

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