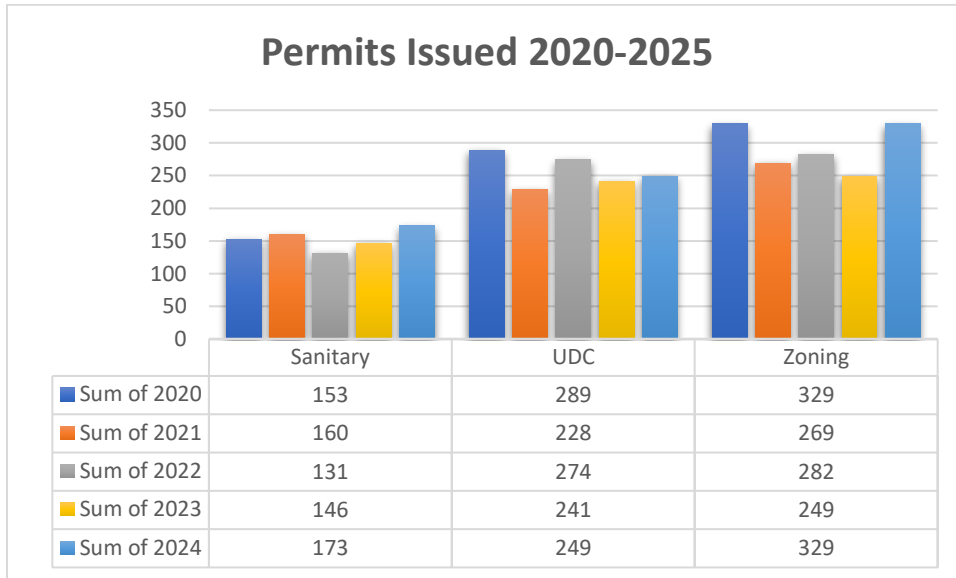


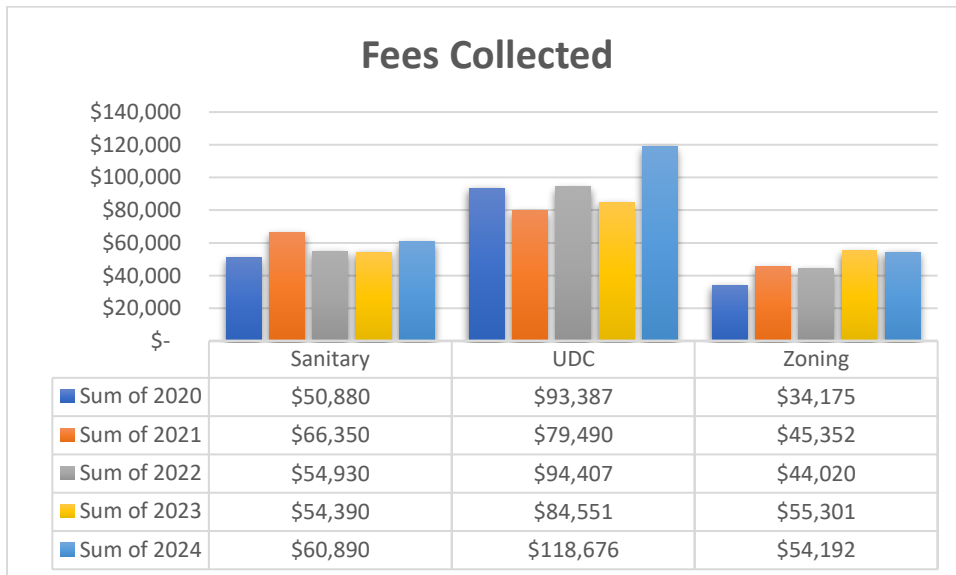
TO THE MARQUETTE COUNTY BOARD OF SUPERVISORS

Following is a summary of the activities of the Marquette County Planning & Zoning Department and the Land Information Department for 2024. This combined report reflects the 2024 mid-year retirement of Tom Onofrey and the combined operational department budget for calendar year 2024.

2024 Permitting:



From 2023 to 2024, permits issued for zoning increased 32%, UDC permits increased 3%, and sanitary permits increased 18%.



From 2023 to 2024, fees collected from zoning permits decreased 2%, fees collected from UDC permits increased 40%, and fees collected from sanitary

increased by 12%. Total fees collected in 2024 were \$233,757; showing an increase of 20% from the previous year.

Fees collected for 2024 UDC permits were passed through in their entirety to General Engineering Company for their contracted building inspection services. Sanitary fees reflect the gross amount and the State of Wisconsin - Department of Safety & Professional Services, received \$13,000 from the county for their portion of application fees.

2024 Revenue to Budget Comparison			
Type	YTD Total	2024 Budgeted	% of Budgeted
Zoning	\$ 54,192.37	\$ 49,200.00	110.15%
Sanitary	\$ 60,890.00	\$ 52,000.00	117.10%
UDC	\$ 115,452.80	\$ 45,000.00	256.56%

2024 Board of Adjustment:

In 2024, the Board of Adjustment held 11 Public Hearings:

Variance applications	8 approved	0 denied
Special Exception applications	2 approved	0 denied

2024 Violation Enforcement:

During the year, department staff resolved one animal unit violation; 4 junk/salvage issues; 7 sanitary failures; 3 camping violations; and 9 construction related enforcement issues.

2024 Rezoning:

Rezoning are changes to Chapter 70 as amendments of a Town zoning map. The majority of rezoning requests are filed for the purpose of building a house in areas zoned Prime Agriculture (AG-1). This is required because new homes are not permitted in the AG-1 District, which is the County’s certified Farmland Preservation District, and under State Statute cannot allow new homes to be constructed.

Unique in 2024, the Town of Packwaukee applied for rezonings on acreage on both the north and shore sides of Buffalo Lake. This resulted in 637 acres removed from Residential (R-1) and placed in the Agriculture-Residential (AG-

3(2)) zoning district. In that same application, 0.86 acres were removed from AG-3(2) and placed in R-1.

The Town of Douglas initiated a rezoning application to move 5,065.5 acres under multiple ownerships into a Prime Agriculture classification and updated the town planned land use map. This large-scale rezone allows landowners to collect tax credits under the farmland preservation tax credit program.

The following table summarizes the individual rezonings for 2024.

TOWN	ACREAGE	ORIGINAL DISTRICT	NEW DISTRICT	
MECAN	40	AG-1	AG-2 (10 ACRES)	FPO (30 ACRES)
MECAN	205.79	R-1 & AG-2	AG-1	
MONTELLO	337.53	RP & AG-3(2)	AG-1	
MONTELLO	215	RP	AG-1	
MONTELLO	76	RP	AG-1	
MOUNDEVILLE	40	AG-1	AG-3(2) (4 ACRES)	FPO (36 ACRES)
MOUNDEVILLE	40	AG-1	AG-3(4) (5 ACRES)	FPO (35 ACRES)
MOUNDEVILLE	4.86	AG-1	AG-3(4)	
NEWTON	40	AG-1	CM-B (10 ACRES)	FPO (30 ACRES)
NEWTON	51.108	AG-1	AG-2 (16 ACRES)	FPO (35.108 ACRES)
NEWTON	40	AG-1	AG-3(4) (5.95 ACRES)	FPO (34.05 ACRES)
NEWTON	27.36	AG-1	AG-2	
NEWTON	40	AG-1	AG-3(4) (5 ACRES)	FPO (35 ACRES)
OXFORD	19	AO	AG-2	
PACKWAUKEE	2.587	R-1	AG-3(2)	
WESTFIELD	40	AG-1	AG-3(2) (2.85 ACRES)	FPO (37.15 ACRES)

2024 CSM Reviews:

Certified Survey Maps (CSM) are required when land is subdivided into a parcel of 15 acres or less. All CSM’s are reviewed by the County for compliance with State Statute Chapter 236, Chapter 69 County Subdivision Ordinance, and Chapter 70 County Zoning Ordinance. The table below summarizes the number of lots created by Town.

	Number of Lots Created	
Town	2023	2024
Buffalo	12	8
Crystal Lake	5	7
Douglas	4	10
Harris	7	5
Mecan	1	8
Montello	4	8

Moundville	1	3
Neshkoro	1	1
Newton	3	6
Oxford	2	5
Packwaukee	15	8
Shields	1	8
Springfield	4	16
Westfield	3	6
	63	99

2024 Staffing and Summary:

The year brought large-scale changes to the department in all positions. Kari Reilly started in January as the Administrative Assistant and the position was reduced to part-time. Tom Onofrey retired after 20+ years of service in the county in June. Jean Potter moved from the position of Zoning Technician to the Zoning Administrator role. Zach Hughes was hired as the Zoning Technician and began at the end of June. By November 2024, Zach was fully licensed as both a POWTS Inspector and a Certified Soil Tester.

New permitting software was implemented in March of 2024, which moved the permitting structure from desktop to internet-based functionality. Staff worked with septic servicing providers throughout the year to train and refine the online user experience.

As all staff settled into their new roles, the historical roles shifted to better accommodate the strengths of each staff member and training and collaboration ensued to keep the department functioning without compromising the standards of quality that have always existed.

In the final months of 2024, the department shepherded the Town of Buffalo through the process to adopt county zoning. The final passage by the County Board and municipality was completed in January 2025.

In the near future, the administrative assistant position will again be full-time starting in July 2025 and has already been retitled to a zoning specialist role to better reflect the program work currently done by Kari. Land use comprehensive planning is another major undertaking that will happen in 2025 and into 2026 to complete the 10-year update. And the department continues to work with municipalities to expand service lines, as applicable, and offer streamlined sanitary, building and zoning permit processes.

Respectfully submitted,

Jean Potter, Zoning Administrator

LAND INFORMATION

2024 Land Information Program and Department Update – Marquette County

In 2024, Marquette County was awarded an \$84,072 grant through the Wisconsin Land Information Program (WLIP). In addition, we successfully applied for and received funding under the NextGen9-1-1 GIS Grant Program to upgrade our aerial imagery from 6-inch to 3-inch pixel resolution. This upgrade aligns with the county's scheduled 2025 countywide orthoimagery project, enhancing the accuracy and detail of our geospatial data.

The WLIP grant supports the continued development and modernization of the County's Land Information Program. These funds are allocated to support GIS systems, hardware, software, contracted services, staff training, and personnel costs. In return for this funding, the County provides an updated dataset each March to the State, which contributes to the development of the Wisconsin Statewide Parcel Map. Additionally, WLIP funding is instrumental in supporting the remonumentation of section corners throughout the County. To date, we have contracted with Grothman & Associates and successfully processed 75 corners.

The second half of 2024 brought significant transitions for the department. With the impending retirement of Tom Onofrey and the departure of our GIS Specialist to another position within the County, the Land Information Department experienced staffing shortages. Our efforts to fill the GIS Specialist role as a part-time (50%) position were unsuccessful due to a lack of qualified candidates. We explored the option of using the allocated personnel funds to hire contract workers; however, it became clear that this approach would only offer a short-term solution, exhausting the funds within a year and leaving the department in the same situation.

As a result, discussions began around the need to reestablish a two full-time staff model for the department. The current scope and volume of responsibilities within the Land Information Office are not sustainable with a single staff member.

Despite the challenges over the past ten months, there is renewed optimism. The recruitment process for a qualified GIS Specialist is now underway. We are hopeful for a smooth onboarding and training process so the department can bring ongoing projects up to date and begin focusing on modernizing workflows and planning for future GIS initiatives.

Respectively submitted,
Megan Stalker, Land Information Director/Real Property Lister

PLANNING, ZONING AND LAND INFORMATION STAFF

From January 2024 – mid-June 2024:

Tom Onofrey-Director
Megan Stalker-Senior GIS Specialist/Real Property Lister
Jean Potter-Zoning Technician
Kari Reilly- Administrative Assistant III 50%
Matt O’Connell-GIS Specialist 50% (split with IT)

From mid-June 2024 – December 2024:

Planning & Zoning Department

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

Land Information Department

Megan Stalker, Director/Real Property Lister