



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

Department Staff report to the Marquette County Board of Adjustment

Prepared by: Jean Potter – Zoning Administrator

Applicant: Nadine Nehls & Jeffrey Grossman

Hearing date: October 29, 2026

PARCEL INFORMATION

Property location: **Parcel 004-00094-0000; 004-00095-0000; 004-00355-0000. W3812 Northwoods Trail**

Legal Description: Lots 101 & 102 of Northwoods Subd and a parcel of the NW-NE totaling 0.52ac; Sec. 6 T17N R10E SE-SE Govt lot 3 and NW-NE, Town of Crystal Lake, Marquette Co., WI.

Zoning District: Residential (R-1) & Shoreland Recreational-Residential (REC-RES)

BACKGROUND

The applicants are requesting a variance under Section 7.2 of Ch. 63-Shoreland Protection for the construction of a dwelling addition and carport at a reduced setback to the OHWM of Crystal Lake and the Mekan River Outlet. The request is for a reduced setback of 52 feet (carport) and 57 feet (dwelling addition) to the OHWM of the Mekan River Outlet.

Ch. 63 – 7.2 SHORELAND SETBACK. (s. 59.692(1n)(am), Stats, and NR115.05(1)(b)1) A setback of 75 feet from the ordinary high-water mark of any navigable water to the nearest part of a building or structure shall be required.

DISCUSSION

The application is an area variance, and the Board of Adjustment must determine if the ordinance setback requirement prevents the applicant from using the property for its intended purpose, which is residential.

RECOMMENDATION



This Area For Office Use Only	
Date Received:	
Type: Comprehensive Shoreland Floodplain	
Date of Hearing:	

PETITION FOR VARIANCE

PROPERTY INFORMATION	
Owner Name: Nadine Nehls/Jeffrey Grossman	Property Address: W3812 Northwoods Trail, Wautoma, WI, 54982
Mailing Address: 4211 Winnequah Drive	Parcel ID Number: _____ - _____ - _____
City, State, Zip Code: Monona, WI 53716	Town of: Crystal Lake
	Parcel Size: 22,544 sq ft
	Zoning District: R-1 - Single Fam Residential
Legal Description: Being all of Lot 101 and 102 Northwoods Subdivision and a part of Gov't Lot 3	
SE _____ 1/4 _____ 1/4 Section 6 _____ T. 17 _____ N. R. 10 _____ E	
Current Use & Improvements: Family residence	

PROJECT INFORMATION	
Project Description: See attachment	
Ordinance Code Section(s) (Completed by Department)	Sec. 7.2 / Ch. 63 - Shoreland Protection
Ordinance Code Description (Completed by Department)	A setback of 75 feet from the OHWM of any navigable water to the nearest part of a building or structure shall be required

REQUIRED SUPPLEMENTAL INFORMATION		
Site Plan	Floor Plan / Building Profile	Variance Addendum
I, the undersigned, hereby apply for a Variance from the terms of the ordinance and certify that all the information on the application and attached is true and correct to the best of my knowledge. I acknowledge responsibility for providing accurate setback measurements and to know where affected property lines are. I affirm that all work performed will be done in accordance with all applicable laws and regulations. I understand that construction CANNOT begin without a valid county permit and that if building does occur before that time, I am subject to fines and/or removal of the non-permitted structure(s). I hereby authorize members of the Marquette County Planning & Zoning Department to enter the affected property, provided at a reasonable time and an attempt is made to inform the occupant, for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.		

Applicant Signature: Nadine Nehls/Jeffrey Grossman

Date: 09/26/2026

FEE - \$300.00 (non-refundable)
Completed petitions can be mailed, along with a check or money order, to: Marquette County Zoning, 77 W Park St. Room 104, Montello WI 53949-9366
OR Submitted via email to: permits@marquettecountywi.gov

Cash, Check, or Credit Card Accepted
When paying with a credit card, you must include a receipt/confirmation number of payment with your completed application or forward the payment receipt via email to: permits@marquettecountywi.gov
Pay Online

VARIANCE ADDENDUM

A separate attachment may be utilized to answer these questions.

To be considered complete, a site plan and construction plans must accompany this petition.

UNNECESSARY HARDSHIP

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing there is no room for the home and requesting setback variances). Courts have also determined that economic or financial hardships do not justify granting a variance. When determining whether an unnecessary hardship exists, the property as a whole is considered, rather than just a portion of the parcel (if an applicant prefers to build by the water but can't due to the water setback, but can build on the rear of the lot without a variance, the water setback shall be denied). The property owner bears the burden of proving unnecessary hardship.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted on the property), or, would render conformity with such restrictions unnecessarily burdensome. The Board of Adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short term, long term and cumulative effects of a variance on the neighborhood, the community and on the public interests.

The unnecessary hardship is, and, is present because:

See attachment

UNIQUE PROPERTY LIMITATION

Unique physical limitations of the property such as steep slopes or wetlands that prevent an applicant from complying with the provisions of the ordinance can be considered for a grant of variance. (However, be advised that even if unique physical limitations exist, the variance still may not be granted.) Valid unique property limitations that are not generally shared by other properties can be considered but must prevent compliance with ordinance requirements.

The circumstances of the applicant (growing family, need for a larger garage, wanting a better view, etc.) are not factors in deciding variances. Nearby ordinances violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

Unique features of this property which prevent compliance with the terms of the ordinance include:

See attachment

NO HARM TO PUBLIC INTERESTS

A variance may not be granted which results in harm to public interests. In applying this test, the Board of Adjustment must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbor, the entire community and the general public. These interests are listed as objectives in the purpose statement of the ordinance and include, but are not limited to:

- * Protect public, safety and welfare
- * Preserve wetlands
- * Prevent water pollution
- * Protect fish and wildlife habitat
- * Promote a safe and efficient transportation system
- * Protect property values
- * Conserve soil, water and forest resources
- * Encourage the protection of groundwater & surface water
- * Preserve natural scenic beauty & rural character

A variance will not be contrary to the public interest because:

See attachment

This Area For Office Use Only

Application #:

**Petition for Variance
W3812 Northwoods Trail
Wautoma, WI 54982**

PROJECT INFORMATION

Project Description:

We propose improvements to the existing residence located on Crystal Lake, Wautoma, WI. The existing home is a legal nonconforming structure because it was built prior to the current 75-foot setback requirement from navigable waterways.

We are requesting variances to permit the following improvements:

1. **An approximately 8-foot by 22-foot, two-story addition on the southeast/non-lake side of the existing home.** The approximately 176-square-foot addition will provide the stairway necessary to access the proposed second floor addition and will also provide space for a prefabricated storm shelter.
2. **A second floor over the existing residence.** The proposed second floor will be constructed entirely within the existing footprint of the home. It will not extend the building footprint toward Crystal Lake or the outlet.
3. **A non-enclosed carport over the existing concrete parking slab.** The non-enclosed carport will be attached to the residence on one side and otherwise be supported by posts. It will utilize an area that is already developed and used for parking. No new parking area is proposed. No new impervious parking surface will be created.

A variance is necessary because portions of the proposed improvements are located within the required 75-foot setback from the navigable outlet. The existing residence is already within the setback area as a legal nonconforming structure.

UNECESSARY HARDSHIP

Unnecessary hardship is, and, is present because:

The principal hardship underlying this request is created by the unique physical configuration of this property. The property is bordered by Crystal Lake and the navigable outlet of Crystal Lake on three sides. The remaining portion of the property is constrained by applicable side-yard setback requirements. The outlet meanders through the property, creating a second navigable-water setback in addition to the setback from Crystal Lake. As a result, there is no reasonable location on the property where the proposed improvements can be constructed while remaining entirely outside the

applicable 75-foot setback areas and complying with the other applicable dimensional requirements.

This circumstance is different from a typical lake property having a single water setback. Because this property encompasses both Crystal Lake and the navigable outlet, the property is effectively constrained by water on three sides, while the fourth side is constrained by the applicable side-yard requirements.

The existing home predates the current setback requirements and is therefore a legal nonconforming structure. The requested improvements are intended to make reasonable use of the existing residence while working within the physical limitations of the property.

UNIQUE PROPERTY LIMITATION

Unique features of this property which prevent compliance with the terms of ordinance include:

As noted above, our property is unusually constrained because it is bordered by Crystal Lake and the navigable outlet on multiple sides. In addition, the applicable side-yard setback constrains the remaining portion of the property. The proposed design has been selected to minimize the amount of variance requested and the potential impact of the requested improvements.

The proposed stairway/storm-shelter addition is located on the southeast, non-lake side of the existing residence rather than toward Crystal Lake. At approximately 8 feet by 22 feet, the addition is limited to approximately 176 square feet of new footprint. The proposed second floor will be entirely within the existing footprint of the current residence. It therefore will not increase the ground-level footprint of the home or move the structure closer to either Crystal Lake or the outlet. Similarly, the proposed carport will be constructed over the existing concrete parking slab. It will be non-enclosed and will not require the creation of a new parking area or additional impervious development.

Of the reasonable alternatives considered for expanding the existing residence, the proposed location keeps the improvements as far from the surrounding waterways as possible while also respecting the physical limitations created by the side-yard setbacks. The proposed design therefore represents the least intrusive reasonable alternative for accomplishing the intended improvements to the existing residence.

NO HARM TO PUBLIC INTERESTS

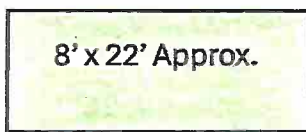
The proposed improvements are very unlikely to adversely affect public health, safety, general welfare, natural habitats, water quality, or property values. No changes to public facilities or utilities are anticipated because of the project. No filling, dredging, relocation, or alteration of Crystal Lake or the navigable outlet is proposed. The project will not alter the course or flow of the outlet. The project is expected to have minimal visual impact. The proposed addition is located on the non-lake side of the residence, and the second floor will remain within the existing footprint. The carport will be non-enclosed and will be located over an existing parking area. The improvements are not expected to create a significant visual impact for adjoining properties or from Northwoods Trail. Following construction, we would plant additional conifers near the residence to enhance screening and preserve the wooded character of the property.

For these reasons, we respectfully request approval of the variances necessary to permit the proposed stairway/storm-shelter addition, second-floor addition within the existing footprint, and non-enclosed carport. We believe the requested relief is limited to what is reasonably necessary to make practical use of the existing residence while respecting the unique physical characteristics of the property and minimizing impacts on the surrounding waterways and neighboring properties.

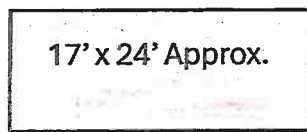
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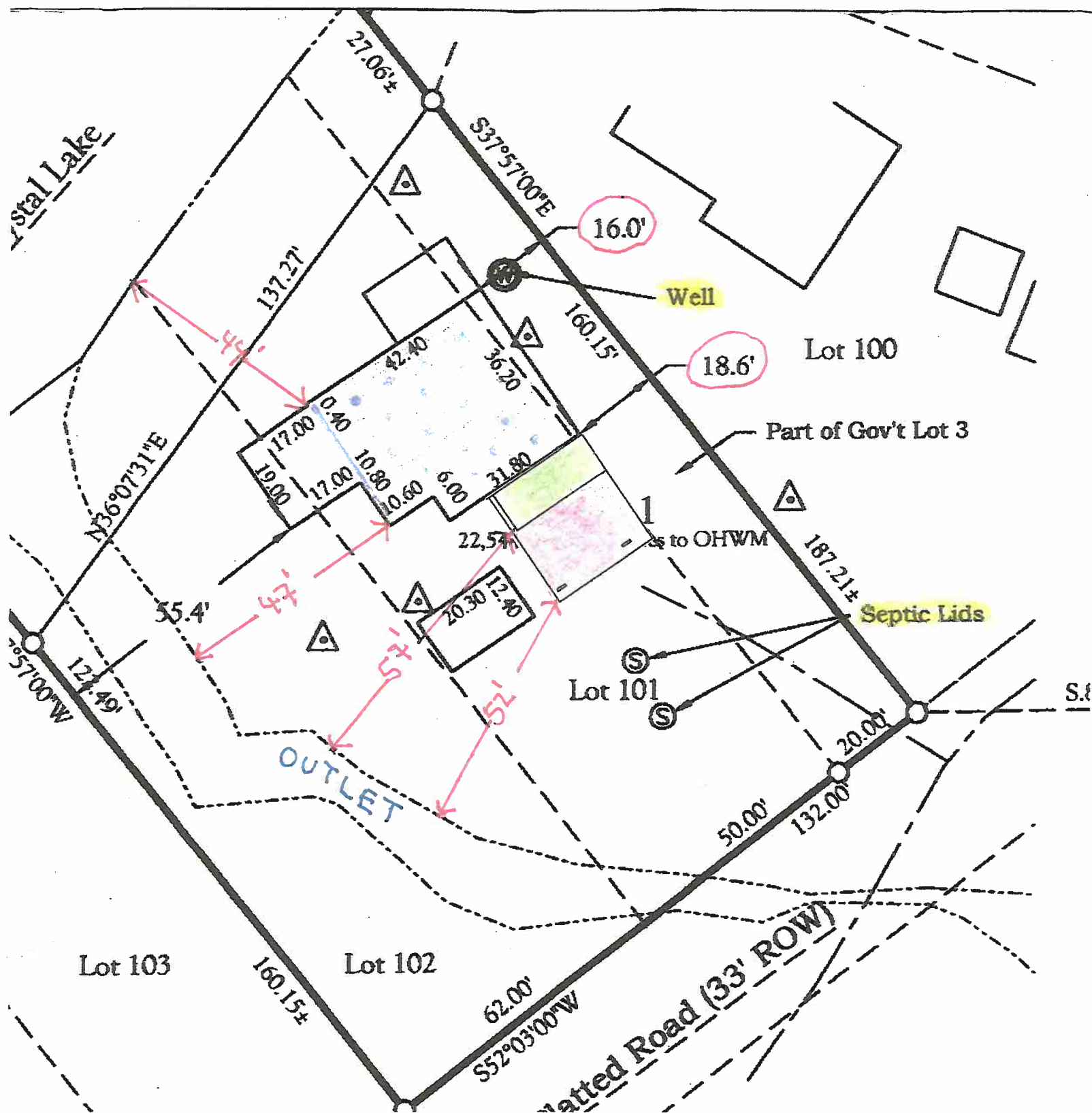
Second Story Addition

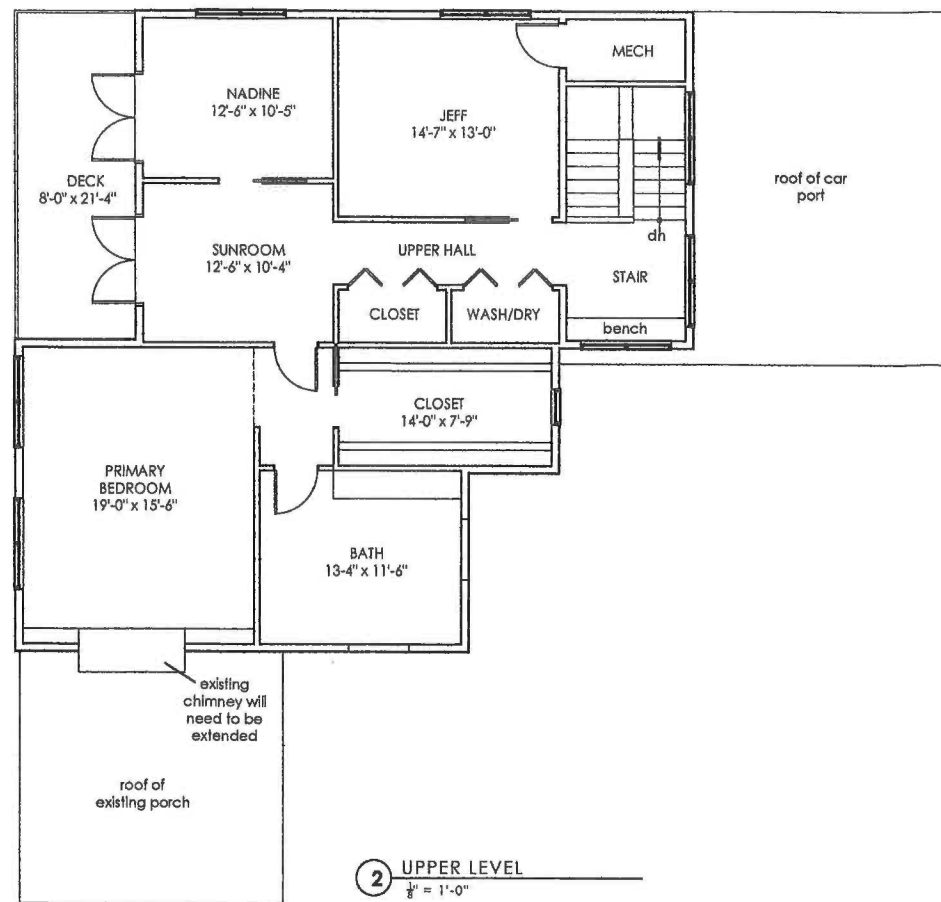
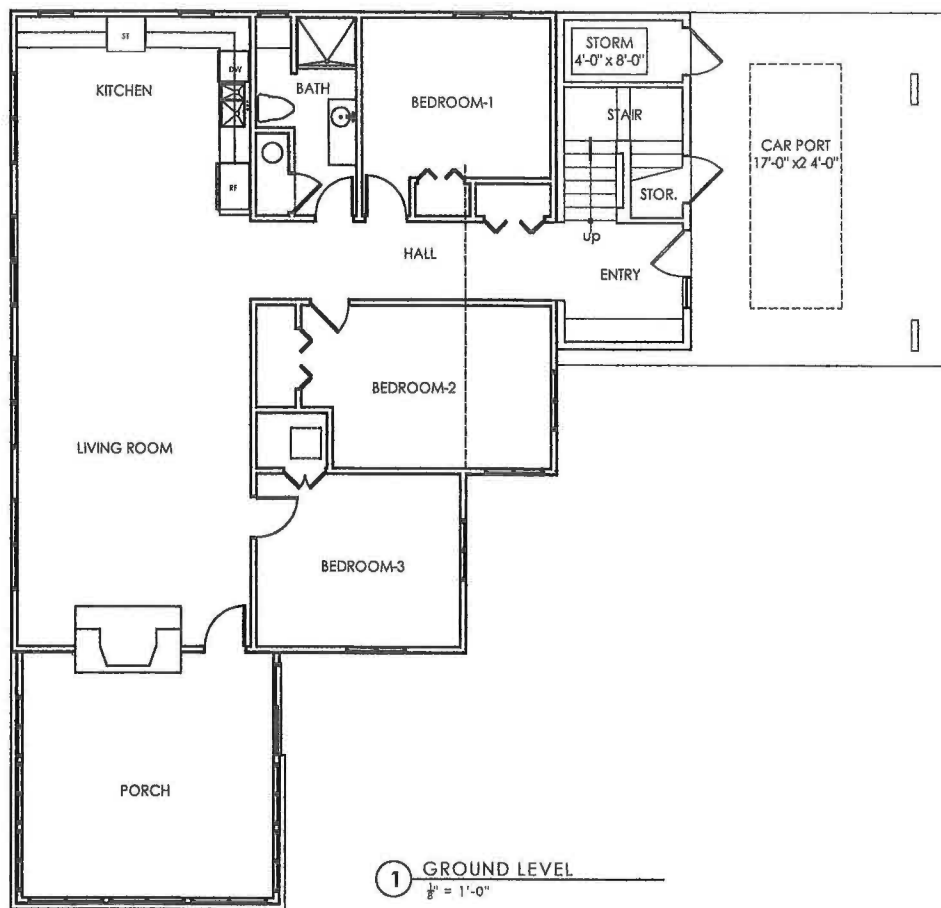


Two Story Staircase



Carport





carrying on any prohibited trade or new industry within the district where such buildings, premises, structures, or fixtures are located, may be prohibited. (s. 59.69(10)(am), Stats)

(3) The county may prohibit the continuance of the nonconforming use of a temporary structure. (115.05(1)(g)2)

(4) If the nonconforming use is discontinued for a period of 12 months, any future use of the building, premises, structure, or fixture shall conform to the ordinance. (115.05(1)(g)3)

(5) A manufactured home community licensed under s. [101.935](#), Stats, that is a nonconforming use continues to be a nonconforming use notwithstanding the occurrence of any of the following activities within the community: (s. 59.69(10)(at), Stats)

(a) Repair or replacement of homes.

(b) Repair or replacement of infrastructure.

NOTE: Under general zoning any change of use must meet underlying zoning provisions.

14.0 NONCONFORMING STRUCTURES. (NR 115.05(1)(g)4-6, s. 59.692(1k)(a)2, 4 and (b), Stats)

14.1 APPLICABILITY. This section applies to an existing principal or accessory structure that was lawfully placed when constructed but that does not comply with the current required ordinary high water mark setback of a navigable waterway.

14.2 MAINTENANCE, REPAIR, REPLACEMENT OR VERTICAL EXPANSION OF NONCONFORMING STRUCTURES. (s. 59.692(1k)(a)2,4 and (b), Stats) A structure that was lawfully placed when constructed but that does not comply with the required shoreland setback per section 7 may be maintained, repaired, replaced, restored, rebuilt or remodeled if the activity does not expand the footprint of the nonconforming structure. Further, a structure that was lawfully placed when constructed but that does not comply with the required shoreland setback may be vertically expanded unless the vertical expansion would extend more than 35 feet above grade level. The expansion of a

structure beyond the existing footprint may be allowed if the expansion is necessary to comply with applicable state or federal requirements.

NOTE: Sections 59.692(1k)(a) 2,4 and (b), Stats., prohibits counties from requiring any approval or imposing any fee or mitigation requirement for the activities specified in section 14.2. However, it is important to note that property owners may be required to obtain permits or approvals and counties may impose fees under ordinances adopted pursuant to other statutory requirements, such as floodplain zoning, general zoning, sanitary codes, building codes, or stormwater erosion control.

14.3 LATERAL EXPANSION OF NONCONFORMING PRINCIPAL STRUCTURES WITHIN THE SETBACK. (NR 115.05(1)(g)5) An existing principal structure that was lawfully placed when constructed but that does not comply with the required shoreland setback per section 7 may be expanded laterally, provided that all of the following requirements are met:

- (1) The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.
- (2) The existing principal structure is at least 35 feet from the ordinary high-water mark.
- (3) Lateral expansions are limited to a maximum of 200 square feet over the life of the structure. No portion of the expansion may be any closer to the ordinary high-water mark than the closest point of the existing principal structure.
- (4) The county issues a permit that requires an approved mitigation plan that shall be implemented by the property owner by the date specified in the permit. The mitigation plan shall meet the standards found in section 18.
- (5) All other provisions of the shoreland ordinance shall be met.

14.4 EXPANSION OF NONCONFORMING PRINCIPAL STRUCTURES BEYOND THE SETBACK. (NR 115.05(1)(g)5m) An existing principal structure that was lawfully placed when constructed but that does not comply with the required shoreland setback under section 7 may be expanded horizontally, landward, or vertically provided that the expanded area meets the shoreland setback requirements per section 7 and that all other

MARQUETTE COUNTY CERTIFIED SURVEY MAP # _____

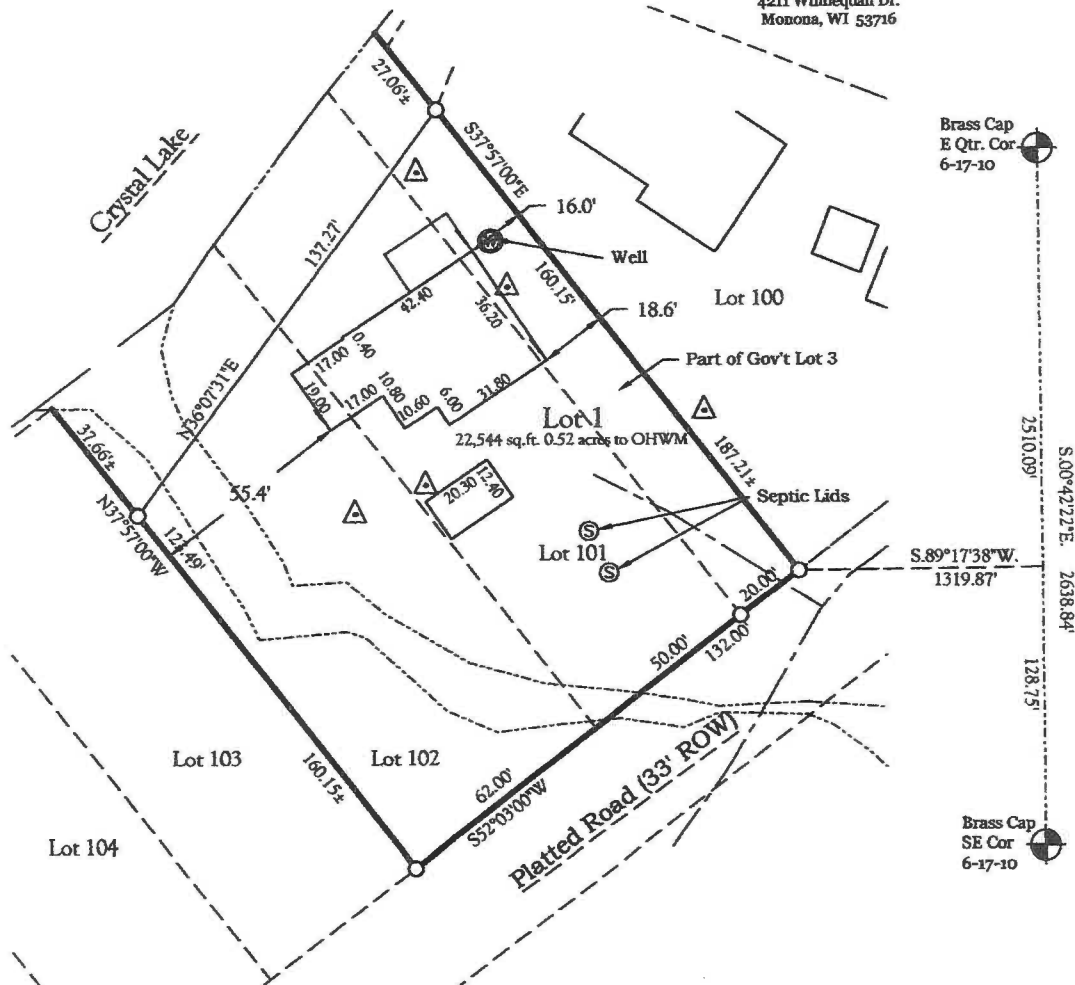
V _____ P _____

Being ALL OF LOT 101 & 102 Northwoods Subdivision, and a part of Gov't Lot 3 located in the SE 1/4 of Section 6, T.17N., R.10E., Town of Crystal Lake, Marquette County, Wisconsin.

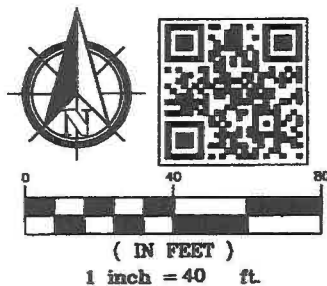
NOTES:

1. This CSM is contained wholly within Parcel #004-00355-0000, 004-00094-0000 & 004-00095-0000.
2. The purpose of this CSM is to combine 3 existing parcels into 1 parcel of land.
3. North is referenced to the East line of the SE 1/4 06-17-10 Assumed as S.00°42'22"E.
4. A survey does not establish ownership nor transfer property. Exchange and recording of deeds must occur for transfer to become final.

Surveyed For:
Jeffrey E. Grossman and Nadine M. Nehls
Revocable Trust of 2008
4211 Winnequah Dr.
Monona, WI 53716



LEGEND



Drawn By: DTB
Date: 20260903
Job Number: 17-0273
Sheet: 1 of 2

- FOUND 1" Iron Pipe (Unless Noted)
- △ County Flag Found

Surveyed By:
BOSSHARD SURVEYING, LLC
PO BOX 344 Neshkoro, WI 54960
Phone: 920-293-4001
www.SurveyWI.com

**MARQUETTE COUNTY CERTIFIED
SURVEY MAP # _____**

V _____ P _____

Being ALL OF LOT 101 & 102 Northwoods Subdivision, and a
part of Gov't Lot 3 located in the SE $\frac{1}{4}$ of Section 6, T.17N., R.10E.,
Town of Crystal Lake, Marquette County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, **David T. Bosshard**, Professional Land Surveyor, hereby certify:
That under the direction of **Jeffrey Grossman**, of Monona Wisconsin, I have surveyed and
mapped this Certified Survey Map being all of Lot 101 & 102, and a part of Gov't Lot 3 all in SE
1/4 of Section 6, T.17N., R.10E., Town of Crystal Lake, Marquette County, WI, being more fully
described as follows:

Commencing at a Brass Capped monument at the E. Quarter Corner of Said Section 6;
thence S.00°42'22"E., 2510.09 feet;
thence S.89°17'38"W., 1319.87 feet, to the Point of Beginning (POB);
thence S. 52°03'00"W., 132.00 feet;
thence N.37°57'00"W., 122.49 feet, to a meander line of Crystal Lake, said point being
S.37°57'00"E., 37.66± from the Ordinary High Water Mark (OHWM) of said Crystal Lake;
thence N.36°07'31"E., along said Meander Line, 137.27 feet, to a point that lies S.37°57'00"E.,
27.06 feet from the OHWM of said Crystal Lake;
thence S.37°57'00"E., 160.15 feet, to the POB.

Including all lands between said meander line and the Ordinary High Water Mark of Crystal
Lake.

Said land contains 22,544 sq.ft. (0.52 acres) more or less to said OHWM.

Subject to all easements and restrictions of record. Portions of this map may lie within
floodplain and wetland boundaries. That said Map is a correct representation of the exterior
boundaries of the land surveyed; That I have fully complied with the Provisions of Section
236.34 of the Wisconsin Statutes and Marquette County Ordinances-Subdivisions in surveying
and mapping the same to the best of my knowledge and belief.

David T. Bosshard, PLS 2641
September 2, 2026
Drafted by D. Bosshard

MARQUETTE COUNTY ZONING CERTIFICATE:

Approved for recording this _____ day of _____, 2026.

_____, 2026.
Zoning Representative

Drawn By: DTB
Date: 20260903
Job Number: 17-0273
Sheet: 2 of 2

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BOSSHARD SURVEYING, LLC
PO BOX 344 Neshkoro, WI 54960
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MARQUETTE COUNTY CERTIFIED
SURVEY MAP # 4106

V — P —

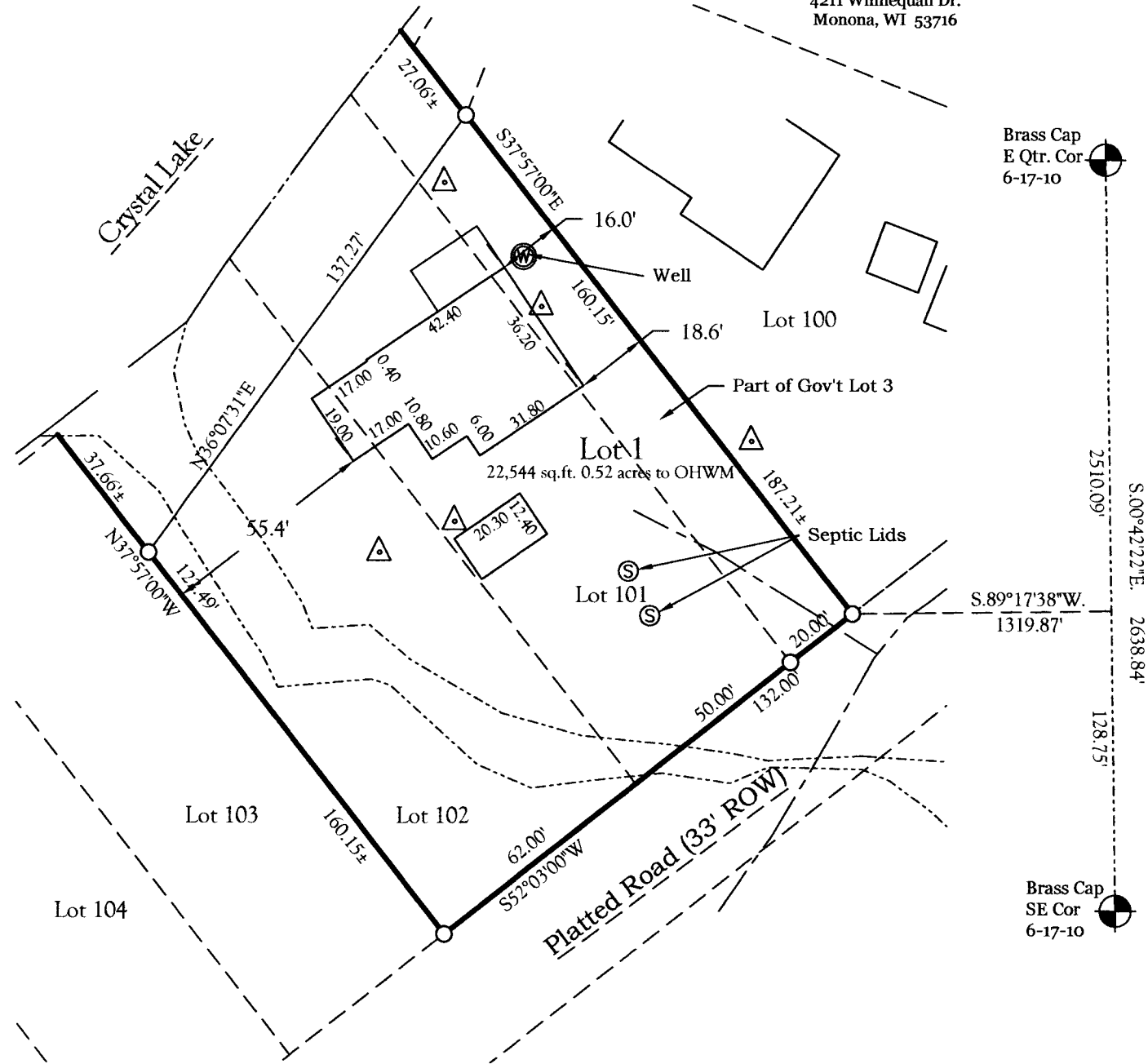
344014
MARQUETTE COUNTY
NICOLE ZIEBELL
REGISTER OF DEEDS OFFICE
RECORDED 09/29/2026 08:46 AM

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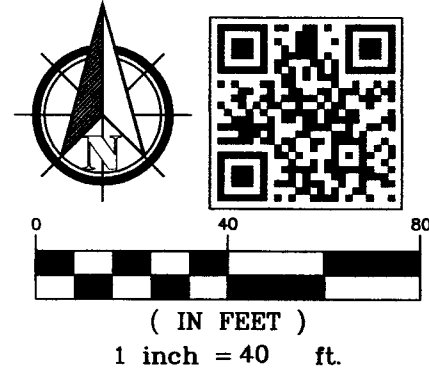
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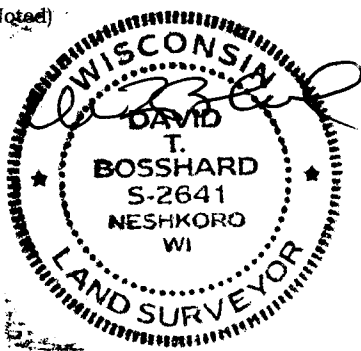
LEGEND



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MARQUETTE COUNTY CERTIFIED
SURVEY MAP # 4106

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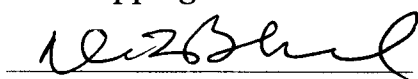
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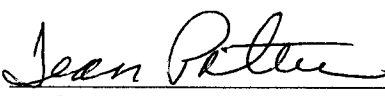
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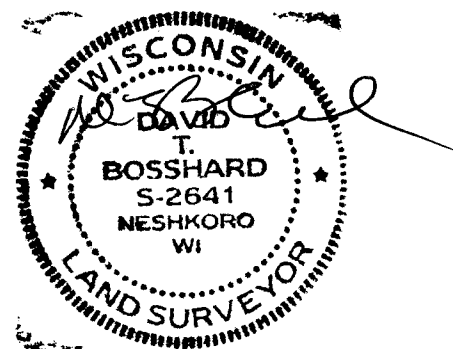
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David T. Bosshard, PLS 2641
September 2, 2026
Drafted by D. Bosshard

MARQUETTE COUNTY ZONING CERTIFICATE:

Approved for recording this 29th day of September, 2026.


_____, ~~2026~~
Zoning Representative



Alt. Parcel #: 0400171000980

004 - TOWN OF CRYSTAL LAKE
MARQUETTE COUNTY, WISCONSIN

Tax Address: JEFFREY E GROSSMAN REV TRUST NADINE M NEHLS REV TRUST, ET AL 4211 WINNEQUAH DR MONONA WI 53716		Owner(s): O = Current Owner, C = Current Co-Owner O - GROSSMAN REV TRUST, JEFFREY E C - GROSSMAN TRUSTEE, JEFFREY E C - NEHLS REV TRUST, NADINE M C - NEHLS TRUSTEE, NADINE M																	
Districts: SC = School SP = Special <table border="1"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>6335</td> <td>WESTFIELD SCH DIST</td> </tr> <tr> <td>SP</td> <td>0400</td> <td>MADISON AREA MATC</td> </tr> </tbody> </table>		Type	Dist #	Description	SC	6335	WESTFIELD SCH DIST	SP	0400	MADISON AREA MATC	Property Address(es): * = Primary * W3812 NORTHWOODS TRL								
Type	Dist #	Description																	
SC	6335	WESTFIELD SCH DIST																	
SP	0400	MADISON AREA MATC																	
Abbreviated Description: Acres: 0.200 (See recorded documents for a complete legal description.) LOT 101 OF NORTHWOODS SUBD 0.20A		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>11/16/2017</td> <td>310847</td> <td></td> <td>EAS</td> </tr> <tr> <td>11/16/2017</td> <td>310844</td> <td></td> <td>QCD</td> </tr> <tr> <td>11/16/2017</td> <td>310842</td> <td></td> <td>QCD</td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type	11/16/2017	310847		EAS	11/16/2017	310844		QCD	11/16/2017	310842		QCD
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11/16/2017	310847		EAS																
11/16/2017	310844		QCD																
11/16/2017	310842		QCD																
Plat: * = Primary * 0019-NORTHWOODS		Tract: (S-T-R 40¼ 160¼ GL) Block/Condo Bldg: 06-17N-10E SE SE 3 LOT 101																	

2026 SUMMARY

Bill #:

Fair Market Value:

0

Valuations:

Last Changed: 04/09/2025

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.200	185,000	293,300	478,300

Totals for 2026:

General Property	0.200	185,000	293,300	478,300
Woodland	0.000	0		0

Totals for 2025:

General Property	0.200	185,000	293,300	478,300
Woodland	0.000	0		0

Lottery Credit:

Claim Count: 0

Parcel #: 004-00095-0000

09/22/2026 09:13 AM

PAGE 1 OF 1

Alt. Parcel #: 0400171000990

Current ☒004 - TOWN OF CRYSTAL LAKE
MARQUETTE COUNTY, WISCONSIN

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

Tax Address:JEFFREY E GROSSMAN REV TRUST
NADINE M NEHLS REV TRUST, ET AL4211 WINNEQUAH DR
MONONA WI 53716**Owner(s):**

O = Current Owner, C = Current Co-Owner

O - GROSSMAN REV TRUST, JEFFREY E
C - GROSSMAN TRUSTEE, JEFFREY E
C - NEHLS REV TRUST, NADINE M
C - NEHLS TRUSTEE, NADINE M**Property Address(es):**

* = Primary

Districts:

SC = School SP = Special

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

0.210

(See recorded documents for a complete legal description.)

LOT 102 OF NORTHWOODS SUBD 0.21A

Parcel History:

Date	Doc #	Vol/Page	Type
11/16/2017	310847		EAS
11/16/2017	310844		QCD
11/16/2017	310842		QCD

Plat: * = Primary

* 0019-NORTHWOODS

Tract: (S-T-R 40% 160% GL)

06-17N-10E SE SE 3

Block/Condo Bldg:

LOT 102

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

0

Assessed with:**Valuations:****Last Changed:** 04/09/2025

Description	Class	Acres	Land	Improve	Total	State	Reason
RESIDENTIAL	G1	0.210	185,000	0	185,000	NO	

Totals for 2026:

General Property	0.210	185,000	0	185,000
Woodland	0.000	0	0	0

Totals for 2025:

General Property	0.210	185,000	0	185,000
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

Alt. Parcel #: 0407171012030

004 - TOWN OF CRYSTAL LAKE
MARQUETTE COUNTY, WISCONSIN**Tax Address:**JEFFREY E GROSSMAN REV TRUST
NADINE M NEHLS REV TRUST, ET AL4211 WINNEQUAH DR
MONONA WI 53716**Owner(s):**

O = Current Owner, C = Current Co-Owner

O - GROSSMAN REV TRUST, JEFFREY E
C - GROSSMAN TRUSTEE, JEFFREY E
C - NEHLS REV TRUST, NADINE M
C - NEHLS TRUSTEE, NADINE M**Property Address(es):**

* = Primary

Districts:

SC = School SP = Special

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

0.100

(See recorded documents for a complete legal description.)

A PARCEL OF NW-NE 0.10A

Parcel History:

Date	Doc #	Vol/Page	Type
11/16/2017	310847		EAS
11/16/2017	310844		QCD
11/16/2017	310842		QCD

Plat: * = Primary

* N/A-NOT AVAILABLE

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

07-17N-10E NW NE

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

0

Valuations:**Last Changed:**

04/09/2025

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.100	700	0	700

Totals for 2026:

General Property	0.100	700	0	700
Woodland	0.000	0		0

Totals for 2025:

General Property	0.100	700	0	700
Woodland	0.000	0		0

Lottery Credit:**Claim Count:**

0



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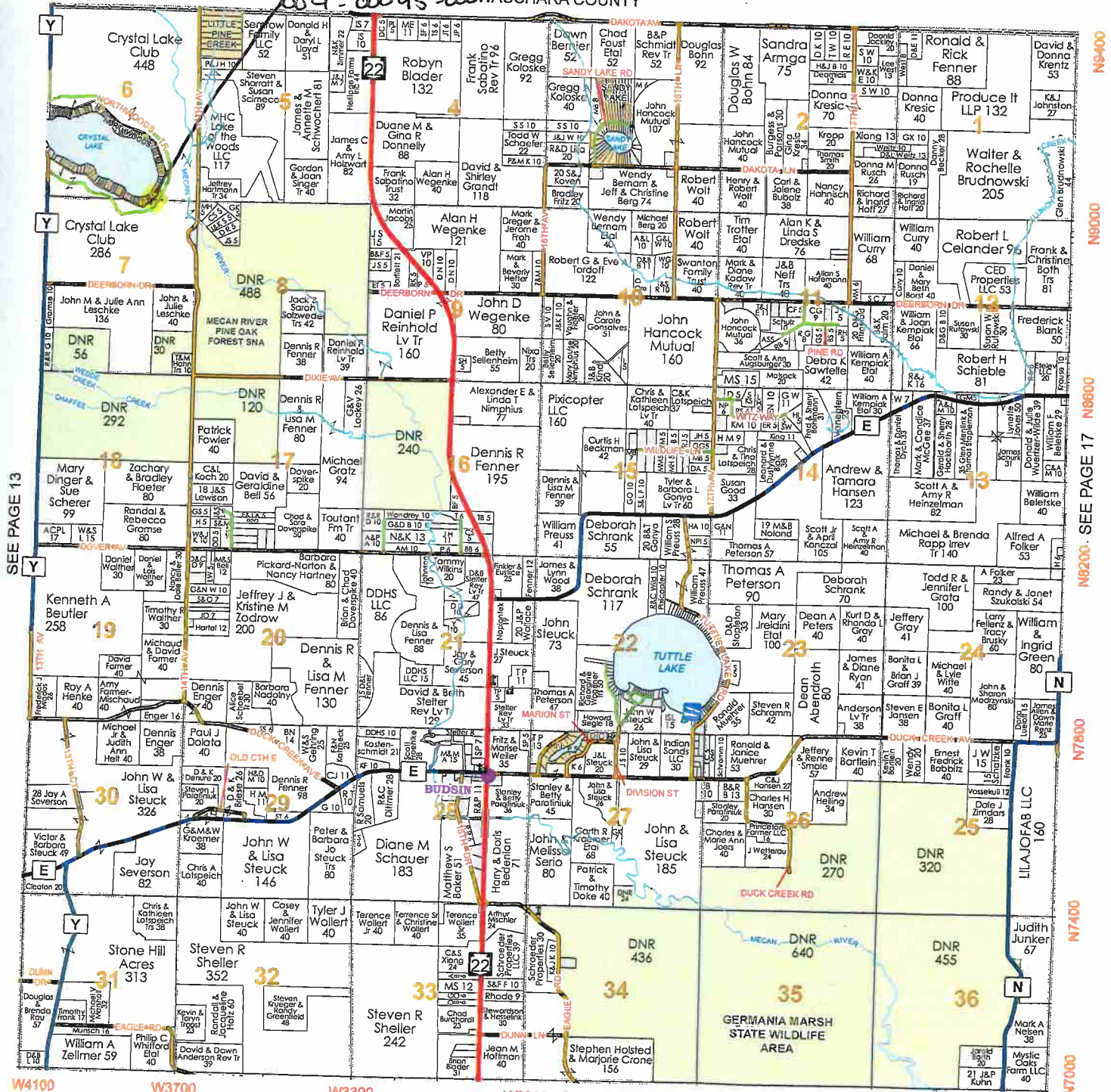
Crystal Lake

Township 17N - Range 10E

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004-00355-0000
004-00094-0000
004-00095-0000

AUSHARA COUNTY



SEE PAGE 13

N8400

N8000

N6800

N6200

N7800

N7400

N7000

W4100 W3700 W3300 W2900 W2500 W2100 W1700 W1300 W900 W500 W100



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

September 28, 2026

Nadine Nehls/Jeffrey Grossman Rev. Trust
4211 Winnequah Dr
Monona, WI 53716

Dear Nadine Nehls/Jeffrey Grossman Rev. Trust,

We have scheduled you for a **October 29, 2026, at 1:00pm**, public hearing before the Board of Adjustment.

It is advisable for you to contact the Town Board of Crystal Lake to be placed on their monthly meeting agenda should they have any questions regarding your proposal. 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 with would be helpful.

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
Marquette County

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



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

September 28, 2026

Dear Town of Crystal Lake:

Nadine Nehls/Jeffrey Grossman Rev. Trust, 4211 Winnequah Dr, Monona, WI 53716 are requesting a variance under Section 7.2 of Ch. 63-Shoreland Protection for the construction of a dwelling addition and carport at a reduced setback to the OHWM of Crystal Lake and the Mekan River Outlet. Legal Description: Lots 101 & 102 of Northwoods Subd and a parcel of NW-NE totaling 0.52ac; Sec. 6 T17N R10E SE-SE Govt lot 3 and NW-NE, Town of Crystal Lake, Marquette Co., WI. **Property Address: W3812 Northwoods Trl.**

We have enclosed copies of the information we currently have available and will subsequently send a Notice of Public Hearing that will be published in the Marquette County Tribune.

You have no legal responsibility to act on a Board of Adjustment application, but if you take some type of action, please send us a copy of your monthly meeting minutes for our file prior to the hearing.

We have advised the applicants to be in touch with the Town Clerk to be placed on your monthly meeting agenda if you desire to discuss the proposal.

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 & 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: Nadine Nehls/Jeffrey Grossman Rev. Trust,

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 28th day of September, 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 28th day of September, 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
ANNE C MEANS JAMES L & KAROLE L FULLER	W3850 NORTHWOODS TRL	WAUTOMA WI 54982	004000860000	W3850 NORTHWOODS TRL	LOT 93 OF NORTHWOODS SUBD 0.19A
CRYSTAL LAKE CLUB	PO BOX 577	WAUTOMA WI 54982-0577	004003540000		NW-NE EX NORTHWOODS SUBD 38.00A
DETER NORTHWOODS TRAILS LLC	330 E KILBOURN AVE STE 900	MILWAUKEE WI 53202-3269	004000960000	W3805 NORTHWOODS TRL	LOT 103 OF NORTHWOODS SUBD 0.18A
DMMMD FAMILY LIMITED PRT DONALD & MARILEE MUTH	5577 HOME DR DR APT 3518	WEST BEND WI 53095-1212	004000880000	W3846 NORTHWOODS TRL	LOT 95 OF NORTHWOODS SUBD 0.20A
IDA M ANDROWICH	748 N KENSINGTON AVE	LA GRANGE PARK IL 60526	004001060000		LOT 113 OF NORTHWOODS SUBD 0.25A
JACK C & SARAH S SALZWEDEL TRUSTEES JACK C & SARAH S SALZWEDEL REV TRUST	1835 WINNEBAGO ST #402	MADISON WI 53704	004001050000		LOT 112 OF NORTHWOODS SUBD 0.24A
JEFFREY E GROSSMAN REV TRUST NADINE M NEHLS REV TRUST	4211 WINNEQUAH DR	MONONA WI 53718	004000940000	W3812 NORTHWOODS TRL	LOT 101 OF NORTHWOODS SUBD 0.20A
LARRY H & RENEE B PANZER 2014 REV TRUST STEVEN P & PAMELA L NEHLS JT REV TRUST	401 N FAIRFIELD AVE	JUNEAU WI 53039	004000930000	W3824 NORTHWOODS TRL	LOT 100 OF NORTHWOODS SUBD 0.37A
RICHARD BROMLEY MARILYN K BROMLEY	5815 AMERICAN PKWY APT 221	MADISON WI 53718	004000830000	W3858 NORTHWOODS TRL	CSM 963 LOT 90 OF NORTHWOODS SUBD 0.37A
ROYCE L NEHLS REVOCABLE TRUST LYNANN L NEHLS REVOCABLE TRUST	N5636 COUNTY ROAD DJ	JUNEAU WI 53039	004000920000	W3836 NORTHWOODS TRL	LOT 1 CSM 3940 BEING PRT 97- 99 OF NORTHWOODS SUBD 0.67A
THOMAS J & CHRISTINE A GROSS TRUSTEES THOMAS & CHRISTINE GROSS REV TRUST	910 COUNTRY CLUB LN	FOND DU LAC WI 54935	004001020000	W3833 NORTHWOODS TRL	LOT 109 OF NORTHWOODS SUBD 0.26A
TIMOTHY J COLE JULIA BLY COLE	4101 DOVER RD	RICHMOND VA 23221	004000980000	W3817 NORTHWOODS TRL	LOT 105 OF NORTHWOODS SUBD 0.22A
Dennis Fenner, Chair	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, Trasurer	W1871 County Rd E	Neshkoro, WI 54960			