

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE
February 6, 2025
County Board Room – Services Center; In person and virtual

Members present: Dave Benson – fill-in Chair; John Bennett, Dave Krentz, Kathy Jo Locke, Judi Nigbor - virtual

Others present: Megan Stalker, Zach Hughes, Jean Potter, Ron Barger, Kari Reilly, Nicole Ziebell, John Shirley, Tessa Shirley, Art Mueller

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

Chair asked for approval of minutes from January 9, 2025, meeting; motion by Locke, second by Krentz; motion carried.

Citizens' comments or concerns: None.

Benson opened item 4: A public hearing on the application by Sugar River Genetics LLC, PO Box 130, Clinton, WI 53525, requesting a rezoning from Prime Agriculture (AG-1) to Agriculture and Open Space (AO) and Farmland Preservation Overlay (FPO) for the following lands all in Section 34, T15N R08E, Town of Oxford, Marquette County, WI. A minimum of 20 acres rezoned into AO, described as the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; LESS AND EXCEPT a part of the SW $\frac{1}{4}$ containing 5.38 acres, more or less, and the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$; with the remaining +/-134.582 acres rezoned into a FPO district, totaling +/- 154.582 acres. Property Address: N2542 County Road O. Benson stated that the Town Board approved this rezone. Potter explained that AO is normally found in the Town of Oxford since 2015 when they adopted County Zoning and allows for larger agricultural parcels. There is the potential to have 3 separate owners for this property. Potter also stated that this meets all the requirements of the town's comprehensive plan. Gums Farms also sent an email in favor as a neighboring landowner. Motion to approve the rezone and move onto County Board by Bennett; Second by Locke; discussion; motion carried 5-0.

Benson opened item 5: A public hearing on the application by John and Quinn Shirley, W5772 Ember Drive, Montello, WI 53949, requesting a rezoning from Prime Agriculture (AG-1) to General Agriculture (AG-2) and Farmland Preservation Overlay (FPO) for the following lands all in Section 29, T16N R09E, Town of Harris, Marquette County, WI. Ten (10) acres, more or less, to be rezoned into AG-2 described as the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ less 60 rods thereof and 40 acres more or less into FPO, described as the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, totaling 50 acres. Property Address: W5772 Ember Drive. Tessa Shirley stated that her in-laws are giving the 10 acres to build a house for her family. Benson stated the Town Board approved the request. Potter added that everything meets requirements, and this was the best buildable area. CSM is done just waiting for the approval to move forward. Motion to approve the rezone and move onto County Board by Locke; Second by Krentz; discussion; motion carried 5-0.

Benson opened item 6: Proposal on Reorganization and Addition to Staffing for Register of Deeds, Land Information and Planning & Zoning Departments. Stalker gave proposal for land information office. Barger added his recommendation. Ziebell and Potter explained their offices specifically. Motion to approve Full-Time position for a GIS Technician in Land Information Department with an expected hire date no later than June 1st, 2025, but if the right candidate comes to start sooner with advertising position as early as March 1st, 2025, and move onto Executive & Finance by Locke; Second by Bennett; discussion; motion carried 5-0. Discussion on current 50-50 split between ROD and Zoning. The committee requested follow-up at future meetings to discuss viable funding options for two separate positions.

Benson opened item 7: Department Reports

- a. *Register of Deeds* – Ziebell reported earlier in the meeting for making over \$14,000.00 in revenue for Jan. 2025.
- b. *Land Information Director* – Stalker keeping up with all her statutory requirements. It is that time of year again for the splits/combinations along with any other requirements that the assessors need or want for each municipality's open board of review.
- c. *Planning & Zoning Administrator* – Potter stated the Town of Buffalo was officially under county zoning as of Feb 1st. Website is updated to reflect the town's inclusion in county zoning. Still working on cell tower proposal in Town of Shields on Hwy 23. Three rezones are scheduled for the March meeting, with 5 rezone resolutions for the March County Board meeting. Had some commercial building code issues brought to her attention and sent them to the state building inspection for follow up. TRHs are picking up and applications are in progress ahead of tourist season.
- d. *Zoning Technician* – Hughes explained the continued large volume of calls coming into the office. Three calls in a month were asking about second dwellings on parcels but they are not allowed per ordinance. Buffalo has been part of County Zoning for 6 business days and the department has already issued 3 permits and taken 4 calls for future building projects. Received 22 rural address signs from the Highway department. Next steps include digger's hotline requests and installation. Working on sanitary installation reports for 2024 installed systems. A total of 139 permits were issued in 2024 with 79 being replacement systems and 60 being new systems. Working with a shipping container violation that is being resolved and converted into a shed per ordinance.

Benson opened item 8: Review ROD, LID and PZD Vouchers. No Comments.

Benson opened item 9: Any Other Business. None.

Benson adjourned the meeting at 10:02 a.m.

Respectfully submitted,

Nicole Ziebell