



# MARQUETTE COUNTY Zoning Department



Administrator—Thomas Onofrey  
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949  
(608) 297-3036

Technician—Dustin Grant

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## MEMORANDUM

**TO:** Town of Packwaukee officials

**FROM:** Tom Onofrey-Zoning Administrator

**DATE:** September 22, 2016

**SUBJECT:** James Rhode

Enclosed is Mr. Rhode's request to have his property at W3423 Liberty St rezoned from Residential to Commercial-Business. Mr. Rhode is requesting a rezoning to allow him to operate an auto repair/body shop business on the property. If the rezoning is approved he will also need a Special Exception for the body shop portion of the business.

OWNER: Jim Rhoads

N3423  
TOWN: Packwaukee

PETITION FOR AMENDMENT OF  
MARQUETTE COUNTY ZONING ORDINANCE

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) as follows:

To rezone from a RESIDENTIAL R-1 District to a Commercial-Business  
CM-B District, lands described as follows:

LOTS 5-6 & EAST 10FT OF LOT 7, Block 14  
PLAT OF PACKWAUKEE, SECTION 20, T15N R9E  
CONTAINING .31 ACRES MORE OR LESS

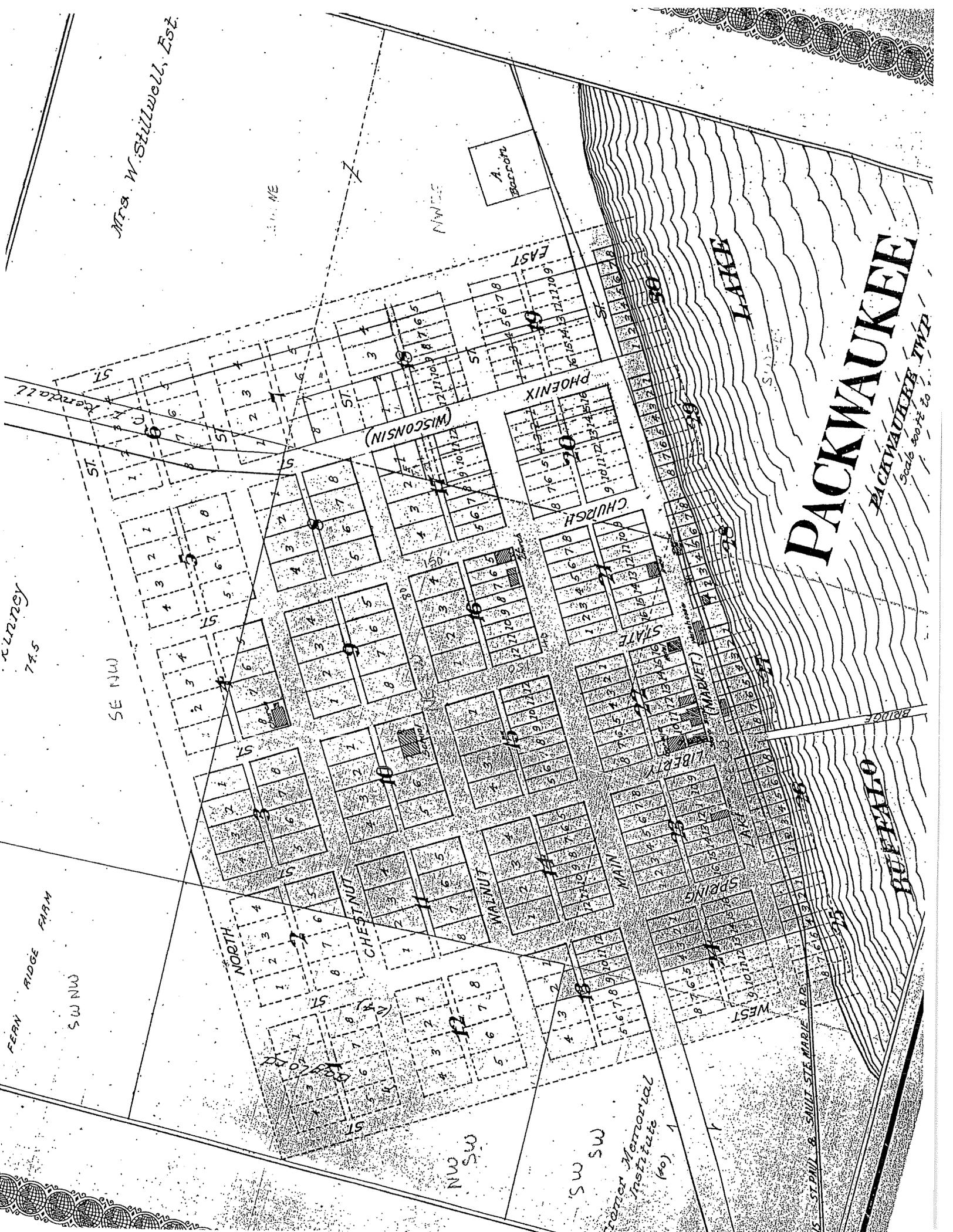
Dated this 20 day of Sept, 2016

Respectfully submitted:

Jim Rhoads  
(Name)

W3930 Walnut St  
(Address)

Mantello WI 53949



Mrs. W. Stillwell, Est.

runny  
74.5

SE NW

NW SW

SW SW

Former Memorial  
Institute  
(No. 1)

ST. PAUL & SAINT STE. MARIE R.R.

# PACKWAUKEE

PACKWAUKEE TWP  
Scale north to

## BUFFALO

## LAKES

FERN RIDGE FARM  
SW NW

ST. KENZIA ST.

NORTH

CHESTNUT

WALNUT

MAIN

SPRING

WEST

LIBERTY

STATE

CHURCH

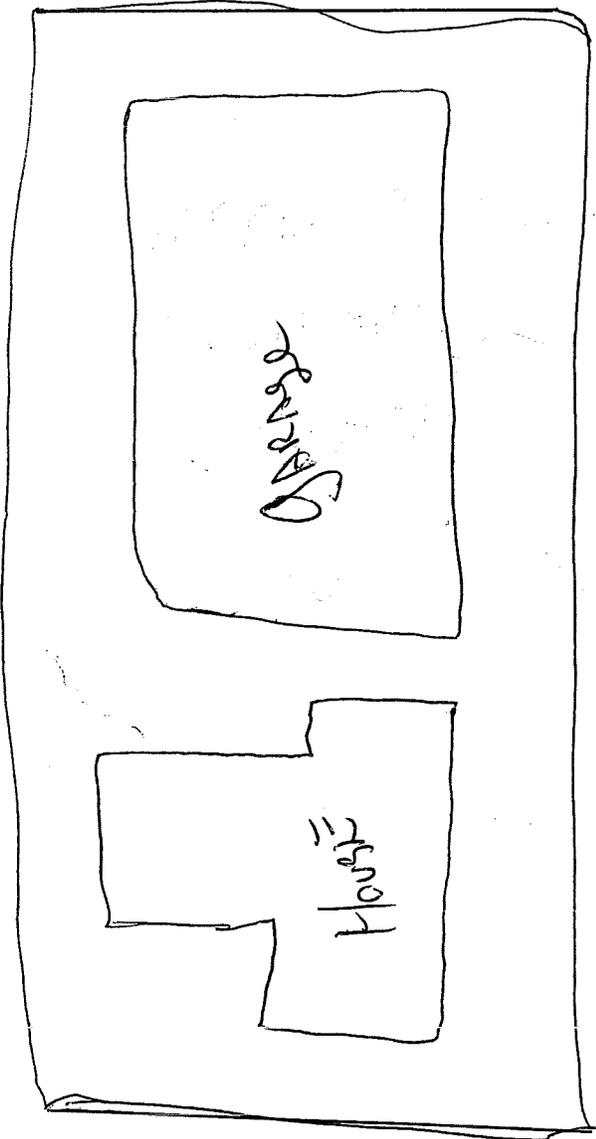
PHOENIX

EAST

(WISCONSIN)

A. BARRON





AS Engrt

Main



# MARQUETTE COUNTY

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October 4, 2016

TOWN OF PACKWAUKEE OFFICIALS

To the Town of Packwaukee:

**James Rhode**, W5930 Walnut St, Montello, WI 53949 has requested a rezoning on the following lands:

**Lots 5 & 6 & East 10 feet of Lot 7, Block 14, Plat of Packwaukee, Section 20, T15N R9E, Town of Packwaukee, containing .31 of an acre more or less**

**From a Residential R-1 District to a Commercial-Business CM-B District.**

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 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,

Thomas Onofrey  
Zoning Administrator  
Marquette County

Enclosures

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

NOTICE IS HEREBY GIVEN that a **public hearing** will be held in the County Board Room/Sheriff's Training Room in Room 103, Public Safety (77 W Park St) in Montello, Wisconsin, **on the 7<sup>th</sup> day of December 2016 at 4:00 PM o'clock in the afternoon** on the proposed amendment to the Marquette County Zoning Ordinance, which proposed amendment is as follows:

**Jim Rhode, W5930 Walnut St, Montello, WI 53949 is requesting to rezone from a Residential R-1 District to a Commercial-Business CM-B District, the following described lands:**

**Lots 5 & 6, & east 10 feet of Lot 7, Block 14, Plat of Packwaukee, Section 20, T15N R9E, Town of Packwaukee, containing .31 of an acre more or less**

The petition to amend said ordinance is on file at the Zoning Office of Marquette County, Montello, Wisconsin or on the Zoning Department webpage at <http://www.co.marquette.wi.us/departments/zoning>

Dated this 4<sup>th</sup> day of October 2016

Class 2 Notice

\*\*\* The Town of Packwaukee Planning Commission will review this proposal on Wednesday, November 2, 2016 at 6:00 PM. The Town of Packwaukee Board will review this proposal on Tuesday, November 15, 2016 at 6:00 PM. If you have any questions regarding these meetings, you may contact their Town Clerk, Janny Slama at 608-589-5626.



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10/11/2016

Hello Board Members:

I am enclosing the documents for the rezoning of James Rhode. I was not sure what Tom had already forwarded to you when I was off, so if it is any duplicates, please disregard. Thank you for your patience:

Nora



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## AFFIDAVIT OF MAILING

STATE OF WISCONSIN  
COUNTY OF MARQUETTE

RE: JAMES RHODE

Thomas Onofrey, being first duly sworn, deposes and says that he is the duly appointed and acting Zoning Administrator for Marquette County, and that in such capacity he sent copies of the notice of public hearing in the above-titled act on to each of those listed below, at the addresses as indicated. Said notice was deposited in the United State Mail at Montello, Wisconsin on the 13th day of October, 2016.

Respectfully submitted,

*Thomas Onofrey*  
Zoning Administrator  
Marquette County

Mike & Janet Cook  
W3012 Co Rd D  
Montello, WI 53949

Eugene Yates  
P.O. Box 52  
Packwaukee, WI 53953

Gary & Rose Burckhardt  
P.O. Box 56  
Packwaukee, WI 53953

Deborah Wayne  
P.O. Box 47  
Packwaukee, WI 53953

Mike & Rebecca Lietz  
N3453 Liberty St  
Montello, WI 53949

Gary Sanders  
P.O. Box 711  
Packwaukee, WI 53953

Randy & Jean Barton  
P.O. Box 54  
Packwaukee, WI 53953

Lucille Barton  
P.O. Box 46  
Packwaukee, WI 53953

William & Sarah Schanke  
P.O. Box 402  
Packwaukee, WI 53953

Turn Key Properties  
832 Ceape Ave  
Oshkosh, WI 54901

Mike Kennedy  
809 Laramie  
Wilmette, IL 60091

Paul & Kristie Sanders  
W5928 8<sup>th</sup> Lane  
Montello, WI 53949

Caleb Slama  
N3431 Liberty St  
Montello, WI 53949

Frank Kovach  
3916 N Potsdam Ave  
Sioux Falls, SD 57104

Subscribed and sworn before me this 13<sup>th</sup> day of

October, 20 16

Nadine J. Klopfel

Notary Public, State of WI

My Commission Expires 5-17-2017

Faye Hart  
P.O. Box 33  
Packwaukee, WI 53953

Su Ann Sterlavage  
P.O. Box 167  
Packwaukee, WI 53953

Kevin & Linda Gallacher  
3725 Euclid Ave  
Berwyn, IL 60402

George & Florence Seif  
531 Treasure Dr  
Oswego, IL 60543

Jeri Showers  
P.O. Box 637  
Packwaukee, WI 53953

LaVern & Constance Nelson  
4348 Hoepker Rd  
Madison, WI 53704

Marquette County Highway Dept  
P.O. Box 398  
Montello, WI 53949

William & Cheryl Bergemann  
P.O. Box 424  
Packwaukee, WI 53953

Edward & Nancy Koniuszyk  
5335 Morning Dove Circle  
Richmond, IL 60071

Mike & Theresa Buenrostro  
2864 Overbeck Lane  
West Chicago, IL 60185

Lisa Bowman  
P.O. Box 82  
Readfield, WI 54969

Dennis & Shirley Quinlan  
20234 Harmony Rd  
Marengo, IL 60152

Richard & Daryl Fudala  
W5965 Lake St  
Montello, WI 53949

Janny Slama  
P.O. Box 412  
Packwaukee, WI 53953

Al Rosenthal  
P.O. Box 427  
Packwaukee, WI 53953

Joseph Oravetz  
W4416 Gem Road  
Montello, WI 53949

James Sanders  
P.O. Box 32  
Packwaukee, WI 53953

Vikki Timble  
P.O. Box 707  
Packwaukee, WI 53953

Cathy Mills  
P.O. Box 653  
Packwaukee, WI 53953

Robert & Mary Lein  
W4365 Co Rd C  
Montello, WI 53949

MTGLQ Investors LP  
55 Beattie Plat Ste 110  
Greenville, SC 29601