

MARQUETTE COUNTY PLANNING & ZONING COMMITTEE

Thursday, June 4, 2026, 1:00pm – Virtual and In-Person
PUBLIC SAFETY ROOM – MARQUETTE COUNTY COURTHOUSE

Members present: Gary Sorensen-Chair, John Bennett, John Larkin, Eli Schmudlach

Members absent: Dennis Fenner **Staff absent:** Megan Stalker, Ron Barger

Others present: Jean Potter, Alex Schneider, Zach Hughes, Nicole Ziebell, Heidi Robinson, Randal Bro, Christy Mast, John McGwin, Kiley Lloyd (virtual),

Chair Sorensen called the meeting to order at 1:01pm and asked for approval of the agenda. Motion by Bennett, 2nd by Schmudlach; motion carried 4-0.

Chair Sorenson asked for approval of minutes from previous meeting. Motion by Bennett, 2nd by Schmudlach; motion carried 4-0.

Citizens' comments or concerns: None.

Chair opened item 5: A public hearing for **Randal Bro**, PO Box 540, Bellville, TX 77418, requesting a rezoning from a Prime Agriculture (AG-1) district to Agricultural Residential (AG-3(5)) district and Farmland Preservation Overlay (FPO) for the following lands, all in Section 18, T14N R10E, Town of Buffalo, Marquette County, WI. Rezone a minimum of 5 acres to AG-3(5) and 90.65 acres to FPO, totaling 95.65 acres in part of the NW1/4-SE1/4 and part of the SW1/4-SE1/4, for tax parcels 002-00637-0010 and 002-00637-0005.

Potter summarized stating that rezone was properly noticed in local paper twice. Town of Buffalo approved as it was presented. Motion to approve the rezone and move onto County Board by Bennett; Second by Schmudlach; discussion; motion carried 4-0.

Chair opened item 6: A public hearing for **Christy and Martha Mast**, N8205 11th Ave., Westfield, WI 53964, requesting a rezoning from a Prime Agriculture (Ag-1) district to Agricultural Residential (AG-3(5)) and Farmland Preservation Overlay (FPO) for the following lands, being part of the S1/2 of the SE1/4-SE1/4 in Sec. 15, T17N R09E and part of the NE1/4-NE1/4 in Sec. 22, T17N R09E, Town of Newton, Marquette County, WI. Rezone a minimum of 5 acres to AG-3(5) and 42.50 acres to FPO, totaling 47.50 acres for tax parcels 018-00614-0000 and 018-00463-0000.

Potter summarized stating that rezone was properly noticed in local paper twice. Town of Newton approved as it was presented. Motion to approve the rezone and move onto County Board by Bennett; Second by Schmudlach; discussion; motion carried 4-0.

Chair opened item 7: Board of Adjustment appointments for David Benson, Town of Harris as Member, with term expiring 06/2029 and Heidi Robinson, Town of Westfield as 2nd Alternate, with term expiring 06/2029. Introductions and discussion. Motion by Bennett; 2nd by Schmudlach; motion carried 4-0.

Chair opened item 8: Department Reports

- a. *Register of Deeds:* Ziebell reported Tapestry is 1 month behind and Monarch is 2 months behind when we receive our revenue checks. Tapestry revenue will be increasing by \$0.05 per search as of July 1st. Fidler expanding their services that will increase revenue with eRecording documents using Laredo. Made last

\$10,000.00 payment to Fidlar for our initial setup fee of \$30,000.00. WLIP grant is \$7 per document recorded that we pay monthly to the state to help fund the Land Information Department. June 17-19 will be attending summer WRDA conference. We recorded 38 more documents this month than last month. Real Estate is moving again with transfer fees collected having increased by 34%. Vital records remain consistent with 8 births, 12 marriages and 14 deaths with a total of 160 vital copies issue for the month of May.

- b. *Land Information Director:*** Stalker absent. Alex Schneider reported in the GIS portion of the office that systems are stable and keeping everything running as they should be.
- c. *Zoning Administrator:*** Potter reported that quarterly budget goals were met. Year to Date revenue is on track with 41% of our projected yearly revenue as of the end of May. First public open house for Comprehensive planning was held with steering committee selection ongoing. 124 properties with septic maintenance violations were given to Corp Counsel to file citations with Clerk of Courts. Complex forfeiture violations are moving through the court system with one set for trial in June. BOA hearing was held for a proposed cell tower; applicants met state and FCC requirements and special exception was granted.
- d. *Zoning Technician:*** Hughes gave a status update of permits issued in May; 58 zoning permits, 27 UDC permits, 14 sanitary permits, 4 being mound systems which is up from last year. Completed 1 onsite soil inspection, 13 septic inspections and 16 rural address signs were installed. Went to 3 zoning site visits to work together with homeowners to comply with ordinances. The office had 77 walk-ins and 478 total calls for the month of May for tracking purposes per 2026 strategic plan under goal 4 initiative #3.

Chair opened item 9: Review of Department Vouchers. No discussion.

Chair opened item 10: Any Other Business: Rezone hearings slated for July and August committee meetings. Larkin brought up public participation strategies for zoning issues.

Chair adjourned meeting at 2:01pm.

Respectfully Submitted by Nicole Ziebell