

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.

James & Hope Spillner, 6879 Willison Rd, Arena, WI 53503 are requesting a rezoning from Prime Agriculture (AG-1) District to Agricultural Residential (Ag-3(4)) and Farmland Preservation Overlay (FPO) for the following land, all in Section 2, T17N R09E, Town of Newton, Marquette County, WI:

Rezone a minimum of 4.0 acres to Ag-3(4) and 31.63 acres to FPO, totaling 35.63 acres, described as that part of the SE1/4-SW1/4, less that part lying North of the town road known as Dakota Road.

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.

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: JAMES & HOPE SPILLNER	Town of: NEWTON
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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:

That part of the SE 1/4 - SW 1/4 of Sec. 2, T17N R09E, less that part lying North of the town road known as Dakota Road in the Town of Newton, Marquette County, WI, consisting of 35.63 acres.

Approximately 4 acres to Ag3-4 & 31.63 acres to FPO

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 19 day of Feb, 2026

Respectfully submitted:

(Signature) *James Spillner Hope Spillner*
(Name) James Spillner Hope Spillner
(Address) 6879 Willison Rd
(City, State, Zip) Arena, WI 53503

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.

PER APPLICANT: "WOULD LIKE TO BUILD A BARNDOMINIUM TO LIVE IN FOR RETIREMENT."

018001150000 Rezone



1 inch equals 575 feet



MARQUETTE COUNTY

WISCONSIN

Current Time: 2/19/2026 8:45 AM

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

018001150000 Rezone



1 inch equals 288 feet



MARQUETTE COUNTY
 WISCONSIN

Current Time: 2/19/2026 8:47 AM

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

018001150000 Rezone



1 inch equals 288 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 2/19/2026 8:54 AM

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

328049

Document Number

State Bar of Wisconsin Form 9-2009
DESIGNATION OF TOD BENEFICIARY
Under Wis. Stat. § 705.15

Document Name

DOCUMENT NUMBER 328049
Marquette County
Bette L. Krueger
Register of Deeds
Recorded on 03/02/2022
at 09:30 AM
Transfer fee \$0.00
Exempt

THIS DESIGNATION is made by Marilyn D. Lange

(collectively, "Owner") of the following
described real estate located in Marquette County, State of Wisconsin (the "Property")
(attach Exhibit A if more space is needed):

That part of the SE 1/4 of the SW 1/4 of Section 2, Township 17 North, Range 9 East,
less that part lying North of the town road known as Dakota Road in the Town of
Newton, Marquette County, Wisconsin, consisting of 35.63 acres.

Owner transfers the Property without probate upon death of the sole owner, or upon the last to
die of multiple owners, to the following TOD beneficiary, without warranties:

Select A or B:

- James W. Spillner and Hope L. Spillner, Husband and Wife as Survivorship
Marital Property
[X] A. Insert name of beneficiary, whether one or more. This revokes all previous
TOD beneficiary designations.
[] B. The sole purpose of this instrument is to revoke all previous TOD beneficiary
designations.

This designation is effective only upon the recording of this instrument.

This transaction is Fee Exempt under Wis. Stat. § 77.25(10m), and exempt from the filing
of a transfer return under Wis. Stat. § 77.21(1).

Dated 2-18-22

Marilyn D Lange (SEAL)
* Marilyn D. Lange *
(SEAL) (SEAL)

AUTHENTICATION

Signature(s)
authenticated on

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

THIS INSTRUMENT DRAFTED BY:
Attorney Marsha L. Tesar
SBN: 1031039

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Marquette COUNTY)

Personally came before me on FEB 16, 2022,
the above-named Marilyn D. Lange
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Brenda A. Lass
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 9/25/2025)

Recording Area
Name and Return Address
Tesar Law Group, S.C.
200 S. Main Street
DeForest, WI 53532
18-00115-0000
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

TERMINATION OF DECEDENT'S INTEREST

DECEDENT'S NAME Marilyn D. Lange	DATE OF DEATH February 5, 2025
DECEDENT'S ADDRESS AT DATE OF DEATH N9071 11th Drive	CITY STATE ZIP Westfield, Wisconsin 53964

339463
MARQUETTE COUNTY
NICOLE ZIEBELL
REGISTER OF DEEDS
RECORDED 07/15/2025 08:30 AM
Transfer Fee:
EXEMPT #: 77.25 (10M)
E-RECORDED

THE INTEREST OF THE DECEDENT IN THE PROPERTY LEGALLY DESCRIBED HEREIN IS TERMINATED PURSUANT TO THE FOLLOWING WISCONSIN STATUTE AND TRANSFERRED AS PROVIDED BY STATUTES:

- 867.045 - real property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate.
- 867.046 - property of a decedent specified in a marital property agreement, survivorship marital property; a third party confirmation; or a nonprobate transfer on death as described in 705.10(1) or 705.15.

Recording Area
 Name and Return Address:
 Smiley Law Office
 Box 361
 Portage, Wisconsin 53901

DOCUMENT UNDER WHICH DECEDENT'S INTEREST IN THE PROPERTY IS NOW TERMINATED - Copy(ies) of which is/are attached:

Recorded Document No. 328049 Volume _____ Page _____

Deed
 Transfer on Death
 Land Contract
 Mortgage
 Other _____

Unrecorded Document:

Marital Property Agreement
 Other _____

18-00115-0000
 Parcel Identification Number:
SEND TAX STATEMENT TO:
 James W. Spillner and
 Hope L. Spillner
 6879 Willison Road
 Arena, Wisconsin 53503

- DESCRIPTION OF THE PROPERTY TRANSFERRED (check all that apply):
- REAL PROPERTY - legal description as set forth in the attached/referenced and previously recorded document
 - REAL PROPERTY - current legal description *if different* than the foregoing document
 - NON-REAL PROPERTY - property identified in the attached document, inc. digital property, bank accounts and securities

Name(s) and address of owner(s) of the property immediately after the decedent's death; <u>attach additional names & addresses</u> if more than one owner. James W. Spillner and Hope L. Spillner 6879 Willison Road Arena, Wisconsin 53503	Interest of the signer of this document in the property: <input type="checkbox"/> joint tenant <input checked="" type="checkbox"/> remainder person if a life estate <input type="checkbox"/> mortgagee <input type="checkbox"/> land contract vendor <input type="checkbox"/> decedent's spouse <input type="checkbox"/> beneficiary of a marital property agreement <input type="checkbox"/> beneficiary of a transfer under 705.10(1) or 705.15 <input type="checkbox"/> other: _____
---	---

DECLARATION: To the best of undersigned's knowledge and belief, the undersigned declares that this document is true, accurate, complete and in conformity with the provisions and limitations of the Wisconsin Statutes.

DATE: May 13, 2025

DECLARANT SIGNATURE
 x Hope L. Spillner
 PRINT NAME: Hope L. Spillner

ACKNOWLEDGMENT
 STATE OF WISCONSIN _____)
 COUNTY OF COLUMBIA _____)
 Signed and sworn to (or affirmed) before me on May 13, 2025
 by Hope L. Spillner

THIS DOCUMENT WAS DRAFTED BY:
William A. Smiley, Attorney, Portage, WI 53901

Signed by Staffy E. Dalton
 Print Name: Staffy E. Dalton
 Notary Public, State of Wisconsin
 My Commission (is permanent) (expires 10/30/2025)



Alt. Parcel #: 1802170934010

018 - TOWN OF NEWTON
MARQUETTE COUNTY, WISCONSIN

Current

Creation Date Historical Date Map # Sales Area Application # Permit # Permit Type # of Units
02/19/2004

Tax Address:
JAMES W SPILLNER
HOPE L SPILLNER

6879 WILLISON RD
ARENA WI 53503

Owner(s): O = Current Owner, C = Current Co-Owner
O - SPILLNER, JAMES W
C - SPILLNER, HOPE 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: 35.630
(See recorded documents for a complete legal description.)
SE-SW LESS THAT PRT LY N OF DAKOTA RD
35.63A

Parcel History:

Date	Doc #	Vol/Page	Type
07/15/2025	339463		TDI
03/02/2022	328049		TOD
03/02/2022	328048		CORR
01/26/2015	300744		TDI

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
02-17N-09E SE SW

2026 SUMMARY

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

Valuations:

Last Changed: 04/14/2025

Description	Class	Acres	Land	Improve	Total	State	Reason
AGRICULTURAL	G4	26.630	3,515	0	3,515	NO	
SWAMP & WASTE	G5	1.000	50	0	50	NO	
AG FOREST LANDS	G5M	8.000	16,800	0	16,800	NO	

Totals for 2026:

General Property	35.630	20,365	0	20,365
Woodland	0.000	0		0

Totals for 2025:

General Property	35.630	20,365	0	20,365
Woodland	0.000	0		0

Lottery Credit: Claim Count: 0 Certification Date: Batch #:

Specials:

User Special Code Category Amount

Total	Special Assessments	Special Charges	Delinquent Charges
	0.00	0.00	0.00

NEED ADDITIONAL PLAT BOOKS?

Marquette County Planning, Zoning & Land Information Department
 77 West Park Street
 Montello, Wisconsin 53949
 (608) 297-3036



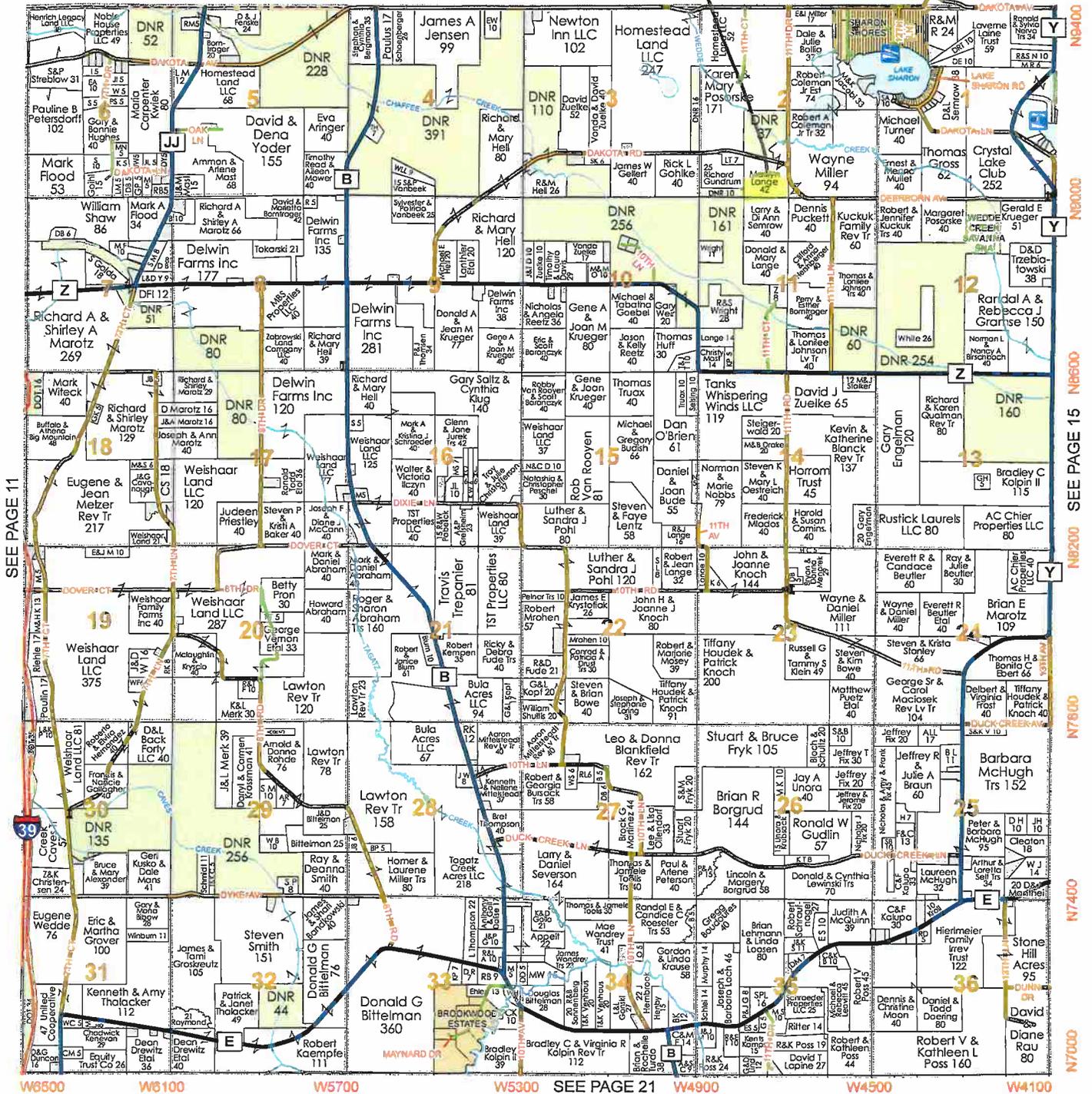
Newton

Township 17N - Range 9E

Copyright © 2021 Mapping Solutions

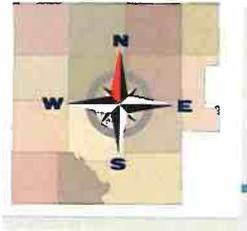
WAUSHARA COUNTY

018-00115-0000



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

James & Hope Spillner
6879 Willison Rd
Arena, WI 53503

Dear James & Hope Spillner,

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 Newton 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 Newton 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.

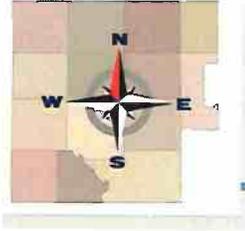
Sincerely,

Jean Potter, Administrator
Planning and Zoning Department
Marquette County

cc: Town of Newton Chair, Chris Peschel
Town of Newton Clerk, Dawn Weishaar

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

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James & Hope Spillner, 6879 Willison Rd, Arena, WI 53503 are requesting a rezoning from Prime Agriculture (AG-1) District to Agricultural Residential (Ag-3(4)) and Farmland Preservation Overlay (FPO) for the following land, all in Section 2, T17N R09E, Town of Newton, Marquette County, WI:

Rezone a minimum of 4.0 acres to Ag-3(4) and 31.63 acres to FPO, totaling 35.63 acres, described as that part of the SE1/4-SW1/4, less that part lying North of the town road known as Dakota Road.

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: James & Hope Spillner, 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 that reads "Jean Potter".

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,
2026.

A handwritten signature in cursive script that reads "Rachael Krueger".

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
DENNIS PUCKETT	N168 COUNTY ROAD Y	WAUTOMA WI 54982	018003550000		NW-NE 40.00A
DEPT NATURAL RESOURCES	PO BOX 7921	MADISON WI 53707	018003590000		NW-NW 40.00A
GAVIN SEMROW DANA SEMROW-HIELKE	N9539 SPRINGBROOK RD	RIPON WI 54971	018003580000		NE-NW 40.00A PORTION OF LANDS DESCRIBED IN POSTN LAND SURVEYING 15172M
JAMES W SPILLNER HOPE L SPILLNER	6979 WILLISON RD	ARENA WI 53503	018001150000		SE-SW LESS THAT PRT LY N OF DAKOTA RD 35.63A
JULIAN D LANGE HOPE L SPILLNER	N9071 11TH DR	WESTFIELD WI 53964	018001100005	N9071 11TH DR	LOT 1 CSM 2495 BEING PRT OF NE-SW & SE-SW 6.754A
KAREN POSORSKE (LE) MARY RIVERA (LE)	N9357 EASTRIDGE DR UNIT 8	BERLIN WI 54923	018001110000		NW-SW LESS THAT PRT LY S OF DAKOTA RD 38.10A
LUXE E & ANNA M TURNER	W4849 DAKOTA RD	WESTFIELD WI 53964	018001130000	W4849 DAKOTA RD	5A IN NE COR OF SW-SW & THAT PRT OF NW-SW LY S OF DAKOTA RD 6.94A
RICHARD H & HILDA M GUNDRUM TRUSTEES RICHARD H & HILDA M GUNDRUM REV TRUST	W4875 DAKOTA RD	WESTFIELD WI 53964	018001120000	W4875 DAKOTA RD	PRT OF SW-SW 25.40A
WAYNE MILLER	N9068 11TH DR	WESTFIELD WI 53964	018001180000	N9068 11TH DR	SW-SE & THAT PRT OF NW-SE LY S OF WEDDE CREEK PER POS 48.53A
Christopher Peschel, Chair	W5296 Dixie Court	WESTFIELD WI 53964			
Bob Blum, Supervisor	N7923 County Rd B	WESTFIELD WI 53964			
Norman Duesterhoeft, Supervisor	W5292 Dixie Ln	WESTFIELD WI 53964			
Dawn Welshaar, Clerk	N8309 County Road B	WESTFIELD WI 53964			
Janice Blum, Clerk	N7923 County Rd B	WESTFIELD WI 53964			