

MARQUETTE COUNTY PLANNING AND ZONING COMMITTEE
April 3, 2025
County Board Meeting Room – Service Center Building; In person and virtual

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

Others present: Zach Hughes, Jean Potter, Ron Barger, Nicole Ziebell, Megan Stalker, Darcy & Jeffrey Rataczak, Fred Wollenberg, John McGwin

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

Chair asked for approval of minutes from March 6, 2025, 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 Darcy and Jeffrey Rataczak, N4229 16th Road, Montello, WI 53949, requesting to rezone from Prime Agriculture (AG-1) to General Agriculture (AG-2) for the following lands all in Section 6 T14N R10E, Town of Buffalo, Marquette County, WI. Rezone 10 acres into AG-2 described as Lot 2 CSM 3131 being part of the SW ¼ of the SE ¼. Property Address: N2112 13th Road. Potter summarized. Wollenburg expressed his support and concern as an adjacent landowner. Town Board and Plan Commission approved. Motion to approve the rezone and move onto County Board by Locke; Second by Benson; discussion; motion carried 5-0.

Chair opened item 5: A public hearing on the application by Timothy & Gina McReath, W4315 Gem Ave., Montello, WI 53949, requesting to rezone from Prime Agriculture (AG-1) to Agriculture Residential (AG-3(2)) and Farmland Preservation Overlay (FPO) Districts for the following lands legally described for rezone purposes only. Being that part of Government Lot 1 described as the East 850' +/- of the South 2049' +/-; less 3 acres +/- around residential dwelling to be reclassified to AG-3(2) and 37 acres +/- reclassified to FPO; Section 25, T15N R9E in the Town of Packwaukee, Marquette County, WI. Property Address: W4218 County Road D. Potter summarized owners selling house and 3 acres to son. A CSM with easement being created. Town Board and commission approved. Motion to approve the rezone and move onto County Board by Bennett; Second by Benson; discussion; motion carried 5-0.

Chair opened item 6: Discussion and Motion to implement Sanitary Plan Review Fees. Potter summarized. Motion to implement Sanitary Plan Review and move to Exec and Finance meeting by Benson; Seconded by Locke; discussion; motion carried 5-0.

Chair opened item 7: Discussion and Motion to Present Modified Fee schedule to Executive & Finance Committee. Potter summarized both UDC Administrative fees and Sanitary Plan review fees & holding tank permit fee. Motion to approve and move to Exec and Finance meeting by Bennett; Second by Benson; discussion; motion carried 5-0.

Chair opened item 8: Discussion and Motion to Approve Increase from 0.5 to 1.0FTE for Administrative Assistant Position and Present to Executive and Finance Committee. Potter summarized the request. Discussion was held with input from Barger, Potter and committee. Motion to approve and move to Exec and Finance meeting to increase from 0.5 to 1.0FTE for Administrative Assistant Position by Bennett; Second by Benson; discussion; motion carried 3-2 with Nigbor & Krentz voting no.

Chair opened item 9: Department Reports.

- a. *Register of Deeds* – Ziebell reported the update of the Fidar meeting with price increases and different opportunities to generate revenue. Updates to the software were made to be compliant

with Act 235. Create a policy and procedure for the Act 235 for the county that will go to Exec & Finance April 7th. Also sent out Confidentiality Agreements to all our 3-party vendors that this Act 235 effects.

- b. *Land Information Director* – Stalker reported that she finished the job description and has it out there for the public and have had some applications come in already.
- c. *Planning & Zoning Administrator* – Potter reported Zoning is up in permits and Sanitary is a little low due to weather and road restrictions. Rezone applications higher in the 1st quarter and 3 additional coming in for next month's meeting. Variances are also on an uptick. There is legislation at the state level to allow chickens for residential zoning. Another act to allow raised garden beds without restriction, which could conflict with established shoreland zoning regulations. Potter presented with LWCD about Farmland Preservation and collecting tax credits by landowners in AG-1 zoning. Potter will attend an upcoming meeting with the Town of Springfield to discuss UDC permitting and options for county involvement.
- d. *Zoning Technician* – Hughes reported the office is working on getting the sanitary maintenance notices ready to be mailed out soon. Septic audit was completed, and Zoning was told that they met and exceeded expectations with the state. 2 homes burned down on Lawrence Lake and working with homeowners to make sure they stay compliant with the ordinance and flood plain regulations.

Chair opened item 10: Review ROD, LID and PZD Vouchers. No comments.

Chair opened item 11: Any Other Business. Next meeting is May 1st @ 9am in the Public Safety Room in County Courthouse.

Chair adjourned the meeting at 10:12 a.m.

Respectfully submitted,

Nicole Ziebell