

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

December 2, 2020 @ 4:00 p.m.

Webex Meeting

Members present (virtual): Chair: Ken Borzick; Kathleen McGwin; Dennis Fenner

Member present (in person): David Krentz

Others present (in person): Tom Onofrey, Jean Potter, Bette Krueger

Others present (virtual): Dean Achterberg, Al Gibeaut, Tom Harvey, Jerry Cummings, Diane and James Chapman, Tim and Dawn Belfeuil, James Slezak

Chair called the meeting to order and asked for a motion to approve the agenda; motion by Fenner, second by Krentz to approve the agenda; motion carried. Chair asked for motion to approve the minutes from the previous meeting; motion by McGwin, second by Fenner; motion carried.

Chair opened item 3: Citizens comments or concerns: None.

Chair opened item 4: A public hearing on an application by Dean Achterberg, N8750 Currie Road, Portage, WI 53901 for a rezoning of Lot Seven (7), CSM 2507, being part of the SW ¼-NW ¼ and the NW ¼-SW 1/4, Section 1 T14N,R8E, Town of Moundville, containing 43.98 acres, more or less, from a Prime Agriculture (AF-1) to an Agriculture Open Space (AO) District. Onofrey explained this matter went to the Planning Commission and was denied. The application then went to the Town of Moundville Board, wherein the Board made a motion to amend the request to AG-2 vs. Agriculture Open Space (AO); the Town of Moundville Board passed this two to one. Onofrey stated that he has received correspondence with concerns from neighbors since the Town meeting and that Gayle Mack-County Board Supervisor for the area has also heard concerns. Mack stated in an email that she feels the matter should be sent back to the Town for more discussion. Al Gibeaut commented as Town Chairman and stated he agrees with Mack in that the matter should go back to the Town and their next meeting would be December 22nd at 6pm. Discussion followed and included comments from the public. Chair stated that if the Committee had no objections, he would table the request and that the matter should go back to the Town for further consideration.

Chair opened item 5: A public hearing on an application by James and Diane Chapman, W6717 Co. Rd. P, Endeavor, WI 53930 for a rezoning of the SE ¼- NW ¼, less 2.10 acres in the SE corner and part of the NE ¼- NW ¼, Section 12, T14N, R8E, Town of Moundville, containing 40 acres, more or less, with five (5) acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 35 acres to the Farmland Preservation Overlay (FPO) District. Onofrey explained that this is a standard rezoning wherein the owner's son wants to build a home on the 5 acres and the remaining acreage would be rezoned to the FPO District.

The Town of Moundville board has approved the rezoning. Chair asked if there were any questions from the committee; there were none. Motion by Fenner to approve the application and move onto the County Board for approval; second by Krentz; motion carried.

Chair opened item 6: A public hearing on an application by Brian, Kenon and Wayne Smith, 310 Pleasant Street, Endeavor, WI 53930 for a rezoning of part of the North 26.5 acres of the NW ¼-SW 1/4 , Section 33, T15N, R8E, Town of Oxford, containing 10 acres, more or less, from an Agriculture Open Space (AO) to a General Agriculture (AG-2) District. Onofrey explained the home and buildings are going to be divided off and a family member is purchasing the property.

The Town of Oxford has approved the rezoning. Chair asked if there were any questions; there were none. Motion by McGwin to approve the application and move onto the County Board for approval; second by Krentz; motion carried.

Chair opened item 7: Register of Deeds report: Krueger reviewed monthly numbers and reports.

Chair opened item 8: Director report: Onofrey discussed the responses he has received to date from towns in regard to allowing chickens in R-1 and on parcels less than 2 acres. A little over half of the towns have responded and Onofrey will be bringing the matter back for discussion. Onofrey updated the Committee on the Sandy Lake property, which is now vacant following eviction by the Sheriff's Department. Onofrey reviewed permit and revenue numbers. Onofrey reviewed violations he has been working on.

Chair opened item 9: Zoning Technician report: Potter discussed violations and permitting she has been working on. Potter discussed soils training she has been doing as she works towards her soil tester license.

Chair opened item 10: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Fenner, second by Krentz to approve the same; motion carried.

Chair adjourned meeting at 4:35 p.m.

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

September 30, 2020 @ 4:00 p.m.

Marquette County Courthouse

Public Safety Room / Virtual meeting

Members present (virtual): Chair: Ken Borzick; Kathleen McGwin; Dennis Fenner, Gayle Mack

Member present (in person): David Krentz

Others present (in person): Tom Onofrey, Jean Potter, Bette Krueger

Other present (virtual): Gaile Lindvig

Chair called the meeting to order and per the Governor's request the meeting was held virtual. Chair asked for any changes/corrections to the agenda; hearing none, the Chair deemed the motion carried. Chair asked for changes/additions to the minutes; hearing none, the Chair deemed the motion carried.

Chair opened item 3: A public hearing on an application by Patrick, Gaile and Brock Lindvig, 28790 STH 82, Oxford, WI 53952 for a rezoning of part of Lot 1, CSM 987, being part of the SW ¼-NW ¼, Section 18, T15N, R8E, Town of Oxford, containing 1.5 acres, more or less, from a Commercial Business (CM-B) to a Residential (R-1) District. Onofrey explained this property used to be commercial and would like to separate a home and garage. The Town of Oxford did approve the rezone and there were no comments or objections from the neighbors of the property. Motion by Fenner, second by McGwin to approve the application and forward onto the County Board for approval; motion carried.

Chair opened item 4: Review of Register of Deeds budget: Krueger reviewed numbers and reminded the Board that in 2021 the deputy position will be a shared position between Planning, Zoning and Land Information and the Register of Deeds office. The Administrative Assistant position will be allocated 75% zoning and 25% ROD office. Over-all the ROD budget is down \$2,370 from 2020.

Planning, Zoning and Land Information budget: Onofrey reviewed the proposed budget. Discussion followed. Onofrey noted that overall the budget is down \$1,965 for 2020.

Motion by McGwin, second by Mack to approve the proposed budgets and move onto the budget hearings; motion carried.

Chair opened item 5: Register of Deeds report: None.

Chair opened item 6: Director report: Onofrey review permit and revenue numbers, as well as ongoing violations he is working on.

Chair opened item 7: Zoning Technician report: Potter reviewed and discussed resolved/unresolved violations.

Chair opened item 8: Review and approval of Planning, Zoning and Land Information Department invoices (none for Register of Deeds); motion by Fenner, second by Krentz to have County Clerk Gary Sorenson sign and approve the same; motion carried.

The next meeting date to be determined. Chair adjourned meeting at 4:38 p.m.

Respectfully submitted,

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

September 2, 2020 @ 4:00 p.m.

Marquette County Courthouse, Public Safety Room

Members present: Chair: Ken Borzick; David Krentz; Kathleen McGwin; Dennis Fenner, Gayle Mack

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Fritz Menke

Chair called the meeting to order and asked for a motion to approve the agenda; motion by McGwin, second by Krentz to approve the agenda; motion carried. Chair asked for motion to approve the minutes; motion by Fenner, second by Krentz to approve the minutes; motion carried.

Chair opened item 3: Discussion and decision on Tourist Rooming House license application by Fritz Menke, N6896 3rd Road, Westfield, WI; property address: W7995 Eagle Avenue. Potter explained that all inspections and paperwork has been completed; no comments or objections from the neighbors of the property. Motion by Fenner, second by Mack to approve the application; motion carried.

Chair opened item 4: A public hearing on an application by Elton and Shirley Scherbert, W6628 STH 23, Endeavor, WI 53930 for a rezoning of a parcel in the SE corner of the N1/2 of the S1/2 of the SW ¼-SE ¼, Section 12, T14N, R8E, Town of Moundville, containing .5 acres, more or less and as described in Document No. 202883, on file in the Register of Deeds office from a Prime Agriculture (AG-1) to a Residential (R-1) Zoning District. Onofrey explained that this is a small lot that was included in AG-1 and probably it is probably more appropriate for it to be R-1. The Town of Moundville has approved the rezone. Motion by McGwin, second by Krentz to approve the rezone and pass it onto County Board for approval; motion carried less Mack abstaining from voting.

Chair opened item 5: Discussion on sharing position between Planning, Zoning and Land Information and the Register of Deeds office. Krueger indicated that because her deputy, Kiley Lloyd, will be leaving to take over as County Clerk, she would need a replacement. In discussing this with Onofrey, it was decided to share his Administrative Assistant position (Nicole Kleist) with the ROD office; time will be allocated 75% zoning and 25% ROD office. Both Krueger and Onofrey think it will be a good fit and want to put this in their 2021 budgets. Discussion followed.

Chair opened item 6: Register of Deeds report: Krueger reviewed monthly numbers.

Chair opened item 7: Director report: Onofrey review permit and revenue numbers, as well as ongoing violations he is working on.

Chair opened item 8: Zoning Technician report: Potter reviewed and discussed resolved/unresolved violations, which includes citations being issued for septic maintenance violations.

Chair opened item 9: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Fenner, second by McGwin to approve the same; motion carried.

The next meeting will be Wednesday, September 30, at 4:00 p.m. Chair adjourned meeting at 4:25 p.m.

Respectfully submitted,

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

August 5, 2020 @ 4:00 p.m.; Public Safety Room

Members present: Chair: Ken Borzick; David Krentz; Kathleen McGwin; Dennis Fenner, Gayle Mack (remotely)

Others present: Tom Onofrey, Jean Potter, Mike and Tammy Schwantz, Marianne Biedrzycki, Jay Scott, Raedean Vaness, David and Heather Andryczyk, John Blumke. Remotely: Barb Rykal, John and Emily McNeil, Al Gibeaut.

Chair called the meeting to order and asked for a motion to approve the agenda; motion by McGwin, second by Krentz to approve the agenda; motion carried. Chair asked for motion to approve the minutes from previous meeting; motion by Krentz, second by McGwin to approve the minutes; motion carried.

Chair opened item 3: A public hearing on an application by Jay Scott, 711 Eisenhower Dr, Kimberly, WI 54136 for a rezoning of the NE1/4-SW1/4 less 3 acres and less part of CSM 2707 and part of the SE1/4-NW1/4, Section 33, T14N R9E, Town of Moundville, containing 40 acres more or less from Prime Agriculture (AG-1) with 5 acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 35 acres to the Farmland Preservation Overlay (FPO) District. Onofrey gave an overview of the application. Onofrey stated that the Town Board has approved the request. Chair asked for comments from those in attendance. None given. Chair closed the public hearing and asked for a motion on the application. Motion by McGwin to approve the request and forward on to the County Board with a recommendation that it be approved, second by Krentz. Motion carried.

Chair opened item 4: A public hearing on an application by Linda Goodhue, W7219 Fern Rd, Oxford, WI 53952 for a rezoning of the W1/2 of the NE1/4-SW1/4, Section 11, T15N R8E, Town of Oxford containing 20 acres more or less from an Agriculture Open Space (AO) to a General Agriculture (AG-2) District. Onofrey explained the request and noted that it was originally for 2 acres to AG-3, however the Town Board denied that request and stated they would approve a rezone of the property to AG-2 a 10 acre minimum so the property could be divided in half. Onofrey read correspondence from Jon Hodkiewicz and Barb Rykal. Discussion followed. Chair asked for other comments from those in attendance or remotely. Barb Rykal stated her concerns about the placement of the new home regarding the location of her home. Onofrey stated that if approved the division of the property would be permitted provided it meets the minimum width and access requirements. In addition, permits for the home would be issued if the construction meets setback and other ordinance requirements. Onofrey noted the setback requirement is 35 feet. Fenner questioned why there should be a rezoning when all the properties in the area are greater than 10 acres in size. Chair asked for further comments. None given. Chair closed the public hearing and called for a motion. Motion by McGwin to approve the request and forward on to the County Board with a recommendation that it be approved, second by Krentz. Motion carried 4-1, with Fenner voting no.

Chair opened item 5: A public hearing on an application by August and Raedean Vaness, N3608 4th Ave, Oxford, WI 53952 for a rezoning of a parcel in the SW corner of the NW1/4-NE1/4, Section 22, T15N R8E, Town of Oxford containing 2 acres more or less from an Agriculture Open Space (AO) to a Residential (R-1) District. Onofrey reviewed the application and noted the Town Board has approved. Chair asked for comments from those in attendance. None given. Chair closed the public hearing and

call for a motion. Motion by Fenner to approve and forward to the County Board with the recommendation that it be approved, second by Krentz. Motion carried.

Chair opened item 6: A public hearing on an amendment to the Town of Oxford zoning map to revise the original map adopted in October 2015. The NE fractional NW1/4, Section 1 and the N1/2 of the NE1/4 including CSM 904 & Lot 3, CSM 45, less 139 and less the S1/2 of the NW1/4-NE1/4, Section 1, all containing 94.68 acres more or less be rezoned from Agriculture Open Space (AO) to a Commercial Industrial (CM-I) District and Lots 1 and 2 of CSM 45, being part of the NE1/4-NE1/4, Section 1 containing 1.84 acres more or less be rezoned from Agriculture Open Space (AO) to a Residential (R-1) District. Onofrey explained that this rezoning was put forward by the Town to correct an oversight when they did their original zoning map. Discussion followed. Chair asked for comments from those in attendance. None given. Chair closed the public hearing and called for a motion. Motion by Fenner to approve and forward to the County Board with the recommendation that it be approved, second by Mack. Motion carried.

Chair opened item 7: Review and decision on a Tourist Rooming House license application by John and Emily Mc Niel, W7851 Co Rd E, Westfield, WI 53964. Property address: W7851 Co Rd E. Potter reviewed the application and stated that it meets ordinance requirements. Emily McNiel discussed their plans for the property. Discussion followed. Motion by McGwin to approve the license, second by Mack. Motion carried.

Chair opened item 8: Review and decision on Tourist Rooming House license application by David and Marianne Biedrzycki, 9S 373 Highland Rd, Hinsdale, IL 60527. Property address: W4485 Shore Dr. Potter reviewed the application and stated that it meets ordinance requirements. Marianne Biedrzycki explained her plans for the property. David and Heather Andrysczyk both spoke in favor of issuing the license. Motion by McGwin to approve the license, second by Krentz. Motion carried.

Chair opened item 9: Discussion on revising Chapter 70-Zoning to allow chickens on properties zoned R-1 and on parcels less than 2 acres in size. Onofrey explained why this item is on the agenda and that it has been coming up and that there is now a pending enforcement action for a property in Moundville. John Blumke-Chair of the Town of Packwaukee Plan Commission stated that the Commission has recommended to the Town Board that they not support allowing chickens/ducks in residential areas. He explained this was in response to a property owner who had to remove ducks because they were notified by the Planning and Zoning Department. Discussion followed. Al Gibeaut explained that the Town Board in Moundville had a property owner come to their meeting who has chickens, which were discovered on an inspection for a zoning permit that they applied for to build a screen porch. The Town would ask that the Committee consider revising the rule and, in the meantime, suspend any enforcement of the rule. Discussion followed. Heather Andrysczyk spoke in favor of allowing chickens on residential properties. After much discussion the Committee directed Onofrey to not enforce the current rule until research is done on possibly allowing chickens, which will include reaching out to Town Boards for comment.

Chair opened item 10: Onofrey reviewed permit and revenue numbers year to date. Onofrey updated the Committee on violations he has been working on. Onofrey discussed matters that have been referred to the Corporation Counsel for action.

Chair opened item 11: Zoning Technician report: Potter reviewed and discussed new and unresolved violations. Potter discussed the septic maintenance program. Potter discussed tourist rooming house licenses.

Chair opened item 12: Review and approval of Planning, Zoning and Land Information Department bills; motion by Fenner, second by Krentz to approve the same; motion carried.

The next meeting will be Wednesday, September 2, 2020. Chair adjourned meeting at **5:30pm**.

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

July 1, 2020 @ 4:00 p.m.; Public Safety Room

Members present: Chair: Ken Borzick; David Krentz; Kathleen McGwin; Dennis Fenner, Gayle Mack

Member excused: None.

Others present: Tom Onofrey, Jean Potter, Bette Krueger; Buffy Ludtke; Matthew Merry; Mike Kowalski; Matthew Musiedlak. On phone: William and Ardith Gribble

Chair called the meeting to order and asked for a motion to approve the agenda; motion by Fenner, second by Mack to approve the agenda; motion carried. Chair asked for motion to approve the minutes from previous meeting; motion by McGwin, second by Krentz to approve the minutes; motion carried.

Chair opened item 3: A public hearing on an application by Mark and Buffy Ludtke, N4491 10th Ave., Montello, WI 53949 for a rezoning of a parcel of the NE ¼ - NE ¼, Section 9, T15N, R9E, Town of Packwaukee containing 2.19 acres, more or less, from Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(2)) District.

Onofrey explained that Ludtke's would like to build a garage and under AG-1 zoning the setback is 50 feet to lot lines. Onofrey advised the applicant that because of the small parcel size a rezoning to an Agriculture Residential district is more appropriate than seeking a variance. The Town of Packwaukee approved and no correspondence was received in opposition. Chair asked if there were any questions from the committee; there were none. Motion by Mack, second by Fenner to approve and move onto the County Board for approval; motion carried.

Chair opened item 4: A public hearing by Matthew Merry, W6399 Co Rd O, Endeavor, WI 53930 for a rezoning of part of the NW 1/4-NW ¼, Section 30, T14N, R9E, Town of Moundville, containing .75 acres, more or less, from a Prime Agriculture (AG-1) to a Residential (R-1) District. Onofrey explained there is a mobile home on this property and there is a renter who would like to build a garage. Onofrey noted that this a similar situation to the previous application. The Town of Moundville approved the rezone and no correspondence was received in opposition. Chair asked if there were any questions from the committee; there were none. Motion by Fenner, second by Mack to approve the rezone and move onto the County Board for approval; motion carried.

Chair opened item 5: Review and discussion on Tourist Rooming House application by William and Ardith Gribble, W4415 Golden Drive, Briggsville, WI 53920; property address N429 Co Rd A. Potter indicated that she has all the updated applications; she did receive calls from neighbors to make sure that the lake rules are listed and provided to renters, which they will be. Chair asked if there were any questions from the committee; there were none. Motion by McGwin, second by Krentz to approve the application; motion carried.

Chair opened item 6: Review and discussion on Tourist Rooming House license application by Matthew and Kim Musiedlak, 128 Golden Drive, Briggsville, WI 53920; property address: 28715 Oak Drive. Potter indicated that she has all the updated applications, she did not receive any comments or concerns from the neighbors. Chair asked if there were any questions from the committee; there were none. Motion by Fenner, second by Mack to approve the application; motion carried.

Chair opened item 7: Review and decision on Tourist Rooming House license application with hardship exception by MSM Rentals, W7082 Elk Rd., Westfield, WI 53964. Onofrey explained that the parking spaces are to be 10' from the lot line and that the applicant is requesting a hardship exemption to the setback. Onofrey stated that he recommends approval of the exemption because the neighboring property is a parking lot and there will be no conflicts. Mike Kowalski, owner, did indicate that there is parking allowed on the street as well. Chair asked if there were any questions; there were none. Motion by McGwin and second by Krentz to approve the application with the hardship exception; motion carried. (Mack abstained from vote; is an adjoining neighbor.)

Chair opened item 8: Discussion and decisions on reappointments to the Land Information Council:

John Mevis-Realtor

Ken Borzick-County Board Representative

Onofrey explained that the Council approves the Land Modernization plan every three years; the members are the County Surveyor, Register of deeds, County Treasurer, the Planning, Zoning, LIO, County Conservationist, a real estate broker and a county board representative. Onofrey stated that the realtor and County Board representative both have 2 year terms and that these are reappointments. Motion by Fenner, second by McGwin to approve the appointments and to forward on to County Board for approval.

Chair opened item 9: Register of Deeds report: None for the month.

Chair opened item 10: Director report: Onofrey reviewed permit and revenue numbers, as well as discussed ongoing violations he is working on. Onofrey discussed work being done on the County GIS system public access site.

Chair opened item 11: Zoning Technician report: Potter reviewed and discussed new and unresolved violations. Potter discussed the septic maintenance program.

Chair opened item 12: Citizen comments and concerns: None.

Chair opened item 13: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Fenner, second by Mack to approve the same; motion carried.

The next meeting will be Wednesday, August 5, 2020. Chair adjourned meeting at **4:55pm**.

Respectfully submitted,

Bette Krueger

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

June 3, 2020 @ 4:00 p.m.; Public Safety Room

Members present: Chair: Ken Borzick; David Krentz; Kathleen McGwin; Dennis Fenner, Gayle Mack

Others present: Tom Onofrey, Jean Potter, Bette Krueger. On phone: Jerry and Mikayla Spears; John and Alissa Frederick.

Chair called the meeting to order and welcomed two new members: Dennis Fenner and Gayle Mack. Chair asked for a motion to approve the agenda; motion by Krentz, second by Mack to approve the agenda; motion carried. Chair asked for motion to approve the minutes from previous meeting; motion by McGwin, second by Krentz to approve the minutes; motion carried.

Chair opened item 3: Review and decision on a Tourist Rooming House license application by Woodchuck Properties LLC; Mikayla Spears, Agent, W8891 Co Rd P, Oxford, WI 53952; property address is N5768 18th Lane, Town of Shields. Jerry and Mikayla Spears were on the phone. Onofrey explained that this item has been on the agenda for the past two months; Spears were to provide the house rules to the committee as well as contact all neighbors in the area, which they did. Discussion followed. Motion by McGwin, second by Krentz to approve the license application; motion carried.

Chair opened item 4: Review and decision on a Tourist Rooming House license application by John Frederick, 4N057 Wiant Rd, West Chicago, IL 60185; property address is N4021 10th Drive, Montello. Onofrey explained that access to this Rooming House was a shared access with a neighbor. There is an unimproved road laid out on a plat of survey but has never been improved. An agreement was signed and presented by the neighbors (Messner) that the Frederick's would have until 2022 to have the new road/access done by that date. Discussion followed. Motion by Borzick and second by Krentz to approve the license application; motion carried.

Chair opened item 5: Discussion and recommendation on reappointments to the Board of Adjustment:

Jan Banicki, Town of Buffalo

Michael Johnson, Town of Montello

Onofrey explained that both of the above terms are done at the end of June and both had volunteered to do another three-year term. Motion by Fenner, second by McGwin to recommend both to the County Board Chair for seats on the Board of Adjustment to expire June 30, 2023; motion carried.

Chair opened item 6: Register of Deeds report: Krueger reviewed monthly numbers.

Chair opened item 7: Discussion of complaint to County Board filed by Greg Miller. Onofrey explained the history of the matter and noted that this involved lands underneath the Harris Pond. Onofrey also noted that the County has not taken property away from Mr. Miller and that what happened was it was changed on the tax roll to reflect the ownership as documented in the Register of Deeds office. Discussion followed.

Chair opened item 8: Director report: Onofrey reviewed permit and revenue numbers, as well as discussed ongoing violations he is working on. Onofrey updated the Committee on an ongoing matter in the Town of Crystal Lake.

Chair opened item 9: Zoning Technician report: Potter reviewed and discussed new and unsolved violations.

Chair opened item 10: Citizen comments and concerns: None.

Chair opened item 11: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Fenner, second by Mack to approve the same; motion carried.

The next meeting will be Wednesday, July 1, 2020. Chair adjourned meeting at 5:10 p.m.

Respectfully submitted,

Bette Krueger

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

May 6, 2020 @ 4:00 p.m.; Online Webex meeting

Members present: Chair: Ken Borzick; Al Gibeaut, David Krentz; Kathleen McGwin; Glenn Kemnitz

Others present: Tom Onofrey, Jean Potter, Bette Krueger; Julie Marshall; Gerald Spears; Bruce and Eileen Messner; John and Alyssa Frederick; Shane Dedrick; Dennis Dedrick; Chris Bruni; Kevin Soda.

Chair called the meeting to order and indicated that the meeting was being held remotely due to COVID-19 and was also being recorded. Chair asked for a motion to approve the agenda; motion by Gibeaut and second by Krentz to approve the agenda; motion carried. Chair asked for motion to approve the minutes; motion by Gibeaut and second by McGwin; motion carried.

Chair opened item 3: A public hearing on a proposed amendment to the Marquette County Comprehensive Plan planned land use map Section 2, Town of Packwaukee and Section 18, Town of Mecan. Onofrey explained that these two items were in relation to items No. 4 (Mast rezone) and No. 5 (Soda rezone) of the agenda. Relating to the Mast rezone, the property would be taken out of the Farmland Preservation Program and changed to Rural Lands. Relating to the Soda rezone, more property would be added to the Farmland Preservation Program and removed from Rural Lands. Chair asked if the committee had any questions; Kemnitz asked if doing these two transfers would have an affect on the real estate taxes and Onofrey indicated it would not. Motion by Kemnitz and second by Gibeaut to approve these two amendments and pass it onto the County Board for approval; motion carried.

Chair opened item 4: A public hearing on an application by Robert and Shirley Mast, N1514 18th Road, Dalton, WI 53926 for a rezoning of the SW ¼-SW ¼ of Section 2, T14N, R9E, Town of Packwaukee containing 40 acres, more or less, from Prime Agriculture (AG-1) with eight (8) acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 32 acres to the Agriculture Open Space (AO) District. Onofrey explained that Mast would like to create two – four-acre parcels and could build a home also on the remaining 32 acres.

The Town of Packwaukee board has approved the rezoning. Chair asked if there were any questions from the committee; there were none. Chair opened the public hearing; Chair closed the public hearing. Motion by Kemnitz to approve the application and move onto the County Board for approval; second by Gibeaut ; motion carried.

Chair came back to item 4 after Shane Dedrick a citizen joined the meeting by phone and indicated he had a difficult time getting into the meeting. Shane Dedrick indicated that he did not get notice of the proposed rezone from the Town of Packwaukee; he was not in favor of this change. Onofrey explained that the Town of Packwaukee meetings did not require notice and that this was the public hearing.

Mr. Dedrick stated he was not in favor because he did not want land being subdivided. Discussion followed. Chair asked if any Committee members wanted to reconsider their decision. Consensus of the Committee was to leave the decision stand.

Chair opened item 5: A public hearing on an application by Soda Farms LLC, owner Kevin Soda, Agent, N6455 Soda Road, Princeton, WI 54968 for a rezoning from a General Agriculture (AG-2) to a Prime Agriculture (AG-1) of Lot 1, CSM 3721 being part of the SE ¼-NW ¼ and the NE ¼-SW ¼, Section 18, Town 16 North, Range 11 East, Town of Mekan containing 15.72 acres, more or less. Onofrey explained the owners wanted more property into the Farmland Preservation program. Onofrey received no opposition to the rezone from adjoining property owners.

The Town of Mekan has approved the rezoning. Chair asked if there were any questions from the committee; there were none. Chair opened the public hearing; chair closed the public hearing. Motion by Gibeaut to approve the application and move onto the County Board for approval; second by Kemnitz; motion carried.

Chair opened item 6: Review and decision on a Tourist Rooming House license application by Woodchuck Properties LLC; Mikayla Spears, Agent, W8891 Co Rd P, Oxford, WI 53952; property address is N5768 18th Lane, Town of Shields. Onofrey explained this was tabled at the March meeting because the committee wanted the owner (Spears) to talk to adjoining property owners and provide a copy of list of house rules to the committee for the April meeting. Onofrey has received no opposition from adjoining property owners. Chair asked if there were any comments regarding this matter from the audience. Julie Marshall indicated that she had not been contacted by Mr. Spears. Mr. Spears indicated that he did talk to several neighbors but was unable to contact Ms. Marshall. After discussion, the matter was tabled until June 2020 meeting so that Mr. Spears can provide the committee with the list of neighbors spoken to and the list of house rules.

Chair opened item 7: Review and decision on a Tourist Rooming House license application by John Frederick, 4N057 Wiant Rd, West Chicago, IL 60185; property address is N4021 10th Drive, Montello, Town of Packwaukee. Chair asked for any comments from the audience on this matter; Bruce and Eileen Messner indicated that the driveway to the property goes onto their property and there was a verbal agreement that this was fine as long as it was a private residence. Now that this will be a tourist rooming house, they would like a different driveway installed and there is one that is mapped out but never been developed. After discussion Chair tabled this item until June and Mr. Frederick is to report back to the committee at that time.

Chair opened item 8: Review and decision on a Tourist Rooming House license application by Kelly Salm, W2105 Deerborn Drive, Neshkoro, WI 53960; property address is W896 S.T.H. 23, Princeton, Town of Mekan. Onofrey indicated that there was no opposition received from any adjoining property owners. Chair asked for any comments from the audience or from the committee; there was none. Motion by Kemnitz, second by McGwin to approve the application; motion carried.

Chair opened item 9: Review and decision on Tourist Rooming House license application by Chris Bruni, 540 Bluebird Circle, Poynette, WI 53955; property address is N6830 Co Rd B, Montello; Town of Harris. Onofrey indicated there was no opposition received from any adjoining property owners. Chair asked for any comments or questions from the audience; Mr. Bruni did indicate that he has spoken to adjoining property owners. No questions from the committee. Motion by Kemnitz, second by Gibeaut to approve the application; motion carried.

Chair opened item 10: Register of Deeds report: Krueger reviewed monthly numbers from January 2020 through April 2020.

Chair opened item 11: Director's report: Onofrey reviewed permit and revenue numbers. Onofrey discussed current office operations. Onofrey updated the Committee on violations he and current matters that are being handled through Corporation Counsel. Onofrey informed the Committee that after the cell towers were rejected in Neshkoro and Oxford that Bug Tussel has contacted him and will be asking for a meeting with County officials to discuss the future of towers in Marquette County.

Chair opened item 12: Zoning Technician report: Potter reviewed and discussed resolved/unresolved violations. Potter updated the Committee on other work she has been doing since the last meeting.

Chair opened item 13: Citizen comments and concerns: none.

Chair opened item 14: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Gibeaut and second by Kemnitz to approve the same and have the Administrative Coordinator sign on behalf of the committee; motion carried.

The next meeting will be Wednesday, June 3, 2020. Chair adjourned meeting at 5:31 p.m.

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

March 4, 2020 @ 4:00 p.m.; Public Safety Room

Members present: Chair: Ken Borzick; Al Gibeaut, David Krentz; Kathleen McGwin; Glenn Kemnitz

Others present: Tom Onofrey, Jean Potter, Mikayla Spears, Jerry Spears, Maria Planet Sunol.

Chair called the meeting to order and asked for a motion to approve the agenda; motion by Gibeaut and second by Kemnitz to approve the agenda; motion carried. Chair asked for motion to approve the minutes; motion by McGwin, second by Gibeaut; motion carried.

Chair opened item 3: Amendment to the Marquette County Code of Ordinances Chapter 35-Tourist Rooming House. Onofrey explained that the State jurisdiction moved from DHS to DATCP and the only changes are State statute references changes to reflect the change in jurisdiction. Motion by Gibeaut to approve amendments, second by Krentz; motion carried.

Chair opened item 4: Review and decision on a Tourist Room House license application by Woodchuck Properties LLC/Mikayla Spears-Agent, W8891 Co Rd P, Oxford, WI 53952. Property address: N5768 18th Lane, Town of Shields. Committee questioned applicant regarding the application and neighboring landowner written statements. Chair tabled the application until April. Committee requested applicant return with a list of house rules for occupants/renters and report on efforts to address the neighbors' concerns listed in written statements.

Chair opened item 5: Director's report: Onofrey reviewed permit and revenue numbers, as well as discussed ongoing violations he is working on. Reported on LIDAR, BOA Bartz appeal, Oxford cell tower, State sanitary audit, plat books, Wilke property, section corners completion.

Chair opened item 6: Zoning Technician report: Potter reviewed and discussed resolved/unresolved violations. Potter updated the Committee on tourist rooming house activity and POWTS inspection certification.

Chair opened item 7: Citizen comments and concerns: none.

Chair opened item 8: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Gibeaut and second by Kemnitz to approve the same; motion carried.

The next meeting will be Wednesday, April 1, 2020. Chair adjourned meeting at 5:17p.m.

Jean Potter, Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

January 8, 2020 @ 4:00 p.m.; Public Safety Room

Members present: Chair: Ken Borzick; Al Gibeaut, David Krentz; Kathleen McGwin; Glenn Kemnitz

Others present: Tom Onofrey, Jean Potter, Bette Krueger, James and Tami Groskreutz

Chair called the meeting to order and asked for a motion to approve the agenda; motion by Gibeaut and second by Kemnitz to approve the agenda; motion carried. Chair asked for motion to approve the minutes; motion by Gibeaut, second by Krentz; motion carried.

Chair opened item 3: A public hearing on an application by James and Tami Groskreutz, N9364 11th Dr, Westfield, WI 53964 for a rezoning from Prime Agriculture (AG-1) the NW1/4-NW1/4, Section 32, T17N R9E, Town of Newton, containing 40 acres more or less with 5 acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 35 acres to the Farmland Preservation Overlay (FPO) District. Onofrey explained the Groskreutz's wish to build a home on the five acres; the Town of Newton has approved the rezone.

Chair asked if there were any questions from the committee; there were none. Chair closed the public hearing. Motion by Gibeaut to approve the application and move onto the County Board for approval; second by Kemnitz; motion carried.

Chair opened item 4: A public hearing on an application by Richard, Linda, Roderick and Michelle Gumz, N570 6th Ct, Endeavor, WI 53930 for a rezoning from Prime Agriculture (AG-1) the SW1/4-SE1/4, Section 25, T15N R8E, Town of Oxford, containing 40 acres more or less with 5 acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 35 acres to the Farmland Preservation Overlay (FPO) District. Onofrey explained there are two duplexes that the intention is to turn one into a storage building and construct a new duplex to replace it.

The Town of Oxford board has approved the rezoning. Chair asked if there were any questions from the committee; there were none. Chair closed the public hearing. Motion by Gibeaut to approve the application and move onto the County Board for approval; second by Kemnitz; motion carried.

Chair opened item 5: Krueger reviewed monthly numbers and discussed the computer issues that occurred on 12/16, as well as continuing to work with the Sr. GIS Specialist on corresponding and requesting documents be recorded to clear up issues with legal descriptions, etc.

Chair opened item 6: Director's report: Onofrey reviewed permit and revenue numbers, as well as discussed ongoing violations he is working on.

Chair opened item 7: Zoning Technician report: Potter reviewed and discussed resolved/unresolved violations. Potter updated the Committee on tourist rooming house activity.

Chair opened item 8: Citizen comments and concerns: none.

Chair opened item 9: Review and approval of Planning, Zoning and Land Information Department and Register of Deeds bills; motion by Gibeaut and second by Kemnitz to approve the same; motion carried.

There will be no February meeting; the next meeting may be Wednesday, March 4, 2020.
Chair adjourned meeting at 4:29 p.m.

Bette Krueger

Acting Secretary