

**NOTICE OF PUBLIC HEARING
MARQUETTE COUNTY
STATE OF WISCONSIN**

To Whom It May Concern:

A **Public Hearing** will be held before the Marquette County Board of Adjustment on Thursday, **September 24, 2026, at 11:00am** in the Public Safety Meeting Room in the Marquette County Courthouse, 77 West Park Street, Montello, WI 53949.

The Board will be hearing the following petitions:

Charles Paskey, PO Box 246, Pardeeville, WI 53954-0246, is requesting a variance under Sec. 8.0.5(B) of Ch. 62-Comprehensive Zoning and Sec. 4.5 of Ch. 63-Shoreland Zoning for the construction of a garage at a reduced setback to a lot line. Legal Description: Lot 1 CSM 3898 as described in recorded documents #331187 & #247561 0.52A; Sec. 31, T14N R10E, SE-NE, Town of Buffalo, Marquette Co., WI. **Property Address: N323 14th Rd.**

M3B LLC c/o Gerald Jacomet, 2921 S 130th, New Berlin, WI 53151, is requesting a variance under Section 7.0(B)(3) of Ch. 62-Comprehensive Zoning for the construction of a residential dwelling at a reduced setback to the centerline of a town road. Legal Description: Lot 1 CSM 2956 being lots 10-11 of Waldo & Hardy Plat 0.36A; Sec. 2, T17N R08E, NE-NW, Town of Springfield, Marquette Co., WI. **Property Parcel: 026-00009-0000.**

Dustin & Amelia Staffeldt, W274N7316 Howards Pass, Lisbon, WI 53089 are requesting an after-the-fact variance under Section 7.2 of Ch. 63-Shoreland Protection for the construction of a patio at a reduced setback to the OHWM of Emery Lake. Legal Description: Lot 2 of Emerald Lake Estates POS by TN Land Surveying Doc#16702A 0.52A; Sec. 17 T15N R09E, NE-NE, Town of Packwaukee, Marquette Co., WI. **Property Address: W5716 Fish Ct.**

All application materials and virtual hearing attendance information are available on the Planning & Zoning Department website at <https://www.marquettecountywi.gov/planning-and-zoning/> or in person in Room 104 of the Courthouse in the City of Montello. All people wishing to be heard may appear in person or remotely and may be represented by an agent or attorney. If an appearance or representation is not possible, a letter addressed to the Marquette County Planning & Zoning Department, 77 West Park Street, Room 104, Montello, WI 53949-9366, may be sent prior to the hearing and it will be provided to the Board of Adjustment.

Marquette County Board of Adjustment
Mary Walters, Chairperson
Lance Achterberg
David Benson
Adam Malsack, Alternate
Heidi Robinson, Alternate

Class 2 Notice



This Area For Office Use Only	
Date Received:	7/6/2026
Type:	☒ Comprehensive ☒ Shoreland ☐ Floodplain
Date of Hearing:	Sept. 24, 2026

PETITION FOR VARIANCE

PROPERTY INFORMATION	
Owner Name: Charles Paskey	Property Address: N323 14th Rd
Mailing Address: PO Box 246	Parcel ID Number: 002 - 01075 - 0000
City, State, Zip Code: Pardeeville, WI 53954	Town of: Buffalo
	Parcel Size: .52 acres
	Zoning District: AG-2 - General Ag
Legal Description: Lot 1 CSM 3704	
SE 1/4 NE 1/4	Section 31 T 14 N, R 10 E
Current Use & Improvements:	

PROJECT INFORMATION	
Project Description: Construct new 24x36 detached garage at a reduced setback to a rear lot line	
Ordinance Code Section(s) (Completed by Department)	Ch. 62 Sec. 8.0.5(B) and Chapter 63 Sec. 4.5
Ordinance Code Description (Completed by Department)	Ch. 62 Section 8.0.5(B) 35 feet setback to lot lines Ch. 63 Section 4.5 - 10 feet setback to lot lines

REQUIRED SUPPLEMENTAL INFORMATION		
Site Plan	Floor Plan / Building Profile	Variance Addendum
I, the undersigned, hereby apply for a Variance from the terms of the ordinance and certify that all the information on the application and attached is true and correct to the best of my knowledge. I acknowledge responsibility for providing accurate setback measurements and to know where affected property lines are. I affirm that all work performed will be done in accordance with all applicable laws and regulations. I understand that construction CANNOT begin without a valid county permit and that if building does occur before that time, I am subject to fines and/or removal of the non-permitted structure(s). I hereby authorize members of the Marquette County Planning & Zoning Department to enter the affected property, provided at a reasonable time and an attempt is made to inform the occupant, for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.		

Applicant Signature: Charles Paskey

Date: 07-06-26

FEE - \$300.00 (non-refundable)
Completed petitions can be mailed, along with a check or money order, to: Marquette County Zoning, 77 W Park St. Room 104, Montello WI 53949-9366 OR Submitted via email to: permits@marquettecountywi.gov

Cash, Check, or Credit Card Accepted
When paying with a credit card, you must include a receipt/confirmation number of payment with your completed application or forward the payment receipt via email to: permits@marquettecountywi.gov Pay Online

Boa-30036-2026

VARIANCE ADDENDUM

A separate attachment may be utilized to answer these questions.

To be considered complete, a site plan and construction plans must accompany this petition.

UNNECESSARY HARDSHIP

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing there is no room for the home and requesting setback variances). Courts have also determined that economic or financial hardships do not justify granting a variance. When determining whether an unnecessary hardship exists, the property as a whole is considered, rather than just a portion of the parcel (if an applicant prefers to build by the water but can't due to the water setback, but can build on the rear of the lot without a variance, the water setback shall be denied). The property owner bears the burden of proving unnecessary hardship.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted on the property), or, would render conformity with such restrictions unnecessarily burdensome. The Board of Adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short term, long term and cumulative effects of a variance on the neighborhood, the community and on the public interests.

The unnecessary hardship is, and, is present because:

Original Lot was created prior to county ordinances. In 2022, land was purchased from adjacent land owners to increase size and depth of Lot. Due to multiple zoning districts encumbering my lot and meeting previous zoning setbacks when building the current house, I am restricted to a small area in the rear of the yard. Now, with recent enforcement of a 35' rear yard setback in general agricultural zoning, I am not allowed to build any accessory structure without a variance.

UNIQUE PROPERTY LIMITATION

Unique physical limitations of the property such as steep slopes or wetlands that prevent an applicant from complying with the provisions of the ordinance can be considered for a grant of variance. (However, be advised that even if unique physical limitations exist, the variance still may not be granted.) Valid unique property limitations that are not generally shared by other properties can be considered but must prevent compliance with ordinance requirements. The circumstances of the applicant (growing family, need for a larger garage, wanting a better view, etc.) are not factors in deciding variances. Nearby ordinances violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

Unique features of this property which prevent compliance with the terms of the ordinance include:

Setbacks due to multiple zoning districts do not allow me to build as this property ifs on water, has a septic which met previous setbacks and an oak tree which we are trying to save by asking for a 5' setback from the rear Lot line. Not only will the reduced setback increase distance from the tree but would also increase wetlands and shoreland setbacks, as well.

NO HARM TO PUBLIC INTERESTS

A variance may not be granted which results in harm to public interests. In applying this test, the Board of Adjustment must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbor, the entire community and the general public. These interests are listed as objectives in the purpose statement of the ordinance and include, but are not limited to:

- | | |
|--|---|
| * Protect public, safety and welfare | * Protect property values |
| * Preserve wetlands | * Conserve soil, water and forest resources |
| * Prevent water pollution | * Encourage the protection of groundwater & surface water |
| * Protect fish and wildlife habitat | * Preserve natural scenic beauty & rural character |
| * Promote a safe and efficient transportation system | |

A variance will not be contrary to the public interest because:

The variance will increase setbacks from wetlands, shoreline, and will not be contrary to any of the public interests mentioned in the above description.

This Area For Office Use Only

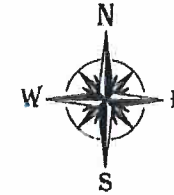
Application #:

P.O.S. MSA
BY WINTER
(DOC. NO.
91986)

SCALE 1" = 20'

SITE PLAN

BEING LOT 1 C.S.M. NO. 3704 RECORDED AS DOCUMENT NO. 316708 AND
LANDS LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 31, T. 14 N., R. 10 E.,
TOWN OF BUFFALO, MARQUETTE COUNTY, WISCONSIN.

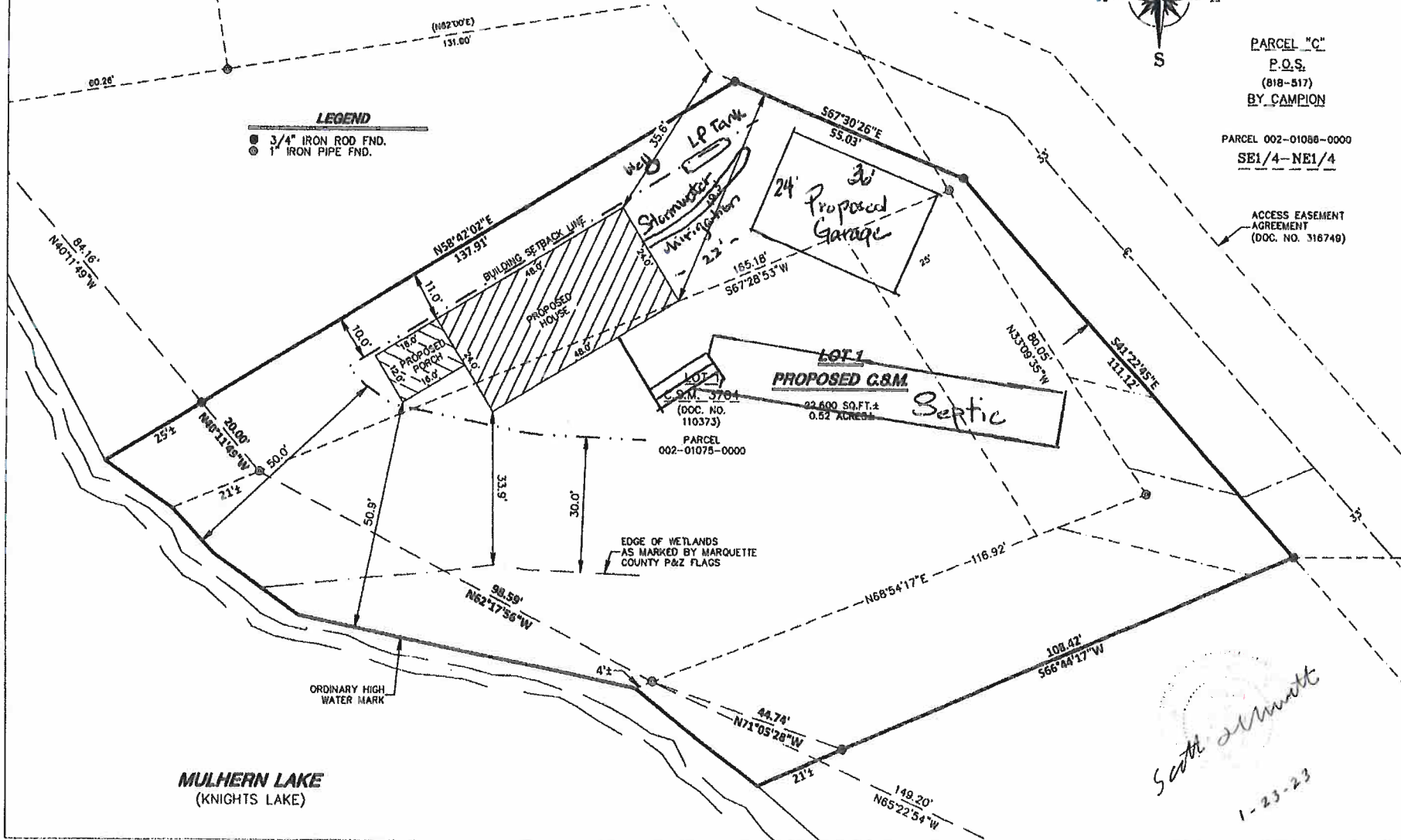


PARCEL "C"
P.O.S.
(818-517)
BY CAMPION

PARCEL 002-01058-0000
SE1/4-NE1/4

ACCESS EASEMENT
AGREEMENT
(DOC. NO. 316749)

LEGEND
● 3/4" IRON ROD FND.
○ 1" IRON PIPE FND.



GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
1000 WEST WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53233
PHONE (414) 333-1111 FAX (414) 333-1112
WWW.GROTHMAN.COM

NO.	DATE	REVISION	BY	CHKD

SITE PLAN
FOR
CHARLES PASKEY
TOWN OF BUFFALO
MARQUETTE COUNTY, WISCONSIN

FILE NO.
888-991
PROJECT NO.
818-517
DRAWING NO.
888-011P

Scott Altmatt
1-23-23

Parcel #: 002-01075-0000

07/06/2026 02:35 PM

PAGE 1 OF 1

Alt. Parcel #: 0231141012080

Current ☒002 - TOWN OF BUFFALO
MARQUETTE COUNTY, WISCONSIN

Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units

Tax Address:

CHARLES PASKEY

PO BOX 246
PARDEEVILLE WI 53954-0246
UNITED STATES

Districts: SC = School SP = Special

Type	Dist #	Description
SC	3689	MONTELLO SCH DIST
SP	0400	MADISON AREA MATC

Abbreviated Description: **Acres:** 0.520
(See recorded documents for a complete legal description.)
LOT 1 CSM 3704 BEING PRT OF SE-NE &
PARCEL SURROUNDING ORIG (CSM IN PROCESS)
0.520A

Owner(s): O = Current Owner, C = Current Co-Owner
O - PASKEY, CHARLES

Property Address(es): * = Primary
* N323 14TH RD

Notes:
2023 ADDED AC PER SALE (CSM IN PROCESS)

Parcel History:

Date	Doc #	Vol/Page	Type
01/11/2023	331187		WD
11/07/2003	247561	494/470	QCD
	110374	116/160	WD
	110373	116/158	WD

Plat: * = Primary
* 3704-3704 CSM

Tract: (S-T-R 40¼ 160¼ GL)
31-14N-10E SE NE

Block/Condo Bldg:
LOT 1

2026 SUMMARY

Bill #:

Fair Market Value:
0

Assessed with:

Valuations:

Last Changed: 05/08/2026

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	0.283	13,700	318,200	331,900	NO	02
SWAMP & WASTE	G5	0.237	400	0	400	NO	

Totals for 2026:

General Property	0.520	14,100	318,200	332,300
Woodland	0.000	0		0

Totals for 2025:

General Property	0.520	14,100	261,000	275,100
Woodland	0.000	0		0

Lottery Credit:

Claim Count:

0

Certification Date:

Batch #:

Specials:

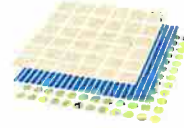
User Special Code

Category

Amount

Total	Special Assessments	Special Charges	Delinquent Charges
	0.00	0.00	0.00

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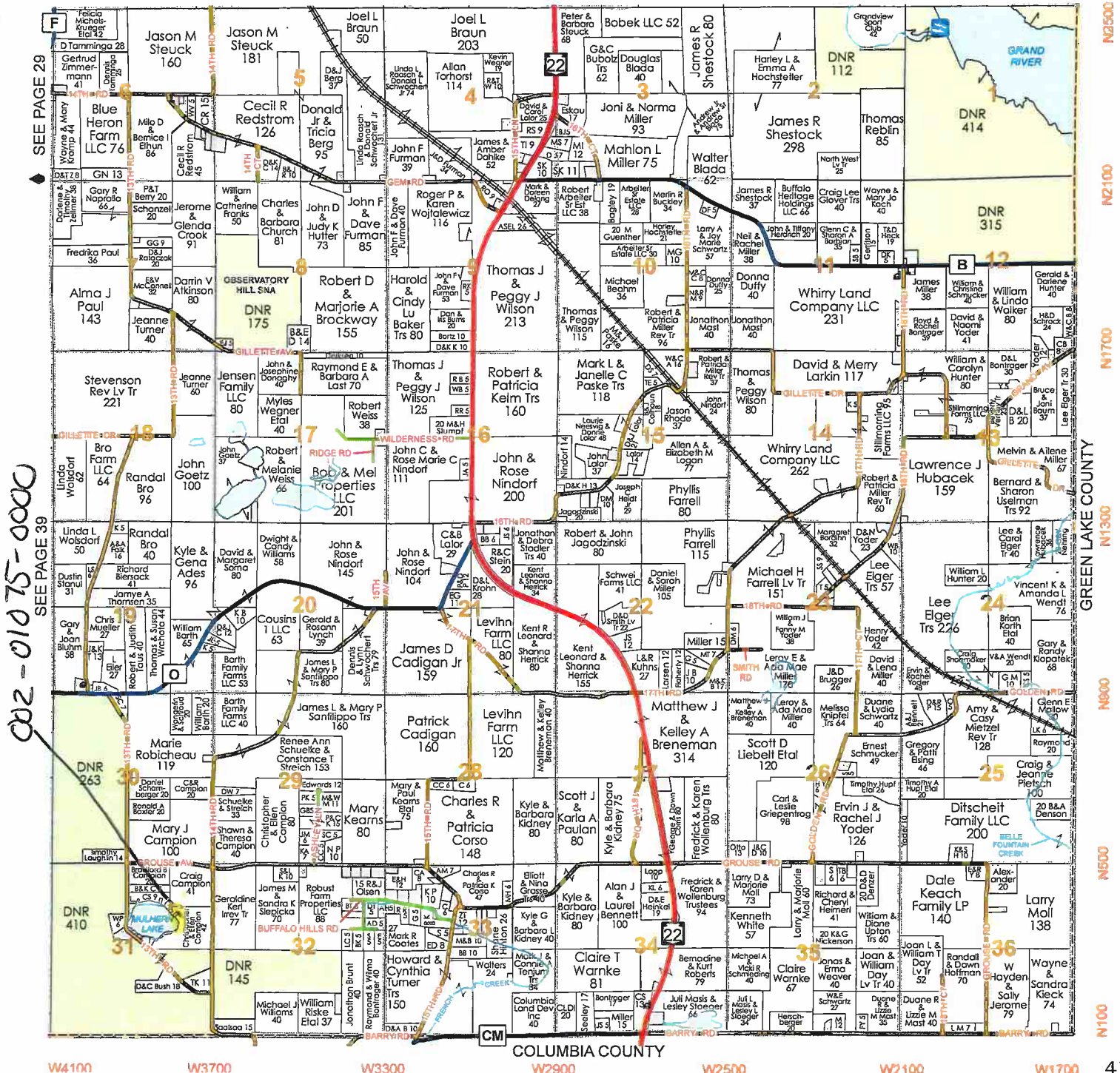


Buffalo (E)

Township 14N - Range 10E

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SEE PAGE 31





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

Department Staff report to the Marquette County Board of Adjustment

Prepared by: Jean Potter – Zoning Administrator

Applicant: Charles Pasky

Hearing date: September 24, 2026

PARCEL INFORMATION

Property location: **Parcel 002-01075-0000, N323 14th Rd.**

Legal Description: Lot 1 CSM 3898 as described in recorded documents #331187 & #247561 0.52A; Sec. 31, T14N R10E, SE-NE, Town of Buffalo, Marquette Co., WI.

Zoning District: General Agriculture (AG-2) & Shoreland Recreational-Residential (REC-RES)

BACKGROUND

The applicant is requesting a variance under Sec. 8.0.5(B) of Ch. 62-Comprehensive Zoning and Sec. 4.5 of Ch. 63-Shoreland Zoning for the construction of a garage at a reduced setback to a lot line. The request is for a reduced setback of 5 feet to a lot line.

Ch. 62 - 8.0.5(B). In addition to the setbacks required in Section 7.0 (*road setbacks*), all buildings shall have a minimum setback of thirty-five (35) feet from any lot line.

Ch. 63 - 4.5 MINIMUM SETBACK. The minimum setback for a structure to a lot line shall be ten feet measured from the overhang or the closest point of construction.

DISCUSSION

The application is an area variance, and the Board of Adjustment must determine if the ordinance setback requirement prevents the applicant from using the property for its intended purpose, which is residential.



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

August 26, 2026

Dear Town of Buffalo:

Charles Paskey, PO Box 246, Pardeeville, WI 53954-0246, is requesting a variance under Sec. 8.0.5(B) of Ch. 62-Comprehensive Zoning and Sec. 4.5 of Ch. 63-Shoreland Zoning for the construction of a garage at a reduced setback to a lot line. Legal Description: Lot 1 CSM 3898 as described in recorded documents #331187 & #247561 0.52A; Sec. 31, T14N R10E, SE-NE, Town of Buffalo, Marquette Co., WI. **Property Address: N323 14th Rd.**

We have enclosed copies of the information we currently have available and will subsequently send a Notice of Public Hearing that will be published in the Marquette County Tribune.

You have no legal responsibility to act on a Board of Adjustment application, but if you take some type of action, please send us a copy of your monthly meeting minutes for our file prior to the hearing.

We have advised the applicants to be in touch with the Town Clerk to be placed on your monthly meeting agenda if you desire to discuss the proposal.

If you have any questions, please let us know.

Sincerely,

A handwritten signature in blue ink that reads "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

August 26, 2026

Charles Paskey
PO Box 246
Pardeeville, WI 53954-0246

Dear Charles Paskey,

We have scheduled you for a **September 24, 2026, at 11:00am**, public hearing before the Board of Adjustment.

It is advisable for you to contact the Town Board of Buffalo to be placed on their monthly meeting agenda should they have any questions regarding your proposal. 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 with would be helpful.

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
Marquette County

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

Owner Full Name Co-Owner Name	Mailing Address	Mailing City Mailing State Mailing Zip Code	Parcel ID	Property Address	Legal Description
CHARLES M WINTER	N8W30658 BROKEN BOW TR	WAUKESHA WI 53188	002010820000	N327 14TH RD	PRT OF NE 1/4 (75 X 100FT) 0.33A
CHARLES PASKEY	PO BOX 246	PARDEEVILLE WI 53954-0246	002010750000	N323 14TH RD	LOT 1 CSM 3704 BEING PRT OF SE-NE & PARCEL SURROUNDING ORIG (CSM IN PROCESS) 0.520A
CHRISTOPHER L SARDI	2144 W ROSCOE ST UNIT 2B	CHICAGO IL 60618	002010700005		LOT 2 CSM 3790 BEING PRT OF N1/2 OF NE1/4 6.56A
CHRISTOPHER L SARDI	1800 MONTGOMERY CT	DEERFIELD IL 60015	002010760000		LOT 1 CSM 3702 BEING A PARCEL OF NW-NE 0.285A
CHRISTOPHER P CAMPION ELLEN J CAMPION	W3562 GROUSE RD	PARDEEVILLE WI 53954	002010860000		PARCEL C PER POS GROTHMAN (818-517) BEING PRT OF THE S1/2 OF NE1/4 LESS PARCEL SOLD SEE CSM BY GROTHMAN 41.80A
CRAIG S CAMPION HEIDI P CAMPION	W4979 BEACH GARDEN RD	POYNETTE WI 53955-0000	002010680000		PARCEL B PER POS GROTHMAN BEING PRT NE1/4 41.18A
Scott Kempley, Chair	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			



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: Charles Paskey,

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 26th day of August, 2026.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jean Potter", written over a horizontal line.

Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 26th day of August, 2026.

A handwritten signature in cursive script, appearing to read "Kiley Lloyd", written over a horizontal line.

Kiley Lloyd, County Clerk
My term ends on 01/08/2029