

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 3rd day of December 2026 at 10:00am** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

John & Lisa Doorley, N9056 16th Ave, Neshkoro, WI 54960, are requesting a rezoning from General Agriculture (AG-2) to an Agricultural-Residential District (AG-3(2)) for the following lands, all in Section 3, T17N R10E, Town of Crystal Lake, Marquette County, WI:

Rezone a minimum of 2.0 acres to AG-3(2) described as the N1/2 of the SW1/4 of the SW1/4 with the balance of the acreage, approximately 18.0 acres to stay in the AG-2 district for tax parcel 004-00267-0000. Property Address: N9056 16th Ave.

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 8th day of October 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: John & Lisa Doorley	Town of: Crystal Lake
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:	
The N1/2 of the SW1/4 of the SW1/4 of Section 3, T17N R10E, Town of Crystal Lake, Marquette County, WI. A request to rezone a minimum of 2.0 acres to an Agricultural-Residential (AG-3(2)) district with the balance of the acreage, approximately 18.0 acres, to stay in the General Agriculture (AG-2) district.	
And to rezone said land from:	Dated this <u>1st</u> day of <u>October</u> , 20 <u>26</u>
a <u>General Agriculture (AG-2)</u> District	Respectfully submitted:
to	(Signature)
a <u>Agricultural-Residential (AG-3(2))</u> District	(Name) John Doorley, Lisa Doorley
and a _____ District	(Address) N9056 16th Ave.
(if applicable)	(City, State, Zip) Neshkoro, WI 54960

REQUIRED SUPPLEMENTAL INFORMATION

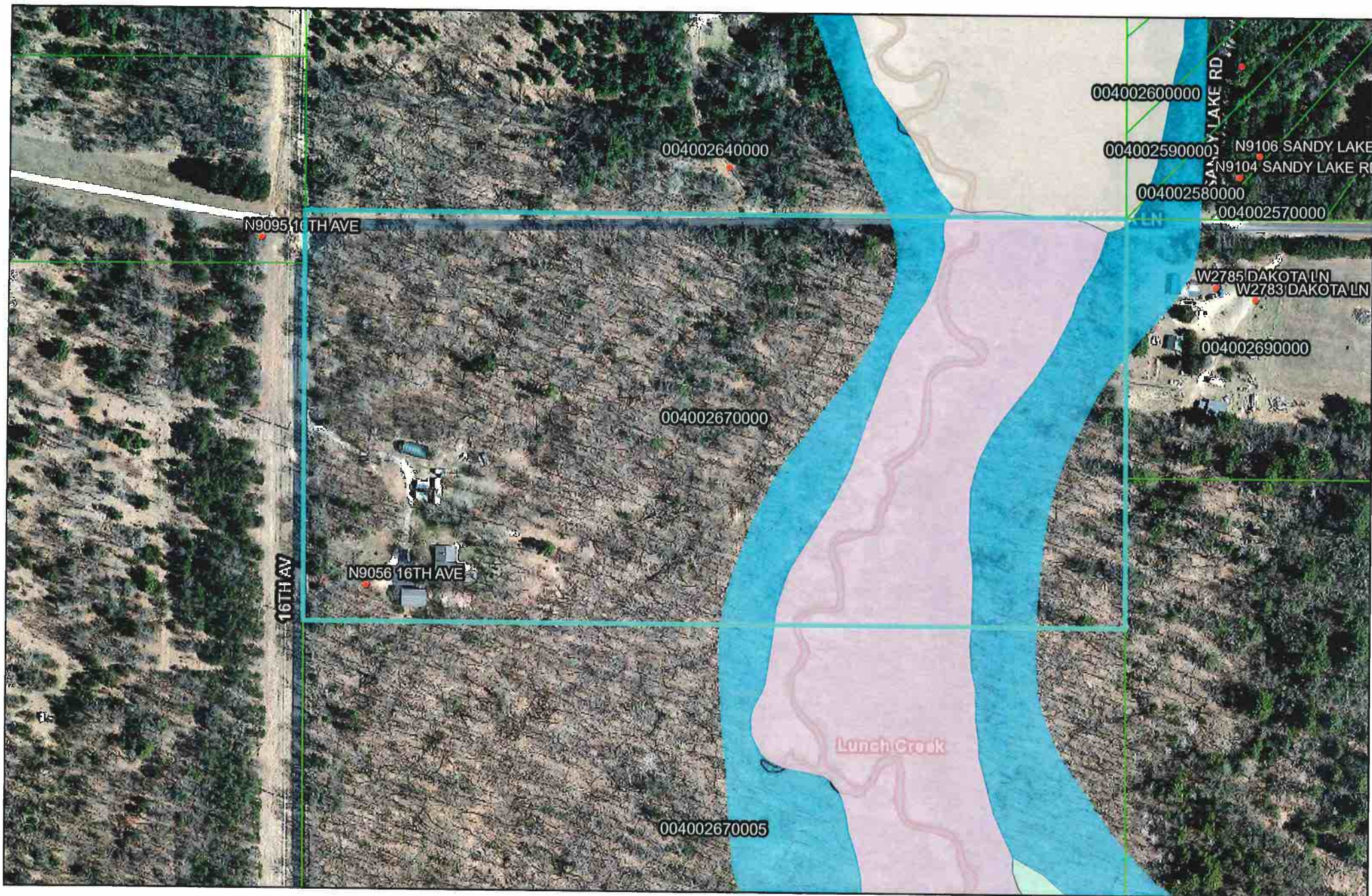
☐ Map ☐ Narrative ☐ \$300.00 Fee (non-refundable)

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 allow son and his wife to
build a house on this land

N9056 16TH AVE



1 inch equals 288 feet

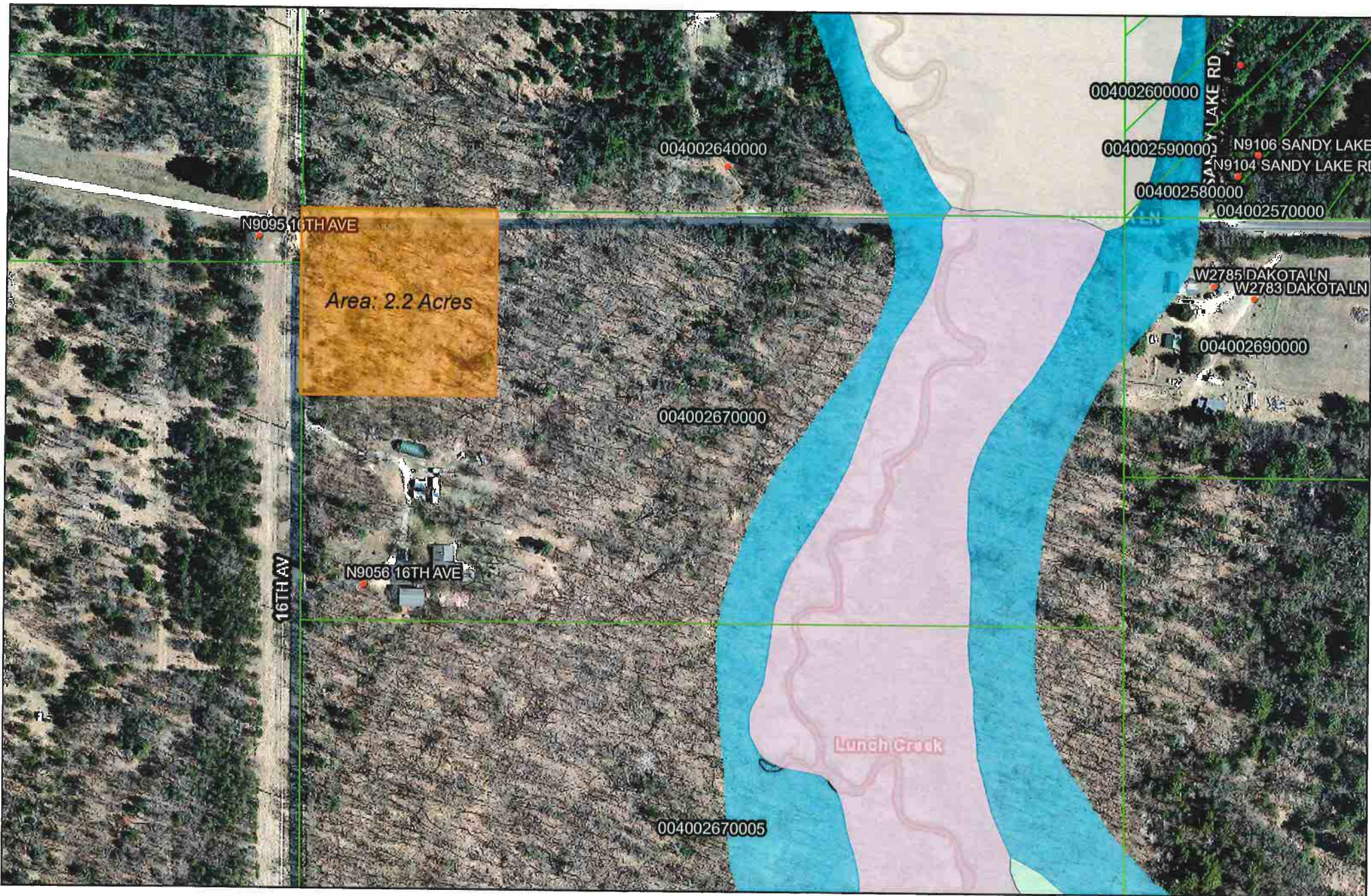


MARQUETTE COUNTY
WISCONSIN

Current Time: 9/18/2026 9:44 AM

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

N9056 16TH AVE - REZONE



1 inch equals 288 feet

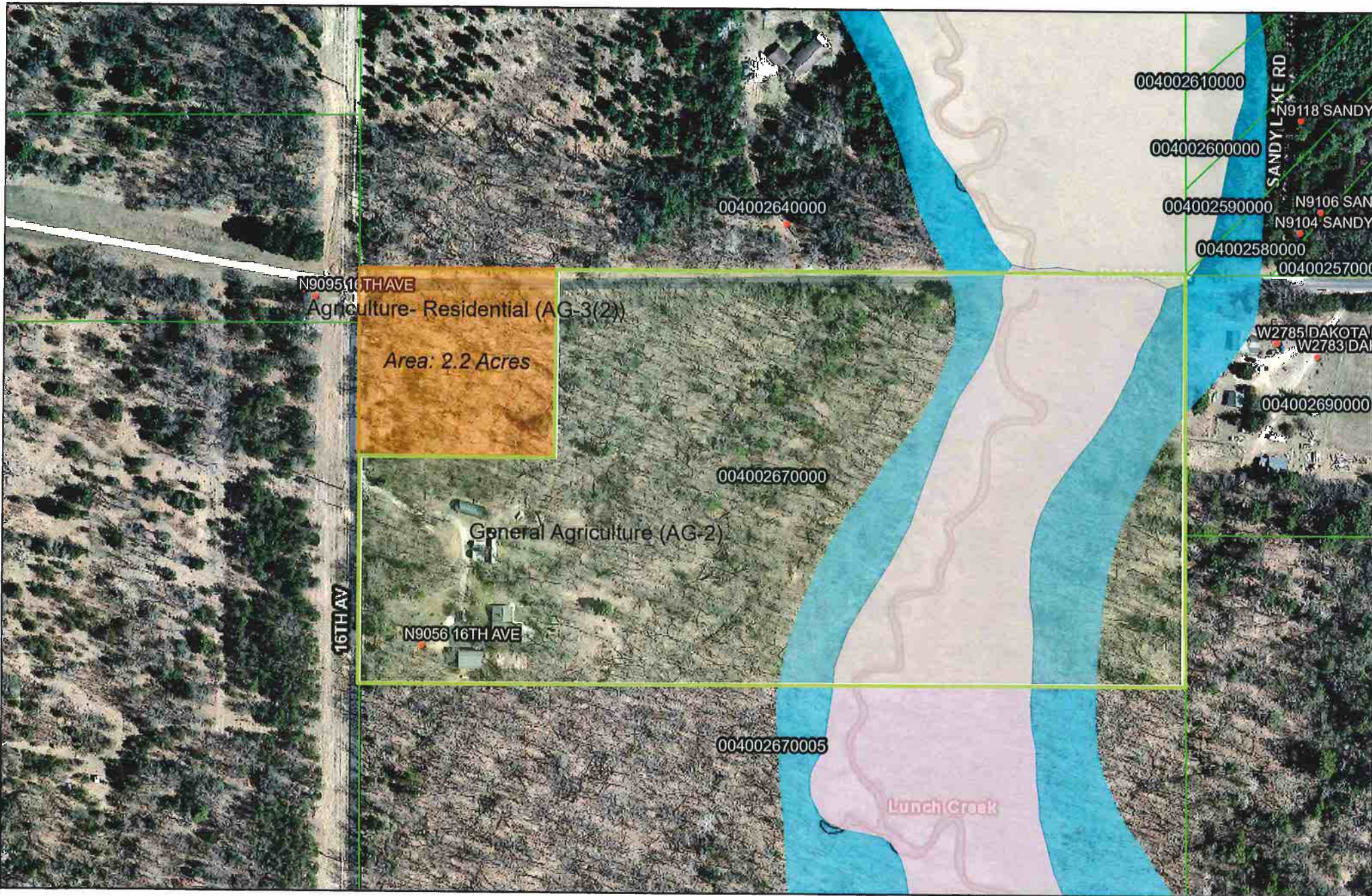


MARQUETTE COUNTY
WISCONSIN

Current Time: 9/18/2026 9:50 AM

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

N9056 16TH AVE - REZONE



1 inch equals 288 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 9/18/2026 1:31 PM

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

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

John E. Schreiber, single

("Grantor," whether one or more), and

John Doorley and Lisa Doorley, husband and wife

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits and fixtures, and other appurtenant interests, in Marquette County, State of Wisconsin ("Property") (If more space is needed, please attach addendum).

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 17 North, Range 10 East, Town of Crystal Lake, Marquette County, Wisconsin.

339297**MARQUETTE COUNTY****NICOLE ZIEBELL****REGISTER OF DEEDS****RECORDED 06/24/2025 12:52 PM****Transfer Fee: 1,459.50****EXEMPT #:****E-RECORDED**

Recording Area

Name and Return Address:

John Doorley and Lisa Doorley

N9056 16th Ave.

Neshkoro, WI 54960

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

004-00267-0000

Parcel Identification Number (PIN)

This is homestead property.

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report, and Real Estate Condition Report, and in the Offer, general taxes levied in the year of closing.

Dated: 19th day of June, 2025

John E. Schreiber

AUTHENTICATION

Signature(s): _____

Authenticated on: _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Perry J. Armstrong

File # 425060023

STATE OF WISCONSIN

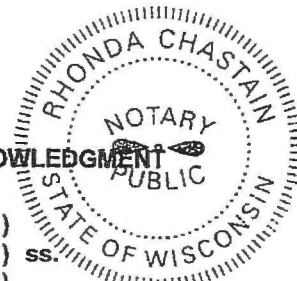
WAUSHARA COUNTY

Personally came before me on 19th day of June, 2025
the above-named John E. Schreiber
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Rhonda Chastain

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 01/12/2029)

ACKNOWLEDGMENT

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD BAR FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

©2003 STATE BAR OF WISCONSIN

WARRANTY DEED

* Type name below signatures

FORM NO. 1-2003

Parcel #: 004-00267-0000

10/01/2026 12:52 PM

PAGE 1 OF 2

Alt. Parcel #: 0403171033010

004 - TOWN OF CRYSTAL LAKE
MARQUETTE COUNTY, WISCONSINCurrent ☒

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

Tax Address:

JOHN DOORLEY
LISA DOORLEYN9056 16TH AVE
NESHKORO WI 54960

Owner(s):

O = Current Owner, C = Current Co-Owner

O - DOORLEY, JOHN
C - DOORLEY, LISA

Property Address(es):

* = Primary

* N9056 16TH AVE

Districts:

SC = School SP = Special

Type Dist # Description

SC 6335 WESTFIELD SCH DIST
SP 0400 MADISON AREA MATC

Notes:

Abbreviated Description:

Acres:

20.000

(See recorded documents for a complete legal description.)

N 1/2 OF SW-SW 20.00A

Parcel History:

Date	Doc #	Vol/Page	Type
06/24/2025	339297		WD
01/15/2025	337817		QCD
12/03/2021	327028		WD
03/08/2004	249435	503/517	WD

more...

Plat: * = Primary

Tract: (S-T-R 40¼ 160¼ GL) Block/Condo Bldg:

* N/A-NOT AVAILABLE

03-17N-10E SW SW

2026 SUMMARY

Bill #:

Fair Market Value:

Assessed with:

0

Valuations:

Last Changed: 06/13/2025

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	1.000	7,800	273,200	281,000	NO	
SWAMP & WASTE	G5	6.000	10,080	0	10,080	NO	
PRODUCTIVE FORST LAND	G6	13.000	70,200	0	70,200	NO	

Totals for 2026:

General Property	20.000	88,080	273,200	361,280
Woodland	0.000	0		0

Totals for 2025:

General Property	20.000	88,080	273,200	361,280
Woodland	0.000	0		0

Lottery Credit:

Claim Count:

1

Certification Date: 05/08/2026

Batch #:

00426

Specials:

User Special Code

Category

Amount

Total

Special Assessments
0.00Special Charges
0.00Delinquent Charges
0.00

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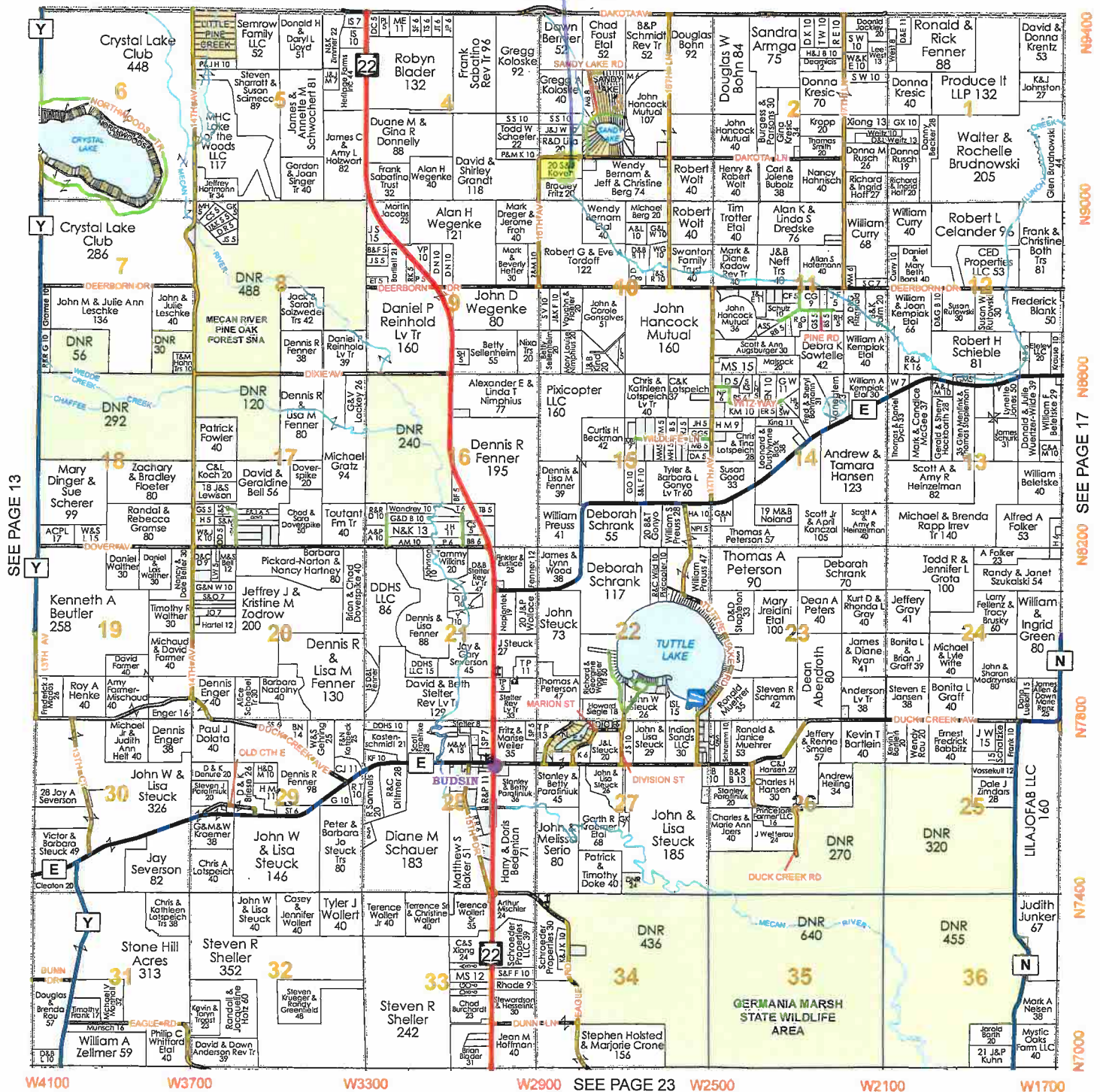


Crystal Lake

Township 17N - Range 10E

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WAUSHARA COUNTY





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

October 9, 2026

John & Lisa Doorley
N9056 16th Ave
Neshkoro, WI 54960

Dear John & Lisa Doorley,

We have scheduled you for a **December 3rd, 2026, at 10:00AM**, public hearing before the Planning and Zoning Committee to review your rezoning request.

You must contact the Town Clerk of Crystal Lake 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 Crystal Lake 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", is written over a light blue horizontal line.

Jean Potter, Administrator
Planning and Zoning Department
Marquette County

cc: Town of Crystal Lake Chair, Dennis Fenner
Town of Crystal Lake Clerk, Lisa Fenner



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

October 9, 2026

To the Town of Crystal Lake:

John & Lisa Doorley, N9056 16th Ave, Neshkoro, WI 54960, are requesting a rezoning from General Agriculture (AG-2) to an Agricultural-Residential District (AG-3(2)) for the following lands, all in Section 3, T17N R10E, Town of Crystal Lake, Marquette County, WI:

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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", is written over a horizontal line.

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: John & Lisa Doorley,

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 9th day of October, 2026.

Respectfully submitted,

A handwritten signature in cursive script, reading "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 9th day of October, 2026.

A handwritten signature in cursive script, reading "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
ADAM SCHUMACHER SANDRA SCHUMACHER	W10389 PRAIRIE HILL RD	WAUPUN WI 53963	004002610000	N9138 SANDY LAKE RD	LOT 2 CSM 2370 UNREC LOT 12 BEING PART OF NE-SW 1.43A
ADAM VAAL KATHLEEN VAAL	5520 ALCOTT LN	INDIANAPOLIS IN 46221-4868	004002620000	N9148 SANDY LAKE RD	UNRECORDED PLAT LOT 13 BEING PART OF NE-SW
COLIN MC ELROY LISA ZODROW-MC ELROY	N8837 16TH AVE	NESHKORO WI 54960-8360	004002670005		S 1/2 OF SW-SW 20.00A
DAVID J & SHIRLEY A GRANDT	13340 GREEN MEADOW AVE	HUNTLEY IL 60142	004003050000		SE-SE LESS PRT OF CSM 2964 37.45A
EDWARD J & ELIZABETH L BERG (LE) RICHARD J BERG	4637 S QUINCY AVE	MILWAUKEE WI 53207	004002690000	W2785 DAKOTA LN	A PARCEL IN NW COR OF SE-SW 4.00A
JAMES M SCHMIDT	28502 ARROW RD	WATERFORD WI 53185	004002570000	N9104 SANDY LAKE RD	UNRECORDED PLAT LOT 8 BEING PART OF NE-SW
JOHN DOORLEY LISA DOORLEY	N9056 16TH AVE	NESHKORO WI 54960	004002670000	N9056 16TH AVE	N 1/2 OF SW-SW 20.00A
JOSEPH M O'CONNELL	4614 LIME RIDGE RD	WEST BEND WI 53095-7882	004002590000	N9118 SANDY LAKE RD	LOT 2 CSM 1631 UNREC LOT 10 BEING PART OF NE-SW 1.54A
MARK R DREGER (LE) JANICE L BLANK	PO BOX 200	NESHKORO WI 54960-0200	004002560000	W2760 DAKOTA LN	UNRECORDED PLAT LOT 7 BEING PART OF NE-SW
MICHAEL J SCHREIBER	103 DENISE CT	NORTH PRAIRIE WI 53153	004002580000	N9106 SANDY LAKE RD	UNRECORDED PLAT LOT 9 BEING PART OF NE-SW
PATRICK C & MARY A KLIER	N9095 16TH AVE	NESHKORO WI 54960	004003020005	N9095 16TH AVE	LOT 2 CSM 3255 BEING PRT OF NE-SE & SE-SE 10.00A
RICHARD V & DOROTHY M LILJA (LE) GUY R LILJA	W2846 DAKOTA LN	NESHKORO WI 54960-8312	004002640000	W2846 DAKOTA LN	LOTS 1-2 CSM 1164 BEING PART NW-SW 20.18A
STEVEN DOCHERTY SHARON DOCHERTY	PO BOX 106	NESHKORO WI 54960	004002600000	N9128 SANDY LAKE RD	LOT 1 CSM 2370 UNREC LOT 11 BEING PRT OF NE-SW 1.52A
TODD W SCHAEFER	412 MARY ST	MAYVILLE WI 53050	004003020010		LOT 1 CSM 3255 BEING PRT OF NE-SE 22.45A
WENDY BERNAM JEFF & CHRISTINE BERG	3271 LAMPERT AVE N	LAKE ELMO MN 55042	004002680000	W2735 DAKOTA LN	SE-SW LESS 4A 36.00A
Dennis Fenner, Chairman	N8416 State Hwy 22	Neshkoro, WI 54960			
Terry Wollert, Supervisor	W3052 County Road E	Neshkoro, WI 54960			
Chris Lotspeich, Supervisor	N8541 17th Ave.	Neshkoro, WI 54960			
Lisa Fenner, Clerk	N8416 State Hwy 22	Neshkoro, WI 54960			
Susan Schurk, Treasurer	W1871 County Rd E	Neshkoro, WI 54960			