

MARQUETTE COUNTY PLANNING & ZONING COMMITTEE

Thursday, September 3, 2026, 1:00pm – Virtual and In-Person
PUBLIC SAFETY ROOM – MARQUETTE COUNTY COURTHOUSE

Members present: Gary Sorensen-Chair, John Bennett, John Larkin, Dennis Fenner

Members absent: None **Staff absent:** Nicole Ziebell

Others present: Jean Potter, Megan Stalker, Zach Hughes, Ron Barger, Shawn Ager – Virtual, David Sidney – Virtual, Lance Achterberg, Mary Walters, Kari Reilly, Michael Moll, John Steuck, Stacy Kohn, Heidi Robinson-virtual, Jody Myers-virtual, Kiley Lloyd-virtual, Jim Pirages-virtual; Corp Counsel Sean Griffin-virtual.

Chair Sorensen called the meeting to order at 1:00pm and asked for approval of the agenda. Motion by Fenner, 2nd by Bennet; motion carried 4-0.

Chair Sorenson asked for approval of minutes from previous meeting. Motion by Bennett, 2nd by Sorensen; motion carried 4-0.

Citizens' comments or concerns: None.

Chair opened item 5: A public hearing for **Michael Moll/Shae McNamara**, N402 Grouse Rd, Dalton, WI 53926, 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. A request to 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.

Potter summarized stating that rezone was properly noticed in local paper twice. Town of Buffalo approved with a modification to the original petition. Town of Buffalo voted 3-0 to recommend approval with change from REC to R-1. Applicant spoke. Motion to approve the modified rezone petition and move onto County Board by Bennett; Second by Larkin; discussion; motion carried 4-0.

Chair opened item 6: A public hearing for **JLS Income Trust/John Steuck**, W3910 Cty Rd E, Montello, WI 53949, requesting a rezoning from Prime Agriculture (AG-1) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 22, T17N R10E, Town of Crystal Lake, Marquette County, WI. Rezone 25.56 acres to AG-3(4) described as part of gov't lot 5 aka SW-SE, described as parcel 4 in Doc #333213, totaling 25.56 acres for tax parcel 004-00886-0000.

Potter summarized stating that rezone was properly noticed in local paper twice. Town of Crystal Lake approved original petition. Applicant spoke. Motion to approve the rezone petition and move onto County Board by Fenner; Second by Bennett; discussion; motion carried 4-0.

Chair opened item 7: Comprehensive Plan Update. Discussion to approved 2026 Public Participation Plan and send to county board. Motion by Larkin; Second by Bennett; motion carried 4-0. Update by consultants and corporation counsel regarding open meeting requirements, steering committee obligations and plan timeline update.

Chair opened item 8: Discussion on Board of Adjustment Fines, penalties or alternative fees assessed for after-the-fact building projects requiring a hearing in front of BOA. BOA Chairperson Mary Walters outlined present issues and requested consideration of triple fees

to be assessed on variance and special exceptions applications. Committee discussion on additional fees assessed on permit applications if after-the-fact variance/special exception is granted. Tabled to October committee agenda. Corp Counsel to draft fee option language for committee to review.

Chair opened item 9: Discussion and review of department budgets.

- a. Register of Deeds. Motion by Bennett; second by Fenner approving budget and forward to E&F committee as presented.
- b. Land Information. Motion by Bennett; second by Larkin approving budget and forward to E&F committee as presented.
- c. Planning and Zoning. Motion by Fenner; second by Bennett approving amended budget adding back 1% COLA for Zoning Administrator salary and forward to E&F committee.

Chair opened item 10: Department Reports

- a. *Register of Deeds:* Ziebell provided updated reports for committee's review.
- b. *Land Information Director:* Stalker reported three municipalities still have outstanding assessment roles. Department is working on updating software components and preparing for the next assessment season.
- c. *Zoning Administrator:* Potter reported August zoning revenue and permitting ahead of projections. Net fees collected YTD \$92,783. Shoreland zoning permitting continues to surge; doubled from 2025. New home builds at 33 YTD (18% increase).
- d. *Zoning Technician:* Hughes attended 2 septic and 7 zoning onsite at landowner and plumber requests. 18 septic installs inspections and 22 permits reviewed and issued in August. Fire numbers sign orders are now being ordered directly from BCE for better ordering turnaround. August walk ins were 90 and phone calls were 455.

Chair opened item 11: Review of Department Vouchers. None.

Chair opened item 8: Future Agenda Items for Action or Discussion.

One rezone petition slated for October 1st meeting; request from Fenner to move time of meeting with discussion to hold October meeting at same time due to other committee conflicts and move time to 10am starting in November.

Chair adjourned meeting at 2:44pm.

Respectfully Submitted by Kari Reilly