

**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, July 30, 2026, at 1:00pm in the Public Safety Meeting Room in the Marquette County Courthouse, 77 West Park Street, Montello, WI 53949.

The Board will be hearing the following petitions:

Robert & Marjorie Bruha, N9317 Oakwood Ln., Neshkoro, WI 54960, are requesting an After-the-Fact variance under Sec. 8.0.9(C) of Ch. 62-Comprehensive Zoning for the construction of retaining walls at reduced setbacks to lot lines. Legal Description: LOT 10 SILVER SPRINGS PLAT; Sec. 3, T17N R11E, NE-NW & SE-NW, Town of Neshkoro, Marquette Co., WI. **Property Address: N9317 Oakwood Lane.**

MP&E Properties LLC, PO Box 402, Montello, WI 53949, is requesting a special exception under Sec. 8.0.8(E)(14) of Ch. 62-Comprehensive Zoning for the construction of mini-warehouses. Legal Description: CSM 1210 LESS DOC 336818 BEING PRT SE-NW & PRT OF SW-NE (POS MOE - 05154), Sec. 27, T15N R10E, SE-NW & SW-NE, Town of Montello, Marquette Co., WI. **Property Address: W2739 Lower Lock Rd.**

All application materials and virtual hearing attendance information are available on the Planning & Zoning Department website at <https://www.marquettecountywi.gov/planning-and-zoning/> or in person in Room 104 of the Courthouse in the City of Montello. All people wishing to be heard may appear in person or remotely and may be represented by an agent or attorney. If an appearance or representation is not possible, a letter addressed to the Marquette County Planning & Zoning Department, 77 West Park Street, Room 104, Montello, WI 53949-9366, may be sent prior to the hearing and it will be provided to the Board of Adjustment.

Marquette County Board of Adjustment
Mary Walters, Chairperson
Lance Achterberg
David Benson
Adam Malsack, Alternate
Heidi Robinson, Alternate

Class 2 Notice



This Area For Office Use Only	
Date Received:	6/24/2026
Type:	☒ Comprehensive ☐ Shoreland ☐ Floodplain
Date of Hearing:	7/30/2026

PETITION FOR SPECIAL EXCEPTION

PROPERTY INFORMATION	
Owner Name: MP+E Storage LLC	Property Address: W2739 Lower Lock Rd
Mailing Address: P.O. Box 402	Parcel ID Number: 012-01462-0000
City, State, Zip Code: Montello, WI, 53449	Town of: Montello
	Parcel Size: 2.10A.
	Zoning District: REC - Recreation
Legal Description: CSM 1210 LESS DOC 336818 being prt SE-NW & prt SW-NE	
_____ 1/4 _____ 1/4 Section _____, T _____ N, R _____ E	
Current Use & Improvements: Mini-warehouse storage unit	

PROJECT INFORMATION	
Project Description:	Expansion of mini-warehouse units with 2 proposed additions on existing buildings.
Ordinance Code Section(s) (Completed by Department)	Ch. 62 8.0.8(E)(14)
Ordinance Code Description (Completed by Department)	Mini-warehouses

REQUIRED SUPPLEMENTAL INFORMATION	
Site Plan	Floor Plan / Building Profile
I, the undersigned, hereby apply for a Special Exception from the terms of the ordinance and certify that all the information on the application and attached is true and correct to the best of my knowledge. I acknowledge responsibility for providing accurate setback measurements and to know where affected property lines are. I affirm that all work performed will be done in accordance with all applicable laws and regulations. I understand that construction CANNOT begin without a valid county permit and that if building does occur before that time, I am subject to fines and/or removal of the non-permitted structure(s). I hereby authorize members of the Marquette County Planning & Zoning Department to enter the affected property, provided at a reasonable time and an attempt is made to inform the occupant, for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.	

Applicant Signature: Jamie [Signature]

Date: 6-24-26

FEE - \$300.00 (non-refundable)
Completed petitions can be mailed, along with a check or money order, to: Marquette County Zoning, 77 W Park St. Room 104, Montello WI 53949-9366 OR Submitted via email to: permits@marquettecountywi.gov

Cash, Check, or Credit Card Accepted
When paying with a credit card, you must include a receipt/confirmation number of payment with your completed application or forward the payment receipt via email to: permits@marquettecountywi.gov
Pay Online

PLOT PLAN *(site as viewed from above)*

- 1) Make a drawing of your project.
- 2) Show distances from centerline of road(s), all lotlines, and ordinary high water mark if applicable.
- 3) Show location of the septic system and replacement system area if applicable.
- 4) If returning application via email, it is okay to upload your drawing and attach as a separate document.

****Applications without a plot plan WILL BE RETURNED****

You are responsible for complying with State and Federal laws concerning construction near, or on, wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetland Identification Web Page (<http://dnr.wi.gov/topic/wetlands/locating.html>) or contact a Department of Natural Resources Service Center.

The undersigned hereby makes application for the work described and located as shown herein. The undersigned agrees that all such work shall be done in accordance with all the requirements of the Zoning Ordinance and all other applicable ordinances of Marquette County and all applicable laws, codes and regulations of the State of Wisconsin, and states that the above information is true to the best of his or her knowledge. Issuance of this permit is not to be construed as legal responsibility for the construction on the part of Marquette County or its staff.

Pursuant to Marquette County Ordinance Chapter 61, Section 6.0(F), by applying for this permit the undersigned grants permission for the Marquette County Zoning Department, its agents or assigns, to enter upon the premises and inspect the work to determine compliance with the zoning ordinances and the terms of this permit.

Signature of Owner or Agent: _____

This area for office use only

Inspection	
Setbacks	Comments
Wetland _____	
Waterline _____	
Lotline _____	
Road _____	
Inspector _____	Date _____

M P&E Storage LLC

Office

PO Box 402

Montello, WI. 53949

mpestorage.com

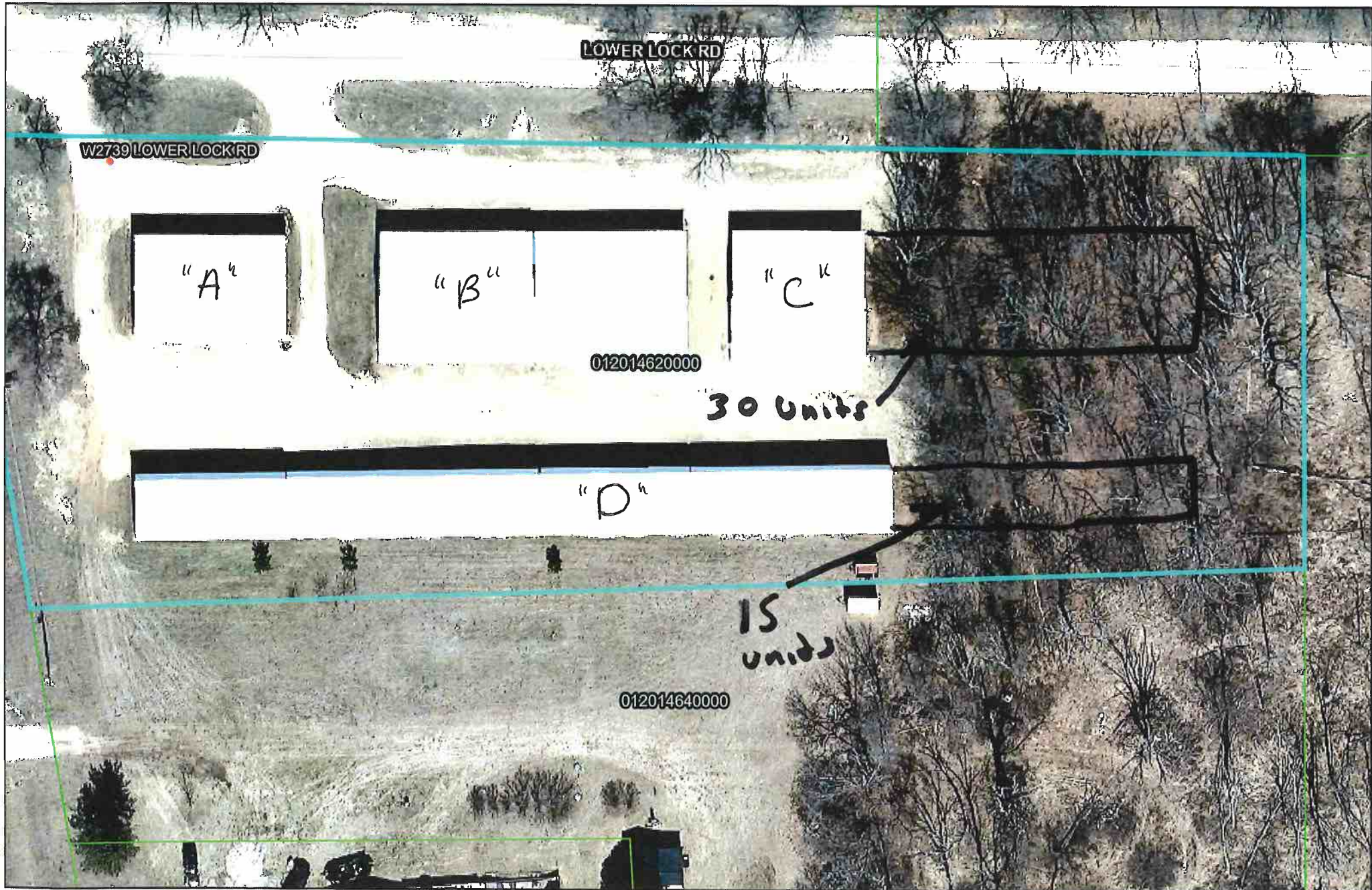
(608)577-3532

Proposed / Future

Add 15 storage units to the South building (D)

Add 30 storage units to the North building (C)

W2739 Lower Lock Road



1 inch equals 72 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 6/23/2026 12:01 PM

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

MP&E Storage – May 2026

State Hwy 22

Lower
Lock
Road

6 Unit Building "D" 10' x 24' November 2005
9 Unit 1 – 20' x 24' 8 – 10' x 24' October 2013
4 Unit 2 – 10' x 24' 2 – 20' x 24' August 2015
6 Unit 4 – 10' x 24' 2 – 20' x 24' September 2019
Possible Future 15 Unit mix 10x24 and 20x24

12 Unit Building "A" 10' x 20' July 1992
13 Unit Building "B" 2- 5' x 10' 11 – 10' x 24' July 2011
16 Unit 10 – 10' x 24' 6 – 8' x 9' June 2017
14 Unit Building "C" 8 – 10' x 24' 6 – 9'x8' April 2021
Possible Future 30 Unit mix 10x24 and 8x9

3600 sq. ft.
24' x 150'

7680 sq. ft.
48' x 160'

17 ft. to P/L

PLAT OF SURVEY

PART OF LOT 1 CERTIFIED SURVEY MAP 1210, BEING PART OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ AND PART OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 27, T.15N., R.10E., TOWN OF MONTELLO, MARQUETTE COUNTY, WISCONSIN. AS DESCRIBED IN VOLUME 532 PAGE 537.

Michael A. Moe

Michael A. Moe RLS #2068
July 25, 2005
Drafted by MD Verstegen



SURVEYOR'S CERTIFICATE:

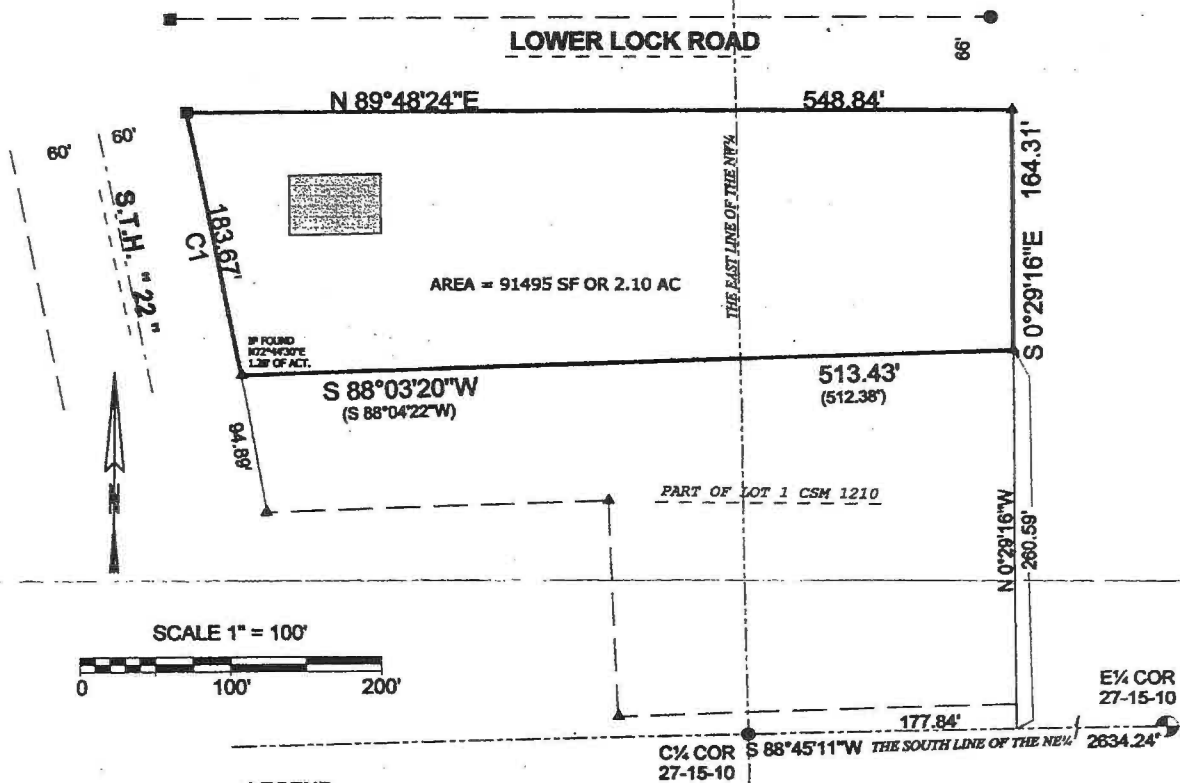
I, Michael A. Moe, Wisconsin Registered Land Surveyor, hereby certify:
That under the direction of James Stetter, Montello, WI I have surveyed and mapped the lands as described above. Subject to all right-of-ways, easements and restrictions of record.
That I have performed said survey according to the official records and in full compliance with Chapter A-E7 of the Wisconsin Administrative Code in surveying and mapping the same to the best of my knowledge and belief.
That such is a correct representation of all exterior boundaries of the land surveyed.

RECEIVED

AUG 09 2005

**BY MARQUETTE
COUNTY SURVEYOR**

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	1°22'00"	7700.00	183.87	183.88	N 11°39'22"W



LEGEND

- EXISTING 2" IRON PIPE/BRASS CAP
- EXISTING 2" IRON PIPE
- EXISTING 3/4" REBAR
- ▲ EXISTING 3/4" IRON PIPE
- SET 1" X 24" IRON PIPE
- () WEIGHING 1.13 LBS/LIN FT.
- () RECORDED AS

MOE LAND SURVEYING, INC.
MICHAEL A. MOE
REDGRANITE, WISCONSIN 54970
JOB #

05154

Alt. Parcel #: 1227151024060

012 - TOWN OF MONTELLO
MARQUETTE COUNTY, WISCONSINCurrent ☒Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units
03/03/2005Tax Address:
MP & E PROPERTIES LLCPO BOX 402
MONTELLO WI 53949-0402

Districts: SC = School SP = Special

Type	Dist #	Description
SC	3689	MONTELLO SCH DIST
SP	0400	MADISON AREA MATC

Abbreviated Description: Acres: 2.100
(See recorded documents for a complete legal description.)
CSM 1210 LESS DOC 336818 BEING PRT SE-NW
& PRT OF SW-NE (POS MOE - 05154) 2.10A

Owner(s): O = Current Owner, C = Current Co-Owner
O - MP & E PROPERTIES LLCProperty Address(es): * = Primary
* W2739 LOWER LOCK RD

Notes:

Parcel History:

Date	Doc #	Vol/Page	Type
02/11/2008	272865	614/725	QCD
01/28/2005	255553	532/537	WD
07/02/1992	182946	266/464	QCD

Plat: * = Primary

* 1210-1210 CSM
1210-1210 CSM

Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:

27-15N-10E SE NW LOT 1
27-15N-10E SW NE LOT 1

2026 SUMMARY

Bill #:

Fair Market Value:
0

Assessed with:

Valuations:

Last Changed: 03/10/2022

Description	Class	Acres	Land	Improve	Total	State	Reason
COMMERCIAL	G2	2.100	12,200	239,200	251,400	NO	

Totals for 2026:

General Property	2.100	12,200	239,200	251,400
Woodland	0.000	0		0

Totals for 2025:

General Property	2.100	12,200	239,200	251,400
Woodland	0.000	0		0

Lottery Credit:

Claim Count:

0

Certification Date:

Batch #:

Specials:

User Special Code

Category

Amount

Total

Special Assessments
0.00Special Charges
0.00Delinquent Charges
0.00

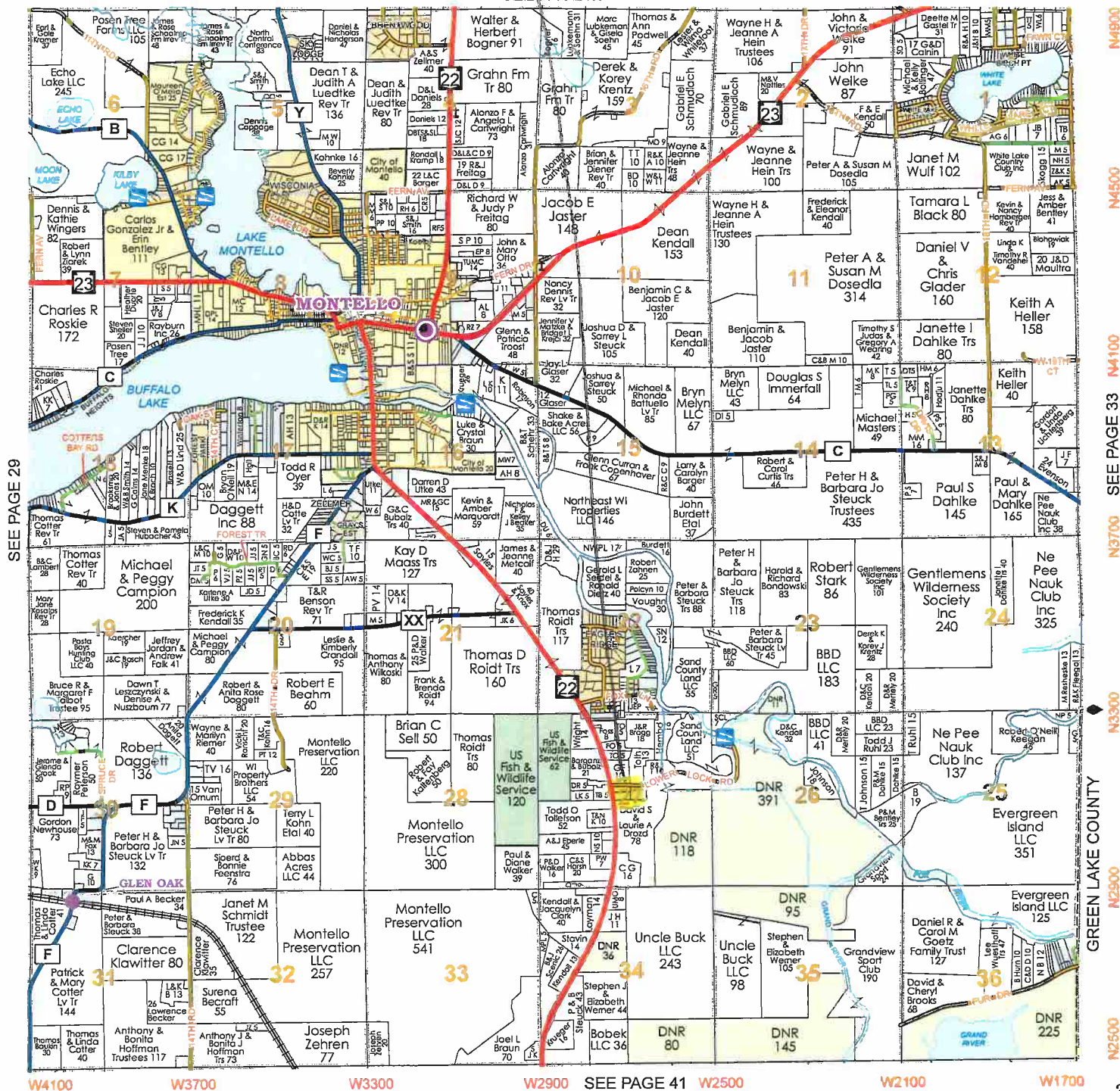


Montello

012-01462-0000 Township 15N - Range 10E

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SEE PAGE 23





Planning & Zoning
Department
77 West Park Street, Room 104
Montello, WI 53949
608-297-3036

June 24, 2026

Dear Town of Montello:

MP&E Properties LLC, PO Box 402, Montello, WI 53949, is requesting a special exception under Sec. 8.0.8(E)(14) of Ch. 62-Comprehensive Zoning for the construction of mini-warehouses. Legal Description: CSM 1210 LESS DOC 336818 BEING PRT SE-NW & PRT OF SW-NE (POS MOE - 05154), Sec. 27, T15N R10E, SE-NW & SW-NE, Town of Montello, Marquette Co., WI. **Property Address: W2739 Lower Lock Rd.**

We have enclosed copies of the information we currently have available and will subsequently send a Notice of Public Hearing that will be published in the Marquette County Tribune.

You have no legal responsibility to act on a Board of Adjustment application, but if you take some type of action, please send us a copy of your monthly meeting minutes for our file prior to the hearing.

We have advised the applicants to be in touch with the Town Clerk to be placed on your monthly meeting agenda if you desire to discuss the proposal.

If you have any questions, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jean Potter".

Jean Potter, Administrator
Planning & Zoning Department
Marquette County



Planning & Zoning Department
77 West Park Street, Room 104
Montello, WI 53949
608-297-3036

June 24, 2026

MP&E Properties LLC
PO Box 402
Montello, WI 53949

Dear MP&E Properties LLC,

We have scheduled you for a **July 30, 2026, at 1:00pm**, public hearing before the Board of Adjustment.

It is advisable for you to contact the Town Board of Montello to be placed on their monthly meeting agenda should they have any questions regarding your proposal. This should be done promptly if you have not already done so.

We have forwarded copies of your proposal/application to the Montello Town Board members and any additional information you have available that you could provide them with would be helpful.

If you have any questions, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jean Potter", is written over a light blue horizontal line.

Jean Potter
Administrator
Planning And Zoning
Marquette County

cc: Glen Bubolz, Chair, Town of Montello
Eileen Naparalla, Clerk, Town of Montello



Planning & Zoning Department
77 West Park Street, Room 104
Montello, WI 53949
608-297-3036

AFFIDAVIT OF MAILING

STATE OF WISCONSIN
COUNTY OF MARQUETTE

RE: MP&E Properties LLC,

Jean Potter, being first duly sworn, deposes and says that she is the duly appointed and acting Zoning Administrator for Marquette County, and that in such capacity she sent copies of the notice of public hearing in the above-titled act on to each of those listed (see attached), at the addresses as indicated. Said notice was deposited in the United States Mail at Montello, Wisconsin on the 24th day of June, 2026.

Respectfully submitted,

Jean Potter
Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 24th day of June, 2026.

Kiley Lloyd
Kiley Lloyd, County Clerk
My term ends on 01/08/2029

Owner Full Name Co-Owner Name	Mailing Address	Mailing City Mailing State Mailing Zip Code	Parcel ID	Property Address	Legal Description
DANIEL SR KLECHA SHARON ANN KLECHA	2801 E PUETZ RD	OAK CREEK WI 53154	012014330000	W2689 LOWER LOCK RD	A PARCEL OF SW-NE 4.25A
DAVID P OTTO MATTIE OTTO	W2498 GROUSE RD	DALTON WI 53926	012014660000	N3099 ST RD 22	LOT 2 CSM 1905 BEING PRT OF SE-NW 5.00A
DAVID S & LAURIE A DROZD	N6100 STATE ROAD 67	IRON RIDGE WI 53035	012014810000		LOT 1 CSM 1769 BEING PRT OF NW-SE,SW-SE,SE-SW & NE-SW 40.78A
DREW E BUCHOLTZ MEGAN J BUCHOLTZ	225 RIVER ST	PORTAGE WI 53901	012014380000	W2646 LOWER LOCK RD	PRT OF SW-NE & GOVT LOT 2 BEING PRT OF SE-NE 8.77A
GRACE E FENZEL THOMAS J FENZEL	W2738 LOWER LOCKS RD	MONTELLO WI 53949	012014570005	W2738 LOWER LOCK RD	LOT 2 CSM 3405 BEING PRT OF SW-NE & SE-NW 4.90A
JERRY A TOLLEFSON SHERRIE L TOLLEFSON	N3556 COUNTY ROAD F	MONTELLO WI 53949	012014680000	N3081 ST RD 22	PRT OF NE-SW LESS PRT CSM 2597 11.18A
JOSHUA KRAUSE CARRIE KRAUSE	N3106 STATE ROAD 22	MONTELLO WI 53949	012014630000	N3106 ST RD 22	A PARCEL OF SE-NW 0.75A
MARQUETTE COUNTY LOCK & DAM ROAD	77 W PARK ST	MONTELLO WI 53949	012014390000		PART OF SE-NE & SW-NE BEING PART OF GOVT LOT 2 (LOCK & DAM ROAD) 4.00A
MP & E PROPERTIES LLC	PO BOX 402	MONTELLO WI 53949-0402	012014620000	W2739 LOWER LOCK RD	PRT SE-NW & PRT OF SW-NE BEING PRT CSM 1210 2.10A
RANDALL R SCHULTZ	N3137 STATE ROAD 22	MONTELLO WI 53949	012014580000	N3137 ST RD 22	PRT OF SE-NW 2.09A
SHANON F TOTH	19214 ARTESION WAY	HUMBLE TX 77346	012014300000		LOT 1 CSM 2978 BEING PRT OF SW-NE & NW-NE 13.30A
STEVEN K BARGANZ JENNY M BUBOLZ	N3199 STATE ROAD 22	MONTELLO WI 53949	012014610000	N3199 ST RD 22	LOT 1 OF CSM 1906 20.924A
TIMOTHY P & NANCY A KLOSKOWSKI	N3079 STATE ROAD 22	MONTELLO WI 53949	012014720000	N3079 ST RD 22	CSM 1605 BEING PRT OF NE-SW 10.00A
Glen Bubolz, Chairman	N3793 State Hwy 22	Montello, WI 53949			
Scott Hunter, Supervisor	N3990 14th Ct.	Montello, WI 53949			
Paul Dahlke, Supervisor	W1877 County Rd C	Montello, WI 53949			
Eileen Napralla, Clerk	PO Box 463	Montello, WI 53949			
Bette Krueger, Treasurer	PO Box 425	Montello, WI 53949			