

Marquette County Board of Adjustment
July 31, 2025, 1:00pm Public Safety Room - Courthouse

Members present: Mary Walters-Chair, Lance Achterberg, Fred Wollenburg. Others present: Jean Potter, Jacob Dwyer(remote), Michael Fischer, Mara Wieners

The Chair called the meeting to order at 1:00pm. Member introductions made by Chair. Chair asked for a motion to approve the minutes of June 26, 2025 Board of Adjustment hearing. Motion by Achterberg, second by Wollenburg. Motion carried: 3-0. The Chair explained instructions for hearing procedures. Potter explained appealing a Board of Adjustment decision.

Jacob Dwyer, W5878 Fish Ct., Montello, WI 53949 requested a variance under Section 70.20(C) of the Marquette County Code of Ordinance Chapter 70-Zoning for the construction of a deck at a reduced setback to a lot line, on Lot 35 Emerald Lake Estates being part of the SW1/4-SE1/4, in Section 8, T15N R9E, Town of Packwaukee. Property Address is W5878 Fish Court. Chair summarized the application materials. Video of property shown. Clarification given by applicant regarding the size of the original deck prior to house remodel; location of new deck in relation to new dwelling access points and offer for a reduction of width to 5'. Chair opened public hearing. No one spoke for or against. Chair closed hearing. The board deliberated. Motion by Achterberg to amend application to a 5-foot setback from lot line to accommodate a 5-foot deck width. 2nd by Chair. Motion carried 3-0. The board deliberated. Amended variance approved by Chair and Achterberg stating unique shape of lot hinders the process for building in compliance, steep slope on water side and the reasonable amendment to the size of the deck. Denied by Wollenburg stating the structure was not amenable to the 10-foot setback. Amended application passed: 2-1

Michael Fischer, N1727 ST RD 22, Montello, WI 53949 requested a special exception under Section 70.26(D)(10) of the Marquette County Code of Ordinances Chapter 70-Zoning to operate a home-based business, on Lot 3 CSM 2050 being part of the SE1/4-SW1/4, Section 9, T14N R10E, Town of Buffalo. Property Address is N1727 ST RD 22. Chair summarized the application materials. Video of property shown. Applicant responded to questions clarifying equipment storage, concerns about dirt/debris stored on site and supplies housed at location. Chair opened public hearing. Mara Wieners, N1596 Hwy 22, neighbor, spoke in favor of application. No one spoke against, either in person or remote. Chair closed hearing. Board deliberated. Chair indicated the zoning district allows for this type of business with no issues presented by neighboring landowners; location and traffic issues are not an issue since this is a state highway; township approved request, and business will not affect property values. Achterberg spoke on alleviating his concern about materials, dirt and debris from the applicant's statements; there is plenty of vegetation for screening from road and neighbors. Wollenburg abstained from voting, stating his connections to the Town of Buffalo decision making process. Application approved: 2-0 with 1 abstention.

Michael Fischer, N1727 ST RD 22, Montello, WI 53949 requested a variance under Section 70.17(B)(1) of the Marquette County Code of Ordinance Chapter 70-Zoning for the construction of a sign at a reduced setback to a Class A highway, on Lot 3 CSM 2050 being part of the SE1/4-SW1/4, Section 9, T14N R10E, Town of Buffalo. Property Address is N1727 ST RD 22. Chair summarized the application materials. Video was previously shown with special exception application as noted by Chair. Chair opened the public hearing. Wieners spoke in favor of application. No one present or remote opposed to application. Chair closed hearing. Board deliberated. Discussion focused on location of signage in relation to tree line near road. Applicant verified the sign would be 3' by 6'. Wollenburg questioned the size and the proximity to the road. Wollenburg made a motion to reduce the sign to half the proposed size. No second, motion died. Achterberg made a motion that the sign not be placed inside of the road right-of-way and no closer than 40 feet to the centerline of the road. Second by Chair. Motion carried 3-0. Board approved the amended application stating this smaller sign will not impair motorist or workers vision on or entering onto the road; signage of the sign was not large; the request was reasonable for the business located at the property. Amended application passed: 3-0

Other Business: Potter stated the next meeting will be held in the Public Safety Room, August 28, at 1:00pm.

Meeting adjourned at 2:14pm.