

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 4th day of June 2026 at 9:00am** on the proposed amendment to the Marquette County Code of Ordinances Chapter 62 – Comprehensive Zoning.

**Christy and Martha Mast, N8205 11<sup>th</sup> Ave., Westfield, WI 53964, are requesting a rezoning from a Prime Agriculture (Ag-1) district to Agricultural Residential (AG-3(5)) and Farmland Preservation Overlay (FPO) for the following lands, being part of the S1/2 of the SE1/4-SE1/4 in Sec. 15, T17N R09E and part of the NE1/4-NE1/4 in Sec. 22, T17N R09E, Town of Newton, Marquette County, WI:**

**Rezone a minimum of 5 acres to AG-3(5) and 42.50 acres to FPO, totaling 47.50 acres for tax parcels 018-00614-0000 and 018-00463-0000.**

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 9th day of April 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: <b>Christy &amp; Martha Mast</b>	Town of: <b>Newton</b>
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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:

Part of the S<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub> in Sec 15 T17N R9E and part of the NE<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub> in Section 22, T17N R09E, Town of Newton, Marquette Co, WI, totaling 47.50 acres.

And to rezone said land from:

a **Farmland Preservation (Ag-1)** District  
to  
a **Agriculture Residential [Ag3(5)]** District  
and a **farmland preservation overlay (FPO)** District  
(if applicable)

Dated this **8<sup>th</sup>** day of **April**, 20**26**

Respectfully submitted:

(Signature) **Christy A. Mast**

(Name) **Christy A. Mast**

(Address) **N 8205 11th Ave**

(City, State, Zip) **Westfield WI 53964**

### 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 need to build a new house, and I cannot build in AG-1. Existing house is no longer suitable for dwelling. It is not practical to repair existing dwelling.

N8205 11th Ave



1 inch equals 288 feet



**MARQUETTE COUNTY**  
WISCONSIN

Current Time: 4/8/2026 12:07 PM

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

N8205 11th Ave



1 inch equals 575 feet



**MARQUETTE COUNTY**  
 WISCONSIN

Current Time: 4/8/2026 12:10 PM

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

Alt. Parcel #: 1815170944030

018 - TOWN OF NEWTON  
MARQUETTE COUNTY, WISCONSIN

Current

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

**Tax Address:**

CHRISTY A MAST  
MARTHA D MAST  
  
N8205 11TH AVE  
WESTFIELD WI 53964

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

O - MAST, CHRISTY A  
C - MAST, MARTHA D

**Property Address(es):** \* = Primary

\* N8205 11TH AVE

**Districts:** SC = School SP = Special

Type	Dist #	Description
SC	6335	WESTFIELD SCH DIST
SP	0400	MADISON AREA MATC

**Notes:**

**Abbreviated Description:** Acres: 15.500

(See recorded documents for a complete legal description.)  
S 1/2 OF SE-SE EX A STRIP 264FT WIDE ALG  
THE W SIDE 15.50A

**Parcel History:**

Date	Doc #	Vol/Page	Type
01/02/2025	337693		WD
12/21/2023	334364		WD
06/02/2023	332429		DES TOD
05/12/2023	332237		TDI
more...			

**Plat:** \* = Primary

\* N/A-NOT AVAILABLE

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

15-17N-09E SE SE

**2026 SUMMARY**

Bill #: Fair Market Value: Assessed with:  
0

**Valuations:**

Last Changed: 03/18/2026

Description	Class	Acres	Land	Improve	Total	State	Reason
AGRICULTURAL	G4	13.500	2,524	0	2,524	NO	00
OTHER	G7	2.000	15,000	63,800	78,800	NO	

**Totals for 2026:**

General Property	15.500	17,524	63,800	81,324
Woodland	0.000	0		0

**Totals for 2025:**

General Property	15.500	16,782	63,800	80,582
Woodland	0.000	0		0

**Lottery Credit:**

Claim Count: 0 Certification Date: 10/14/2024 Batch #: 1024

**Specials:**

User Special Code Category Amount

Total Special Assessments 0.00 Special Charges 0.00 Delinquent Charges 0.00

Alt. Parcel #: 1822170911010

018 - TOWN OF NEWTON  
MARQUETTE COUNTY, WISCONSIN

Current

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

**Tax Address:**

CHRISTY A MAST  
MARTHA D MAST  
  
N8205 11TH AVE  
WESTFIELD WI 53964

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

O - MAST, CHRISTY A  
C - MAST, MARTHA D

**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: 32.000

(See recorded documents for a complete legal description.)  
NE-NE EX A STRIP 264FT WIDE ALG W SIDE  
32.00A

**Parcel History:**

Date	Doc #	Vol/Page	Type
01/02/2025	337693		WD
12/21/2023	334364		WD
06/02/2023	332429		DES TOD
05/12/2023	332237		TDI

**Plat:** \* = Primary

\* N/A-NOT AVAILABLE

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

22-17N-09E NE NE

**2026 SUMMARY**

Bill #: Fair Market Value: Assessed with:  
0

**Valuations:**

Last Changed: 03/18/2026

Description	Class	Acres	Land	Improve	Total	State	Reason
AGRICULTURAL	G4	30.000	6,240	0	6,240	NO	00
AG FOREST LANDS	G5M	2.000	4,200	0	4,200	NO	

**Totals for 2026:**

General Property	32.000	10,440	0	10,440
Woodland	0.000	0	0	0

**Totals for 2025:**

General Property	32.000	8,610	0	8,610
Woodland	0.000	0	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

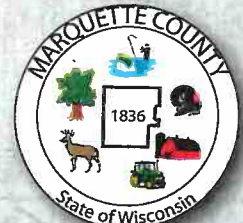
# NEED ADDITIONAL PLAT BOOKS?

Marquette County Planning, Zoning &  
Land Information Department

77 West Park Street

Montello, Wisconsin 53949

(608) 297-3036

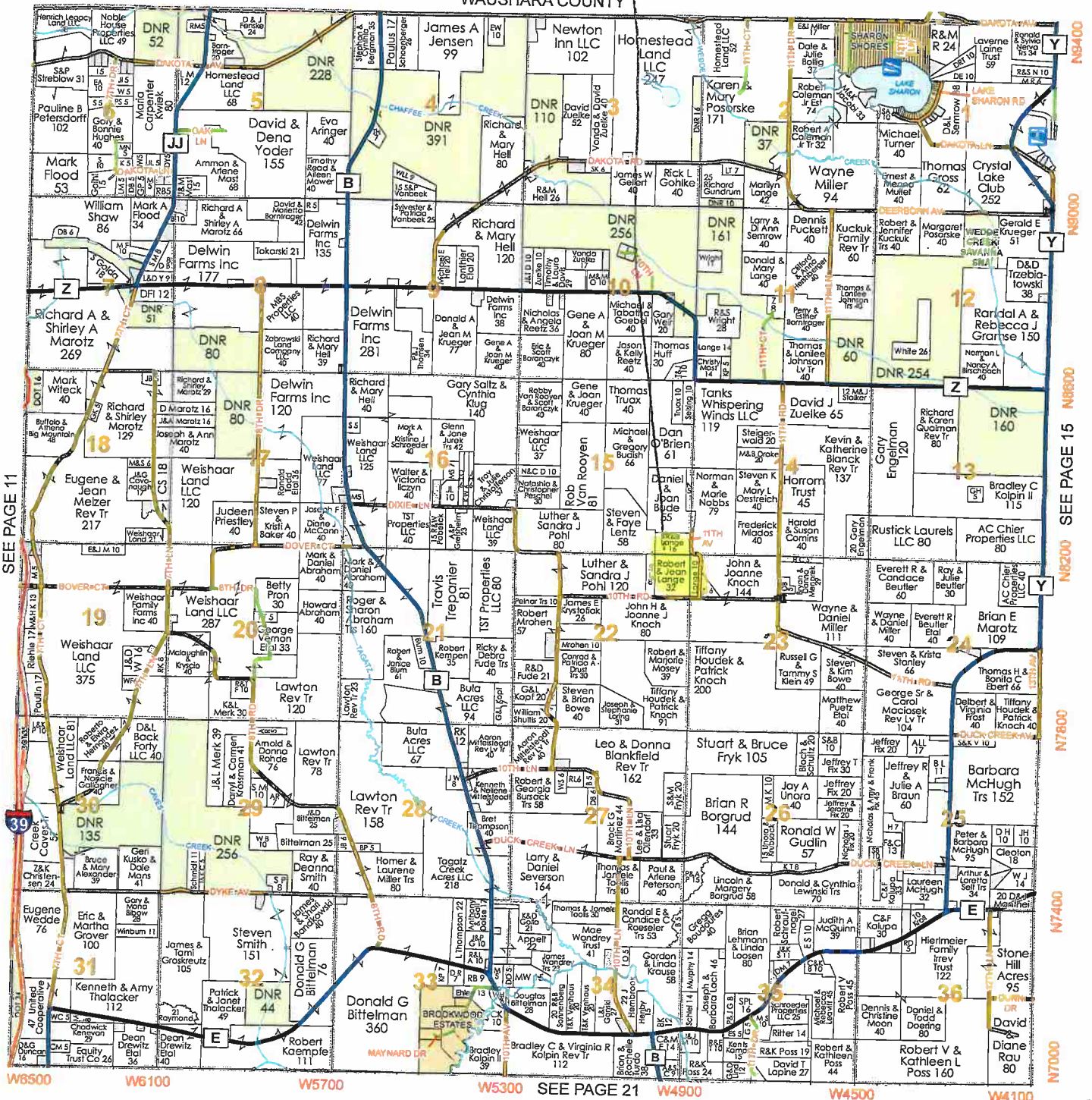


Newton

018-00463-0000 Township 17N - Range 9E  
018-00614-0000

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WAUSHARA COUNTY



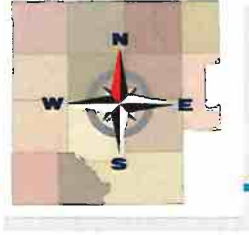
SEE PAGE 11

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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

April 13, 2026

Christy and Martha Mast  
N8205 11<sup>th</sup> Ave  
Westfield, WI 53964

Dear Christy & Martha Mast,

We have scheduled you for a **June 4th, 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.

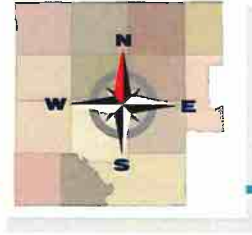
Sincerely,

Jean Potter, Administrator  
Planning and Zoning Department  
Marquette County

cc: Town of Newton Chair, Christopher 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

April 13, 2026

To the Town of Newton:

**Christy and Martha Mast, N8205 11<sup>th</sup> Ave., Westfield, WI 53964, are requesting a rezoning from a Prime Agriculture (Ag-1) district to Agricultural Residential (AG-3(5)) and Farmland Preservation Overlay (FPO) for the following lands, being part of the S1/2 of the SE1/4-SE1/4 in Sec. 15, T17N R09E and part of the NE1/4-NE1/4 in Sec. 22, T17N R09E, Town of Newton, Marquette County, WI:**

**Rezone a minimum of 5 acres to AG-3(5) and 42.50 acres to FPO, totaling 47.50 acres for tax parcels 018-00614-0000 and 018-00463-0000.**

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: Christy and Martha Mast, 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 13<sup>th</sup> day of April, 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 13<sup>th</sup> day of April,  
20 26.

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
BRENT S LENTZ LINDSIANE M LENTZ	W5006 10TH RD	WESTFIELD WI 53964	018006150000	W5006 10TH RD	A STRIP 264FT WIDE ALG THE W SIDE OF NE-NE 8.00A
CHRISTY A MAST MARTHA D MAST	N8205 11TH AVE	WESTFIELD WI 53964	018004630000	N8205 11TH AVE	S 1/2 OF SE-SE EX A STRIP 264FT WIDE ALG THE W SIDE 15.50A
DANIEL A & JOAN T BUDE	N8280 11TH AVE	WESTFIELD WI 53964	018004610000	N8260 11TH AVE	LOT 1 CSM 2531 BEING PRT N 1/2 OF SE-SE SEC 15 & PRT SW-SW SEC 14 21.33A
DAVID A & DAWN M GIESE REVOCABLE TRUST	N8248 11TH AVE	WESTFIELD WI 53964	018004290000		LOT 2 CSM 3816 BEING PRT OF SW-SW 33.65A
JK INCOME TRUST	W4743 10TH RD	WESTFIELD WI 53964	018006500000		E24A OF NW-NW 24.00A
LUTHER & SANDRA J POHL	N6656 KOHNKE DR	CAMBRIA WI 53923	018006160000		NW-NE 40.00A
STEVEN D & FAYE L LENTZ	N6429 11TH CT	WESTFIELD WI 53964-8871	018004590000		SW-SE EX .25A IN NE CORNER 39.75A
Christopher Peschel, Chairman	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, Treasurer	N7923 County Rd B	Westfield, WI 53964			