

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE
December 5, 2024
County Board Room – Services Center; In person and virtual

Members present: Judi Nigbor Chair; John Bennett, Dave Krentz, Kathy Jo Locke

Member absent: Dave Benson

Others present: Megan Stalker, Zach Hughes, Jean Potter, Ron Barger, Nicole Ziebell, Mike Parrott-Virtual, Joanne Knoch, Joe Chapman, Gerald Krueger, Dan Trzebiatowski

Chair called the meeting to order at 9:00am and asked for approval of the agenda; motion by Locke, second by Bennett; motion carried.

Chair asked for approval of minutes from October 3, 2024, meeting; motion by Bennett, second by Krentz; motion carried.

Citizens' comments or concerns: None.

Chair opened item 4: A public hearing on the application by JJK Income Trust, Joanne J Knoch, Trustee, W4743 10th Rd., Westfield, WI 53964, requesting a rezoning from Prime Agriculture (AG-1) to Commercial District-Business (CM-B) and Farmland Preservation Overlay (FPO) Districts for the following lands all in Section Twenty-three (23), Township Seventeen (17) North, Range Nine (9) East, Town of Newton, Marquette County, WI. Property Address: W4743 10th Road. Rezone 10 acres more or less, into CM-B and the remaining thirty (30) acres more or less, into FPO. Potter summarized the rezone request. Town of Newton approved the request. Business will be an Event Barn. Motion to approve rezone and move onto County Board by Locke; second by Krentz; discussion; motion carried 4-0.

Chair opened item 5: A public hearing on the application by James E Chapman et al, W6717 County Rd P, Endeavor, WI 53930 is requesting a rezoning from General Agriculture (AG-2) to Commercial District-Business (CM-B) for the following lands in Section Six (6), Township Fourteen (14) North, Range Nine (9) East, Town of Moundville, Marquette County, WI. Property Address: N2400 Lakeview Ave. Rezone 3.581 acres being described as part of the Northeast Quarter (NE1/4) of the Fractional Northwest Quarter (NW1/4) into CM-B and the remaining 61.699 acres to remain in AG-2, being described as part of the North ½ of Fractional Northwest Quarter (NW1/4), 65.28 acres. Potter summarized the rezone request. Town of Moundville approved the request. Business is an existing Cell Tower. Motion to approve rezone and move onto County Board by Bennett; second by Krentz; discussion; motion carried 4-0.

Chair opened item 6: A public hearing on the application by Gerald E Krueger, W4171 Deerborn Avenue, Wautoma, WI 54982 is requesting a rezoning from a Prime Agricultural (AG-1) District to General Agricultural (AG-2) and Farmland Preservation Overlay (FPO) Districts for the following lands in Section Twelve (12), Township Seventeen (17) North, Range Nine (9) East, Town of Newton, Marquette County, WI. Property Address: W4171 Deerborn Avenue. Rezone 16 acres, more or less, into AG-2, and the remaining 35.108 acres, more or less, into FPO, being described as Lot 2 CSM 1077 being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4), 51.108 acres. Potter summarized the rezone request. Town of Newton approved the request. Farmland has been worked since 2007 by Trzebiatowski and Krueger is selling to Trzebiatowski and keeping his home and land around his buildings. Motion to approve rezone and move onto County Board by Bennett; second by Krentz; discussion; motion carried 4-0.

Chair opened item 7: Discussion and Motion to adopt updated fee schedule for building inspection services, effective January 1, 2025, with General Engineering Company, Portage, WI. Mike Parrott, Director of Inspection Services, summarized the increase stating the prices have remained the same for 5 years.

Looking to review fees every 2 years even if there is no increase so that the jump is not so big next time. Potter explained UDC fees are a pass through with the county receiving no percentage of revenue for the work. Barger requested Potter look into what including a 10% department fee would give the county for budget purposes for future years. Nigbor stated wanting all departments to look over fee schedules more consistently, so we are where we need to be yearly. Need to be passed to County Board per Chapter 99. Motion to approve updating Planning & Zoning UDC portion of Fee Schedule and move onto County Board by Locke; Second by Bennett; discussion; motion carried 4-0.

Chair opened item 8: Discussion and Motion to update fee schedule for Register of Deeds office. Ziebell explained that Plats of Survey & Tie sheets copy per page are going from \$0.50 to \$1.00 to stay consistent with the surrounding counties. Explained most fees are set by State Statutes for the whole state. Only internal copies and Laredo Subscriptions are decided by the county. Need to be passed to County Board per Chapter 99. Motion to approve updated Register of Deeds Fee Schedule and move onto County Board by Bennett; Second by Locke; discussion; motion carried 4-0.

Chair opened item 9: Department Reports

- a. *Register of Deeds* – Ziebell explained the new process of incoming mail recordings is increasing revenue for Tapestry from around \$900 and Nov was over \$2,000.
- b. *Land Information Director* – Stalker stated she had to testify in court for the Town of Douglas and was happy to report that they won. She has been working on grants and was awarded to upgrade aerial photography from 6-inch to 3-inch. First LIO meeting was held in November and lot was learned and adjustments will be made for all future meetings. Working with Zoning to create a lot of maps for rezones and creating Town of Buffalo zoning maps for the 2025 introduction to county Zoning. Also has been busy with updating all the transfers to be done so Taxes can be calculated and printed by the Treasurer's office. Next few weeks will consist of completing the 2024 splits. Stalker explained she likes to make a goal for those to be completed by the end of January, so the assessors get them the beginning of February to work on the values.
- c. *Planning & Zoning Administrator* – Potter explained year to date permit revenue is at or above 100% for zoning and septic, issued permits for new dwellings up 11 new homes and up 32 additions but down for remodel projects compared to last year. Town of Buffalo met in October to discuss adopting County Zoning in 2025; vote was made 3-0 to adopt. Approvals of 3 steps will need to happen at January 2025 committee meeting to finalize Buffalo zoning inclusion with completion by February 2025. Fall Conference was attended by Potter and Hughes with supplemental floodplain training given by WI DNR. Potter noted that DSPS requested all the installed county septic permits for Emrick Lake Campground; they have an active court case to make sure all septs meet code. This campground is shared with Adams and Marquette County. 16 active systems are in Marquette County.
- d. *Zoning Technician* – Hughes stated he passed both his POWTS Inspector and Soils Tester Licenses. Steady with calls and questions. Septics had a big push with inspections before the colder weather happened. Vehicle had some tire issues one being a valve leak and the other was a screw was in the tire. 8 new septs at Emrick Lake Campground were inspected; 2 needed to be fixed but now all are to code.

Chair opened item 7: Review ROD, LID and PZD Vouchers. No Comments.

Chair opened item 8: Any Other Business. Next scheduled meeting will be January 9th, 2025.

Chair adjourned the meeting at 10:00 a.m.

Respectfully submitted,

Nicole Ziebell