 acres to AG-3(5) described as the S1/2 of the E1/2 of the E1/2 of SW-NE, totaling 5 acres for tax parcel 002-00347-0005.

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,

A handwritten signature in blue ink that reads "Jean Potter".

Jean Potter, Administrator
Planning & Zoning Department
Marquette County



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

May 28, 2026

Melvin L Kuhns
N914 State Hwy 22
Dalton, WI 53926

Ervin O Miller, Agent
W3554 Cty Rd O
Montello, WI 53949

Dear Melvin L Kuhns, Ervin O Miller (Agent),

We have scheduled you for a **July 2nd, 2026, at 1:00PM**, 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,

A handwritten signature in blue ink that reads "Jean Potter".

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: Melvin Kuhns, Owner, Ervin Miller, Agent,

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 28th day of May, 2026.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jean Potter", written over a horizontal line.

Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 28th day of May,
2026.

A handwritten signature in cursive script, appearing to read "Rachael Krueger", written over a horizontal line.

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
CRAIG L GLOVER RYAN D GLOVER	W9961 COUNTY ROAD CS	POYNETTE WI 53955	002003480007		LOT 3 OF CSM 3947 BEING PRT OF SE-NE (PARCEL IS ESMT) 1.107
ERICK S & MELANIE K GERRITSON	173 E 9TH ST	FOND DU LAC WI 54935	002003510000	W2182 CO RD B	W 495FT OF SE-NE 15.00A
JULIE DELGADO	3412 S KANSAS AVE	MILWAUKEE WI 53207	002003460000	W2248 CO RD B	LOT 1 CSM 4053 BEING PRT SW-NE 4.00A
MELVIN L KUHNS	N914 STATE HIGHWAY 22	DALTON WI 53926	002003470005	W2204 CO RD B	S 1/2 OF E1/2 OF E1/2 OF SW-NE 5.00A
WHIRRY LAND COMPANY LLC	W2152 GILLETTE RD	DALTON WI 53926	002003640000	W2299 CO RD B	NW-SE 40.00A POS 425-261 BY GROTHMAN
ERVIN O MILLER	W3554 CTY RD O	MONTELLO, WI 53949			
Scott Kempley	W5031 Gem Ave	MONTELLO, WI 53949			
Roger Wallis	N2247 15th Lane	MONTELLO, WI 53949			
Brian Kelley	W3365 Buffalo Hills Road	Pardeeville, WI 53954			
Laurie Beahm	N1183 17th Road	DALTON WI 53926			
Jean Rataczak	N1934 13th Road	MONTELLO, WI 53949			