



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: Matthew & Desirae Slotten

Hearing date: October 29, 2026

PARCEL INFORMATION

Property location: **Parcel 008-00062-0000**

Legal Description: Harrisville Plat Block 5 and part of Lots 5-6; Sec. 10 T16N R9E SE-SE, Town of Harris, Marquette Co., WI.

Zoning District: Recreational (REC)

BACKGROUND

The applicants are requesting a variance under Section 7.0(B)(3) of Ch. 62-Comprehensive Zoning for the construction of an accessory building at a reduced setback to the centerline of a town road. The request is a reduced setback of 43 feet to the centerline of Middle Street.

7.0(B)(3). The setback from a Class C highway shall be sixty-three (63) feet from the centerline of the highway or thirty (30) feet from the right-of-way line, whichever is greater.

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.

RECOMMENDATION

MARQUETTE COUNTY WISCONSIN

This Area For Office Use Only	
Date Received:	9/21/26
Type:	☒ Comprehensive ☐ Shoreland ☐ Floodplain
Date of Hearing:	Oct. 29th

PETITION FOR VARIANCE

PROPERTY INFORMATION	
Owner Name: <u>Matthew/Desirae Slatten</u>	Property Address: <u>W4910 County Road J</u>
Mailing Address: <u>W4904 County Road J</u>	Parcel ID Number: <u>008 - 00062 - 0000</u>
City, State, Zip Code: <u>Montello, WI 53949</u>	Town of: - <u>Select One Harris</u>
	Parcel Size: <u>.40 Approx.</u>
	Zoning District: - <u>Select One Rec</u>
Legal Description: <u>Harrisville Plat B/Lk 5 Part Lots 5-6</u>	
<u>SE</u> 1/4 <u>SE</u> 1/4 Section <u>10</u> , T <u>16</u> N, R <u>9</u> E	
Current Use & Improvements:	

PROJECT INFORMATION	
Project Description: <u>Construct a 60x60 detached accessory building. Variance requested for the proposed building setback/location.</u>	
Ordinance Code Section(s) (Completed by Department)	<u>Sec. 7.0(B)(3) Ch. 62- Comprehensive Zoning</u>
Ordinance Code Description (Completed by Department)	<u>The setback from a Class C highway shall be 63 feet from the centerline of the highway or 30 ft. from the right-of-way line, whichever is greater.</u>

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.		

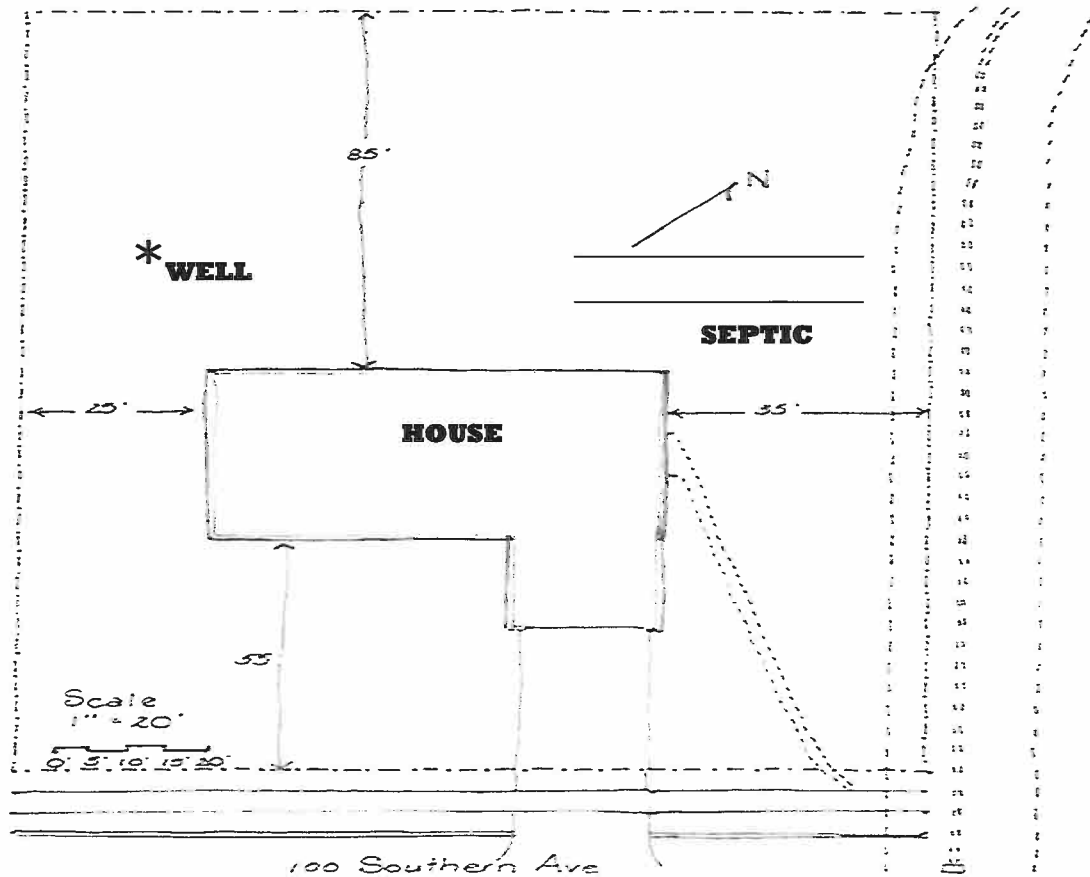
Applicant Signature: [Signature]

Date: 9-21-26

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

Sample Plot Plan Drawing – For Reference Purposes Only



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:

The parcel is a small previously platted lot with limited buildable area. The size and configuration of the parcel, together with required setbacks significantly restrict the area for placement of a permitted accessory building. Strict setback requirement would make placement on the property unnecessarily burdensome.

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 ordinance 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:

Small platted lot with limited width and multiple road setbacks significantly restrict the available buildable area.

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

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

The project will not change the residential use, increase traffic, interfere with public access, or adversely affect drainage, neighboring properties, public safety or rural character

This Area For Office Use Only

Application #:



N



E

*Not to scale

3

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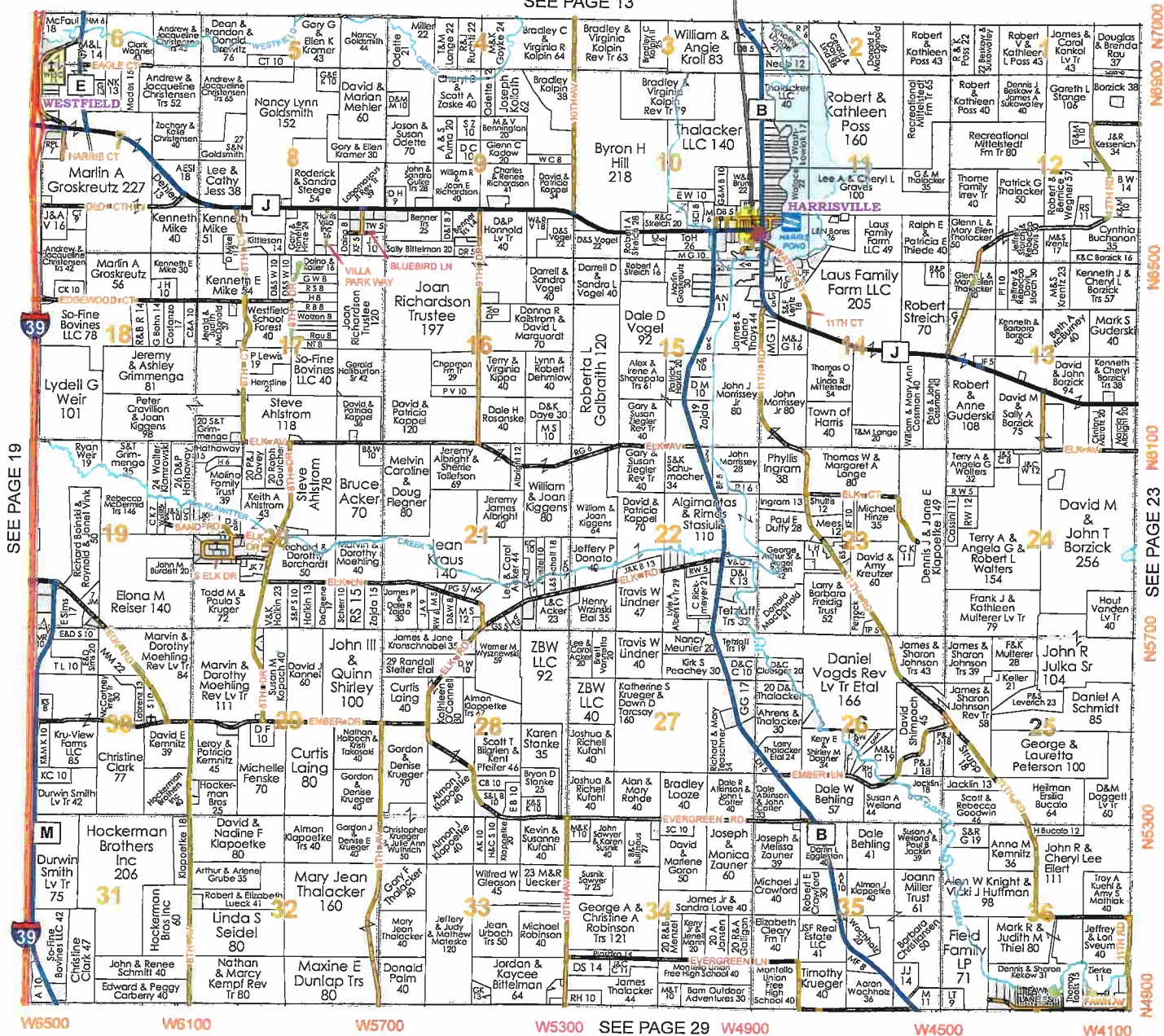


Harris

Township 16N - Range 9E

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SEE PAGE 13



Alt. Parcel #: 0800160900660

008 - TOWN OF HARRIS
MARQUETTE COUNTY, WISCONSINCurrent ☒

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

Tax Address:

DESIRAE L SLOTTEN
MATTHEW L SLOTTENW4904 COUNTY ROAD J
MONTELLO WI 53949

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

O - SLOTTEN, DESIRAE L
C - SLOTTEN, MATTHEW L

Property Address(es): * = Primary

Districts: SC = School SP = Special

Type	Dist #	Description
SC	6335	WESTFIELD SCH DIST
SP	0400	MADISON AREA MATC

Notes:

Abbreviated Description: Acres: 0.000
(See recorded documents for a complete legal description.)
HARRISVILLE PLAT BLK 5 PART LOTS 5-6

Parcel History:

Date	Doc #	Vol/Page	Type
08/22/2023	333232		WD
07/12/2000	223116	378/1	QCD
10/20/1999	219385	366/135	WD
07/29/1996	201489	312/699	WD

Plat: * = Primary

* 0006-HARRISVILLE

Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:

10-16N-09E SE SE

5 LOT 5+

2026 SUMMARY

Bill #:

Fair Market Value:

0

Assessed with:

Valuations:

Last Changed: 07/24/2023

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	0.000	4,100	0	4,100	NO	

Totals for 2026:

General Property	0.000	4,100	0	4,100
Woodland	0.000	0		0

Totals for 2025:

General Property	0.000	4,100	0	4,100
Woodland	0.000	0		0

Lottery Credit:

Claim Count:

0

Certification Date:

Batch #:

Specials:

User Special Code

Category

Amount

Total

Special Assessments
0.00Special Charges
0.00Delinquent Charges
0.00

Alt. Parcel #: 0800160900650

008 - TOWN OF HARRIS
MARQUETTE COUNTY, WISCONSINCurrent ☒

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

Tax Address:

DESIRAE L SLOTTEN
MATTHEW L SLOTTENW4904 COUNTY ROAD J
MONTELLO WI 53949

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

O - SLOTTEN, DESIRAE L
C - SLOTTEN, MATTHEW L

Property Address(es):

* = Primary

* W4904 CO RD J
W4910 CO RD J

Districts:

SC = School SP = Special

Type	Dist #	Description
SC	6335	WESTFIELD SCH DIST
SP	0400	MADISON AREA MATC

Notes:

Abbreviated Description:

Acres:

0.000

(See recorded documents for a complete legal description.)
LOT 4 & E PART LOT 5 BLK 5 HARRISVILLE
PLAT

Parcel History:

Date	Doc #	Vol/Page	Type
08/22/2023	333232		WD
07/12/2000	223116	378/1	QCD
10/20/1999	219385	366/135	WD
07/29/1996	201489	312/699	WD

more...

Plat: * = Primary

* 0006-HARRISVILLE

Tract: (S-T-R 40¼ 160¼ GL)

10-16N-09E SE SE

Block/Condo Bldg:

5 LOT 4+

2026 SUMMARY

Bill #:

Fair Market Value:

0

Assessed with:

Valuations:

Last Changed: 07/24/2023

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	0.000	7,000	166,900	173,900	NO	

Totals for 2026:

General Property	0.000	7,000	166,900	173,900
Woodland	0.000	0		0

Totals for 2025:

General Property	0.000	7,000	166,900	173,900
Woodland	0.000	0		0

Lottery Credit:

Claim Count:

1

Certification Date: 06/19/2024

Batch #:

00824

Specials:

User Special Code

Category

Amount

Total

Special Assessments
0.00Special Charges
0.00Delinquent Charges
0.00

Alt. Parcel #: 0800160900680

Current ☒008 - TOWN OF HARRIS
MARQUETTE COUNTY, WISCONSIN

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

Tax Address:

DESIRAE L SLOTTEN
MATTHEW L SLOTTENW4904 COUNTY ROAD J
MONTELLO WI 53949

Owner(s):

O = Current Owner, C = Current Co-Owner

O - SLOTTEN, DESIRAE L
C - SLOTTEN, MATTHEW L

Property Address(es):

* = Primary

Districts:

SC = School SP = Special

Type Dist # Description

SC 6335 WESTFIELD SCH DIST
SP 0400 MADISON AREA MATC

Notes:

Abbreviated Description:

Acres:

0.000

(See recorded documents for a complete legal description.)

LOT 7 BLK 5 OF HARRISVILLE PLAT

Parcel History:

Date	Doc #	Vol/Page	Type
08/22/2023	333232		WD
07/12/2000	223116	378/1	QCD
10/20/1999	219385	366/135	WD
07/29/1996	201489	312/699	WD

Plat: * = Primary

* 0006-HARRISVILLE

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

10-16N-09E SE SE

Block/Condo Bldg:

5 LOT 7

2026 SUMMARY

Bill #:

Fair Market Value:

0

Assessed with:

Valuations:

Last Changed: 07/24/2023

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	0.000	4,500	0	4,500	NO	

Totals for 2026:

General Property	0.000	4,500	0	4,500
Woodland	0.000	0		0

Totals for 2025:

General Property	0.000	4,500	0	4,500
Woodland	0.000	0		0

Lottery Credit:

Claim Count:

0

Certification Date:

Batch #:

Specials:

User Special Code

Category

Amount

Total

Special Assessments
0.00Special Charges
0.00Delinquent Charges
0.00



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

September 28, 2026

Matthew & Desirae Slotten
W4904 County Rd J
Montello, WI 53949

Dear Matthew & Desirae Slotten,

We have scheduled you for a **October 29, 2026, at 1:00pm**, public hearing before the Board of Adjustment.

It is advisable for you to contact the Town Board of Harris 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 Harris 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", is written over a light blue horizontal line.

Jean Potter
Administrator
Planning And Zoning
Marquette County

cc: Glenn Thalacker, Chair, Town of Harris
Darlene Wulf, Clerk, Town of Harris



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

September 28, 2026

Dear Town of Harris:

Matthew & Desirae Slotten, W4904 County Road J, Montello, WI 53949 are requesting a variance under Section 7.0(B)(3) of Ch. 62-Comprehensive Zoning for the construction of an accessory building at a reduced setback to the centerline of a town road. Legal Description: Harrisville Plat Block 5 and part of Lots 5-6; Sec. 10 T16N R9E SE-SE, Town of Harris, Marquette Co., WI. **Tax Parcel: 008-00062-0000.**

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, 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: Matthew & Desirae Slotten,

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 28th day of September, 2026.

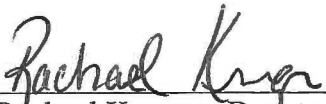
Respectfully submitted,



Zoning Administrator
Marquette County

State of Wisconsin
County of Marquette

This document was acknowledged before me by Jean Potter on this 28th day of September, 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
BRANDON R WULF DARLENE A WULF	W4959 COUNTY ROAD J	WESTFIELD WI 53964	008002950000	W4959 CO RD J	A PARCEL OF SE-SE 0.63A LINE SURVEY BY TNLS #08230B
BRODY HOLLIDAY	N6592 COUNTY ROAD B	MONTELO WI 53949	008000560000	N6592 CO RD B	LOT 2 BLK 4 HARRISVILLE PLAT PER ORDER DOC # 95374 ADD 36" TO E SIDE OF LOTS
CRAIG A BJERKE ARLETTA F BJERKE	W4949 COUNTY ROAD J	WESTFIELD WI 53964	008002970000	W4949 CO RD J	LOT 1 CSM 3266 BEING PRT OF SE-SE 00.90A
DESIRAE L SLOTTEN MATTHEW L SLOTTEN	W4904 COUNTY ROAD J	MONTELO WI 53949	008000610000	W4904 CO RD J	LOT 4 & E PART LOT 5 BLK 5 HARRISVILLE PLAT
GARY L BIBOW MONA R BIBOW	W4950 CLAY ST	WESTFIELD WI 53964	008002820000	W4950 CLAY ST	PART OF NE-SE 10.06A
HINZE PROPERTIES LLC	N6511 VILLA PKWY	WESTFIELD WI 53964	008000680000	W4938 CO RD J	E 20FT OF LOTS 5-6-7-8 BLK 6 OF HARRISVILLE PLAT
JANE K WEBER	W4940 CLAY ST	WESTFIELD WI 53964	008002770000	W4940 CLAY ST	PART OF NE-SE 2.55A
JE ANNA M INGRAM	N6093 11TH RD	MONTELO WI 53949	008000410000	N6541 CO RD J	S 13FT OF LOT 5 & ALL OF LOTS 6-7 BLK 1 OF HARRISVILLE PLAT
JOHN J & JENNIE L KUTZLER	W4932 COUNTY ROAD J	WESTFIELD WI 53964-8945	008000690000	W4932 CO RD J	E 74FT OF LOTS 1-2-3-4 BLK 6 OF HARRISVILLE PLAT
KENNETH A LUDKEY	630 S HICKORY ST	FOND DU LAC WI 54935	008000500000	N6544 WATER ST	LOT 4 BLK 2 & FRAC N & E OF WATER ST HARRISVILLE PLAT
KRISTI KRAGE	1546 STARR SCHOOL RD	STOUGHTON WI 53589-3754	008003360000	N6716 CO RD B	A PARCEL OF NW-SW 101FT FRONTAGE 1.13A
LINDSIANE MARIE LENTZ	W5006 10TH RD	WESTFIELD WI 53964	008000570000	N6582 CO RD B	LOT 3 BLK 4 OF HARRISVILLE PLAT PER ORDER DOC # 95374 ADD 36" TO E SIDE OF LOTS
MARIE L BERES	N6549 COUNTY ROAD J	WESTFIELD WI 53964-8914	008000390000	N6549 COUNTY ROAD J	S 1/2 LOT 4 & N 53' OF LOT 5 BLK 1 OF HARRISVILLE PLAT
MARK G DAHL	W4892 CLAY ST	WESTFIELD WI 53964	008003410000	W4892 CLAY ST	E 11.5RDS OF W 21.5RDS OF SW-SW LY N OF VILLAGE PLAT .65A
MICHAEL A & SONYA K KRUEGER	W5791 COUNTY ROAD J	WESTFIELD WI 53964	008000350000	N6569 CO RD J	LOT 1 BLK 1 OF HARRISVILLE PLAT
MICHAEL A MITTELSTEDT ERIKA L MITTELSTEDT	N6576 COUNTY ROAD B	WESTFIELD WI 53964	008000580000	N6576 CO RD B	LOT 4 BLK 4 OF HARRISVILLE PLAT PER ORDER DOC # 95374 ADD 36" TO E SIDE OF LOTS
PAUL WESCOTT LINDA WESCOTT	W4946 COUNTY ROAD J	WESTFIELD WI 53964	008000690000	W4946 CO RD J	LOTS 5-6-7-8 EX E 20FT BLK 6 HARRISVILLE PLAT
PHYLLIS M INGRAM JE ANNA M INGRAM	N6095 11TH RD	MONTELO WI 53949	008000750000	N6528 CO RD J	THAT PART MILL RESERVE E SIDE MAIN ST HARRISVILLE PLAT
ROBERT F THAYS	7514 HILLCREST DR	WAUWATOSA WI 53213-2228	008000470000	N6566 CO RD J	LOT 1 BLK 2 OF HARRISVILLE PLAT
ROLAND J & MARIE L THOMPSON	N6549 COUNTY ROAD J	WESTFIELD WI 53964	008000370000	N6564 MIDDLE ST	W 108FT OF LOT 3 W 108FT OF N 1/2 LOT 4 BLK 1 OF HARRISVILLE PLAT
SHAWN SEEGER	W4948 CLAY ST	WESTFIELD WI 53964	008002800000	W4948 CLAY ST	PART OF NE-SE & SE-SE 0.81A
ST JOHN LUTHERAN CHURCH	W4894 CLAY ST	WESTFIELD WI 53964	008000510000		LOT 1 BLK 3 OF HARRISVILLE PLAT PER ORDER DOC # 95374 LESS 19.5' FROM WEST SIDE OF LOT
STEVEN F & SANDRA L FOWLER	N6724 COUNTY ROAD B	MONTELO WI 53949	008003350000	N6724 CO RD B	PART NW-SW 116FT FRONTAGE 1.45A
TAYRN R ANDERSON	W3033 EAGLE RD	MONTELO WI 53949-8376	008002980000	W4929 CO RD J	PART SE-SE (8RDS 25FT X 4RDS) 0.23A
TIMOTHY FRANK NICOLE FRANK	N6578 SPRING ST	WESTFIELD WI 53964	008000480000	N6560 CO RD J	LOT 2 & N PART LOT 3 BLK 2 OF HARRISVILLE PLAT
VIOLETTA C LOEWE ALMA M FETTING	W4956 COUNTY ROAD J	WESTFIELD WI 53964	008000700000	W4956 CO RD J	LOTS 1-8 BLK 7 HARRISVILLE PLAT
WILLIAM J OBERHOFER DONNA L OBERHOFER	N6583 COUNTY ROAD B	MONTELO WI 53949	008000600000	N6583 CO RD B	LOT 3 BLK 5 OF HARRISVILLE PLAT
WILLIAM P BRUNS	352 W MILL ST	COLUMBUS WI 53925	008000590000	N6595 CO RD B	LOTS 1-2 CSM 674 BEING LOTS 1-2 BLK 5 HARRISVILLE PLAT 0.40A
Glenn Thalacker, Chair	W4450 12th Road	Montello, WI 53949			
Dennis Daye, Supervisor	N6210 9th Dr.	Westfield, WI 53964			
Dennis Kekow, Supervisor	W4255 11th Road	Montello, WI 53949			
Darlene Wulf, Clerk	PO Box 357	Westfield, WI 53964			
Michael Rozek, Treasurer	PO Box 357	Westfield, WI 53964			