

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 2nd day of April 2026 at 9:00am** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Dawson Vogelsang, W6965 Fern Rd, Oxford, WI 53952 is requesting a rezoning from Prime Agriculture (AG-1) District to Agricultural Residential (AG-3(4)) and Farmland Preservation Overlay (FPO) District for the following land, all in Section 19, T15N R09E, Town of Packwaukee, Marquette County, WI:

Rezone a minimum of 4.0 acres to AG-3(4) and 45.38 acres to FPO, totaling 49.38 acres, described as Lot 1 CSM 4036 being part of the fractional NW1/4 & Part of the NE1/4.

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 25th day of February 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: DAWSON VOGELSANG / Brooke Vogelsang
Town of: PACKWAUKEE

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:

all in Section 19, T15N R09E, Town of Packwaukee, Marquette County, WI: Rezone a minimum of 4.0 acres to Agricultural Residential AG-3(4) and 45.38 acres to Farmland Preservation Overlay (FPO), totaling 49.38 acres, described as Lot 1 CSM 4036 being part of the fractional NW1/4 & Part of the NE1/4.

And to rezone said land from:
a Farmland Preservation (AG-1) District
to
a Agricultural Residential (AG-3(4)) District
and a Farmland Preservation Overlay District
(if applicable)

Dated this 25 day of February, 2026
Respectfully submitted:
(Signature) Brooke Vogelsang
(Name) Brooke Vogelsang
(Address) W6965 Fern Rd.
(City, State, Zip) Oxford, WI 53952

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 looking to rezone to build a house.

Vogelsang Rezone CTH M



1 inch equals 288 feet

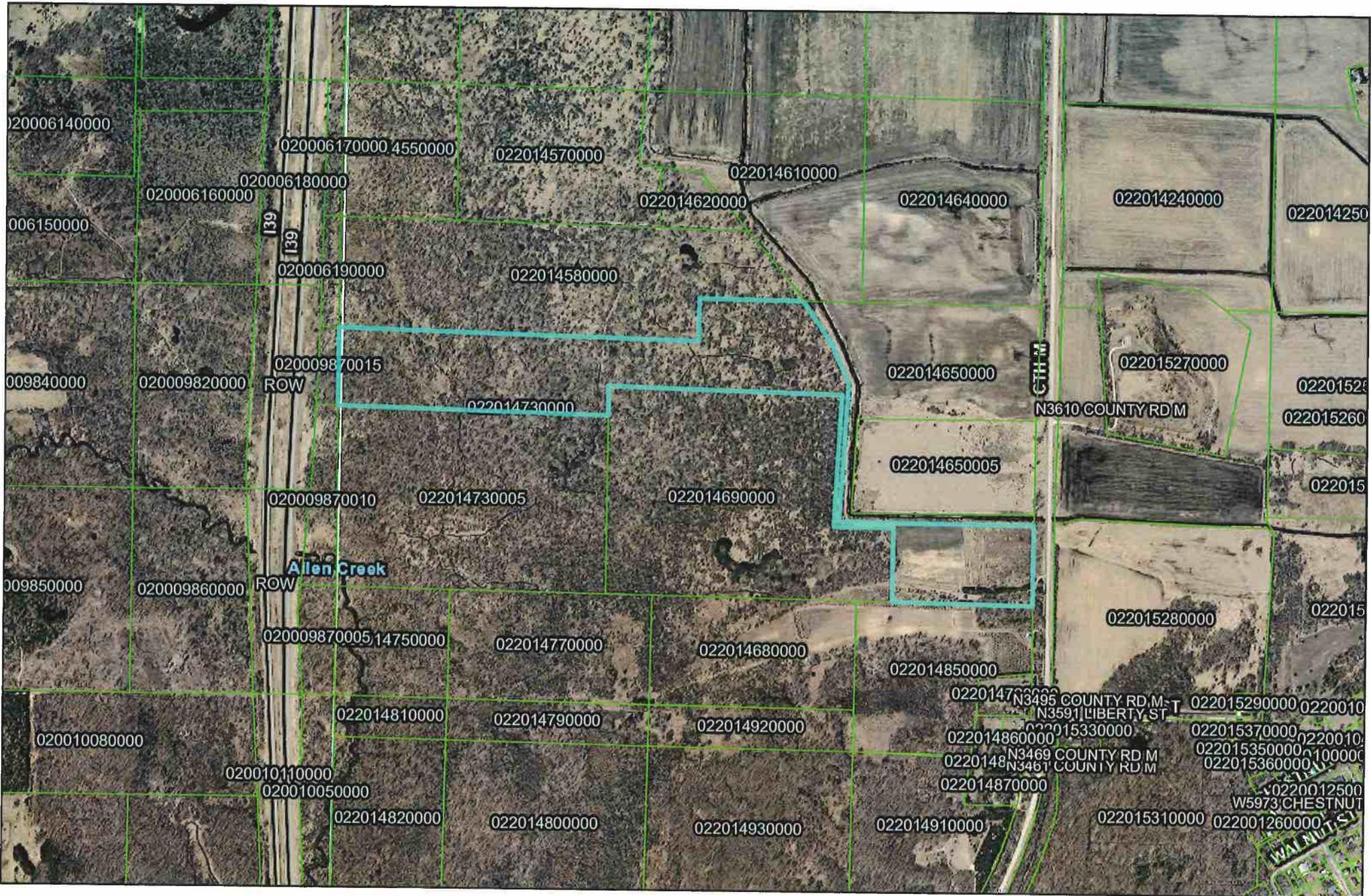


MARQUETTE COUNTY
WISCONSIN

Current Time: 2/25/2026 9:09 AM

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

REZONE 022-01473-0000 VOGELSANG



1 inch equals 1,150 feet



MARQUETTE COUNTY

WISCONSIN

Current Time: 2/23/2026 4:00 PM

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

Close

Property # 022-01473-0000

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2026	Real Estate	022-01473-0000	022 - TOWN OF PACKWAUKEE		DAWSON VOGELSANG W6965 FERN RD OXFORD WI 53952

Summary

Property Summary

Parcel #:
022-01473-0000

Alt. Parcel #:
2219150921010

Parcel Status:
Current Description

Assessed:
Yes

Taxed:
Yes

Creation Date:
02/09/2026

Historical Date:

Acres:
49.380

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
VOGELSANG, DAWSON	CURRENT OWNER		
VOGELSANG, DANIEL E	FORMER OWNER		
VOGELSANG, KARLA M	FORMER OWNER		
MAD RIVER HUNTING CAMP LLP	FORMER OWNER		
VOGELSANG, DANIEL E & KARLA M	FORMER OWNER		
WERDIN, DENNIS D	FORMER OWNER		
WERDIN, MICHAELA	FORMER OWNER		
WERDIN, DENNIS D	FORMER OWNER		
BJORK, CHARLES A	FORMER OWNER		
VOGELSANG, DANIEL E & KARLA M	FORMER OWNER		
WERDIN, MICHAELA	FORMER OWNER		
WERDIN, DENNIS D	FORMER OWNER		

Districts

Abbreviated Legal Description

LOT 1 CSM 4036 BEING PRT FRAC NW1/4 & PRT NE 1/4 49.38A

MARQUETTE COUNTY PUBLIC PORTAL

	MARQUETTE COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
0400	MADISON AREA MATC	TECHNICAL COLLEGE
3689	MONTELLO SCH DIST	REGULAR SCHOOL

Property Descriptions

Primary	Section	Town	Town Dir	Range	Range Dir	40	160	Gov Lot	Plat	Block/Condo Bldg	Type	#
✓	19	15	N	09	E	NW	NE		4036 CSM		LOT	1
	19	15	N	09	E	SE	NE		4036 CSM		LOT	1
	19	15	N	09	E		NW		4036 CSM		LOT	1

Associated Personal Properties

No Associated properties were found

Assessments

Assessment Summary

Board of Review has not yet been completed for the year 2026

Taxes

Tax Summary

Taxes have not yet been finalized for the 2026 tax year.

Installments

Taxes have not yet been finalized for the 2026 tax year.

Payments

Taxes have not yet been finalized for the 2026 tax year.

Details

Taxes have not yet been finalized for the 2026 tax year.

Tax History

Year	Amount	Interest Paid	Penalty Paid	Paid	Last Paid	Amount Due	Status
2026	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
2025	\$2,651.96	\$0.00	\$0.00	\$2,651.96	02/03/2026	\$0.00	Paid

MARQUETTE COUNTY PUBLIC PORTAL

2024	\$1,215.91	\$0.00	\$0.00	\$1,215.91	01/22/2025	\$0.00	Paid
2023	\$2,215.34	\$0.00	\$0.00	\$2,215.34	01/29/2024	\$0.00	Paid
2022	\$1,937.57	\$0.00	\$0.00	\$1,937.57	01/31/2023	\$0.00	Paid
2021	\$70.61	\$0.00	\$0.00	\$70.61	01/25/2022	\$0.00	Paid
Total	\$7,597.39	\$0.00	\$0.00	\$7,597.39		\$0.00	

Document History

Document History

Date Recorded	Number	Volume	Page	Type	Signed Date	Transfer Date	Sale Amount	# Properties
08/22/2025	339867			DES TOD			\$0.00	1
08/22/2025	339865			QCD			\$151,000.00	1
08/06/2024	336327			QCD			\$315,300.00	5
12/27/2021	327326			MFWTH	12/10/2021		\$0.00	2
01/21/2013	293875			COR			\$0.00	0
08/17/2007	270626	604	425	QCD			\$0.00	0
08/17/2007	270625	604	424	QCD			\$0.00	0
06/26/2007	269782	600	445	QCD			\$0.00	0
12/11/2000	225312	385	71	MFL			\$0.00	0
02/19/1999	215390	354	267	WD			\$0.00	0
08/15/1997	206673	327	150	WD			\$0.00	0
02/05/1996	198872	305	690	PRS			\$0.00	0

Close

Alt. Parcel #: 2219150921010

022 - TOWN OF PACKWAUKEE
MARQUETTE COUNTY, WISCONSIN

Current

Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units
02/09/2026

Tax Address:
DAWSON VOGELSANG

W6965 FERN RD
OXFORD WI 53952

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

Property Address(es): * = Primary

Districts: SC = School SP = Special

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

Notes:

Abbreviated Description: Acres: 49.380
(See recorded documents for a complete legal description.)
LOT 1 CSM 4036 BEING PRT FRAC NW 1/4 &
PRT NE 1/4 49.38A

Parcel History:

Date	Doc #	Vol/Page	Type
08/22/2025	339867		DES TOD
08/22/2025	339865		QCD
08/06/2024	336327		QCD
12/27/2021	327326		MFWTH

more...

Plat: * = Primary

* 4036-4036 CSM
4036-4036 CSM
4036-4036 CSM

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
19-15N-09E NW NE LOT 1
19-15N-09E SE NE LOT 1
19-15N-09E NW LOT 1

2026 SUMMARY

Bill #: **Fair Market Value:** **Assessed with:**
0

Valuations:

Last Changed: 02/09/2026

Description	Class	Acres	Land	Improve	Total	State	Reason
Totals for 2026:							
	General Property	0.000	0	0	0		
	Woodland	0.000	0		0		

Lottery Credit:

Claim Count: 0 **Certification Date:** **Batch #:**

Specials:

User Special Code **Category** **Amount**

Total **Special Assessments** 0.00 **Special Charges** 0.00 **Delinquent Charges** 0.00



Packwaukee

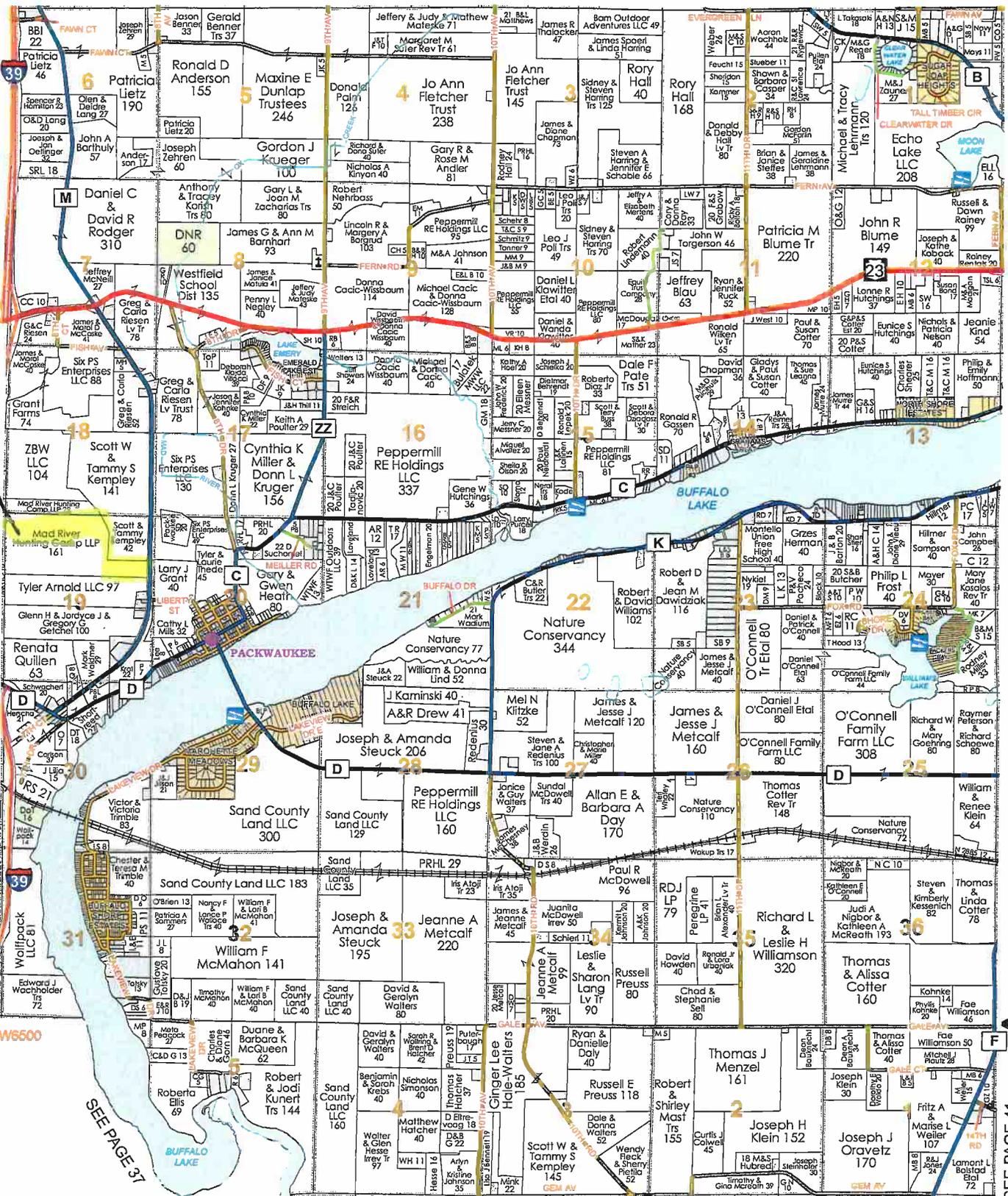
Townships 14N & 15N - Range 9E

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022-01473-0000

T14N
W6600

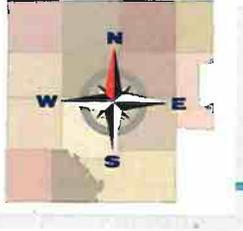


W6100 W5700 W5300 SEE PAGE 39 W4900 W4500 W4100

N4800
N4500
N4100
N3700 SEE PAGE 31
N3300
N2900
N2500
N2100
SEE PAGE 41

MARQUETTE COUNTY
PLANNING & ZONING DEPARTMENT

Jean Potter, Zoning Administrator
Zach Hughes, Zoning Technician
Kari Reilly, Administrative Assistant



77 West Park Street
Room 104
Montello, WI 53949-9366
608-297-3036

February 25, 2026

Dawson Vogelsang
W6965 Fern Rd
Oxford, WI 53952

Dear Dawson Vogelsang,

We have scheduled you for an **April 2nd, 2026, at 9:00AM**, public hearing before the Planning and Zoning Committee to review your rezoning request.

You must contact the Town Clerk of Packwaukee 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 Packwaukee 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.

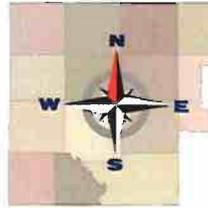
Sincerely,

Jean Potter, Administrator
Planning and Zoning Department
Marquette County

cc: Town of Packwaukee Chair, Lance Achterberg
Town of Packwaukee Clerk, Tara Schuh

MARQUETTE COUNTY
PLANNING & ZONING DEPARTMENT

Jean Potter, Zoning Administrator
Zach Hughes, Zoning Technician
Kari Reilly, Administrative Assistant



77 West Park Street
Room 104
Montello, WI 53949-9366
608-297-3036

February 25, 2026

To the Town of Packwaukee:

Dawson Vogelsang, W6965 Fern Rd, Oxford, WI 53952 is requesting a rezoning from Prime Agriculture (AG-1) District to Agricultural Residential (AG-3(4)) and Farmland Preservation Overlay (FPO) District for the following land, all in Section 19, T15N R09E, Town of Packwaukee, Marquette County, WI:

Rezone a minimum of 4.0 acres to AG-3(4) and 45.38 acres to FPO, totaling 49.38 acres, described as Lot 1 CSM 4036 being part of the fractional NW1/4 & Part of the NE1/4.

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,

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: Dawson Vogelsang, Owner,

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 25th day of February, 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 25th day of February,
20 26.

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

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
BRADLEY DAVID BURCKHARDT	PO BOX 56	PACKWAUKEE WI 53953	022015280000		LOT 1 CSM 3612 BEING PRT S1/2 OF NW & SE- NE SEC 19 40.09A
DANIEL E VOGELSANG KARLA M VOGELSANG	W6965 FERN RD	OXFORD WI 53952	022014730000		LOT 2 CSM 3955 BEING PRT FRAC NW1/4 & NW-NE SEC 19 105.11A
DEPT OF TRANSPORTATION	1681 SECOND AVE SOUTH	WISCONSIN RAPIDS WI 54495	020006180000		PART OF SE-SE 13.11A
PATRICK M MCKINLEY STACEY MCKINLEY	N8593 COUNTY ROAD D	BELLEVILLE WI 53508	020006190000		PART LOT 1 CSM 3955 BEING PART OF SW-SW SEC 13 & PRT SE-SE SEC 19 1.89A
RODNEY BUSH	N3495 COUNTY ROAD M	MONTELLO WI 53949	022014720000	N3495 CO RD M	LOT 1 CSM 3593 BEING PRT SE-NE 2.06A
SCOTT W & TAMMY S KEMPLEY	W5031 GEM AVE	MONTELLO WI 53949	022014640000		PRT SE-SE LY W OF CO RD M ROW 34.50A
STEVENSON AMENDED AND REINSTATED REVOCABLE LIVING TRUST	N1756 COUNTY ROAD T	ENDEAVOR WI 53930	022015280000		PRT OF THE NW1/ SEC 20 & PRT E1/2 OF NE 1/4 SEC 19 LY N OF CSM 3612, (DESC PER POS GROTHMAN) 49.30A
THOMAS F MAYER ROBERTA L MAYER	14938 HOPKINS CT	ORLAND PARK IL 60462	022014690000		LOT 3 CSM 3955 BEING PRT OF S1/2 FRAC NW1/4, NW-NE, SW-NE, SE-NE 50.00A
TYLER ARNOLD LLC	4012 TOWNE LAKES CIR APT 8111	APPLETON WI 54913	022014850000	N3535 CO RD M	PRT CSM 1830 BEING PRT OF NE-SE & SE-NE 21.64A
ZBW LLC	5000 PLUMMERS POINT RD	OSHKOSH WI 54904	022014620000		PRT CSM 1651 BEING PRT OF SW-SE 3.75A
Lance Achterberg, Chair	W4788 County Rd C	Montello, WI 53949			
Judi Nigbor, Supervisor	N2667 County Rd F	Montello, WI 53949			
Vikki Trimble, Supervisor	PO Box 707	Packwaukee, WI 53953			
Keith Bagley, Supervisor	PO Box 78	Packwaukee, WI 53953			
Adam Schuh, Supervisor	W4265 Fox Rd	Montello, WI 53949			
Tara Schuh, Clerk	PO Box 412	Packwaukee, WI 53953			
Jeri Showers, Treasurer	PO Box 412	Packwaukee, WI 53953			