

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

June 1, 2022 @ 4:30 p.m.

In person and virtual meeting

County Board Room – Services Center

Members present: Chair: Al Rosenthal; Dennis Fenner; David Krentz, Gayle Jack, Jon Vote

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Ron Barger, Scott Hewitt, Michele Krause, Robin and Debby Johnson, Shirley Luger, Charlie Kirk, Ken Kraus, Dan Rutigliano, Tony d'Acquisto and several individuals in audience.

Appearing remotely: Peter and Megan Adams, Matt Klug, Gabe Albrecht, Gregory and Stacie Opahle, Dan Chin, Katy Kussrow.

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

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

Chair opened item 4: A public hearing on an application by Edna Mae Cragin, Edna Mae Cragin, Trustee, for a rezoning of part of the NE ¼ - NE ¼ less CSM 2870 and less part of CSM 2023, Section 28, T14N, R9E, Town of Moundville, containing two acres, more or less, from a Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(S)) and Farmland Preservation Overlay (FPO) District.

Onofrey explained that Ms. Cragin is doing estate planning and the family has a building (no home) that all family members use. The Town of Moundville has approved the same; there has not been any correspondence from the neighbors against this. The Chair asked the Committee if there were any questions; there were none. Motion by Krentz to approve the same and move onto the County Board for approval; second by Fenner; motion carried.

Chair opened item 5: A public hearing on an application by Robin and Debby Johnson for a rezoning of the SW ¼-NW ¼, Section 32, T16N, R8E, Town of Westfield, containing 40 acres, more or less, from Prime Agriculture (AG-1) with five acres rezoned to an Agriculture Residential (AG-3(4)) and the remaining 35 acres rezoned to the Farmland Preservation Overlay (FPO) District.

Onofrey explained that the request is to allow the daughter to build a home on the five acres. The Town of Westfield has approved the same; there has not been any correspondence from the neighbors. The Chair asked the Committee if there were any questions; there were none. Motion by Mack to approve the same and move onto the County Board for approval; second by Krentz; motion carried.

Chair opened item 6: A public hearing on an application by Shirley Luger for a rezoning of Lot 1, CSM 2106, being part of the NE 1/4 – SW ¼ and NW ¼ - SE 1/4 , Section 18, T15N, R8E, Town of Oxford, containing 3.18 acres, more or less, from Commercial Business (CM-B) to an Agriculture Residential (AG-3(2)) District.

Onofrey explained the parcel is 3.18 acres in size and is in two different zoning districts; she wishes it to be rezoned to Agriculture Residential (AG-3(2)). The Town of Oxford has approved the same; there has not been any correspondence from the neighbors. The Chair asked the Committee if there were any questions; there were none. Motion by Vote to approve the same and move onto the County Board for approval; second by Mack; motion carried.

Chair opened item 7: Discussion and decision on Tourist Rooming House license for Peter and Megan Adams (appearing remotely); property address: W8014 Fawn Lane, Town of Oxford.

Potter indicated that all onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is eight. All neighbors were notified, and she had correspondence from two: LuAnn Olson and Tom and Sandy Fenn. The Adams' indicated that this was also going to be used as a family vacation home; they want to clean up the property, make it safer and will rent to family and friends.

Chairman asked the Committee if there were any questions; there were none.

Motion by Fenner to approve; second by Krentz; motion carried.

Chair opened item 8: Discussion and decision on Tourist Rooming House for Secret Cottages LLC; property address: W8569 STH 23, Town of Douglas.

Potter indicated that all onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is 12. All neighbors were notified, and she had one email from Rob Richmond.

Chairman asked the Committee if there were any questions; there were none.

Motion by Vote to approve; second by Krentz; motion carried. (Mack, a neighbor, abstained from any discussion and voting.)

Chair opened item 9: Discussion and decision on Tourist Rooming House license for Under the Oaks LLC, property address: W4097 CTH C.

Potter indicated that all onsite inspections and requirements have been met; the health department inspections are all complete. All neighbors were notified and received no correspondence or calls.

Potter indicated that all onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is 12.

Motion by Mack to approve; seconded by Vote; motion carried.

Chair opened item 10: Discussion and decision on Tourist Rooming House and hardship exception request for Gregory and Stacie Opahle; property address: W8106 Eagle Ct.

Potter indicated that all onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is six. The request for the hardship exception is due to a parking spot being closer than 10 feet to a lot line. Onofrey explained that his recommendation is to approve the hardship request because it will not affect the neighbor or safety. Discussion followed.

Chair asked the Committee for approval of the hardship exception first: motion by Fenner, second by Vote: motion carried.

Chairman asked the Committee if there were any questions; there were none. Motion by Fenner to approve; second by Krentz; motion carried.

Chair opened item 11: Discussion and decision on Tourist Rooming House license for Matthew and Jessica Graf, property address: N3518 Katie Lane.

Potter indicated that all onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is 17. Charlie Kirt, Resident Agent and manager of property was present. He indicated that the owners still would use it personally and only want a total of 12 to rent at a time. He went through all what is done in their capacity as property managers and if problems arose, how those would be addressed.

All neighbors were notified, and the following were in opposition: Matt Klug, Michelle Krause, Ken Krause, Dan Rutagliano, Tony D'Acquisto, Krystyna Daton. (There was a total of 18 in the audience who were in opposition.)

After lengthy discussion by Committee, motion by Fenner to deny the license; second by Krentz. In favor: Fenner and Krentz; opposed: Mack, Vote and Rosenthal. Motion failed.

Motion by Fenner to table the license review until next month; second by Krentz; motion carried.

Chair opened item 12: Tourist Rooming House ordinance amendment discussion. Potter explained her summary of the changes. Onofrey explained that he has had discussions with the State Wastewater Specialist about capacity limits because of septic sizing, which our ordinance does not address at this time. Onofrey stated that he is proposing that if the ordinance allows for a larger capacity than what the septic system is designed for that a water meter be installed to monitor use, or the applicant can limit capacity to system design sizing. Committee members felt this would be a desirable amendment. Onofrey stated they would do more work and bring another draft back to Committee in July.

Chair opened item 13: Discussion and decision on building inspection fee schedule update. Onofrey explained that General Engineering Company is now doing solar inspections; wanted to

charge a fee so the fee schedule needed to be updated. Motion by Fenner to approve the update and move onto the County Board for approval; second by Mack; motion carried.

Chair opened item 14: Register of Deeds report: Krueger reviewed year-to-date numbers with Committee.

Chair opened item 15: Director report. Committee members reviewed.

Chair opened item 16: Zoning Technician report: Potter discussed monthly report numbers, new and resolved violations.

Chair opened item 17: Review and approve ROD and PZLID bills: no motion necessary.

Chair adjourned the meeting at 6:15 p.m.

Respectfully submitted,

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

May 4, 2022 @ 4:00 p.m.

In person and virtual meeting

County Board Room – Services Center

Members present: Chair: Al Rosenthal; Dennis Fenner; David Krentz; Gayle Mack, Jon Vote (Virtual)

Others present: Tom Onofrey, Jean Potter, Bette Krueger, John McNiel, Emily McNiel, Nicole Trammel; Virtually: Tim Houslet., Mike Bietz, Frank Rose.

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

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

Chair opened item 4: Discussion and decision on Tourist Rooming House license for John and Emily McNiel; property address: N4631 Glacier Lake Drive, Town of Oxford.

Potter explained all onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is ten. The McNiels will be the property managers themselves

Chairman asked the committee if there were any questions; there were none.

Mike Bietz, a member of the Glacier Lake Condo Association board, was concerned that not all property owners were notified.

Fenner indicated that all requirements have been met, it is still considered a single-family residence and the Committee should approve the same. Motion by Fenner to approve; second by Mack; motion carried.

Chair opened item 5: Discussion and decision on Tourist Rooming House license for Mad Management LLC; property address N4554 3rd Ave., Town of Oxford.

Potter indicated that Nicole Trammel, who was present, will be the representative from the property management group on behalf of Mad Management LLC. This property is also on Glacier Lake but outside of the condominium plat. All onsite inspections and requirements have been met; the health department inspections are all complete; occupancy permit is seven.

Concerns arose from individuals about this property being unkept and not cleaned up in the past. Trammel informed the committee that all day-to-day handling of garbage pick-up, cleaning inside the home, yard clean up, etc. will be handled by her management company.

Frank Rose asked if the guests could hunt on the property; there was not going to be any advertising for that and that is a DNR issue.

Chairman asked the committee if there were any questions; there were none.

Motion by Krentz to approve; second by Fenner; motion carried.

Chair opened item 6: Town of Buffalo rezones: Onofrey explained the Town of Buffalo has its own ordinances to the new committee members and in the past the committee asked for information on any rezoning.

Joel Braun is building a new home on two acres.

William Schmucker is selling five acres to a neighbor for a shed. The County Board has to approve the rezones.

Chair opened item 7: Tourist Rooming House ordinance amendment discussion: Potter explained that she is working on amendments and updates on certain definitions and items that need clarification, reviewing fees, etc. A draft will be brought to the Committee for consideration.

Chair opened item 8: Register of Deeds report: Krueger reviewed year-to-date numbers with the committee.

Chair opened item 9: Director report: Onofrey updated the Committee on Board of Adjustment decisions regarding the Packwaukee gravel pit and Metta firewood processing in the Town of Montello. Discussion followed. Onofrey reviewed revenue and permit numbers year to date.

Chair opened item 10: Zoning Technician report: Potter discussed septic maintenance program and notices that have been sent. Potter discussed violations that she has been working on.

Review and approve ROD and PZLID bills: no motion necessary.

Chair adjourned meeting at 5:12 p.m.

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

April 6, 2022 @ 4:00 p.m.

In person and virtual meeting

County Board Room – Services Center

Members present: Chair: Ken Borzick; Kathleen McGwin; David Krentz; Gayle Mack (Virtual)

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Jason Lindner

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

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

Chair opened item 4: A public hearing on an application by Six PS Enterprises LLC, 4154 4th Drive, Wisconsin Dells, WI 53965 who is requesting a rezoning from Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(2)) District and Farmland Preservation Overlay (FPO) District for the following described lands: Part of the SW ¼- NW ¼ and CSM 1513, Section 28, T15N, R8E, Town of Oxford, containing 40 acres, more or less, with 2.25 acres rezoned to AG-3(2) and the remaining 37.75 acres to the FPO District.

Onofrey explained that there is a home and barn on County A and Mr. Lindner would like to divide off the 2.25 acres for a gentleman who has lived there for 18 years. The Town of Oxford has approved the same. Chairman asked the committee if there were any questions; there were none. Motion by Mack to approve the rezone and forward to the County Board for approval; second by Krentz; motion carried.

Chair opened item 5: Town of Buffalo rezones: Scott Kempley/Jeffrey Bender: Onofrey explained that the owners have a home and five acres which would be surveyed and sold; the remaining acres would go into the FPO; the Town of Buffalo has approved the rezone.

Chair opened item 6: Tourist Rooming House ordinance amendment discussion: Potter explained that some of the language should be amended to clarify the ordinance. McGwin asked if the committee ever needs to consider a maximum number of tourist rooming houses in any particular area. After a lengthy discussion it was decided that Potter will provide a draft of what needs to be clarified and provide to the committee for review.

Chair opened item 7: Register of Deeds report: Krueger will provide year to date report at May meeting.

Chair opened item 8: Director report: Onofrey reviewed permit and revenue numbers. Onofrey updated the Committee on the Packwaukee gravel pit proposal which will be going to public hearing on April 25th. Discussion followed.

Chair opened item 9 Zoning Technician report: Potter discussed violations she has been working on and the septic maintenance program.

Review and approve ROD and PZLID bills: no motion necessary.

Chair adjourned meeting at 4:55 p.m.

Bette Krueger

Acting Secretary

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

March 2, 2022 @ 4:00 p.m.

In person and virtual meeting

County Board Room – Services Center

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

Others present: Tom Onofrey, Jean Potter, Corp Counsel Natalie Bussan (virtual), James Carrick, Daryl Burczyk, Mark Binder, Rose Podella, Diane Roberts, Dave Roberts, Mitch Seston, Julie Seston, Mike Helminski, Daryl Shuta (virtual), Paul Shuta (virtual)

Absent: Bette Krueger

Chair called the meeting to order at 4:05 p.m. and asked for a motion to approve agenda; motion by Mack, 2nd by Fenner. Motion carried. Chair asked for motion to approve minutes from previous meeting; motion by McGwin, 2nd by Krentz. Motion carried.

Chair opened item 3: Citizens comments or concerns: No requests made to speak.

Chair opened item 4: Discussion and decision on Tourist Rooming House license for James Carrick Jr, 4719 Ice Pond Dr., McFarland, WI 53558. Property Address: W3753 County Road C, Town of Montello. Potter informed the committee that the limit for overnight occupancy is 5; all inspections and notifications have been completed. Chair asked for any questions from the committee; there were none. Motion by Fenner to approve license for 5-person occupancy, 2nd by Mack. Motion carried 5-0.

Chair opened item 5: Discussion and decision on Tourist Rooming House license for Daryl & Margita Burczyk, W280N1391 Cloverleaf Ln., Pewaukee, WI 53072. Property Address: N6648 3rd Court, Town of Westfield. Potter informed the committee that the limit for overnight occupancy is 8; all inspections and notifications have been completed. Chair asked for any questions from the committee; discussion followed. Fenner requested clarification from Attorney Bussan regarding existing Teal Bay Declaration of Restrictions and Tourist Rooming House licensing ordinance language. Chair allowed for comments and/or concerns from neighboring property owners and applicant. Comments and/or concerns given by Daryl Burczyk, Mark Binder, Rose Podella, Dave Roberts, Julie Seston, Mike Helminski, Daryl Shuta and Paul Shuta. Motion by Fenner to deny license, no 2nd to motion. Motion died. Motion by McGwin to approve license for 8-person occupancy, 2nd by Mack. Motion carried 4-1; In favor – Borzick, McGwin, Krentz, Mack. Opposed – Fenner.

Chair opened item 6: Register of Deeds report: none.

Chair opened item 7: Director report: Onofrey reviewed Town of Buffalo rezone process. Chair and committee agreed they do not vote on those applications but want to have documents sent to them for review prior to county board submission; outlined timeline for Town of Buffalo to decide whether they would rescind town zoning ordinance and adopt county zoning or find another zoning administrator by the end of calendar year 2023. Onofrey noted April 25th, 3pm will be the Packwaukee gravel pit special exception application hearing; working group hired property values expert; updated reclamation and proposal documents are listed on department webpage. Onofrey noted some counties choose to have special exception applications heard by zoning committees and have boards of adjustments handle only area variances; this allows zoning committees to handle use related issues. Onofrey indicated the annual WLIP grant was approved, the Oxford campground is moving forward with development activities, department would be requesting ARPA funds to cover costs to upgrades to software; and reviewed year-to-date ledger totals and ongoing violations.

Chair opened item 8: Zoning Technician report: Potter noted resolved and unresolved violations; website updates to the tourist rooming house page are done with new application form created; general updates to the department webpages with fillable form options for various applications added to forms and applications page.

Chair opened item 9: PZLID and ROD vouchers: Chair noted that Committee members can view vouchers on the Sharepoint site.

Chair adjourned meeting at 5:38 p.m.

Jean Potter

Acting Secretary

NOTICE OF PUBLIC HEARING
MARQUETTE COUNTY
STATE OF WISCONSIN

To Whom It May Concern:

A **Public Hearing** will be held before the Marquette County Board of Adjustment on **Thursday, February 24, 2022 at 3pm**. The Board meeting will be both in person in the County Board Room of the Services Center building, 480 Underwood Ave, Montello, WI and remotely. The meeting will take place remotely using Webex (Meeting number (access code): 2558 847 9436. Meeting password: jeV5SUN2DX7 (53857862 from phones and video systems).

Meeting link:

<https://marquettecounty.my.webex.com/marquettecounty.my/j.php?MTID=m7a9091e3fd25ddf16ad77b2aff130b4f>

Andrew and Teresa Queirolo, W8253 Eagle Dr., Oxford, WI 53952 are applying for an after the fact Variance under Section 70.53(A) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the construction of a deck and pool at a reduced setback to the ordinary highwater mark of Sandow Lake, on Lot 1 CSM 3579 being part of NW1/4-SE1/4, Section 8, T16N R8E, Town of Westfield. **W8253 Eagle Drive.**

Cheryl Ravenscroft and Suzanne Fichtel, W3475 Lake Dr., Montello, WI 53949 are applying for a Variance under Sections 70.17(B)(3) and 70.52(B)(3) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the expansion of a garage at a reduced setback to the centerline of a town road, on Block 10 Lot 2 of Wisconia Subdivision NW1/4 NE1/4, Section 8, T15N R10E, Town of Montello. **W3475 Lake Drive.**

Gohl Post Station Inc, 1354 N Bird St., Sun Prairie, WI 53590 – Owner and METCO/Heath Revels, 102 Enterprise Dr., Hillsboro, WI 54634 – Agent, have applied for a Variance under Section 70.22(D) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the expansion of a gas pump canopy at a reduced setback to a lot line, on part of SW1/4-SE1/4 and SE1/4-SE1/4 including part of CSM 895 less Lot 1 CSM 2950 and less CSM 3071, Section 7, T14N R9E, Town of Moundville. **N1777 County Road CX.**

Steven and Jessica Smith, W3189 Fern Ave., Montello, WI 53949 – Owners, Grothman & Associates, S.C., PO Box 373, Portage, WI 53901 – Agent and Sean Smith, PO Box 658, Montello, WI 53949 – Applicant, have applied for a Special Exception under Section 70.20(E)(7) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the construction of a duplex, on part of NE1/4-NW1/4 & NW1/4-NW1/4, Section 9, T15N R10E, Town of Montello. **W3195 Locust Street.**

Lawrence Laughlin, 709 Park St., Manteno, IL 60950 – Owner, has applied for an extension of a Special Exception permit that he received in 2020 under Section 70.18(F) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the temporary use of his property by Intercon Construction for a staging area for equipment and materials to service gas distribution lines, on Lot 1 CSM 1733 being part of SE1/4-SW1/4, Section 31, T16N R9E, Town of Harris. **N4940 County Road M.**

Laure Pientka Living Trust, W1956 White Lake Ct., Montello, WI 53949 – Owner, has applied for a Variance under Section 70.20(C) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the placement of a shed at a reduced setback to a lot line, on part of government lot 4, Section 1, T15N R10E, Town of Montello. **W1956 White Lake Ct.**

Tabled/Status Report:

Joseph and Amanda Steuck, W5616 Co Rd D, Montello, WI 53949-Owners and Mike Kartechner DBA Kartechner Brothers, N11829 Co Rd I, Waupun, WI 53963-Agent, are applying for a Special Exception under Section 70.27(F)(3) of the Marquette County Code of Ordinances Chapter 70-Zoning for the operation of a non-metallic mineral extraction operation (gravel and sand quarry) on the south 4.3 acres of the E 1/2 & all of W 1/2 of the NE1/4-NW1/4, the SE1/4-NW1/4, the south 8 acres of the NW1/4-NE1/4, part of the SW corner of the NE1/4-NE1/4, the SW1/4-NE1/4 and part of the SE1/4-NE1/4 (tax parcel numbers:022018790000;022018740000;022018720000;022018820000;022018750000;022018770000) Section 28, T15N R9E, Town of Packwaukee.

All application materials are available on the Planning, Zoning & Land Information Department website at <https://www.co.marquette.wi.us/departments/zoning> or in person in Room 104 of the Courthouse in the City of Montello. All persons wishing to be heard may appear in person (if held) or remotely and may be represented by agent or attorney. If an appearance or representation is not possible, a letter may be sent to the Marquette County Planning, Zoning & Land Information Department, P.O. Box 21, Montello, WI 53949, and it will be provided to the Board of Adjustment with their meeting materials.

Marquette County Board of Adjustment
Mary Walters, Chairperson
Lance Achterberg
Adam Malsack, Alternate
Fred Wollenburg-Alternate

Class 2 Notice

POSTED 1-27-2022
1. Courthouse
2. Service Center
3. Health & Human Service

ZONING AND LAND & WATER CONSERVATION STAFF MEETING

Monday, January 31, 2022, at 1:00 p.m.

County Board Room, Services Center 480 Underwood Avenue, Montello, Wisconsin

*Regarding Special Exception Permit Request for Non-Metallic Mineral Extraction Operation
and Reclamation Plan Application*

JOSEPH AND AMANDA STEUCK, W5616 COUNTY ROAD D, MONTELLO, WI 53949 (OWNERS)

MIKE KARTECHNER D/B/A/ KARTECHNER BROTHERS, N11829 COUNTY ROAD I, WAUPUN, WI 53963
(APPLICANT)

NOTE: THIS MEETING WILL BE CLOSED TO IN PERSON ATTENDANCE BY THE PUBLIC BUT WILL BE BROADCAST LIVE AT THE FOLLOWING LINK:

<https://marquettecounty.my.webex.com/marquettecounty.my/j.php?MTID=m4eab042bb437bc5066cff8cdac9cceb>

The Marquette County MIS Director will place the remote access information on the Marquette County Government page on Facebook at least one day prior to the meeting and will post the recording to the page within 48 hours after the meeting.

NO PUBLIC COMMENT WILL BE TAKEN. THE PUBLIC WILL NOT BE ALLOWED TO PARTICIPATE. A PUBLIC HEARING WILL BE HELD AT A FUTURE DATE TO BE DETERMINED BY THE MARQUETTE COUNTY BOARD OF ADJUSTMENT AND NOTICE WILL BE PROVIDED ACCORDINGLY.

Marquette County staff will meet with the applicant and/or owner to review and discuss the applicants' permit applications and/or draft proposed terms and conditions to be considered and reviewed by the Marquette County Board of Adjustment. **NO DECISION REGARDING THE APPLICATIONS WILL BE MADE AT THE MEETING.**

*Note: The meeting will proceed even if unforeseen technical difficulties prevent live broadcast or recording.

POSTED 1-26-2022

1. Courthouse
2. Service Center
3. Health & Human Service

NOTICE OF PUBLIC HEARING
MARQUETTE COUNTY
STATE OF WISCONSIN

To Whom It May Concern:

A **Public Hearing** will be held before the Marquette County Board of Adjustment on **Thursday, January 20, 2022 at 3pm**. The Board meeting will be both in person in the County Board Room of the Services Center, 480 Underwood Ave, Montello, WI and remotely. The meeting will take place remotely using Webex (Meeting number (access code): 2550 190 8099. Meeting password: wR7uiiZpu52 (97784497 from phones and video systems). Join by phone 1-408-418-9388 to hear the following application:

Vladimir and Nadiya Danilevich, 2631 W. Iowa St., Chicago, IL 60622 are applying for a Variance under Sections 70.17(B)(2) and 70.20(C) of the Marquette County Code of Ordinances Chapter 70-Zoning for an after the fact variance for the construction of a garage at a reduced setback to a County Rd on Lot 1, Graham Subdivision being in the SW1/4-NE1/4, Section 14, T15H R9E, Town of Packwaukee. W4643 Co Rd C.

Joseph and Amanda Steuck, W5616 Co Rd D, Montello, WI 53949-Owners and Mike Kartechner DBA Kartechner Brothers, N11829 Co Rd I, Waupun, WI 53963-Agent, are applying for a Special Exception under Section 70.27(F)(3) of the Marquette County Code of Ordinances Chapter 70-Zoning for the operation of a non-metallic mineral extraction operation (gravel and sand quarry) on the south 4.3 acres of the E 1/2 & all of W 1/2 of the NE1/4-NW1/4, the SE1/4-NW1/4, the south 8 acres of the NW1/4-NE1/4, part of the SW corner of the NE1/4-NE1/4, the SW1/4-NE1/4 and part of the SE1/4-NE1/4 (tax parcel numbers:022018790000;022018740000;022018720000;022018820000;022018750000;022018770000) Section 28, T15N R9E, Town of Packwaukee.

All application materials are available on the Planning, Zoning & Land Information Department website at <https://www.co.marquette.wi.us/departments/zoning> or in person in Room 104 of the Courthouse in the City of Montello. All persons wishing to be heard may appear in person (if held) or remotely and may be represented by agent or attorney. If an appearance or representation is not possible, a letter addressed to the Marquette County Planning, Zoning & Land Information Department, P.O. Box 21, Montello, WI 53949, will be read at the public hearing of the Board of Adjustment.

Marquette County Board of Adjustment
Mary Walters, Chairperson
Lance Achterberg
Adam Malsack, Alternate

Class 2 Notice

POSTED 1-12-2022
1. Courthouse
2. Service Center
3. Health & Human Service

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

January 5, 2022 @ 4:00 p.m.

In person and virtual meeting

County Board Room – Services Center

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

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Marc Ellis; Natalie Bussan (virtual), Daniel O'Brien (virtual), Brenda White (virtual) Jaymi Jensen (virtual)

Chair called the meeting to order and asked for a motion to approve agenda; Onofrey noted Item 7 is an appointment to the Board of Adjustment, motion by Fenner to approve the amended agenda, second by Krentz, motion carried. Chair asked for motion to approve the minutes; motion by Krentz second by Mack; motion carried.

Chair opened item 3: Citizens comments or concerns: Marc Ellis was present to discuss his concerns regarding being able to move lot lines on his property for the installation of a septic system. Onofrey explained that matter of Mr. Ellis' property being one parcel or two ended up going to the Board of Adjustment as an appeal because Mr. Ellis does not agree with Onofrey's decision that it is one parcel. The Board of Adjustment upheld that decision in 2006. Corp Counsel Bussan stated that she agrees with Onofrey and that Mr. Ellis needs to either apply for a rezoning to divide the property or file an action in Court. Committee members thanked Mr. Ellis for appearing and advised him to consider filing for a rezoning.

Chair opened item 4: A public hearing on an application by Daniel O'Brien, 2919 Camp Leonard Road, McFarland, WI 53558 for a rezoning from Prime Agriculture (AG-1) of the East 20 rods of the NE ¼-NE ¼ and part of the SE ¼ - NE 1/4 , Section 15, T17N, R9E, Town of Newton, containing 40 acres with three acres rezoned to Agriculture Residential (AG-3(2)) and the remaining 37 acres to the Farmland Preservation Overlay (FPO) District.

Onofrey explained that Mr. O'Brien would like to build a cabin; the town of Newton is not opposed and it is a standard Farmland Preservation re-zone. Chair asked for any questions from the committee; there were none. Motion by McGwin to approve the re-zone and move onto the County Board for approval; second by Krentz; motion carried.

Chair opened item 5: A public hearing on an application by Susan Neral, 2618 Kashmiri Ave., McHenry, IL 60050; owner: Brenda White, 301 Hamilton Street, Lockport, IL 60441, Buyer; for a rezone of Lot 1, CSM 1566 being part of the W ½ of Gov't Lot 3, T15N, R9E, Town of Packwaukee, containing 17.80 acres, more or less, from a Residential (R-1) to an Agriculture Residential (AG-3(2)) District.

Onofrey explained that this rezone would allow the purchaser to have horses; the Town of Packwaukee did approve the re-zone. Chair asked for any questions from the committee; there were none. Motion by Fenner to approve the re-zone and move onto the County Board for approval; second by Mack; motion carried.

Chair opened item 6: Discussion and decision on a Tourist Rooming House permit application by More Cowbell 21 LLC / Jaymi Jensen, N4587 Glacier Drive, Oxford, WI 53952. Property address: W7988 Glacier Lane. Potter informed the committee that the occupancy for the property is a total of six; all inspections and reports have been completed. Chair asked for any questions from the committee; there were none. Motion by McGwin, second by Mack to approve the application; motion carried.

Chair opened item 7: Discussion and decision on recommendation of appointment of Fred Wollenburg to the Board of Adjustment, filling the remaining term of Jan Banicki; term would end June 30, 2023. Motion by Fenner, second by Mack to make said recommendation; motion carried.

Chair opened item 8: Krueger reviewed year end numbers and gave a short report.

Chair opened item 9: Director report: Onofrey reviewed permit and revenue numbers for 2021 which was up from 2020. Onofrey discussed violations he has been working on. Onofrey updated the Committee on the sand and gravel pit in Packwaukee, which has a hearing on January 20th.

Chair opened item 10: Zoning Technician report: Potter discussed a tourist rooming house application that is being held due to several violations and unpaid taxes. Discussion followed. Potter updated the Committee on violations she has been working on.

Chair noted that Committee members can view vouchers on the SharePoint site.

Chair adjourned meeting at 4:55 p.m.

Bette Krueger

Acting Secretary

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 5th day of January, 2022 at 4:00 PM** on the proposed amendment to the Marquette County Code of Ordinances Chapter 70-Zoning. The hearing will be in person with an option to join virtually. In person will be in the Demonstration Room of the Marquette County Services Center, 480 Underwood Avenue, Montello, WI 53949. Virtual meeting will be available remotely using Webex (Meeting number (access code): 2556 470 5503. Meeting password: jDJ69PHc9dg (53569742 from phones and video systems) or dial in 1-408-418-9388.

Susan Neral, W5152 County Rd. C, Montello, WI 53949-Owner and Brenda White, 301 Hamilton St, Lockport, IL-Buyer are requesting a rezoning from Residential (R-1) to an Agriculture Residential (AG-3(2)) District, for the following described lands:

Lot 1, CSM 1566 being part of then W1/2 of Gov't Lot 3, Section 15, T15N R9E, Town of Packwaukee containing 17.80 acres more or less.

The petition to amend said ordinance is on file in the Planning, Zoning and Land Information Office of Marquette County, Montello, Wisconsin or on the webpage at <http://www.co.marquette.wi.us/departments/zoning>.

Dated this 15th day of November, 2021.

Class 2 Notice

POSTED 12-6-21 *[Signature]*
1. Courthouse
2. Service Center
3. Health & Human Service

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Daniel O'Brien is requesting a rezoning from Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(2)) District, for the following described lands:

E 20 rods of the NE1/4-NE1/4 and part of the SE1/4-NE1/4, Section 15, T17N R9E, Town of Newton containing 40 acres with 3 acres rezoned to AG-3(2) and the remaining 37 acres to the FPO District.

The petition to amend said ordinance is on file in the Planning, Zoning and Land Information Office of Marquette County, Montello, Wisconsin or on the webpage at <http://www.co.marquette.wi.us/departments/zoning>.

Dated this 3rd day of December, 2021.

Class 2 Notice

POSTED 12-6-21 *fw*
1. Courthouse
2. Service Center
3. Health & Human Service