

TOWN OF MILTON
23 FIRST STREET
MILTON, WI 53563

TELEPHONE: (608) 868-2465
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TOWN OF MILTON ROCK COUNTY

TOWN USE ONLY

Application Number: V2017 - Zaremba

Received By - Date
(MM/DD/YYYY): MAY 22 2017

ZONING/LAND USE CHANGE – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE TOWN OF MILTON ZONING/LAND USE CHANGE – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND INCLUDE A MAP, CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Zoning/land use change type (please check only one): Re-zone Conditional use permit Variance
2. Zoning/land use change is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Zoning/land use change area is in a State-certified Farmland Preservation zoning district: Yes No
4. Zoning/land use change meets all Town Base Farm Tract requirements: Yes No
5. A land division will be required as a component of the zoning/land use change: Yes No
If you answered **Yes**, you will need to complete the Rock County Land Division process. Please contact the Rock County Planning, Economic & Community Development Agency before completing and submitting this form. The Agency can be reached at (608) 757-5587, planning@co.rock.wi.us, or 51 S. Main St., Janesville, WI.
6. The zoning/land use change area is adjacent to a Rock County highway, or in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zoning district: Yes No Unsure
If you answered **Yes** or **Unsure** and you plan to undertake any development activity (building construction/location or earth-moving activities) in the zoning/land use change area, you will/may need to obtain a Rock County Building Site Permit. Please contact the Rock County Planning, Economic & Community Development Agency before completing and submitting this form to the Town. The Agency can be reached at (608) 757-5587, planning@co.rock.wi.us, or 51 S. Main St., Janesville, WI 53545.

APPLICANT INFORMATION

7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:		Robert L. Zaremba			Telephone:		847-393-3881		
Address:		1222 S. Dunton		City:	Arlington Heights	State:	IL	Zip:	60005
b. Name:		Shawynn M. Zaremba (spouse)			Telephone:		847-951-2071		
Address:		1222 S. Dunton		City:	Arlington Heights	State:	IL	Zip:	60005

8. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:		Combs & Associates			Telephone:		608-752-0575		
Address:		109 West Milwaukee St.		City:	Janesville	State:	WI	Zip:	53548
b. Developer name:		Blatterman Built Homes			Telephone:		608-279-5334		
Address:		3472 Old Meijer Rd		City:	Madison	State:	WI	Zip:	53718

9. Please identify the individual from 7. or 8. that will serve as the primary contact: 7a. 7b. 8a. 8b.

ZONING/LAND USE CHANGE INFORMATION

10. Reason for zoning/land use change: <input type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input checked="" type="checkbox"/> Other:									
11. Zoning/land use change area location:		Town of Milton		PT NW 1/4 of 1/4					
		Section 6-13-1278		Tax parcel number(s) - 026 063010					
12. Zoning/land use change area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> Rock County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway									
13. Landowner's contiguous property area (Square feet or acres): 5,311			14. Zoning/land use change area (Square feet or acres): 5,311						
15. If you answered Re-zone to 1., indicate current zoning of zoning/land use change area:			16. If you answered Re-zone to 1., indicate future zoning of zoning/land use change area:						
17. Landowners within one thousand (1,000) feet of zoning/land use change area (Use additional page (1a) if necessary):									
a. Name:		Robert & Linda Zaremba			Telephone:		773-282-4959		
Address:		5516 W. Warwick		City:	Chicago	State:	IL	Zip:	60641
b. Name:		Eric & Sheree Schmeling			Telephone:		608-289-0032		
Address:		1414 E. Koshkonong Drive		City:	Edgerton	State:	WI	Zip:	53534
c. Name:		Bill & Kay O'Connell			Telephone:				
Address:		1427 Koshkonong Drive		City:	Edgerton	State:	WI	Zip:	53534

17. Landowners within one thousand (1,000) feet of zoning/land use change area:							
d. Name:	Brad & Jeanine Mommaerts			Telephone:	608-561-6302		
Address:	1608 E. Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
e. Name:	Tom & Donna Nolfi			Telephone:	773-283-3831		
Address:	5052 W. Roscoe	City:	Chicago	State:	IL	Zip:	60641
f. Name:	Keith Kapa			Telephone:			
Address:	1303 E. Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
g. Name:	Kevin & Alice Van Buskirk			Telephone:			
Address:	6025 W. Melrose	City:	Chicago	State:	IL	Zip:	60634
h. Name:	Keith & Marcia Anderson			Telephone:	773-427-4694		
Address:	1600 E Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
i. Name:	Matt Lowry			Telephone:			
Address:	1427 Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
j. Name:	Jim & Elyse Osborne			Telephone:			
Address:	W4260 Oriole Lane	City:	Lake Geneva	State:	WI	Zip:	53147
k. Name:	Donald & Mary Bernasek			Telephone:			
Address:	230 N Commonwealth	City:	Elgin	State:	IL	Zip:	60123
l. Name:	Thomas Potts			Telephone:			
Address:	25018 Blue Iris Court S	City:	Plainfield	State:	IL	Zip:	60585
m. Name:	David Anderson			Telephone:			
Address:	4414 E Crystal Lake Ave	City:	Crystal Lake	State:	IL	Zip:	60014
n. Name:	Phillip & Mary Fox			Telephone:			
Address:	1406 Surfbird Ct	City:	Punta Gorda	State:	FL	Zip:	33950
o. Name:	Margret La Puma			Telephone:			
Address:	1332 E. Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
p. Name:	Gerald Thompson			Telephone:			
Address:	1321 E. Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
q. Name:	James & Jayne Moushon			Telephone:			
Address:	101 N. Lincoln St	City:	Westmont	State:	IL	Zip:	60559
r. Name:	Katherine Kinderman			Telephone:			
Address:	4569 Linden Dr	City:	Windsor	State:	WI	Zip:	53598
s. Name:	Joseph & Patricia Janowiak			Telephone:			
Address:	8117 Rosebury Ave	City:	Woodridge 60517	State:	IL	Zip:	60517
t. Name:	Roger & Robin Sauter			Telephone:			
Address:	650 Vernon Lane	City:	Buffalo Grove	State:	IL	Zip:	60089
u. Name:	Matthew Lowry			Telephone:			
Address:	1719 E. Koshkonong Drive	City:	Edgerton	State:	WI	Zip:	53534
v. Name:	Sam & Benita Puleo			Telephone:			
Address:	8739 W. Stolting Rd	City:	Niles	State:	IL	Zip:	60714
w. Name:	LVW Properties			Telephone:			
Address:	1701 E Road 7	City:	Edgerton	State:	WI	Zip:	53534
x. Name:	Julie Smith			Telephone:			
Address:	11627 N Maple Beach Dr	City:	Edgerton	State:	WI	Zip:	53534
y. Name:	Travis & Miranda Maloney			Telephone:			
Address:	11650 N Maple Beach Dr	City:	Edgerton	State:	WI	Zip:	53534
z. Name:	Steven & Doris Manier			Telephone:			
Address:	11640 N. Maple Beach Dr	City:	Edgerton	State:	WI	Zip:	53534

17. Landowners within one thousand (1,000) feet of zoning/land use change area:

d. Name:	Christian & Sarah Chilson			Telephone:		
Address:	1244 E. Lakeside Dr	City:	Edgerton	State:	WI	Zip: 53534
e. Name:	Daryl & Janice Snowden			Telephone:		
Address:	1241 E. Lakeside Dr	City:	Edgerton	State:	WI	Zip: 53534
f. Name:	Ernest & Rodonna De Keyser			Telephone:		
Address:	1221 E. Lakeside Dr	City:	Edgerton	State:	WI	Zip: 53534
g. Name:	Phillip & Candace Bloedow			Telephone:		
Address:	1211 E. Lakeside Dr	City:	Edgerton	State:	WI	Zip: 53534
h. Name:	Matthew Ioder			Telephone:		
Address:	1415 E. Orchard Dr	City:	Edgerton	State:	WI	Zip: 53534
i. Name:	Sherry Prisk			Telephone:		
Address:	1432 E. Orchard	City:	Edgerton	State:	WI	Zip: 53534
j. Name:	Bonita Homuth			Telephone:		
Address:	1511 E. Orchard	City:	Edgerton	State:	WI	Zip: 53534
k. Name:	Jim Kerr			Telephone:		
Address:	1512 E. Orchard	City:	Edgerton	State:	WI	Zip: 53534
l. Name:	Jim & Andrea Belanger			Telephone:		
Address:	1512 E. Orchard Dr.	City:	Edgerton	State:	WI	Zip: 53534
m. Name:				Telephone:		
Address:		City:		State:		Zip:
n. Name:				Telephone:		
Address:		City:		State:		Zip:
o. Name:				Telephone:		
Address:		City:		State:		Zip:
p. Name:				Telephone:		
Address:		City:		State:		Zip:
q. Name:				Telephone:		
Address:		City:		State:		Zip:
r. Name:				Telephone:		
Address:		City:		State:		Zip:
s. Name:				Telephone:		
Address:		City:		State:		Zip:
t. Name:				Telephone:		
Address:		City:		State:		Zip:
u. Name:				Telephone:		
Address:		City:		State:		Zip:
v. Name:				Telephone:		
Address:		City:		State:		Zip:
w. Name:				Telephone:		
Address:		City:		State:		Zip:
x. Name:				Telephone:		
Address:		City:		State:		Zip:
y. Name:				Telephone:		
Address:		City:		State:		Zip:
z. Name:				Telephone:		
Address:		City:		State:		Zip:

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a zoning/land use change in the Town of Milton, in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the *TOWN OF MILTON ZONING/LAND USE CHANGE – APPLICATION FORM INFORMATION*, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of the Town of Milton, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Robert J. Jovanich* DATE: 5/19/17

APPLICATION CHECKLIST

	Yes	No	Comment
1. Have you included a map clearly marked "ZONING/LAND USE CHANGE", identifying the zoning/land use change area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the zoning/land use change area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of EXISTING/PROPOSED property lines, including ownership, in the zoning/land use change area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Approximate location and dimension of all EXISTING/PROPOSED streets, including name, in and adjacent to the zoning/land use change area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all EXISTING property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a convenient scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Have you provided all required application form information and has the required party signed the application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you included a hard copy of this application form, a hard copy of the map, and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

THANK YOU FOR COMPLETING THE *TOWN OF MILTON ZONING/LAND USE CHANGE – APPLICATION FORM*.

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, A COPY OF THIS APPLICATION FORM,
A COPY OF THE ZONING/LAND USE CHANGE MAP, AND THE APPLICATION FEE TO:

TOWN OF MILTON
23 FIRST STREET
MILTON, WI 53563

May 19, 2017

This letter is to request a code variance for 1426 E. Koshkonong Drive, Edgerton WI Lot 14 owned by Robert L. Zaremba and Shawynn M. Zaremba since 2012.

Overview

The existing home on the property is a basic 2 bedroom, 1 bath ranch style home. Overall dimensions are 21'-0" x 36'-0". It has a front porch that is 21'-0" x 9'-0". There is also a 1 car detached garage, previously built out for additional storage. This was done several years prior to us owning the property.

Our plan is to demolish the existing home and build a new home with a footprint similar in size to the existing home.

The proposed home we want to build is a raised ranch style design. The main level has a kitchen/living room/dining room, master bedroom & master bathroom. There is an open staircase to the lower level which will have bedroom 2, bedroom 3, bathroom 2, rec room & unfinished utility room. The overall floorplan is 24'-0" x 36'-0". Including the lower level, the finished square footage is approximately 1,600 feet. Total square feet is approximately 1,728 square feet.

On the exterior we would like to have a covered front porch that is 24'-0" x 8'-0" with an open staircase from the center of the porch. In the rear of the house the design includes a covered landing area that is 6'-0" x 4'-0".

The garage will not be demolished but will receive new siding, window and doors to match the house color and design.

The reason we have decided to demolish current house and build new is because the amount we would need to spend to make the current house livable & updated would be close to what it cost to build new. I will also note that we have not spent one night in this house due to its current poor condition.

Request

Our request is twofold.

1. The current lot size is 5,300 square feet which is less than the minimum lot size of 8,400 square feet. This was recently increased from 5,000 square feet by moving the west property line 3.1 feet to meet the 8 feet required setback. This land transfer was approved by the town board on April 10, 2017. My family owns the property next door and was willing to transfer the 3 feet needed to us to meet the side setback.

We are requesting a variance for the minimum lot size of 8,400 feet. Reason for this request is because we don't have an option to acquire more land in this location. We have taken steps in good measure to meet setback requirements however, we cannot increase the overall amount of land from 5,300 square feet up to 8,400 square feet.

2. As designed, the front porch stairs will extend 4 feet past the outlined setback. The stairs will be uncovered and no closer to the road than the stairs on the existing house. We are requesting approval for stairs to be in this location.

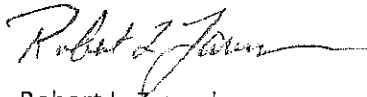
We explored moving the stairs to the west side of the porch (by the driveway) but this creates an awkward entry & exit to the house. Additionally, it would partially cut into the driveway.

Summary

My family has owned the property on the west side of this house since 1985 and I practically grew up in this area and know it well. My wife and I intend on using this house for our personal use. It will not be rented or "flipped" once construction is complete. The footprint of the house we designed is not much larger than the existing home and therefore is not oversized for this area. The immediate intended use of this house is a vacation property for us and ultimately our permanent home.

Thank you for your consideration.

Best Regards,

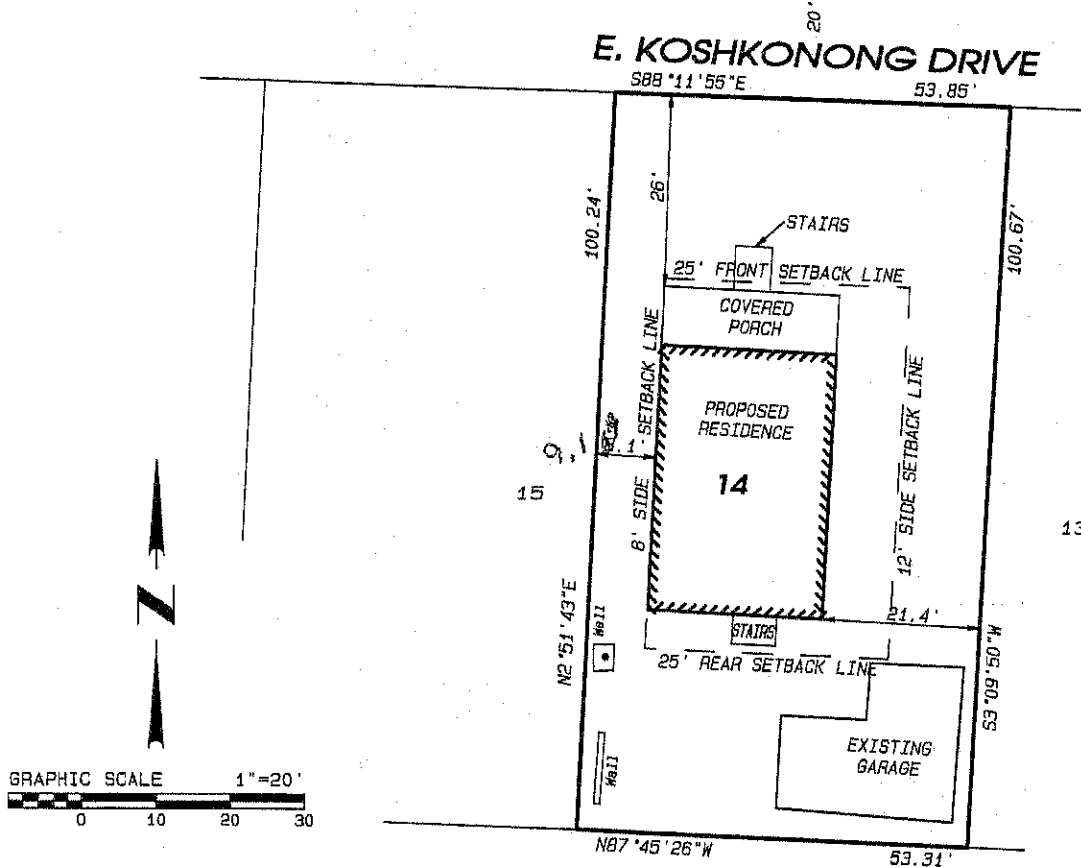
A handwritten signature in cursive script, appearing to read "Robert L. Zaremba", with a long horizontal flourish extending to the right.

Robert L. Zaremba

SITE PLAN

LOT 14, MAPLEBEACH SUBDIVISION NO.2, TOWN OF MILTON, ROCK COUNTY, WISCONSIN.

Zoning / Land Use Change



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN, 1/2" UNLESS OTHERWISE INDICATED

CREATED 4/20/17

NOTES:

ASSUMED S3°09'50"W ALONG THE EAST LINE OF SAID LOT 14.

Project No. 116 - 310 For: ZAREMBA



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534



Parcel Details for 026 063010

Parcel Information	
Name: ROBERT L & SHAWYNN M ZAREMBA	Parcel Number: 6-13-1278
Address: 1222 S DUNTON AVE ARLINGTON HEIGHTS, IL 60005-3122	Site Address: 1426 E KOSHKONONG DR

Municipality:
TOWN OF MILTON

General Information	
Sec/Town/Range: 6-4-13	School District: 1568 - EDGERTON SCHOOL DISTRICT
Documents: 2077151, 1943188	Other Tax Codes: 7070-8030-0000-0000

Vol-Page: No Volume-Page Information	
Value Information	
Assess Year	2016

Description	Acres	Land	Improvements
Residential	0.120	6,700	66,200
TOTALS	0.120	6,700	66,200

Legal Information
PT NW1/4 MAPLE BEACH 2ND SUB LOT 14

"Preliminary"
Proceedings of the Planning and Zoning Committee
Proceedings of the Milton Town Board
April 10, 2017

1. Call to Order

P&Z was called to order by Chair Trescher at 6:30pm. Present were Jim Hanlon and Charlie Rusch. Jon Webb is unable to make it and unknown about Scott Barker.

Town Board was called to order by Chair Meyer at 6:30pm. Present were Supervisors Drew, Stalker, Traynor and Trescher. Also present were Clerk Kunkel, Treasurer Reif, Chief Kunkel and 4 citizens.

2. Confirmation of Meeting Notices

Posted at the Milton Town Hall, 1st Community Bank, Town's Website and published in the Milton Courier.

3. Pledge of Allegiance

Done

4. Approval of Agenda (PZ) (TB)

Motion Rusch, second Hanlon to approve the agenda. Carried.

Motion Traynor, second Stalker to approve. Carried.

Scott Barker arrived at 6:31pm.

5. Approval of Minutes 3-13-17 (PZ) (TB)

Motion Barker, second Rusch to approve. Carried.

Motion Stalker, second Drew to approve. Carried with Traynor abstaining.

6. Transfer/Sale of land between adjacent lots Robert S & Linda Zaremba, 1420 E Koshkonong Dr, who is transferring 3.1 feet to Robert L. & Shawryn Zaremba, 1426 E Koshkonong Dr. This will allow a new home to be built on lot 14. SE ¼, NW ¼, Section 6, in the Town of Milton (PZ) (TB)

Representative from Combs and Associates did not have the maps, so left and will be back. Motion Barker, second Hanlon to table until Combs rep. returns. Carried.

7. Confirm next meeting date of 5-8-17-at 6pm

Chair Trescher advised she would not be here for the next meeting; Webb had advised her he would be here. Good so far for everyone else.

9. Citizens to be Heard

None

10. Lease Agreement with Fredrick Farms

Motion Trescher, second Drew to approve the lease agreement with Fredrick's, recitals 1-8 at \$300/year until 2020. Carried

11. Appointment of 2 alternates for Board of Adjustment

Chair Meyer advised he is still working on this and requesting it be tabled until next month. Motion Trescher, second Traynor to table until next month. Carried.

12. Bartender Licenses for Kourtney L Miller, Anne M Nissen, Tina Marie Parrish and Kimberly A Gonzalez

Motion Traynor, second Drew to approve the licenses. Carried.

13. Bills

Chair Meyer advised the new judge for the Town Karl Hanson was in the audience. Would need to get a robe/training so will see those charges coming across which should be covered in the budget. Clerk Kunkel advised she was waiting to hear from the insurance company on the bond and the dollar amount. Motion Stalker, second Traynor to approve the bills as submitted. Carried.

14. Treasurer's Report

Submitted. Motion Trescher, second Traynor to place the report on file. Carried.

15. Building Inspector's Report

Submitted. Request was made to ask Dave Geraths to be at next month's meeting to be able to put a face to a name and ask any questions the Board may have of him.

16. Police Department's Report

Chief Kunkel submitted his report; advised today started the grant for seatbelt violations for the next 6 months; Blackhawk Tech is paying for Officer Bittorf to assist in the security/search on Jakobowski.

17. Chairman's Report

Chair Meyer reported that on 5-18-17 we will be hosting the WTA meeting here at 7pm; Highway meeting on 5-5-17 @ 9:30 at the airport-clerk to post for a quorum; CKSD meeting for chairs on 5-15-17 @ 6pm at the CKSD.

6. Transfer/Sale of land between adjacent lots Robert S & Linda Zaremba, 1420 E Koshkonong Dr, who is transferring 3.1 feet to Robert L. & Shawryn Zaremba, 1426 E Koshkonong Dr. This will allow a new home to be built on lot 14. SE ¼, NW ¼, Section 6, in the Town of Milton (PZ) (TB)

Dan Higgs from Combs and Associates was back with the map. Advised the transfer was of 3.1 feet for building of a house; compliance with the 8ft. zoning from the lot line; house on the East is to be torn down and the one on Lot 14 to be raised.

Chair Meyer advised that this satisfies the side setback, but not the front yard setback-which may require a variance from the town. We are hearing this because of the County's land division ordinance and looking for the town's recommendation on this.

Paperwork has been filed with the county on this also. Chair Meyer suggested that they come to the town to address any variance on this, due to substandard lots, private roads, etc. Have some things to consider before they rebuild. They can contact myself or Chair Trescher on this.

Motion Barker, second Hanlon to recommend to the Board to approve the transfer of 3.1 feet of land from Robert S. Zaremba, to Robert L. Zaremba, 1420 E Koshkonong to 1426 E. Koshkonong, dated from the plat of survey dated 3-13-17. Carried.

Motion Traynor, second Drew to accept the recommendation of P&Z. Carried.

8. Adjourn P&Z

Motion Rusch, second Hanlon to adjourn. Carried and P&Z adjourned at 7:35pm.

18. Correspondence

Reminder of Annual meeting on 3-18-17 at 6pm and Hull is having his consignment auction on 3-12-17 at 9am.

19. Fire Commission Report

Meeting here Wednesday night. Place on May agenda to appoint someone to the Fire Commission.

20. CKSD Report

Meeting with the chairs next month; monthly meeting on Wednesday night; went with Option B for the upgrade.

21. Adjourn

Motion Traynor, second Drew to adjourn. Motion carried and meeting was adjourned at 7:38pm.

Respectfully submitted this 11th day of April, 2017

Sandra Kunkel, Town Clerk, WCMC