

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 1st day of October 2026 at 1:00pm** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

Wayne Walters Irrev Trust, Edmund Walters Trustee, W8302 Fern Rd, Oxford, WI 53952, is requesting a rezoning from Agriculture and Open Space (AO) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 8, T15N R08E, Town of Oxford, Marquette County, WI:

Rezone a minimum of 4 acres to AG-3(4) described as part of the NW-SW, and 36 acres to remain in AO, totaling 40.0 acres for tax parcel 020-00456-0000. Property Address: W8432 Fern Rd.

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 3rd day of August 2026

Class 2 Notice.

MARQUETTE COUNTY WISCONSIN

Planning & Zoning Department
77 W. Park Street, Room 104
Montello, WI 53949

PETITION FOR AMENDMENT OF MARQUETTE COUNTY ZONING ORDINANCE

Owner/Applicant: Edmund Walters, Trustee	Town of: OXFORD
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:	
Part of the NW-SW 40.0 acres, all in Section 8, T15N R08E, Town of Oxford, WI. Rezone ~4.0 acres to AG-3(4) with balance to stay in AO district.	
And to rezone said land from:	Dated this 3rd day of August , 20 26
a AO Agriculture & Open Space District	Respectfully submitted:
to	(Signature) Edmund L Walters
a AG-3-4 Agricultural-Residential District	(Name) Edmund L Walters
and a _____ District	(Address) W 8302 Fern Rd
(if applicable)	(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. Want to add it to the 36 Acres on the South Side of Fern Rd. To make it 40 acres for my inheritance. Would like to keep the building and some land in the Walters name.

REZONE - W8432 FERN RD



1 inch equals 377 feet

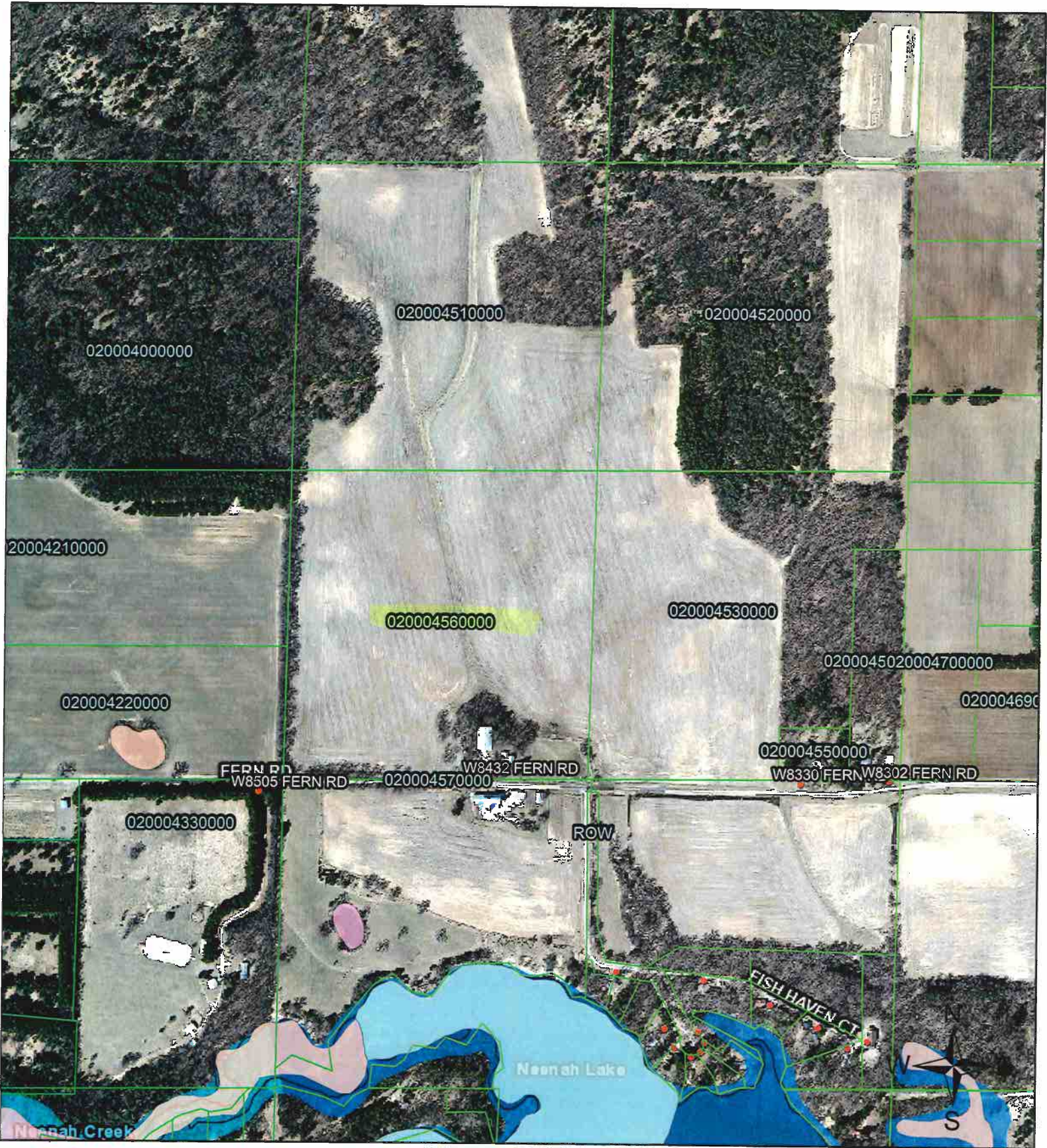


MARQUETTE COUNTY
WISCONSIN

Current Time: 8/3/2026 9:55 AM

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

Marquette County



1 inch equals 755 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 8/3/2026 8:28 AM

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

REZONE - W8432 FERN RD



1 inch equals 755 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 8/3/2026 9:49 AM

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

Alt. Parcel #: 2008150832000

020 - TOWN OF OXFORD
MARQUETTE COUNTY, WISCONSIN**Tax Address:**EDMUND WALTERS TRUSTEE
WAYNE WALTERS IRREV TRUSTW8302 FERN RD
OXFORD WI 53952**Owner(s):**

O = Current Owner, C = Current Co-Owner

O - WALTERS TRUSTEE, EDMUND
C - WALTERS IRREV TRUST, WAYNE**Property Address(es):**

* = Primary

* W8432 FERN RD

Districts:

SC = School SP = Special

Type Dist # DescriptionSC 6335 WESTFIELD SCH DIST
SP 0400 MADISON AREA MATC**Abbreviated Description:****Acres:**

40.000

(See recorded documents for a complete legal description.)

NW-SW 40.00A

Parcel History:

Date	Doc #	Vol/Page	Type
12/08/2009	281331	651/527	WD
06/16/1975	127679	151/5	WD

Plat: * = Primary

* N/A-NOT AVAILABLE

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

08-15N-08E NW SW

2026 SUMMARY**Bill #:****Fair Market Value:**

0

Valuations:**Last Changed:** 03/27/2026

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	37.000	9,300	0	9,300
SWAMP & WASTE	G5	1.000	100	0	100
OTHER	G7	2.000	15,500	136,200	151,700

Totals for 2026:

General Property	40.000	24,900	136,200	161,100
Woodland	0.000	0		0

Totals for 2025:

General Property	40.000	24,300	136,200	160,500
Woodland	0.000	0		0

Lottery Credit:**Claim Count:** 0

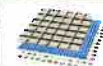
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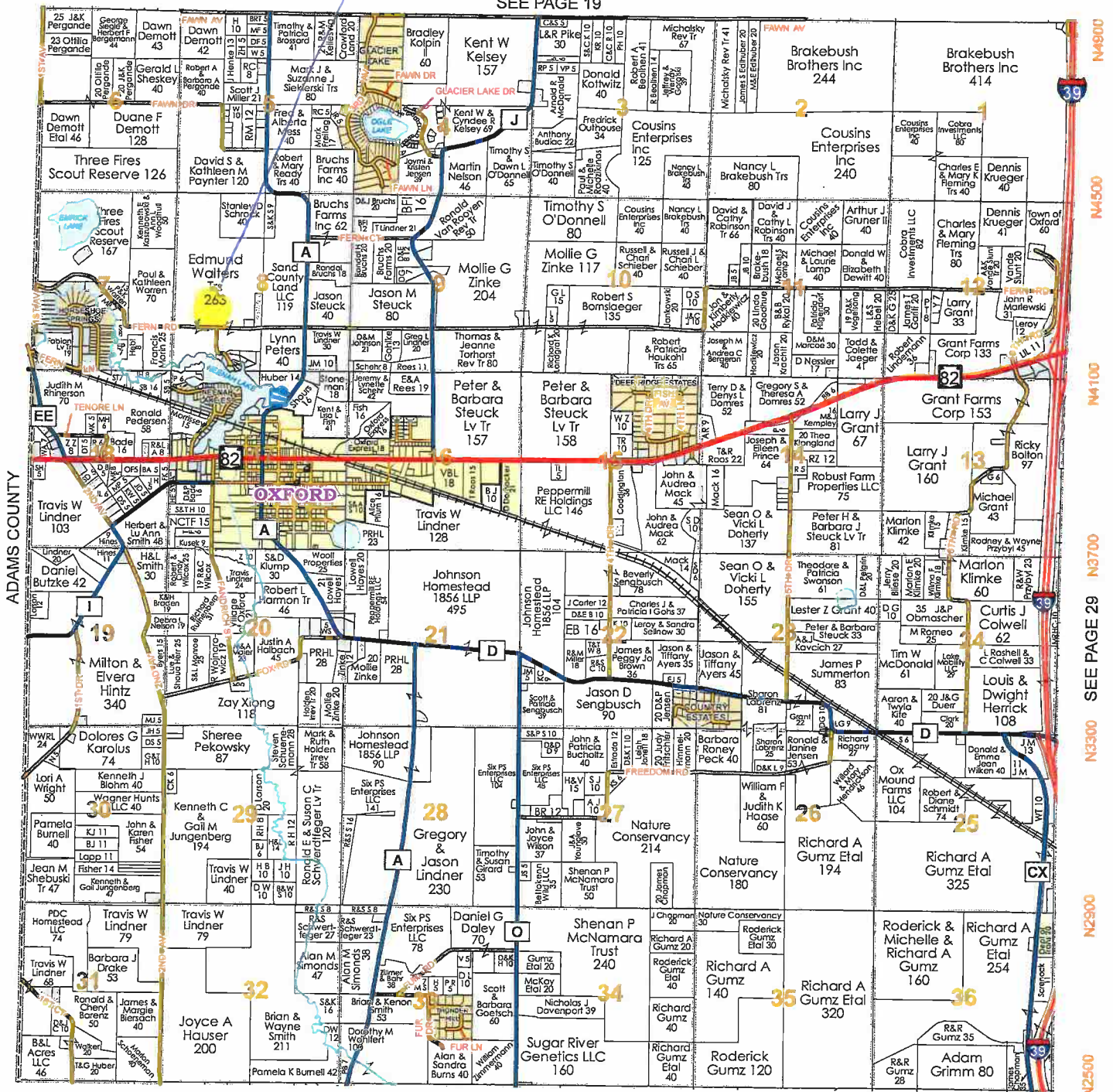
Oxford

Township 15N - Range 8E

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020-00456-0000

SEE PAGE 19



W8900

W8500

W8100

SEE PAGE 35

W7700

W7300

W6900

SEE PAGE 37

W6500

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

August 5, 2026

To the Town of Oxford:

Wayne Walters Irrev Trust, Edmund Walters Trustee, W8302 Fern Rd, Oxford, WI 53952, is requesting a rezoning from Agriculture and Open Space (AO) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 8, T15N R08E, Town of Oxford, Marquette County, WI:

Rezone a minimum of 4 acres to AG-3(4) described as part of the NW-SW, and 36 acres to remain in AO, totaling 40.0 acres for tax parcel 020-00456-0000. Property Address: W8432 Fern Rd.

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,

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

August 5, 2026

Wayne Walters Irrev Trust
Edmund Walters Trustee
W8302 Fern Rd
Oxford, WI 53952

Dear Edmund Walters,

We have scheduled you for an **October 1st, 2026, at 1:00PM**, public hearing before the Planning and Zoning Committee to review your rezoning request.

You must contact the Town Clerk of Oxford 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 Oxford 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,

A handwritten signature in blue ink, appearing to read "Jean Potter".

Jean Potter, Administrator
Planning and Zoning Department
Marquette County

cc: Town of Oxford Chair, Keith Wohlfert
Town of Oxford Clerk, Mary Walters



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: Wayne Walters Irrev Trust, Edmund Walters Trustee,

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 5th 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 5th day of August, 2026.

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
EDMUND WALTERS TRUSTEE WAYNE WALTERS IRREV TRUST	W8302 FERN RD	OXFORD WI 53952	020004560000	W8432 FERN RD	NW-SW 40.00A
FRANCIS B MORIN (LE) CHRISTOPHER MORIN	W8505 FERN RD	OXFORD WI 53952	020004330000	W8505 FERN RD	PART OF SE-SE 25.50A
PAUL W & KATHLEEN M WARREN	W347 N6108 COUNTY ROAD I	OCONOMOWOC WI 53066	020004000000		SE-NE LESS THE N 330FT 30.00A
Keith Wohlfert, Chairman	N2594 County Rd A	OXFORD WI 53952			
Mark Maler, Supervisor	N3405 Fandrich Street	OXFORD WI 53952			
Stephen Klump, Supervisor	N3665 County Rd A	OXFORD WI 53952			
Mary Walters, Clerk	N2873 County Rd A	OXFORD WI 53952			
Peggy Russell, Treasurer	W7592 Freedom Rd	OXFORD WI 53952			
Michelle Radzikinas, Planning Commission Chair	N4792 County Rd J	OXFORD WI 53952			
Travis Lindner, Member	N2878 2nd Ave	OXFORD WI 53952			
Brian Russell, Member	W7592 Freedom Rd	OXFORD WI 53952			
Dan Walters, Member	N2873 County Rd A	OXFORD WI 53952			
Jerre Duerr, Member	N3329 6th Rd	OXFORD WI 53952			