

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

DECEMBER 6, 2023

County Board Room – Services Center; In person and virtual

Members present: Judi Nigbor(virtual), Chair; Gayle Mack, Al Gibeaut, Jon Vote, Dave Krentz

Others present: Tom Onofrey, Jean Potter, Ron Barger, Paul Dahlke

Mack called the meeting to order and asked for approval of the agenda; motion by Gibeaut, second by Krentz; motion carried. Explained that Chair would be calling into meeting to participate remotely.

Mack asked for approval of minutes from November 1, 2023, meeting; motion by Krentz, second by Vote; motion carried.

Citizens' comments or concerns: None.

Mack opened item 4: A public hearing on an amendment to the Marquette County Comprehensive Plan planned land use map. Onofrey summarized planned land use map changes to Marquette County Comprehensive Plan in towns of Mecan and Montello relating to Dahlke rezoning petitions in agenda items 5, 6, and 7. Motion by Vote to approve as presented and move onto county board; second by Krentz; motion carried 4-0.

Chair Nigbor joined the meeting by phone.

Mack opened item 5: A public hearing on an application by Paul and Mary Dahlke, W1877 Co Rd C, Montello, WI 53949 for a rezoning from Resource Protection (RP) and Agriculture Residential (AG-3(2)) Districts to a Prime Agriculture (AG-1) District for the following lands: 1 rod on the E Side of the NE1/4-SE1/4 less part of CSM 1687, part of CSM 1687 being part of the NE1/4-SE1/4 and E 1 rod of SE1/4-SE1/4, Section 12, SW1/4-SE1/4, NW1/4-SE1/4, part of the NE1/4-SE1/4, lying south of Co Rd C, SW1/4-NE1/4 less N 2 rods of W 78 rods, E2 rods of the NW1/4-NE1/4, NE1/4-NE1/4, part of the NW1/4-NW1/4, part of the SW1/4-NW1/4, part of the NE1/4-SW1/4, part of the NW1/4-SW1/4, part of the SW1/4-SW1/4, SE1/4-SW1/4, Section 13 and part of the SE1/4-NE1/4 and the NE1/4-SE1/4 being part of Gov't Lot 6, Section 26, all in T15N R10E, Town of Montello, containing 337.53 acres more or less.

Onofrey summarized rezone petition explaining the request into Prime Agriculture district will allow applicants to receive farmland preservation tax credits. Town of Montello approved request. Motion by Gibeaut to approve said petition and move onto county board; second by Vote; discussion; motion carried 5-0.

Mack opened item 6: A public hearing on an application by Paul, Mary and Jonothan Dahlke, W1877 Co Rd C, Montello, WI 53949 for a rezoning from a Resource Protection (RP) District to a Prime Agriculture (AG-1) District for the following lands: SW1/4-SW1/4, SE1/4-SW1/4, Section 12, NE1/4-NW1/4, SE1/4-NW1/4, Section 13, W1/2 of the NW1/4-NE1/4, W1/2 of the SW1/4-NE1/4, Section 24 and part of the SE1/4-NE1/4 and NE1/4-SE1/4 being part of Gov't Lot 6, Section 26 all in T15N R10E, Town of Montello, containing 215 acres more or less.

Onofrey summarized rezone petition explaining the request into Prime Agriculture district will allow applicants to receive farmland preservation tax credits. The ownership of the property included multiple

owners, therefore required a separate application. Town of Montello approved request. Motion by Vote to approve said petition and move onto county board; second by Krentz; discussion; motion carried 5-0.

Mack opened item 7: A public hearing on an application by Paul and Mary Dahlke, W1877 Co Rd C, Montello, WI 53949 for a rezoning from Residential (R-1) and General Agriculture (AG-2) Districts to a Prime Agriculture (AG-1) District for the following lands: Part of the fractional SW1/4, part of the N1/2 of the fractional SW1/4, part of the S1/2 of the fractional SW1/4, SW1/4-NE1/4, fractional SW1/4-NW1/4, SE1/4-NW1/4, part of CSM 1687, Lots 63, 64 and 65 White Lake Country Club, Section 7, T15N R11 E, Town of Mekan, containing 205.79 acres more or less.

Onofrey summarized rezone petition explaining the request into Prime Agriculture district will allow applicants to receive farmland preservation tax credits. Town of Mekan approved request. Motion by Gibeaut to approve said petition and move onto county board; second by Krentz; discussion; motion carried 5-0.

Mack opened item 8: Onofrey reviewed two (2) Town of Buffalo properties that completed the town rezoning process. Review of Haugen rezone; discussion; motion by Gibeaut to approve said petition and move onto county board; second by Vote; motion passed 5-0. Review of Miller rezone; discussion; motion by Vote to approve said petition and move onto county board; second by Gibeaut; motion passed 5-0.

Mack opened item 9: Discussion on procedure for follow up on unresolved violations. Summarization of current process by Onofrey. Discussion by committee on procedures and mechanisms in place and available resources to use directing increased follow-up on violations to shorten resolution time and number of violations that may remain unresolved.

Mack opened item 10: Register of Deeds report: none

Mack opened item 11: Director report: Onofrey discussed year to date revenue and permit numbers. Onofrey updated the Committee on two (2) cell tower applications that were withdrawn by applicants. Onofrey stated his intention to retire June 21st, 2024, and recommended Potter be designated as zoning administrator. Barger stated that this is for informational purposes and it is an operational decision. Discussion followed.

Mack opened item 12: Zoning Technician report: Potter discussed software implementation progress and addition of new electronic payment processor embedded in permitting software; annual camping unit renewals and removals notifications; noted the number and types of zoning permits issued in November.

Mack opened item 13: Review PZLID and ROD vouchers; no action necessary.

Onofrey indicated there are no hearing requests pending for January. Mack stated the next meeting will be Wednesday, February 7, 2023, at 4:30 p.m.

Mack adjourned the meeting at 5:24 p.m.

Respectfully submitted,

Jean Potter

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

NOVEMBER 1, 2023

County Board Room – Services Center; In person and virtual

Members present: Judi Nigbor, Chair; Gayle Mack, Al Gibeaut (virtually), Jon Vote, Dave Krentz

Others present: Tom Onofrey, Jean Potter, Ron Barger, Bette Krueger, Tamara Rodger, Steven Lentz.

Chair called the meeting to order and asked for approval of the agenda; motion by Vote, second by Mack; motion carried.

Chair asked for approval of minutes from October 4, 2023, meeting; motion by Krentz, second by Mack; motion carried.

Citizens' comments or concerns: None.

Chair opened item 4: A public hearing on an application by Steven and Faye Lentz, N6429 11th Ct., Westfield, WI 53964 for a rezoning of CSM 1309, being part of the W1/2 of the NW1/4, Section 14, T16N, R9E, Town of Harris, containing 17.61 acres, more or less, from a General Agriculture (AG-2) to an Agriculture Residential (AG-3(4)).

Onofrey explained that the rezone is being requested to allow a parcel to be created for Lentz's daughter to build a home. The Town of Harris approved said rezone and there was no correspondence from adjoining property owners. Motion by Mack to approve said application and move onto county board; second by Krentz; motion carried.

Chair opened item 5: A public hearing on an application by Tamara Rodger, N1770 CTH GG, Coloma, WI 54930, for a rezoning of the SE1/4-NW1/4 and the NE1/4-NW1/4, Section 25, T16N, R8E, Town of Westfield, containing 80 acres, more or less, with 10 acres rezoned to AG-2 and the remaining 70 acres to the FPO District.

Onofrey explained that rezone is being requested to allow a 10 acre to be created to divide off existing home and buildings so it can be sold. The ordinance requires that 70 acres be put into the FPO District. The Town of Westfield approved said rezone and there was no correspondence from adjoining property owners. Motion by Vote to approve said application and move onto county board; second by Mack; motion carried.

Chair opened item 6: Discussion and decision on amendment of the Marquette County Code of Ordinances Chapter 1 – General Provisions, Records, Sales Tax and Unclaimed Funds Article VI, Documentation Reception Time Cut-Off.

Krueger explained with the new software program, documents are available for recording from 8:00 a.m. to 3:30 p.m.; where it has always been until 4:00 p.m. On December 31, due to the fact that the courthouse closes at noon, recording time is cut off at 10:00 a.m., where it has always been 11:00 a.m.

Motion by Krentz, second by Vote, to approve the amendment and move onto the county board to read as follows:

“ Pursuant to Sec. 59.20, Wis. Stats., the cut-off reception time for filing and recording of documents shall be advanced by **one** hour on all official business days during when the Register of Deeds office is open to the public, except that on the last official business day of the year the cut-off reception time for filing and recording of documents shall be advanced by **two** hours in order to complete the processing, recording and indexing to conform to the day of reception.”

Chair opened item 7: Register of Deeds report: Krueger went over monthly numbers.

Chair opened item 8: Director report: Onofrey discussed year to date revenue and permit numbers and reviewed violations. Onofrey updated the Committee on cell tower applications that are currently being reviewed by the Board of Adjustment. Discussion followed.

Chair opened item 9: Zoning Technician report: Potter reviewed monthly resolved/unresolved violations. The committee discussed shipping container violations. Potter updated the Committee on software implementation.

Chair opened item 10: Review PZLID and ROD vouchers; no action necessary.

Chair indicated the next meeting will be Wednesday, December 6, 2023, at 4:30 p.m.

Chair adjourned the meeting at 5:10 p.m.

Respectfully submitted,

Bette Krueger

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

October 4, 2023 @ 4:30 p.m.

County Board Room – Services Center; in person and virtual meeting

Members present: Judi Nigbor – Chair; David Krentz, Al Gibeaut, Gayle Mack

Members absent: Jon Vote, Bette Krueger

Others present: Tom Onofrey, Jean Potter, Ron Barger, Chad & Carrie Ratz

Chair called the meeting to order at 4:31pm and asked for a motion to approve the agenda; motion by Gibeaut, second by Krentz; motion carried. Chair asked for a motion to approve the minutes from the previous meeting; motion by Krentz, second by Mack; motion carried.

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

Chair opened item 4: A public hearing on an application by Jon Brakebush, W7264 Fern Road, Oxford, WI 53952 for a rezoning of Lot 1, CSM 3194 being part of the SE1/4-NW1/4, Section 11, T15N R8E, Town of Oxford, containing 18.17 acres more or less from an Agriculture Open Space (AO) to a Resource Protection (RP) District. Onofrey reviewed application documentation and indicated that based on the Town of Oxford minutes he is suggesting that the application be amended to approve 10 acres to be rezoned to general agriculture (AG-2) and the remaining 8.17 acres into farmland preservation overlay (FPO) as unbuildable. Discussion followed. Discussion closed; motion by Gibeaut to approve rezone of 10 acres to AG-2 and remaining 8.17 acres to FPO and forward to County Board; second by Krentz. Motion carried.

Chair opened item 5: A public hearing on an application by Chad and Carrie Ratz, W5899 Co Rd O, Endeavor, WI 53930 for a rezoning of the SW1/4-NE1/4 and Lot 3, CSM 2282, being part of the E1/2 of the NW1/4, Section 29, T14N R9E, Town of Moundville, containing 41.99 acres more or less from Prime Agriculture (AG-1) with 4.5 acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 37.49 acres to the Farmland Preservation Overlay (FPO) District. Onofrey discussed rezone documentation stating the Town of Moundville approved the request. Discussion on application with a motion by Mack to approve rezone as stated and forward to County Board; second by Gibeaut. Motion carried.

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

Chair opened item 7: Director report: Onofrey reviewed YTD revenue report and violations report. Additions to the violations include 19 letters generated by Corp counsel as ordinance forfeitures for lack of septic servicing. Nineteen systems had not had any servicing activities reported since 2018. Cell Tower application for Neshkoro location to be heard by Board of Adjustment in November; Budsins location permit issued. 1st floor coverage of offices discussed.

Chair opened item 8: Potter reviewed violations report. Updated progress of Catalis permit management software build and final migration from GSC permitting software anticipating a

December 2023 start date. Update on septic servicing deadline and reporting challenges by servicers as they continue to receive end of season requests for inspections and/or pumpings. Review of tourist rooming house water meter installation status and current applications in process or issued.

Chair opened item 9: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 5:02 p.m.

Respectfully submitted by Jean Potter.

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

September 6, 2023 @ 4:30 p.m.

County Board Room – Services Center; in person and virtual meeting

Members present: Judi Nigbor – Chair; David Krentz, Al Gibeaut, Gayle Mack (virtually)

Members absent: Jon Vote

Others present: Tom Onofrey, Jean Potter, Matthew Kuckak (call-in)

Chair called the meeting to order at 4:30pm and asked for a motion to approve the agenda; motion by Gibeaut, second by Krentz; motion carried. Chair asked for a motion to approve the minutes from the previous meeting; motion by Krentz, second by Mack; motion carried.

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

Chair opened item 4: A public hearing on an application by Wayne Miller, N9068 11th Drive, Westfield, WI 53964 for a rezoning of the SW1/4-SE1/4 and that part of the NW1/4-SE1/4 lying south of Wedde Creek, Section 2, T17N R9E, Town of Newton, containing 48.53 acres more or less from Prime Agriculture (AG-1) with 5 acres rezoned to Agriculture Residential (AG-3(4)) and the remaining 43.53 acres to the Farmland Preservation Overlay (FPO) District. Onofrey reviewed application documentation and indicated the Town of Newton did not oppose the rezone request. Discussion followed. Caller Matthee Kuckak, neighboring landowner, asked questions regarding process and if any local impacts would occur from rezone. Onofrey responded with background of statute/ordinance language regarding requirements in AG-1 zoning and rezone process to allow for the building of a dwelling in AG-1 district. Discussion closed; motion by Gibeaut to approve rezone as stated and forward it to County Board; second by Krentz. Motion carried.

Chair opened item 5: A review of Town of Buffalo Rezone for Blue Heron Farm LLC, W2540 Grouse Road, Dalton, WI 53926 who are requesting to rezone from Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(5)) and Farmland Preservation Overlay (FPO) Districts, lands described as part of the W1/2 of the fractional SW1/4 and the N563 rods of the SE1/4-SW1/4 and the NE1/4-SW1/4 all in Section 6, T14N R10E, containing 75.66 acres more or less with 6 acres rezoned to AG-3(5) and the remaining 69.66 acres rezoned to the FPO District. Onofrey discussed rezone documentation stating the Town of Buffalo approved rezone. Discussion on application with a motion by Gibeaut to approve rezone as stated and forward it to County Board; second by Krentz. Motion carried.

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

Chair opened item 7: Director report: Onofrey reviewed YTD revenue report, noting permitting is on pace with last calendar year. Discussed recent approved cell tower project in Town of Crystal Lake. Remaining cell tower applications are in process. Reviewed violations report.

Chair opened item 8: Potter reviewed violations report; detailed the resolved violations at the request of Gibeaut. Updated progress of Catalis permit management software build and migration from GSC permitting software.

Chair opened item 9: Review PZLID and ROD vouchers; no action required. Chair requested clarification of surveyor billing. Onofrey discussed contracted position currently and plans for 2024 including process in the future to handle section corner and county survey needs utilizing land information grant and contracted survey companies.

Chair adjourned the meeting at 4:57 p.m.

Respectfully submitted by Jean Potter.

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

August 2, 2023 @ 4:30 p.m.

County Board Room – Services Center; in person and virtual meeting

Members present: Judi Nigbor – Chair; David Krentz, Al Gibeaut, Jon Vote (virtually)

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Ron Barger, William Braatz (virtually)

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

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

Chair opened item 4: A public hearing on a previously tabled application by Marc Ellis, W8859 Lakeview Road, Briggsville, WI 53920 for a rezoning of the south 150 feet of the east 360 feet of a parcel in the SE corner and the south 330 feet of the east 440 feet, all in the SW ¼-NE ¼, Sec. 20, T14N, R9E, Town of Moundville, containing 3.33 acres, more or less, from a Prime Agriculture (AG-1) to a Residential (R-1) District.

Onofrey discussed the document that was provided to the Committee with the Town minutes, a map of the property and an email between him and the Town Chairman. Onofrey explained that the Town approved a revised version of the request which would rezone 1.33 acres to the R-1 District and the remaining 1.8 acres would stay AG-1. Discussion followed. Chair asked Mr. Braatz, a neighbor if he had any comments. Mr. Braatz requested that the Farmland Preservation Overlay District be applied to the 1.8 acres. Onofrey stated this could be done by the Committee, but that either way the remaining 1.8 acres would not be a buildable lot although the applicant could sell it. Discussion followed. There was no further discussion, and the Chair closed the public hearing. Onofrey explained that the Town requested change would need to be done by the Committee as an amendment. Gibeaut made a motion to recommend to the County Board that part of the SW1/4-NE1/4, Section 20, T14N R9E, Town of Moundville containing 1.33 acres be rezoned to Residential (R-1) and the balance of the applicant's request totaling 1.8 acres be rezoned to the Farmland Preservation Overlay District, second by Krentz. Motion carried: 4-0.

Chair opened item 5: A public hearing on a previously tabled application by Gary Eagan, P O Box 957, Wautoma, WI 54982 for a rezoning of Lot 2, CSM 119, being part of Lot 4, CSM 688, Section 6, T17N, R11E, Town of Neshkoro, containing 5.3 acres, more or less, from an Agriculture Residential (AG-3(2)) to a Residential (R-1) District.

Onofrey indicated that the Town of Neshkoro has approved the rezone request; discussion followed. Motion by Krentz to approve the request and forward it to the County Board with the recommendation that it be approved; second by Vote; motion carried.

Chair opened item 6: 2024 Register of Deeds budget. Krueger explained numbers are the same as 2023; indicated not sure if all projected revenues will be met, but with new software program, additional revenues are expected for 2023. Motion by Gibeaut to approve the same and move onto Executive and Finance Committee; second by Krentz; motion carried.

2024 Planning, Zoning and Land Information budget: Onofrey explained that salary and benefits have be reduced by a change of the administrative assistant to 50% with no benefits. Onofrey reviewed other changes and that the net result is a decrease of 6.5% overall. Motion by Gibeaut to approve and send on to Executive and Finance Committee, second by Vote. Motion carried: 4-0.

Chair opened item 7: Register of Deeds report: Krueger reviewed monthly numbers and updated the committee on the progress of the new software program.

Chair opened item 8: Director report: Onofrey reviewed permit and revenue numbers year to date and discussed resolved/unresolved violations. Discussion followed. Onofrey discussed the Town of Buffalo contract.

Chair opened item 9: Zoning Technician Report: Potter informed the committee that all summer septic notices have been mailed out and reviewed the cost to mail the same out. Also reported that the deadline for renewals of tourist rooming houses have been completed; there were 22, with 13 of those needing to adhere to the new rules of septic requirements. Violations report was reviewed.

Chair opened item 10: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 5:25 p.m.

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

July 5, 2023 @ 4:30 p.m.

County Board Room – Services Center; In person and virtual meeting

Members present: Judi Nigbor-Chair, David Krentz, Gayle Mack, Al Gibeaut, Jon Vote

Others present: Tom Onofrey, Ron Barger, John Eagan, William Braatz (virtual)

Chair called the meeting to order and asked for a motion to approve the agenda; motion by Gibeaut, second by Krentz; motion carried. Chair asked for a motion to approve the minutes from the previous meeting; motion by Krentz, second by Mack; motion carried: 4-0 with Chair abstaining.

Mack opened item 3: Citizens comments or concerns: William Braatz spoke to the Committee about his concerns regarding the Marc Ellis rezoning.

Mack opened item 4: A public hearing on an application by Marc Ellis, W8859 Lakeview Rd, Briggsville, WI 53920 for a rezoning of the south 150 feet of the east 360 feet of a parcel in the SE corner and the south 330 feet of the east 440 feet all in the SW1/4-NE1/4, Section 20, T14N R9E, Town of Moundville, containing 3.33 acres more or less from a Prime Agriculture (AG-1) to a Residential (R-1) District. Onofrey explained that the Town has requested that the Committee table the request to allow them enough time to meet again on the matter. Discussion followed. Motion by Gibeaut to table the request, second by Mack. Motion carried.

Mack opened item 5: A public hearing on an application by Gary Eagan, PO Box 957, Wautoma, WI 54982 for a rezoning of Lot 2, CSM 119, being part of Lot 4, CSM 688, Section 6, T17N R11E, Town of Neshkoro, containing 5.3 acres more or less from an Agriculture Residential (AG-3(2)) to a Residential (R-1) District. Onofrey asked John Eagan if they had been to the Town Board meeting. He indicated they had not, but he had spoken to the Town Chair. Onofrey stated that the Town has been notified of the application but has not informed the Planning and Zoning Department of any action they may have taken. Discussion followed. Motion by Vote to table the request, second by Mack. Motion carried.

Mack opened item 6: Register of Deeds report: None

Mack opened item 7: Director report: Onofrey reviewed permit and revenue numbers year to date. Onofrey discussed resolved and unresolved violations. Onofrey updated the Committee on the five proposed cell tower applications. Discussion followed.

Mack opened item 8: Zoning Technician report: None

Mack opened item 9: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 4:55 p.m.

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

June 7, 2023 @ 4:30 p.m.

County Board Room – Services Center; In person and virtual meeting

Members present: David Krentz, Gayle Mack, Al Gibeaut, Jon Vote

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Ron Barger, Timothy Spinker (virtual)

Barger indicated that Al Rosenthal, Chair of committee, has stepped down from County Board; Mack agreed to run the meeting.

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

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

Mack opened item 4: A public hearing on an application by Timothy Spinker, 12794 Bayside Pointe, Winnebago, IL 61088 for a rezoning of part of the SE ¼ - SE ¼, Section 32, T16N, R8E, Town of Westfield, containing 37.60 acres, more or less, from Prime Agriculture (AG-1) with 2.8 acres rezoned to Agriculture Residential (AG-3(2)) and the remaining 33.8 acres to the Farmland Preservation Overlay (FPO) District. Onofrey explained that Mr. Spinker would like to build a home; the Town of Westfield has approved the same. Mack opened the public hearing and asked for questions; public hearing was closed. Motion by Gibeaut to approve the rezone and move onto the County Board for approval; second by Vote; motion carried.

Mack opened item 5: Board of Adjustment re-appointments:

Michael Johnson – Town of Montello

Fred Wollenburg – Town of Buffalo

Onofrey explained that Johnson is a regular board member and Wollenburg is an alternate member. Both terms, which are three years, are expiring the end of June and both have agreed to do another term. Motion by Vote to approve the reappointments; second by Gibeaut; motion carried.

Mack opened item 6: Register of Deeds report: Krueger reviewed monthly numbers and updated committee on progress of converting to new software program at month end.

Mack opened item 7: Director report: Onofrey reviewed permit and revenue numbers year to date. Onofrey discussed resolved and unresolved violations. Onofrey updated the Committee on an ongoing septic violation that is being resolved.

Mack opened item 8: Zoning Technician report: Potter reported that for year-to-date revenue, approximately 23% of payments have been by credit card transaction. Since Jan. 1st, 75% of

those payments made by credit card were processed through the online payment system and the remaining 25% of credit card sales were processed at the counter. The process is working for those payers navigating the online payment system. Potter completed 15 septic inspections in May. Two-year tourist rooming house license renewal reminders have been sent out for 22 short term rentals with information on updated ordinance language and new septic system related requirements. Six tourist rooming house licenses became inactive; five properties were sold and one owner stopped renting. Violations, resolved and unresolved, were reviewed.

Mack opened item 9: Review PZLID and ROD vouchers; no action required.

Mack adjourned the meeting at 5:00 p.m.

Respectfully submitted,

Bette Krueger

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

May 3, 2023 @ 4:30 p.m.

County Board Room – Services Center; In person and virtual meeting

Members present: Al Rosenthal, David Krentz, Gayle Mack (virtual), Al Gibeaut

Members excused: Jon Vote

Others present: Tom Onofrey, Jean Potter, Bette Krueger, Ron Barger, Tom Breiling; Natalie Bussan (virtual)

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

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

Chair opened item 4: A public hearing on proposed amendments to the Marquette County Code of Ordinances Chapter 69-Subdivision. Onofrey reviewed changes to the ordinances; indicated he had not received any public comments. Chair opened the public hearing and asked for questions; public hearing was closed. Motion by Gibeaut to accept the changes and move onto the County Board for approval; second by Krentz; motion carried.

Chair opened item 5: A public hearing on proposed amendments to the Marquette County Code of Ordinances Chapter 70-Zoning. Onofrey reviewed changes to the ordinances; indicated he had not received any public comments. Chair opened the public hearing and asked for questions; public hearing was closed. Motion by Mack to accept the changes and move onto the County Board for approval; second by Gibeaut; motion carried.

Chair opened item 6: Town of Buffalo rezoning: Duane and Lydia Schwartz. Onofrey explained that there is a vacant building that is going to be used for a cabinet shop. Motion by Krentz to approve the rezoning and move onto the County Board for approval; second by Gibeaut; motion carried.

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

Chair opened item 8: Director report. Onofrey reviewed permit and revenue numbers. Onofrey discussed 5 cell tower applications that are being processed. Onofrey reported that a contract has been signed with a GIS consultant to work on the County GIS data to make it compliant with NG911 requirements. Violations discussed.

Chair opened item 9: Zoning Technician report: Potter continued working on software build for Catalis permitting system; 22 fire numbers are ready to be installed; 1,128 septic pumping notices were generated for the first half of 2023; discussed violation list; zoning application submissions using fillable forms and online payment options continue to increase.

Chair opened item 10: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 5:10 p.m.

Respectfully submitted,

Bette Krueger

- 7) Discussion on solar energy systems resolution to legislators and the Governor.
- 8) Register of Deeds report.
- 9) Director report.
- 10) Zoning Technician report.
- 11) Review PZLID and ROD vouchers.
- 12) Adjourn

Thomas E. Onofrey
Director
Planning, Zoning and Land Information

This is a public meeting. As such, all members or a majority of the members of the County Board may be in attendance. While a majority of the County Board members or the majority of any given County Board committee may be present, only the above Planning and Zoning Committee will take official actions based on the above agenda.

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

April 5, 2023 @ 4:30 p.m.

County Board Room – Services Center; In person and virtual meeting

Members present: Al Rosenthal , David Krentz, Gayle Mack, Al Gibeaut, Jon Vote

Others present: Tom Onofrey, Bette Krueger, Susan Hunter, Jolene Rozek

Chair called the meeting to order and asked for a motion to approve the agenda; motion by Gibeaut, second by Krentz; motion carried. Chair asked for a motion to approve the minutes from the previous meeting; motion by Mack, 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 Susan Hunter, W4276 Gale Ave., Montello WI 53949 for a rezoning of CSM 705, being part of the SW 1/4 - SE 1/4, Section 36, Town of Packwaukee, containing 20.14 acres, more or less from Prime Agriculture (AG-1) with 5.05 acres rezoned to AG-3(4) and the remaining 15.09 acres to the FPO District.

Onofrey explained Ms. Hunter wishes to separate her home into a five-acre parcel and deed the remaining 15 acres to her brother; the Town of Packwaukee has approved the same. Chair opened the public hearing asking for any questions or comments; there were none; public hearing closed. Motion by Vote to approve said application and move onto the county board for approval; second by Krentz; motion carried.

Chair opened item 5: A public hearing on an application by Richard, Linda, Roderick and Michelle Gumz, N570 6th Ct., Endeavor, WI 53930 for a rezoning of part of the NE 1/4 – NE 1/4, Section 36, Town of Oxford, containing 1.36 acres, more or less, and as described in Document No. 331363, Marquette County Register of Deeds office from a Commercial (CM-B) District to an Agriculture Residential (AG-3(2)) District.

Onofrey explained this is the site where a commercial building once stood and has been removed. Owners would like to move a mobile home onto the site; the Town of Oxford has approved the same. Chair opened the public hearing asking for any questions or comments; there were none; public hearing closed. Motion by Gibeaut to approve said application and move onto the county board for approval; second by Mack; motion carried.

Chair opened item 6: Onofrey explained that Town of Buffalo rezonings are approved by the Town but need final approval by the County Board. Onofrey summarized the Kuhns and Miller approvals. Motion by Vote to approve said rezones and move onto the county board for approval; second by Krentz; motion carried.

Chair opened item 7: Discussion on solar energy systems resolution to legislators and the Governor.

After discussion, motion by Gibeaut that no action at this time on Columbia County's Resolution No. 14-23 (Request State to Revise), but the committee may revisit in the future; second by Vote; motion carried.

Chair opened item 8: Register of Deeds report: Krueger reviewed year to date numbers. Krueger shared several anecdotes from the Register of Deeds Office.

Chair opened item 9: Director report: Onofrey reviewed revenue and permit numbers. Onofrey discussed potential applications for 5 new cell towers in the County. Violations were discussed.

Chair opened item 10: Zoning Technician report: None.

Chair opened item 11: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 5:15 p.m.

Respectfully submitted,

Bette Krueger

1. The Board of Canvassers was called to order by County Clerk Kiley Lloyd at 9:00 a.m. in the Public Safety Room of the Courthouse April 10, 2023. Roger Banicki (Dem), Sandy Wuteska (Rep), County Clerk Kiley Lloyd, and Chief Deputy Clerk Courtney Trimble were present. Democrat Party representative Bill Fletcher was also in attendance.
2. Motion by Roger Banicki and seconded by Sandy Wuteska to approve the agenda as presented. Motion carried.
3. The Board of Canvassers reviewed the returns of the April 4, 2023 Spring Election and canvassed the Justice of the Supreme Court, Court of Appeals, and State Referendum Questions 1-3 for all municipalities. No changes were identified.
4. The Board of Canvassers did a voluntary audit of Town of Shields. The ballot bag was opened at 9:40 a.m. The ballots were put into 4 stacks of 50 and 1 stack of 31. Each stack was audited for state level races. The audit produced identical numbers to the ICE machine tapes. The ballots were placed into the original ballot bag, with the original ballot bag then being placed into a new ballot bag and sealed. The Board of Canvassers signed the sealed ballot bag.
5. The Board signed the Government Accountability Board Report, certifying the 2023 Spring Election.
6. The meeting adjourned at 11:25 a.m.

Kiley Lloyd, County Clerk

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

March 1, 2023

4:30pm

County Board Room – Services Center; In person and virtual meeting

Members present: Al Rosenthal (virtually), David Krentz, Gayle Mack, Al Gibeaut

Others present: Tom Onofrey, Jean Patter, Bette Krueger, Ron Barger, Natalie Bussan, David Anderson, John O'Connell, Mark Johnson

Virtually: Alec Anderson,

Chair called the meeting to order and indicated that Al Gibeaut is a county board supervisor who is substituting for Dennis Fenner for a few months and is a voting member of this committee.

Chair asked for a motion to approve the agenda; motion by Gibeaut, second by Mack; motion carried. Chair asked for a motion to approve the minutes from the previous meeting; motion by Krentz, second by Mack; motion carried.

Chair opened item 3: Citizens comments or concerns: Mark Johnson addressed the committee wondering why he was unable to leave a camper on his property year-round; Onofrey explained that year round camping permits are only allowed on properties larger than 5 acres, which he does not have, but he is also prevented from it because the property is in the floodway of the Fox River.

Chair opened item 4: A public hearing on an application by Robert H. Anderson, 492 Gulch Ave., Wisconsin Dells, WI 53965 for a rezoning of Lot 2, CSM 626 being part of the NE1/4-NE1/4, Section 18, T15, R9E Town of Packwaukee, containing 2.676 acres, more or less, from Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(2)) District.

Onofrey explained that this is a small parcel, and the owner wishes to build a home; the Town of Packwaukee has approved the same. Chair opened the public hearing asking for any questions or comments; there were none; public hearing closed. Motion by Mack to approve said application and move onto the county board for approval; second by Krentz; motion carried.

Chair opened item 5: A public hearing on an application by David and Brenda Anderson, N2306 10th Road, Montello, WI 53949 for a rezoning of CSM 1889, being part of the SE1/4-NW1/4, Section 3, T14N, R9E Town of Packwaukee, containing 3.01 acres, more or less, from Prime Agriculture (AG-1) to an Agriculture Residential (AG-3(2)) District.

Onofrey explained that this is a small parcel and the Town of Packwaukee has approved the request. Chair opened the public hearing asking for any questions or comments; there were

none; public hearing closed. Motion by Krentz to approve said application and move onto the county board for approval; second by Gibeaut; motion carried.

Chair opened item 6: A public hearing on an application by O'Connell Family Farm LLC, 4819 W Sunnyside Dr., Milwaukee, WI 53208 for a rezoning of the SE1/4-NW1/4, Section 25, T15N, R9E Town of Packwaukee, containing 40 acres, more or less, from Prime Agriculture (AG-1) with 2.3 acres rezoned to Agriculture Residential (AG-3(2)) and the remaining 37.5 acres to the Farmland Preservation Overlay (FPO) District.

Onofrey explained that the existing home will be removed, and a new home built; the Town of Packwaukee has approved the request. Chair opened the public hearing asking for any questions or comments; there were none; public hearing closed. Motion by Gibeaut to approve said application and move onto the county board for approval; second by Krentz; motion carried.

Chair opened item 7: Discuss proposed amendments to Chapters 69-Subdivision and 70-Zoning of the Marquette County Code of Ordinances. Onofrey reviewed proposed amendments to both Chapters. Committee discussed solar energy section and asked that it be placed on the County Board agenda as a line item to get input from the Board. Onofrey suggested holding a public hearing on the proposed amendments in May, which would allow time for both County Board and Town Board review. Committee members agreed with timetable.

Chair opened item 8: Post office box for Register of Deeds office. Krueger is waiting to hear what time the post office thinks mail will be delivered once the post office boxes run out June 30; she indicted if the mail would be delivered too late in the date, she would prefer to keep the post office box and be responsible for picking up mail daily. Hopefully there will be some information next month on delivery time.

Chair opened item 9: Register of Deeds report: None; year to date report provided next month.

Chair opened item 10: Director report: Onofrey reviewed revenue and permit numbers. Onofrey discussed software updates effecting the Treasurer's Office, Zoning and the Real Property Lister. Onofrey noted that WLIP grant would pay for updates. Onofrey noted that he and Matt O'Connell also had a meeting with the Sheriff and AT&T to discuss the next steps with NG911 and their involvement because of the GIS component. Matt will be working with GeoComm to bring data in line with the specifications need for the project. Onofrey discussed a recent judgement granted on a property with a failed septic system that will result in the occupants being evicted until the septic system is repaired. Discussion followed.

Chair opened item 11: Zoning Technician report: Potter indicated three violations had been resolved but more were added; violations with Tourist Rooming House applications have been resolved, but is waiting to hear from applicants whether they install water meters on their septic systems for occupancy limits. Customers can now pay by credit card since January, 20%

of all permit transactions have been online with a small number of transactions (65). She is working with Catalis on new permitting software implementation; three phases have to be completed before system is operational. Initial build of design for both public portal and department working site completed; editing and internal testing of components happening now; training and "go live" to happen by the end of March. Potter attended 2-day DSPS/County Staff septic training in February in Wausau.

Chair opened item 12: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 5:40 p.m.

Respectfully submitted,

Bette Krueger

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE

January 4, 2023

County Board Room – Services Center

In person and virtual meeting

Members present: Al Rosenthal (virtually), David Krentz, Gayle Mack

Members excused: Dennis Fenner, Jon Vote

Others present: Tom Onofrey, Jean Patter, Bette Krueger

Virtually: Corporation Counsel Natalie Bussan, Candice Menke, Jim Brossman, Scott Hewitt; Attorney Tracy Waldinger, Robert and Krystyna Brown.

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 a motion to approve the minutes from the previous meeting; motion by Mack, second by Krentz; motion carried.

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

Chair opened item 4: Committee action on Ryan Menke – Town of Westfield rezone application. Onofrey explained that this matter has been sent to the County Board two times and the County Board has sent it back to the committee with direction to draft an ordinance approving the request. Bussan explained that the committee must approve this rezone. Motion by Krentz to draft an ordinance approving the request and move it onto the County Board; second by Mack; motion carried. Individuals speaking against the approval were Jim Brossman, Attorney Tracy Waldinger (representing Mr. and Mrs. Brown). Onofrey added that the Board of Adjustment hearing on this matter will be Thursday, January 26.

Chair opened item 5: A public hearing on an application by Norland Farms LLC, N570 6th Court, Endeavor WI 53930 for a rezoning of part of the NW ¼ - SW ¼ and the SE ¼ - SW 1/4, Section 25 and part of the NE ¼ - NW ¼, Section 36, T14N, R8E, Town of Moundville, containing 40 acres, more or less, from Prime Agriculture (AG-1) with two acres of the NW ¼ - SW ¼, Section 25 rezoned to AG-3(2) and 38 acres in the SE ¼ - SW 1/4, Section 25 and in the NE ¼ - NW ¼, Section 36, rezoned to the FPO District.

Onofrey explained that there is an existing home that is going to be razed and a new home built on the two acres; the Town of Moundville board approved the same. Motion by Mack to approve the rezone and move onto the County Board; second by Krentz; motion carried.

Chair opened item 6: Consideration of recommendation to the County Board on advisory resolution to Wisconsin State Legislature regarding State/County split of Register of Deeds transfer tax fee monies. Krueger explained on every sale there is a transfer tax paid of \$3/\$1000 value. Beginning in 1969, 50% of all transfer tax fees collected remained at the

county level. In 1982 the State changed the formula to require counties to remit 80% of transfer tax fees collected to the State. Several counties have passed an advisory resolution requesting that the State enact legislation that would return the transfer tax fee sharing formula to a 50/50 state-county split. Krueger compared the amount of transfer tax fees that would have stayed at the county level had it been a 50/50 split from 2017 through 2021; the amount of additional revenue retained by the county would have been approximately \$252,800. Motion by Mack to have the County Board do an advisory resolution to the Wisconsin State Legislature to enact legislation that would return the formula to the 50/50 split; second by Krentz; motion carried.

Chair opened item 7: Discussion and decision on Register of Deeds software from GCS to Fidar. Krueger explained that the current software program that was in place when she began (GCS) has only one other ROD in the state using the same program. A company (Fidar) that is widely used not only in Wisconsin but in other states, provided Krueger with a quote for transitioning to Fidar, along with providing a free demonstration on the program, training, support after the transition, etc. After discussion, motion by Mack to proceed with the transition from GCS to Fidar; second by Krentz; motion carried.

Chair opened item 8: Register of Deeds report: Krueger reviewed year to date and year end numbers.

Chair opened item 9: Director report: Onofrey reviewed end of 2022 revenue and permit numbers. Onofrey discussed other software changes in the Planning and Zoning Office, Treasurer and Register of Deeds. Onofrey discussed Board of Adjustment conditions for Metta property on Hwy 22.

Chair opened item 10: Zoning Technician report: Potter reviewed violations, updated applications forms, credit card/electronic check processing now available and annual/seasonal camping letters were processed.

Chair opened item 11: Review PZLID and ROD vouchers; no action required.

Chair adjourned the meeting at 5:10 p.m.

Respectfully submitted,

Bette Krueger