

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

JLS Income Trust/John Steuck, W3910 Cty Rd E, Montello, WI 53949, is requesting a rezoning from Prime Agriculture (AG-1) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 22, T17N R10E, Town of Crystal Lake, Marquette County, WI:

Rezone 25.56 acres to AG-3(4) described as part of gov't lot 5 aka SW-SE, described as parcel 4 in Doc #333213, totaling 25.56 acres for tax parcel 004-00886-0000

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 20th day of July 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: <u>John Steuck</u> <u>JLS Income Trust</u>	Town of: <u>Crystal Lake</u>
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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 gov't lot 5 AKA SW-SE, Described as Parcel 4 in Doc # 333213, 25.56A, all in Sec. 22, T17N R10E, Town of Crystal Lake, Marquette County, WI.

And to rezone said land from:

a Prime Agriculture (AG-1) District

to

a Agricultural-Residential (AG-3(4)) District

and a _____ District
(if applicable)

Dated this 20th day of July, 2026

Respectfully submitted:

(Signature)

(Name)

(Address)

(City, State, Zip)

John Steuck
John Steuck / JLS Income Trust

W3910 Cty Rd E

Montello WI 53949

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.

We would like to re-zone this property so that we can divide it into 4 (5-7 acre) lots. We understand that it needs to be changed from AG-1 to AG 3(4).

Parcel 008-00886-0000 Rezone



1 inch equals 288 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 7/20/2026 12:03 PM

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

Proposed

- 1) 5.5
- 2) 5.5
- 3) 8.5



1 inch equals 376 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 7/15/2026 12:50 PM

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

Google Chrome isn't your default browser [Set as default](#)

Tax Parcel Viewer

... access property tax and assessment information.



Section-Township-Range	22-17-10
Quarter-Quarter	SWSE
Lot-Block	-
Municipality Name	TOWN OF CRYSTAL LAKE
Legal Description	PART OF GOVT LOT 5 25.56A
Deeded Acres	25.56
School District	6335
Plat Name	GOVT LOT 5
Total Land Value	35,460.00
Total Improvement Value	0.00
Total Value	35,460.00
Zoning	Farmland Preservation District (AG-1),

[Zoom to](#)

ONLY YOU

Document Name

Steuck or Lisa R. Steuck

023 **א/א**
א/א
claims to C

claims to G
fixtures and

of Wiscon.

E-RECORDED

* Type name below signatures.

ADDENDUM

Grantor: John W. Steuck

Grantee: John W. Steuck or Lisa R. Steuck, Trustees of the JLS Income Trust dated August 11, 2023

County: Marquette

LEGAL DESCRIPTION:

PARCEL 1:

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 22, Township 17 North, Range 10 East

PARCEL 2:

The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 21, Township 17 North, Range 10 East,

EXCEPTING the following parcels: A cemetery parcel located in the Southwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) being 20 rods North and South, and 16 rods East and West; and a parcel of land which is described as follows: Starting at the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 21; thence due North 650 feet to a point; thence due West 650 feet to a point; thence due South 300 feet to a point; thence due West 70 feet, thence South 350 feet and thence 720 feet to the point of beginning. FURTHER EXCEPTING a 66 right of way which is described as follows: Beginning at the Northwest corner of the cemetery lands and thence running Easterly to the 720' x 650' parcel that is excepted; thence due North 66 feet to a point; thence due West to the western boundary of the 40-acre parcel; thence due South to the point of beginning.

ALSO LESS AND EXCEPTING, the following described parcel conveyed for highway purposed: A piece or parcel of land located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 21, Township 17 North, Range 10 East, and more particularly described as follows: A strip of land 60 feet wide lying east of and abutting on the south 729 feet of the following described line: Beginning at a point 1334.4 feet west of the Northeast corner of said Section 21 and extending thence S00°05'E, a distance of 3367.6 feet.

PARCEL 3:

The Northwest Quarter of the Southwest Quarter (NW1/4 SW 1/4) of Section 22, Township 17 North, Range 10 East,

EXCEPTING THEREFORM of 500' X 500' parcel located in the Southwest corner and FURTHER EXCEPTING the South 66 feet of the above-described parcel extending the full length of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), however granting to the purchaser, his heirs, successors and assigns the right of ingress and egress over the 66-foot parcel to be used for roadway purposes.

PARCEL 4:

A Portion of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 22, Township 17 North, Range 10 East, described as follows: Commencing at the South Quarter corner of said Section 22; thence N88°28'15"E, 66.00 feet to the point of beginning; thence N01°02'04"W, 1164.70 feet; thence S49°11'30"E, 183.88 feet; thence S63°38'05"E 393.42 feet; thence S85°59'E, 769.47 feet; thence S01°33'08"E, 782.40 feet; thence S88°28'15"W, 1259.88 feet to the point of beginning.

CONTINUED ON NEXT PAGE →

Parcel 5:

The West 10 acres of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 27, Township 17 North, Range 10 East, Marquette County, Wisconsin.

EXCEPTING THEREFROM the West 66 feet of the North 300 feet.

SUBJECT TO a right of way over the West 66 feet of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 27.

EASEMENTS: Further granting to the purchaser a right of ingress and egress over a presently existing road from Parcel 3 extending Southerly to the quarter section line, thence in an Easterly direction along the quarter section line, thence in a Southerly direction to Parcel 4 and Parcel 5.

All of the above land being located in the Town of Crystal Lake, Marquette County Wisconsin.

PINs: 004-00866-0000

004-00829-0000

004-00875-0000

004-00886-0000

004-01059-0000

Parcel #: 004-00886-0000

07/20/2026 12:17 PM

PAGE 1 OF 1

Alt. Parcel #: 0422171043030

004 - TOWN OF CRYSTAL LAKE
MARQUETTE COUNTY, WISCONSIN

Tax Address: JLS INCOME TRUST W3910 COUNTY ROAD E MONTELLO WI 53949-8404		Owner(s): O = Current Owner, C = Current Co-Owner O - JLS INCOME TRUST													
Districts: SC = School SP = Special Type Dist # Description SC 6335 WESTFIELD SCH DIST SP 0400 MADISON AREA MATC		Property Address(es): * = Primary													
Abbreviated Description: Acres: 25.560 (See recorded documents for a complete legal description.) PART OF GOVT LOT 5 25.56A		Parcel History: <table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>08/24/2023</td> <td>333213</td> <td></td> <td>QCD</td> </tr> <tr> <td>12/26/1996</td> <td>203581</td> <td>318/379</td> <td>WD</td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type	08/24/2023	333213		QCD	12/26/1996	203581	318/379	WD
Date	Doc #	Vol/Page	Type												
08/24/2023	333213		QCD												
12/26/1996	203581	318/379	WD												
Plat: * = Primary * 0005-GOVT LOT 5		Tract: (S-T-R 40% 160% GL) 22-17N-10E SW SE													
		Block/Condo Bldg:													

2026 SUMMARY

Bill #:

Fair Market Value:

0

Valuations:

Last Changed: 05/26/2026

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	11.000	2,068	0	2,068
SWAMP & WASTE	G5	8.000	15,680	0	15,680
AG FOREST LANDS	G5M	6.560	17,712	0	17,712

Totals for 2026:

General Property	25.560	35,460	0	35,460
Woodland	0.000	0		0

Totals for 2025:

General Property	25.560	35,328	0	35,328
Woodland	0.000	0		0

Lottery Credit:

Claim Count: 0



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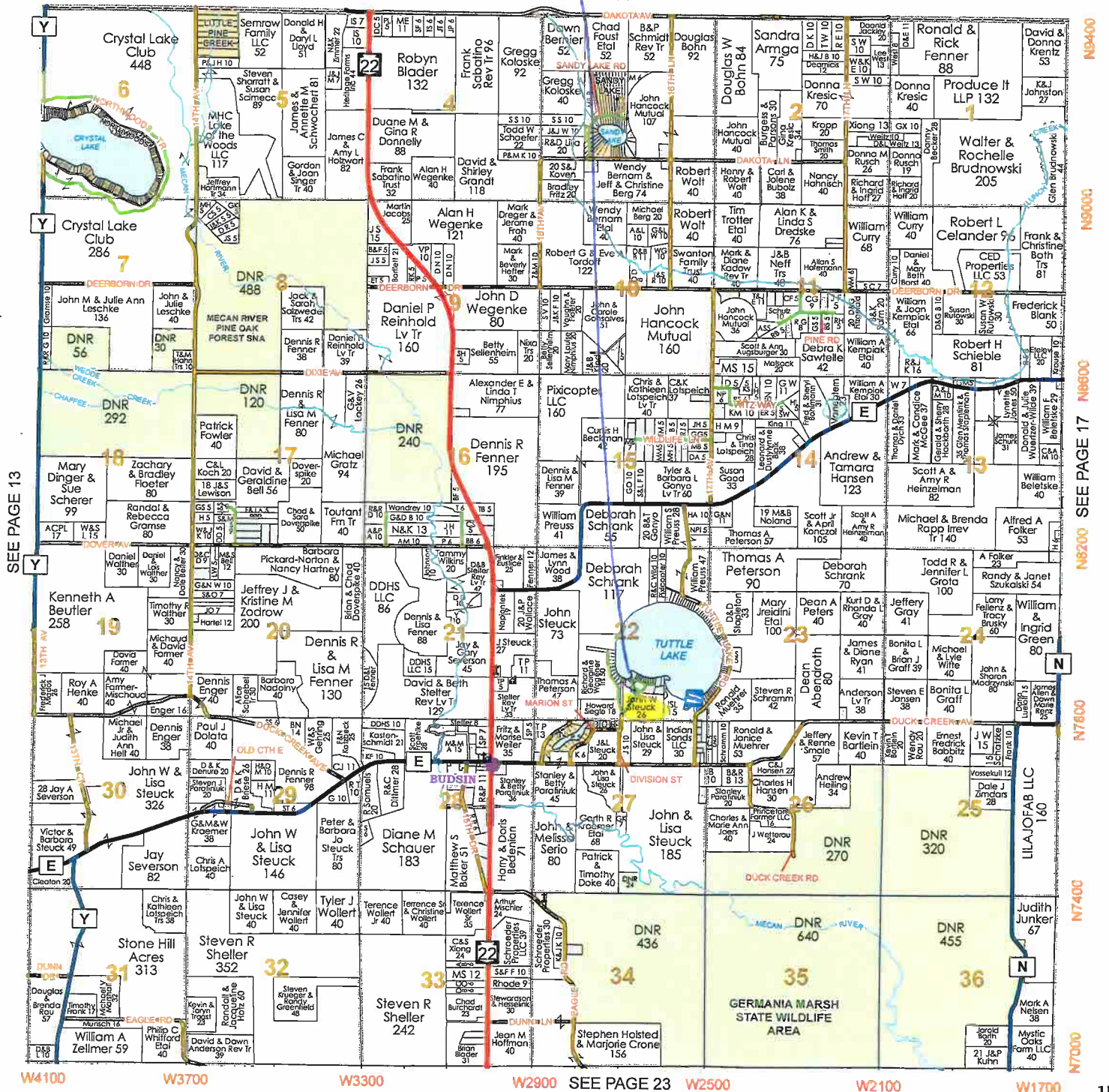
Crystal Lake

Township 17N - Range 10E

WAUSHARA COUNTY

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004-0086-0000





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

July 21, 2026

To the Town of Crystal Lake:

JLS Income Trust/John Steuck, W3910 Cty Rd E, Montello, WI 53949, is requesting a rezoning from Prime Agriculture (AG-1) to an Agricultural Residential (AG-3(4)) district for the following lands, all in Section 22, T17N R10E, Town of Crystal Lake, Marquette County, WI:

Rezone 25.56 acres to AG-3(4) described as part of gov't lot 5 aka SW-SE, described as parcel 4 in Doc #333213, totaling 25.56 acres for tax parcel 004-00886-0000

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,

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

July 21, 2026

JLS Income Trust/John Steuck
W3910 Cty Rd E
Montello, WI 53949

Dear JLS Income Trust, LLC/John Steuck,

We have scheduled you for a **September 3rd, 2026, at 1:00PM**, 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

AFFIDAVIT OF MAILING

STATE OF WISCONSIN
COUNTY OF MARQUETTE

RE: JLS Income Trust/John Steuck,

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 21st day of July, 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 21st day of July, 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
ALEXANDER E & LINDA T NIMPHIUS	W2704 MARION ST	NESHKORO WI 54960	004010680000	W2704 MARION ST	LOT 1 OF DUCK CREEK RETREAT 0.66A
ALICE E GROSSE	W2691 S TUTTLE LAKE RD	NESHKORO WI 54960	004008850000	W2681 S TUTTLE LAKE RD	LOT 1 CSM 3882 BEING PART OF GOVT LOT 5 1.54A
BRADFORD G TAGATZ	W1004 EAGLE RD	NESHKORO WI 54960	004008880000		LOT 1 CSM 1163 BEING PRT OF GOVT LOT 5 IN SE-SE UNREC LOT A 1.30A
CATHLENE M PETERSON	W8147 CHICAGO RD	WAUKESHA WI 54982	004008950000	W2696 S TUTTLE LAKE RD	LOT 2 CSM 3882 BEING PRT GOVT LOT 5 0.36A
CHRIS & KATHLEEN LOTSPEICH TRUST	W2670 S TUTTLE LAKE RD	NESHKORO WI 54960	004008990000	W2672 S TUTTLE LAKE RD	LOT 1 CSM 1313 BEING PART OF GOVT LOT 5 1.18A
CHRISTINE FALKOWSKI KURT FALKOWSKI	1364 HIGH ST	UNION GROVE WI 53182	004008870000	W2666 S TUTTLE LAKE RD	PART OF GOVT LOT 5 1.70A
CONRAD & PATRICIA A DRUST TRUSTEES DRUST FAMILY DECLARATION OF TRUST	1849 BURR RIDGE DR	HOFFMAN ESTATES IL 60192	004008690000	W2854 S TUTTLE LAKE RD	LOT 3 CSM 187 BEING PRT OF NE-SW 0.50A
DAVID A POSTO	W2734 MARION ST	NESHKORO WI 54960	004010720000	W2734 MARION ST	LOT 5 OF DUCK CREEK RETREAT 0.55A
DAVID J & DONNA S STAPLETON REV TRUST	6942 COUNTY LINE RD	HARTFORD WI 53027	004009000000	W2720 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 10
DELORES M LONG	N7628 1ST AVE	WESTFIELD WI 53964	004009020000	W2728 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 12
ELIZABETH S & PETER J BUSS	514 HOLLY AVE	MADISON WI 53711	004008690005	W2858 S TUTTLE LAKE RD	LOT 4 CSM 187 BEING PART OF NE-SW 0.50A
EUGENE DAMSTEGT JOSEPH REINHOLD	2392 LAWRENCE DR	DE PERE WI 54115	004008810000	W2846 S TUTTLE LAKE RD	LOT 1 CSM 187 BEING PART OF SE-SW & NE-SW 0.64A
FOR THE AGES LLC	3621 GRENOBLE CT	ROCKFORD IL 61114	004009120006	N7807 TUTTLE LAKE RD	LOT 3 CSM 3692 BEING PART OF GOVT LOT 6 1.17A
GESCHKE LIVING TRUST	W5593 STATE RD 49	WAUPUN WI 53963	004010700000	W2720 MARION ST	LOT 3 OF DUCK CREEK RETREAT 0.55A
HOWARD W SIEGLE	N7877 DIVISION ST	NESHKORO WI 54960	004008790000	N7877 DIVISION ST	PART OF SE-SW 18.00A
INDIAN SANDS LLC	5233 TUMBLEBROOK DR	OSHKOSH WI 54904	004009120000	N7797 TUTTLE LAKE RD	PART OF GOVT LOT 6 LESS CSM 3693 10.25A
JAMES H WESTPHAL EMAJEAN S WESTPHAL	203 E DIVISION ST	ROSENDALE WI 54974	004008820000	W2850 S TUTTLE LAKE RD	LOT 2 CSM 187 BEING PART OF SE-SW & NE-SW 0.50A
JAMES M NEWHOUSER	2050 E MAIN ST	MADISON WI 53704	004009060000	W2734 S TUTTLE LAKE RD	TUTTLE LAKE PRT OF GOVT LOT 5 UNRECORDED LOT 15
JAMES O KEMINK SHARI K KEMINK	N3637 BROWN RD	WAUPUN WI 53963	004009120002	N7815 TUTTLE LAKE RD	LOT 1 CSM 3692 BEING PRT GOVT LOT 6 1.34A
JEFFERY R & RENEE C SMILE REV TRUST	2121 ELDER DR	WEST BEND WI 53090	004009090000	W2740 S TUTTLE LAKE RD	LOT 2 CSM 3951 BEING PART OF GOVT LOT 5 UNRECORDED LOT 17
JLS INCOME TRUST	W3910 COUNTY ROAD E	MONTELO WI 53949	004008860000		PART OF GOVT LOT 5 25.56A
JOYCE WITKOWSKI	1806 FARMDALE RD	MEQUON WI 53097	004009010000	W2726 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 11
KEVIN LEONARD KAROLYN LEONARD	27W775 GALUSHA AVE	WARRENVILLE IL 60555-3221	004008980000	W2710 S TUTTLE LAKE RD	PRT OF GOVT LOT 5, UNREC LOT 8, TUTTLE LAKE & .03A OFF W SIDE OF LOT 1 CSM 1048
MATTHEW J KWAKKEL	720 PARK ST	WAUPUN WI 53963	004008990000	W2716 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 9
MATTHEW L VANDE KOLK JODI L VANDE KOLK	650 N LOCKIN ST	BRANDON WI 53919	004008940000	W2690 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 4
MICHAEL & BONNIE VANDERBERG LIVING TRUST DATED OCT 5, 2021	10 BIRDIE BLVD	WAUPUN WI 53963	004009120008	N7803 TUTTLE LAKE RD	LOT 4 CSM 3692 PART OF GOVT LOT 6 1.25A
MICHAEL TREPINA EMILY TREPINA	405 ASHBURY LN	LEMONT IL 60439	004008970000	W2706 S TUTTLE LAKE RD	TUTTLE LAKE UNREC LOT 7 LOT 1 CSM 1048 LESS .03 AC OFF W SIDE BEING PART GOVT LOT 5 0.28A
MICHAEL W PETERSON	2843 RAINBOW AVE NW	RAINSVILLE AL 35986	004008920000	W2680 S TUTTLE LAKE RD	LOT 3 CSM 3882 BEING PRT GOVT LOT 5 0.59AC
NATHAN TITLEY MONICA TITLEY	6909 VALJANT DR	WINDSOR WI 53598	004009080000	W2736 S TUTTLE LAKE RD	LOT 1 CSM 3669 BEING PRT GOVT LOT 5, UNREC LOT 16A TUTTLE LAKE 00.88A
NELSON FAMILY TRUST ANGEL R LEKSCHAS	261 PHEASANT RUN	UNION GROVE WI 53182	004008910000	W2676 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 1
NORMAN R MATZL TRUST NO 2003	W2862 S TUTTLE LAKE RD	NESHKORO WI 54960	004008690010	W2862 S TUTTLE LAKE RD	LOT 1 CSM 278 BEING PRT OF NE-SW 00.49A
NUMMERDOR JT REV TRUST	N7985 TUTTLE LAKE RD	NESHKORO WI 54960-8144	004009120004		LOT 2 CSM 3692 BEING PART OF GOVT LOT 6 1.06A
RICHARD V & GEORGINE A WAGENER TRUSTEES BENJAMIN J BARTOL	5761 KRONCKE DR	MADISON WI 53711	004008680005	W2684 S TUTTLE LAKE RD	LOT 3 CSM 2778 BEING PRT OF GOVT LOT 4 14.81A
RYAN J CODA	621 E HARDING DR	APPLETON WI 54915	004008930000	W2726 MARION ST	TUTTLE LAKE PART GOVT LOT 5 UNRECORDED LOT 3
TODD M PUSSER ALYSSA L PUSSER	W2726 MARION ST	NESHKORO WI 54960	004010710000	W2726 MARION ST	LOT 4 OF DUCK CREEK RETREAT 0.55A
TOWN OF CRYSTAL LAKE ROAD SEC 27 TOWN OF CRYSTAL LAKE	N8508 ST RD 22	NESHKORO WI 54960	004010760000		ROAD 4.00A
TUTTLE LAKE LLC	801 WHISPERING WAY	COTTAGE GROVE WI 53527	004009600000	W2704 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 6
WILLIAM S PREUSS	W2730 S TUTTLE LAKE RD	NESHKORO WI 54960	004009030000	W2730 S TUTTLE LAKE RD	TUTTLE LAKE PART OF GOVT LOT 5 UNRECORDED LOT 13A
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			