

## ZONING/LAND USE CHANGE – APPLICATION FORM INFORMATION

### IMPORTANT:

**\*\*PLEASE READ ALL INFORMATION CONTAINED HEREIN THOROUGHLY BEFORE COMPLETING THE TOWN OF JOHNSTOWN ZONING/LAND USE CHANGE – APPLICATION FORM.**

THE APPLICATION FEE TO SUBMIT A TOWN OF JOHNSTOWN ZONING/LAND USE CHANGE APPLICATION FORM IS \$400.00 FOR A RE-ZONE AND \$300.00 FOR A VARIANCE OR CONDITIONAL USE PERMIT, PAYABLE BY CASH OR CHECK AND REQUIRED AT THE TIME THE APPLICATION IS SUBMITTED, WITH CHECKS MADE OUT TO TOWN OF JOHNSTOWN.

**\*\*PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, A COMPLETE AND ACCURATE COPY OF THE APPLICATION (INCLUDING BOTH APPLICATION FORM PAGES AND A MAP PREPARED TO SPECIFICATIONS AS CONTAINED IN THE APPLICATION FORM) AND THE APPLICATION FEE TO THE TOWN AT: TOWN OF JOHNSTOWN, 17 S. SCHARINE ROAD, AVALON, WI 53505**

THE APPLICATION FORM CAN BE COMPLETED ONLINE AT:

[WWW.TOWNOFJOHNSTOWN.NET/FORMS](http://WWW.TOWNOFJOHNSTOWN.NET/FORMS) OR [WWW.CO.ROCK.WI.US/APPLICATIONS-PERMITS-AND-FEES](http://WWW.CO.ROCK.WI.US/APPLICATIONS-PERMITS-AND-FEES)

**\*\*FAILURE TO COMPLY WITH ANY OF THE AFOREMENTIONED WILL DISQUALIFY AN APPLICATION FROM CONSIDERATION. THE TOWN MAY REQUIRE ADDITIONAL INFORMATION NOT IDENTIFIED IN THE APPLICATION FORM TO ENSURE CONSISTENCY WITH ANY APPLICABLE ORDINANCE, STATUTE, OR OTHER PROVISION OF LAW.**

**\*\*IF YOU HAVE ANY QUESTIONS REGARDING THE TOWN'S ZONING/LAND USE CHANGE APPLICATION PROCESS, PLEASE CONTACT THE TOWN CLERK, MARY MAWHINNEY AT (608) 883-2419 OR PRAIRIE\_FARMER@HOTMAIL.COM.**

### APPLICATION FORM REQUIREMENTS, TERMS, AND CONCEPTS

THE FOLLOWING PROVIDES INFORMATION ON TOWN ZONING/LAND USE CHANGE – APPLICATION FORM REQUIREMENTS, TERMS, AND CONCEPTS. PLEASE CONSULT WITH THE TOWN CLERK FOR FURTHER CLARIFICATION OR INFORMATION.

THE NUMBERS BELOW CORRESPOND TO THOSE QUESTION NUMBERS FOUND IN THE APPLICATION FORM.

- 1. A Re-zone** allows for a change in a lot's zoning district, thereby changing the permitted and conditional land uses on the lot.  
  
A **Conditional use permit** allows for land uses on a lot subject to conditions stated in the permit and different than those normally permitted.  
  
A **Variance** allows for flexibility in meeting the requirements for land uses normally permitted on a lot.
- 2.** All local government units (Towns, Counties Cities, and Villages) in the State of Wisconsin are required to prepare and adopt **Comprehensive Plans**, covering all aspects of planning and development in the local government unit. All land use activities in a local government unit must be consistent with the **Future Land Use Map** as contained in their Comprehensive Plan. Please consult with the Town clerk to ensure a proposed zoning/land use change is consistent with the Town's Comprehensive Plan.
- 3. Zoning/land use change area** is the area of a lot subject to the proposed zoning/land use change.  
  
A **State-certified Farmland Preservation zoning district** is a zoning district certified by the State of Wisconsin for agricultural use. Landowners in this district may be eligible for a State farmland preservation tax credit and lands in this district are subject to development restrictions. Please consult with the Town clerk to verify if a proposed zoning/land use change area is in this district.
- 4.** All Towns in Rock County have State-certified Farmland Preservation (A-1) zoning districts certified by the State of Wisconsin for agricultural use. Various land use activities in **Base Farm Tracts** within these and other zoning districts are subject to certain restrictions. Please consult with the Town clerk to ensure a proposed zoning/land use change meets all Town Base Farm Tract requirements.
- 5. Land division** is the act or process of dividing an existing lot into two (2) or more lots in unincorporated Rock County, generally for the purpose of sale/ownership transfer or building construction or location.

**APPLICATION FORM REQUIREMENTS, TERMS, AND CONCEPTS**

**6. The Rock County Floodplain zoning district** is a zoning district administered by Rock County and containing lands identified as floodplain by the Federal Emergency Management Agency (FEMA), as delineated per the most current FEMA floodplain maps adopted by the Rock County Board of Supervisors. Lands in this district are subject to development restrictions.

The **Rock County Shoreland Overlay zoning district** is a zoning district administered by Rock County and containing lands within one thousand (1,000) feet of the ordinary high water mark of a navigable lake, flowage or pond, or within three hundred (300) feet of the ordinary high water mark of a navigable river, stream, or creek, as delineated per *Chapter 44 – Zoning, Code of Ordinances, Rock County*. Lands in this district are subject to development restrictions.

The **Rock County Airport Overlay zoning district** is a zoning district administered by Rock County and containing lands adjacent to and in close proximity to the Southern Wisconsin Regional Airport, as delineated per *Chapter 44 – Zoning, Code of Ordinances, Rock County*. Lands in this district are subject to development restrictions.

Please consult with the Rock County Planning, Economic & Community Development Agency (“Agency”) to determine whether a proposed zoning/land use change area is in any of these districts. The Agency can be reached at (608) 757-5587, [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us), or 51 S. Main St., Janesville, WI 53545.