

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO THE MARQUETTE
COUNTY ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that a **public hearing will be held on the 6th day of August 2026 at 1:00pm** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Traci Warnke-Wiand, N114 State Rd 22, Pardeeville, WI 53954-9611, is requesting a rezoning from Prime Agriculture (AG-1) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 34, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 4 acres to AG-3(4) described as Lot 1 CSM 2740, being part of the SW1/4-SE1/4, totaling 4.0 acres for tax parcel 002-01196-0005

The hearing will be in person in the Public Safety Room in the Marquette County Courthouse, 77 W Park Street, Montello, WI 53949. The petition to amend said ordinance is on file in the Planning & Zoning Department Office in the Marquette County Courthouse. A digital file and instructions for remote attendance using Webex can be located at <https://www.marquettecountywi.gov/planning-and-zoning/>.

Dated this 8th day of June 2026

Class 2 Notice.

MARQUETTE COUNTY WISCONSIN

Planning & Zoning Department
77 W. Park Street, Room 104
Montello, WI 53949

PETITION FOR AMENDMENT OF MARQUETTE COUNTY ZONING ORDINANCE

Owner/Applicant: <u>Traci Warnke-Wiand</u>	Town of: <u>BUFFALO</u>
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PETITION

TO THE MARQUETTE COUNTY ZONING COMMITTEE:

The undersigned hereby petitions the Zoning Committee to amend the Zoning Ordinance of Marquette County (and accompanying Zoning Map) for the following described lands:

Lot 1 CSM 2740, being part of the SW1/4-SE1/4, all in Section 34, T14N R10E, Town of Buffalo, Marquette County, WI, totaling 4.0 acres. Parcel 002-01196-0005

And to rezone said land from:

a Prime Agriculture (AG-1) District

to

a Agriculture Residential (AG-3)(4) District

and a _____ District
(if applicable)

Dated this 5th day of May, 2026

Respectfully submitted:

(Signature) Traci Warnke-Wiand

(Name) Traci W. Warnke-Wiand

(Address) N 114 State RD 22

(City, State, Zip) Pardeeville WI 53954

REQUIRED SUPPLEMENTAL INFORMATION

☒ Map

☒ Narrative

☒ \$300.00 Fee (non-refundable)

NARRATIVE

Why are you requesting the rezone? Please include reasons you feel it is justified. A separate attachment may be utilized if you need more space.

See attachments

Petition for Rezoning of parcel 002-01196-0005

With our property being our primary residence and on a 4 acre parcel we are looking to have the zoning updated to better reflect the land use requirements and allow for requested construction of small 16'x16' outdoor pavilion for family use.

Marquette County



1 inch equals 94 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 5/7/2026 1:50 PM

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

N114 State Road 22 REZONE



1 inch equals 288 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 6/1/2026 3:08 PM

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

N114 State Road 22 REZONE



1 inch equals 144 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 6/1/2026 3:06 PM

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

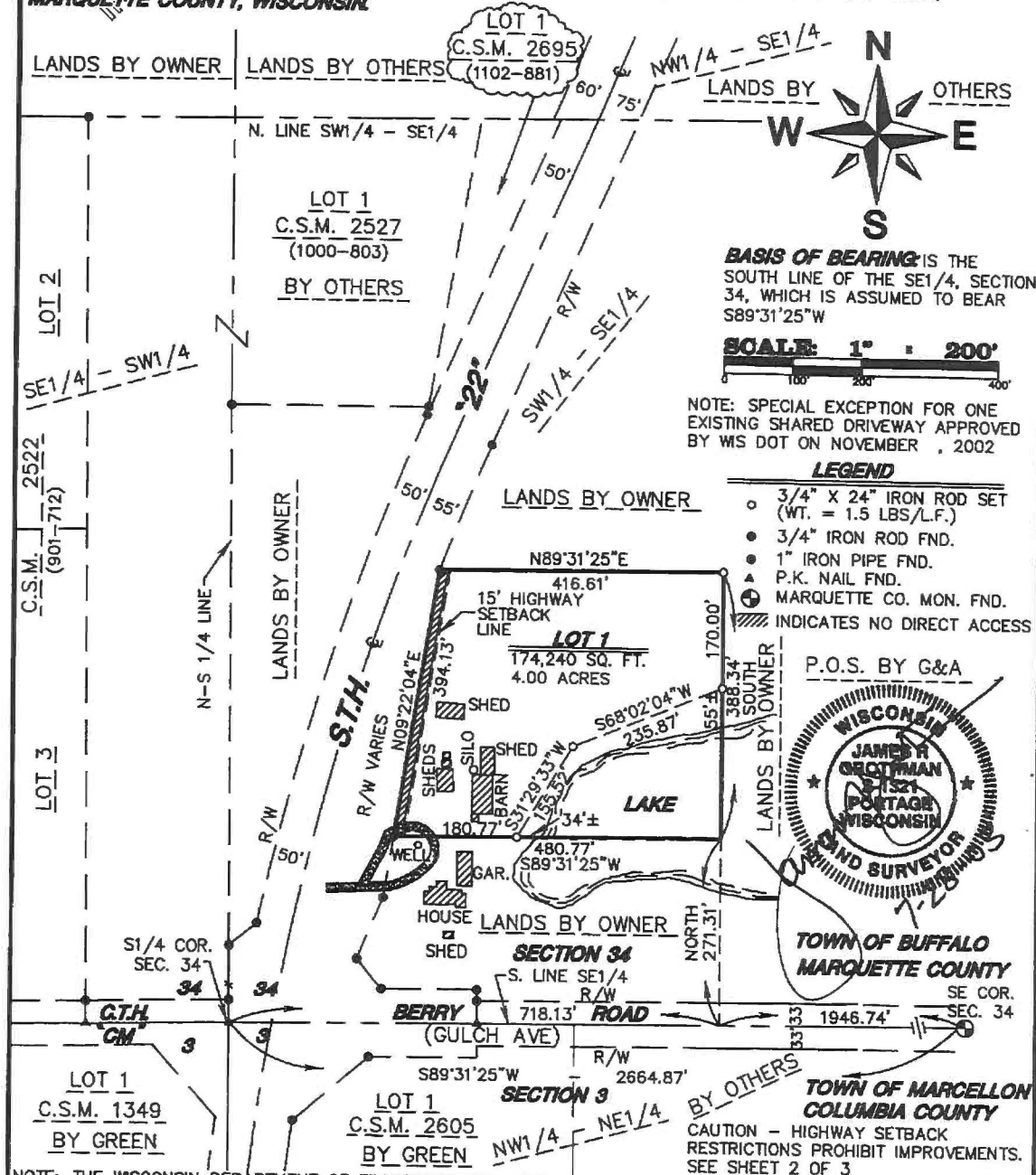
Received for record this 15 day of SEP 2003, at 1 o'clock PM & recorded in Volume 10 of Certified Survey Maps of Marquette County, Page 1

DOCUMENT NO. 244947

Marquette County Register of Deeds

MARQUETTE COUNTY CERTIFIED SURVEY MAP NO. 2740

GENERAL LOCATION
BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 34, T.14 N, R.10 E, TOWN OF BUFFALO,
MARQUETTE COUNTY, WISCONSIN.



NOTE: THE WISCONSIN DEPARTMENT OF TRANSPORTATION HAS GRANTED A SPECIAL EXCEPTION TO TRANS 233 FOR THE EXISTING DRIVEWAY ACCESS, AS SHOWN ON THIS MAP, WITH THE CONDITION THAT IT SERVE AS ONE SHARED EXISTING RESIDENTIAL/AGRICULTURAL ACCESS POINT. ADDITIONAL LAND DIVISIONS, CHANGE IN LAND USE, OR FUTURE HIGHWAY PROJECT(S) MAY REQUIRE A PUBLIC ROAD INTERSECTION OF RELOCATION OF THE DRIVEWAY TO AN ALTERNATIVE PUBLIC ROAD AT THE DISCRETION OF THE DEPARTMENT.

DOT APPROVAL NO. 39-022-0202-02

As prepared by:

GROTHMAN & ASSOCIATES, S.C.
LAND SURVEYORS

Phone (608) 742-7788
Fax (608) 742-0434
PO BOX 373 PORTAGE, WI 53901

OWNER

LEDA M. WARNKE
N112 S.T.H. '22'
PARDEEVILLE, WI 53954

PROJ: 1000-803 DWG: 1001829B

CLIENT

FRED WARNKE
3305 SOUTH 18TH STREET
MILWAUKEE, WI 53215

DRAFTED BY: D. ABLEMAN
CHECKED BY: J.R.G.

SHEET 1 OF 3
FILE NO. 1001-829

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 2003, at _____ o'clock _____ m. & recorded in Volume _____ of Certified Survey Maps of Marquette County, Page _____

DOCUMENT NO. _____

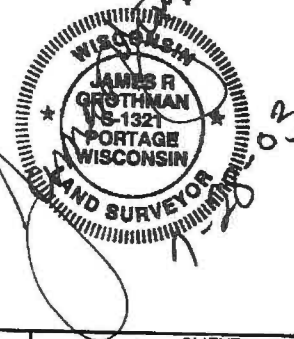
Marquette County Register of Deeds

MARQUETTE COUNTY CERTIFIED SURVEY MAP NO. 2740
GENERAL LOCATION
SEE SHEET 1 OF 2

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOTE: THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF S.T.H. '22'. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s. 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.



As prepared by:

GROTHMAN & ASSOCIATES, S.C.
LAND SURVEYORS

Phone (608) 742-7788
Fax (608) 742-0434
PO BOX 373 PORTAGE, WI 53901

OWNER

LEDA M. WARNKE
N112 S.T.H. '22'
PARDEEVILLE, WI 53954

CLIENT

FRED WARNKE
3305 SOUTH 18TH STREET
MILWAUKEE, WI 53215

PROJ: 1000-803 DWG: 1001829B

DRAFTED BY: D. ABLEMAN
CHECKED BY: J.R.G.

SHEET 2 OF 3
FILE NO. 1001-828

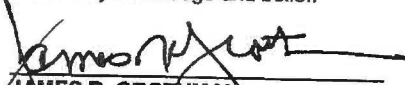
ORIGINAL USE ONLY

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN** Registered Land Surveyor, do hereby certify that by the order of **Fred Warnke**, I have surveyed, monumented, mapped and divided part of the Southwest Quarter of the Southeast Quarter of Section 34, Town 14 North, Range 10 East, Town of Buffalo, Marquette County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section 34,
thence South 89°31'25" West along the south line of the Southeast Quarter of said Section 34, 1,946.74 feet;
thence North 271.31 feet to the point of beginning;
thence South 89°31'25" West, 480.77 feet to a point in the east right-of-way line of State Trunk Highway 22;
thence North 09°22'04" East along the east right-of-way line of State Trunk Highway 22, 394.13 feet;
thence North 89°31'25" East, 416.61 feet;
thence South 388.34 feet to the point of beginning.
Containing 174,240 square feet, (4.00 acres), more or less. And being subject to servitudes and easements of use or record, if any.

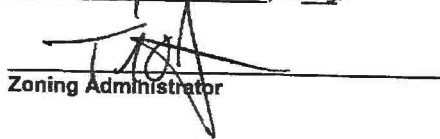
I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Marquette County Subdivision Ordinance in surveying and mapping the same to the best of my knowledge and belief.


JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: July 28, 2003
File No. 1001-829

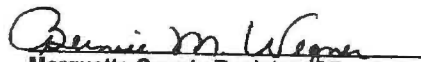


ZONING ADMINISTRATOR CERTIFICATE

Approved for recording by the Marquette County Zoning Administrator 29th day of July, 2003


Zoning Administrator

Received for recording this 29 day of July, 2003 at 3:30 o'clock in the P.
M. and recorded in Volume 116 of Certified Survey Maps of Marquette County on Pages 62 and .


Marquette County Register of Deeds

Alt. Parcel #: 0234141043020

002 - TOWN OF BUFFALO
MARQUETTE COUNTY, WISCONSIN**Tax Address:**

TRACI L WARNKE-WIAND

N114 STATE ROAD 22
PARDEEVILLE WI 53954-9611**Owner(s):**

O = Current Owner, C = Current Co-Owner

O - WARNKE-WIAND, TRACI L

Property Address(es):

* = Primary

* N114 ST RD 22

Districts:

SC = School SP = Special

Type Dist # DescriptionSC 3689 MONTELLO SCH DIST
SP 0400 MADISON AREA MATC**Abbreviated Description:****Acres:**

4.000

(See recorded documents for a complete legal description.)
LOT 1 CSM 2740 BEING PRT OF SW-SE 4.00A**Parcel History:**

Date	Doc #	Vol/Page	Type
05/20/2022	328981		TDI
10/05/2018	314092		TOD
12/22/2011	289319		PRD

Plat: * = Primary

* 2740-2740 CSM

Tract: (S-T-R 40% 160% GL)

34-14N-10E SW SE

Block/Condo Bldg:

LOT 1

2025 SUMMARY**Bill #:**
1218**Fair Market Value:**
304,100**Valuations:****Last Changed:** 10/06/2025

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	2.500	44,500	267,900	312,400
AGRICULTURAL	G4	1.500	300	0	300

Totals for 2025:

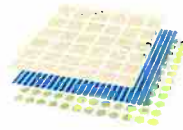
General Property	4.000	44,800	267,900	312,700
Woodland	0.000	0		0

Totals for 2024:

General Property	4.000	24,200	133,000	157,200
Woodland	0.000	0		0

Lottery Credit:**Claim Count:** 1

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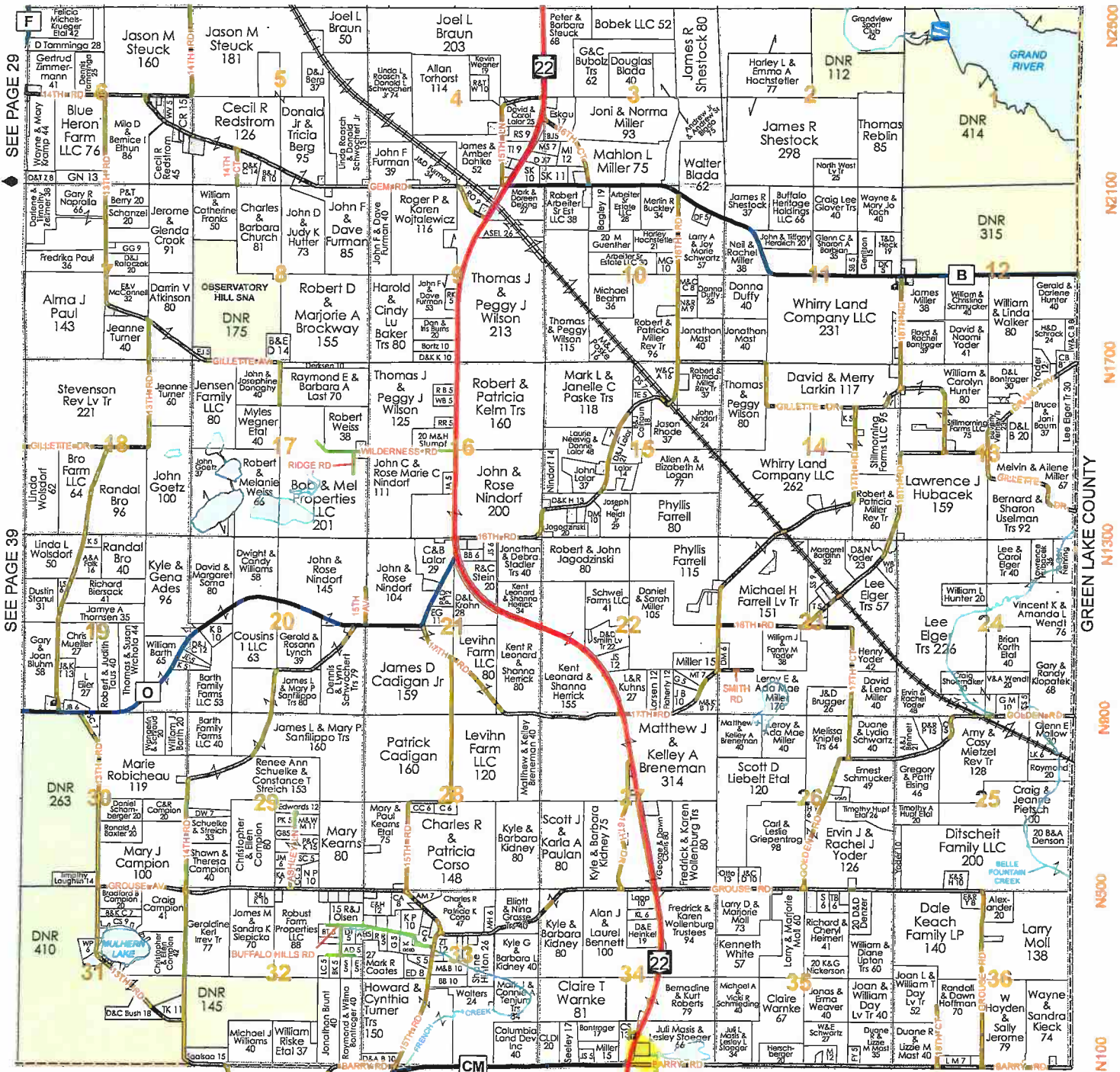


Buffalo (E)

Township 14N - Range 10E

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SEE PAGE 31



W4100

W3700

W3300

COLUMBIA COUNTY

W2900

W2500

W2100

W1700

41



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

June 16, 2026

To the Town of Buffalo:

Traci Warnke-Wiand, N114 State Rd 22, Pardeeville, WI 53954-9611, is requesting a rezoning from Prime Agriculture (AG-1) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 34, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 4 acres to AG-3(4) described as Lot 1 CSM 2740, being part of the SW1/4-SE1/4, totaling 4.0 acres for tax parcel 002-01196-0005

Under Section 59.69 (5)(e)(3), Wisconsin Statutes, "If a Town affected by a proposed amendment disapproves of the proposed amendment, the Town Board of such town may file a certified copy of the resolution adopted by such board disapproving of the petition with the agency prior to, at or within 10 days after the public hearing."

A resolution of disapproval, properly certified and filed within the time limit specified by statutes, is binding on the Zoning Committee. If such a resolution is filed, the Committee has two options: (1) to recommend disapproval, or (2) to recommend approval with change, that is with modification to the original petition.

Please note that although we encourage Townships to participate in public hearings, and welcome their comments, only a resolution as described above is binding on the County Planning and Zoning Committee. If no such resolution is filed, and no other response is received, the Committee will assume that the Town Board has no objection to the proposed zoning change.

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 16, 2026

Traci Warnke-Wiand
N114 State Rd 22
Pardeeville, WI 53954

Dear Traci Warnke-Wiand,

We have scheduled you for a **August 6th, 2026, at 1:00PM**, public hearing before the Planning and Zoning Committee to review your rezoning request.

You must contact the Town Clerk of Buffalo to be placed on their monthly meeting agenda so they can review your request and ask any questions they may have for you. This should be done promptly if you have not already done so.

We have forwarded copies of your proposal/application to the Buffalo Town Board members and any additional information you have available that you could provide them would be helpful. Enclosed is the official public notice that will be published in the Marquette County Tribune and mailed to neighboring property owners.

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 and Zoning Department
Marquette County

cc: Town of Buffalo Chair, Scott Kempley
Town of Buffalo Clerk, Laurie Beahm



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: Traci Warnke-Wiand,

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 16th day of June, 2026.

Respectfully submitted,



Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 16th day of June,
2026.



Rachael Krueger, Deputy 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	
ALVA F & ERMA M MILLER	W2760 COUNTY ROAD CM	PARDEEVILLE WI 53954	002011900005	W2760 CO RD CM	LOT 3 CSM 2522 BEING PRT OF SE-SW & SW-SW 15.00A	
DEPT OF TRANSPORTATION	1681 SECOND AVE SOUTH	WISCONSIN RAPIDS WI 54495	002011960010		PRT OF SW-SE FOR HWY R/W 3.26A	
JULI L MASIS LESLEY L STOEGER	1956 MARY LN	NEENAH WI 54956	002011960000	N112 ST RD 22	THAT PRT OF SW-SE LY E OF HWY 22 LESS CSM 2740 26.30A	
ST ANDREW CATHOLIC CHRCH	318 S MAIN ST	PARDEEVILLE WI 53954	002011920000	N117 STATE ROAD 22	LOT 1 CSM 3328 & LOT 1 CSM 2695 BEING PRT OF SE-SW, SW-SE, NE-SW & NW-SE	12.81A
TRACI L WARNKE-WIAND	N114 STATE ROAD 22	PARDEEVILLE WI 53954-9611	002011960005	N114 ST RD 22	LOT 1 CSM 2740 BEING PRT OF SW-SE 4.00A	
Scott Kempley, Chairman	W5031 Gem Ave	Montello, WI 53949				
Roger Wallis, Supervisor	N2247 15th Lane	Montello, WI 53949				
Brian Kelley, Supervisor	W3365 Buffalo Hills Road	Pardeeville, WI 53954				
Laurie Beahm, Clerk	N1183 17th Road	Dalton, WI 53926				
Jean Rataczak, Treasurer	N1934 13th Road	Montello, WI 53949				