

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 3rd day of September 2026 at 1:00pm** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Michael Moll/Shae McNamara, N402 Grouse Rd, Dalton, WI 53926, are requesting a rezoning from Prime Agriculture (AG-1) to a Recreational (REC) district for the following lands, all in Section 36, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 2.4 acres to REC described as Lot 1 CSM 1681 being part of SW-NE & NW-NE, totaling 2.4 acres for tax parcel 002-01283-0005.

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 20th day of July 2026

Class 2 Notice.



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

PETITION FOR AMENDMENT OF MARQUETTE COUNTY ZONING ORDINANCE

Owner/Applicant: Michael D Moll Shae C McNamara	Town of: Buffalo
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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 1681 BEING PRT OF SW-NE & NW-NE 2.40A, all in Section 36, T14N R10E,
TOWN OF BUFFALO, MARQUETTE COUNTY, WI.

And to rezone said land from:

a Prime Agriculture (AG-1) District

to

a Recreational (REC) District

and a _____ District
(if applicable)

Dated this 15 day of July, 2026

Respectfully submitted:

(Signature) MICHAEL MOLL

(Name) Mike Moll

(Address) N402 Grouse Rd

(City, State, Zip) Dalton WI 53926

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.

I am requesting to be rezoned to recreational to allow the construction of a 30x40 storage building on the northeast corner of my property. The 50' setback for AG-1 is not acceptable, due to the landscape of the property (contours and slope of the property). The septic system in front of the house would prevent me from building in that area.

N402 Grouse Rd Rezone



1 inch equals 144 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 7/20/2026 1:58 PM

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

N402 Grouse Rd Rezone



1 inch equals 144 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 7/20/2026 3:24 PM

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

Alt. Parcel #: 0236141013015

002 - TOWN OF BUFFALO
MARQUETTE COUNTY, WISCONSIN

Tax Address: MICHAEL D MOLL SHAE C MC NAMARA N402 GROUSE RD DALTON WI 53926		Owner(s): O = Current Owner, C = Current Co-Owner O - MOLL, MICHAEL D C - MC NAMARA, SHAE C													
Districts: SC = School SP = Special Type Dist # Description SC 3689 MONTELLO SCH DIST SP 0400 MADISON AREA MATC		Property Address(es): * = Primary * N402 GROUSE RD													
Abbreviated Description: Acres: 2.400 (See recorded documents for a complete legal description.) LOT 1 CSM 1681 BEING PRT OF SW-NE & NW-NE 2.40A		Parcel History: <table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>02/06/2017</td> <td>307947</td> <td></td> <td>QCD</td> </tr> <tr> <td>07/18/2005</td> <td>258117</td> <td>544/653</td> <td>WD</td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type	02/06/2017	307947		QCD	07/18/2005	258117	544/653	WD
Date	Doc #	Vol/Page	Type												
02/06/2017	307947		QCD												
07/18/2005	258117	544/653	WD												
Plat: * = Primary * 1681-1681 CSM		Tract: (S-T-R 40% 160% GL) 36-14N-10E SW NE													
		Block/Condo Bldg: LOT 1													

2025 SUMMARY**Bill #:**
1308**Fair Market Value:**
397,000**Valuations:****Last Changed:** 08/28/2025

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	2.400	43,700	364,500	408,200

Totals for 2025:

General Property	2.400	43,700	364,500	408,200
Woodland	0.000	0		0

Totals for 2024:

General Property	2.400	23,600	190,800	214,400
Woodland	0.000	0		0

Lottery Credit:**Claim Count:** 1

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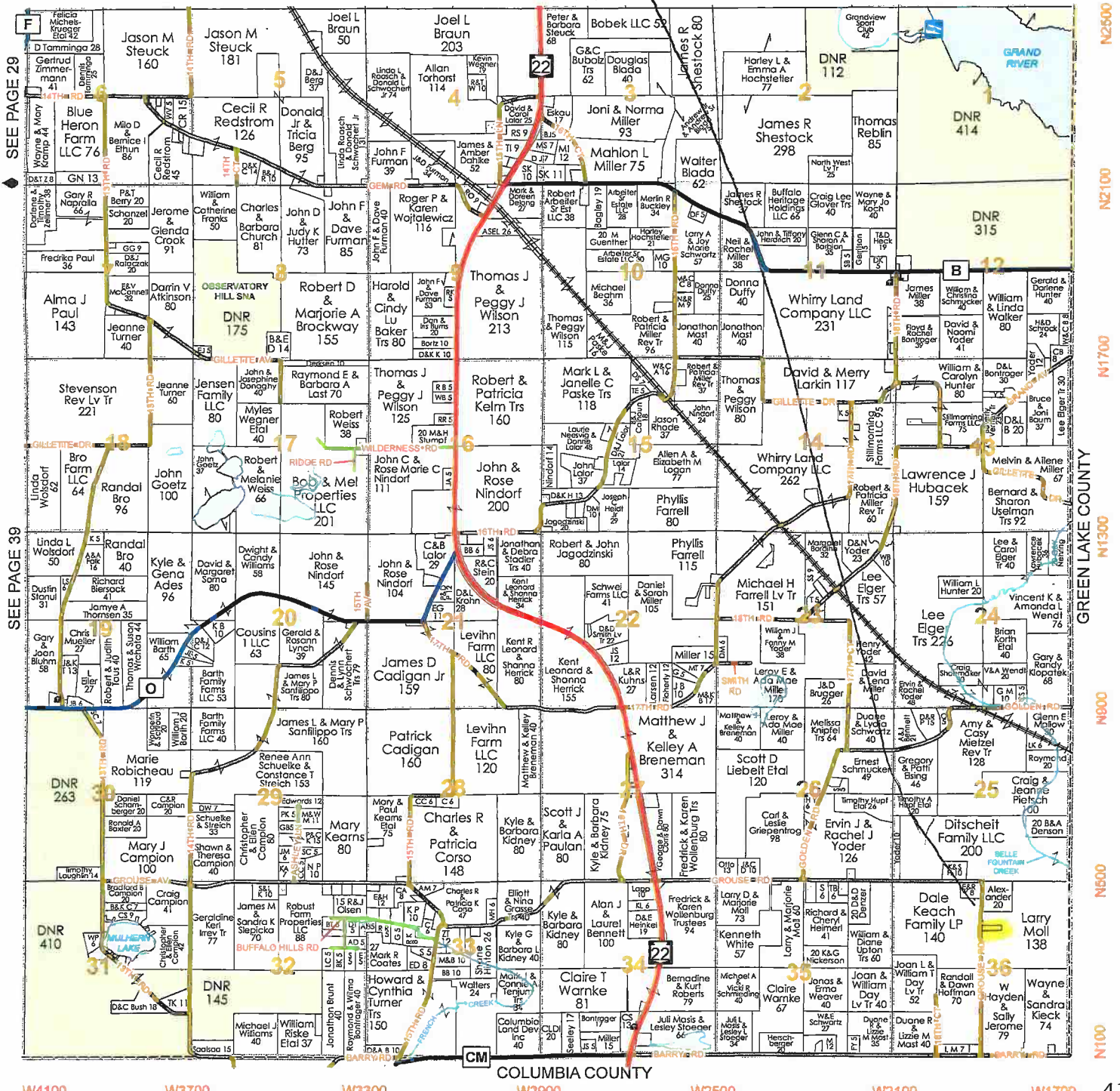
Buffalo (E)

002-01283-0005

Township 14N - Range 10E

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

July 21, 2026

Michael Moll/Shae McNamara
N402 Grouse Rd
Dalton, WI 53926

Dear Michael Moll/Shae McNamara,

We have scheduled you for a **September 3rd, 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", is written over a light blue horizontal line.

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

July 21, 2026

To the Town of Buffalo:

Michael Moll/Shae McNamara, N402 Grouse Rd, Dalton, WI 53926, are requesting a rezoning from Prime Agriculture (AG-1) to a Recreational (REC) district for the following lands, all in Section 36, T14N R10E, Town of Buffalo, Marquette County, WI:

Rezone 2.4 acres to REC described as Lot 1 CSM 1681 being part of SW-NE & NW-NE, totaling 2.4 acres for tax parcel 002-01283-0005.

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

AFFIDAVIT OF MAILING

STATE OF WISCONSIN
COUNTY OF MARQUETTE

RE: Michael Moll/Shae McNamara,

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 21st day of July, 2026.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jean Potter".

Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 21st day of July, 2026.

A handwritten signature in cursive script that reads "Rachael Krueger".

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
DALE KEACH FAMILY LTD PARTNERSHIP	445 S MARGARET ST	MARKESAN WI 53946	002012900000		SE-NW 40.00A
LARRY MOLL MARJORY MOLL	N364 GROUSE RD	DALTON WI 53926	002012830000	N364 GROUSE RD	SW-NE LESS PRT OF CSM 1681 37.67A
MICHAEL D MOLL SHAE C MC NAMARA	N402 GROUSE RD	DALTON WI 53926	002012830005	N402 GROUSE RD	LOT 1 CSM 1681 BEING PRT OF SW-NE & NW-NE 2.40A
RONALD C ALEXANDER	550 N WESTMOUNT DR #4	SUN PRAIRIE WI 53590	002012810000	N488 GROUSE RD	PARCEL COMM AT NW COR OF NW-NE BEING 56 2/3 RDS SQ 20.07A
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	Paredesville, WI 53954			
Laurie Beahm, Clerk	N1183 17th Road	DALTON WI 53926			
Jean Rataczak, Treasurer	N1934 13th Road	Montello, WI 53949			