



AGENDA

Plan Commission Meeting

6:30 PM - Thursday, October 3, 2024

Village Hall, 620 W. Main St., Newburg, Wisconsin

Page

CALL TO ORDER / ROLL CALL

Trustee Member (Chair) Dave DeLuka

Trustee Member Bill Sackett

Trustee Member Mike Enright

Citizen Member Mike Heili

Citizen Member Al Wollner

Citizen Member Sandy Stockhausen

Citizen Member Roger Zorn

BUSINESS

1. Discussion and Approval of the CSM to build new road between Parcels 027900U002 and 027900U003 located on Steeple View Dr, Owner Rocketmen Investments LLC.

3 - 7

[Application for Plan Commission - 027900U002 & 027900U003](#)

ADJOURNMENT

Meetings of the Plan Commission are tentatively on the calendar for the first Thursday of each month. Members will be notified at least one week prior to a meeting date if a meeting will take place. The next potential meeting of the Plan Commission is scheduled for 630pm on Thursday, November 7, 2024.



Application for Plan Commission

Applications for Village planning and zoning-related matters shall be made using this form. In order for applications to be processed, all required information, drawings, application signatures and fees required shall be submitted at the time of application. The Village reserves the right to deny any application that is incomplete or is not accompanied by the required documents and plans.

Date of Submission: 9/11/2024

620 W Main St. / PO Box 50

Newburg, WI 53060

Phone (262) 675-1260

Fax (262) 675-2287

Newburg_clerk@village.newburg.wi.us

Hours: Mon-Wed 800am-430pm, Thurs

10am-6pm, or by appointment

The Plan Commission generally meets on the first Thursday evening of each month. Applications for Plan Commission consideration, along with all attachments, must be submitted to the Village Clerk at least 15 days prior to the meeting date at which the applicant wishes to be heard. Is there any reason the clerk should be aware of that your request is urgent or date-sensitive?

☒ NO ☐ YES Please explain: Tax Parcel ID # 027900U002 and 027900U003

Legal description PT OF SE SW CSM 6006 LOT 1 DOC 1131380/LOT 2 DOC 1131381

Address / Location: Legal description PT OF SE SW CSM 6006 LOT 1 DOC 1131380/LOT 2 DOC 1131381

Tax Key # Tax Parcel ID # 027900U002 and 027900U003 Owner: Rocketmen Investments LLC

Type of Project: New Construction Residential One family

Estimated Cost or Value of Project: \$350,000 - \$375,000 each

When do you plan for project to begin? 11/01/2024 When to complete by? 07/31/2025

Who is making this application?

☒ Property Owner ☒ Contractor
☐ Other: _____

Property Owner

Mailing Address: same as contractor

City, State, Zip: _____

Phone: _____

Email: _____

Contractor

Name: Rocketmen Investments LLC

Mailing Address: 4437 Hwy 60,

City, State, Zip: Slinger WI 53086

Phone: 414-403-6244

Email: chris@rocketmen.co

Certification: 022100111-DC 012100110-DCQ

The Plan Commission has the powers and duties prescribed in Wis. Stats 61.35 and 62.23 and other powers and duties as shall be vested by the Village Board.

Note: Standard Fee (SF) = Engineering, planning, legal fees and all other necessary and applicable costs to be deducted from deposit or invoiced to applicant.

Schedule of Plan Commission Review Services

Service Requested	Ordinance	Fees (See 153.016)
☐ Annexation Petition. Transferring territory from a town to the village. See WI Dept. of Administration website on Annexation for guides.	Wis Stats. 66.017	\$150 plus SF. \$1,500 retainer.
☐ Conditional Use Permit / Temporary Use	155.40(c) 90.09	\$150 plus SF.
☐ Variance: The Village board may waive or modify requirements to the extent deemed just and proper in order to avoid exceptional or undue hardships as long as certain conditions exist (see ordinance).	153.011	
☐ Architectural Review. Required for zoning permit applications in any business, manufacturing, conservation outdoor recreation, or multi-family district as related to proposed structures on the property.	155.40(g)	\$250 plus SF.
☐ Historical Architectural Review. – if within a Historical Preservation Overlay District in the downtown area aimed at preserving and enhancing the historical quality of existing buildings and to attain a consistent, visually pleasing image.	155.25	\$250 plus SF.
☐ Planned Residential Unit Development (PUD) – Promotes greater flexibility and creative design for residential and business development of a site than possible under conventional zoning regulations while promoting efficient use of land.	155.018(K)	\$150 plus \$5 per lot plus SF plus \$1,500 retainer.
☐ Site Plan Review & Approval. Except for construction in single and two-family districts or minor building remodeling, all building permits and new land uses first require a site plan approval.	155.30 155.40(f)	\$150 plus SF. \$1,500 retainer.
☐ Comprehensive Plan & Map Amendment. This is the official guide for the physical, social, and economic growth of the village.	150.075	
☐ Land Use Plan Amendment – changes to previously reviewed land use plans.		\$150 plus SF. \$1,500 retainer.
☐ Zoning Map and/or Code Amendment	155.40(a)	\$150 plus SF.
☐ Zoning Appeal (To Board of Zoning Appeals): Appeals of any administrative determination of any officer, department, Zoning Administrator, Building Inspector, or the Plan Commission concerning the literal enforcement of certain chapters of ordinance may be made by a person aggrieved, or by any officer or department of the Village.	155.38	

LAND DIVISIONS AND SPLITS	Ordinance	Fees
☐ Pre-Application Consultation: Prior to the filing of an application for the approval of a preliminary plat or certified survey map, it is recommended that the subdivider consult with Village staff in order to obtain their advice and assistance. This consultation is intended to inform the subdivider of the purpose and objectives of these regulations, other provisions of this code, sewer availability, other engineering considerations, duly adopted village plans, and to otherwise assist the subdivider in planning the development.	153.030	SF
☒ Certified Survey Map (CSM) / Minor Land Subdivision. A CSM is a map of land prepared in accordance with Wis. Stat. 236.34. Used to divide land into two parcels with one being less than 10 acres, or to divide a lot into 4 or less parcels within a recorded subdivision plat.	153.037 153.052	\$150 plus \$5 per lot plus SF. \$1,500 retainer.
☐ Plat – Pre-Application. A plat is a map of a subdivision.	153.030	\$100 plus SF.
☐ Plat Review – Preliminary. Requires a survey.	153.031 153.050	\$150 plus \$5 per lot plus SF. \$1,500 retainer.
☐ Plat Review – Final.	153.033 153.051	\$150 plus SF.
☐ Extraterritorial Pre-Application Consultation. For land divisions within 1.5 miles of the village boundary.	153.035	
☐ Extraterritorial CSM or Plat Review. For land divisions within 1.5 miles of the village boundary.	153.035	CSM, Pre, & Final Plat Fees plus SF plus \$1,500 retainer.

Note: Under 153.007, the sale or exchange of parcels of land between owners of adjoining property are exempt from subdivision regulations as long as additional lots are not being created and the resulting lots are not reduced below minimum size standards.

Include any of the following information as may be relevant:

Improvement Size / Measurements: _____ Square Feet: _____ Height: _____

Zoning District Classification – Current: _____ Proposed: _____

Setbacks: (Residence OR Accessory Building)

From Front Lot Line: 40' From Rear Lot Line: 40' From side Lot Lines: 12'

Regulations or portion of plan to be amended: _____

Present Use of Property: empty lot

Proposed Use of Property: 1-family residence

Other Relevant Details: Requesting permission to build new road per CSM for purpose of building the two 1-family residences in accordance to CSM. Road to be built and maintained by village upon contractor installs asphalt surface per village requirements.

☒ Yes, I have attached relevant maps, descriptions, plans, drawings, or other important information to this application including:

Certified Survey map depicting proposed road and current home footprints, agreement to surface proposed road after village installs it and prior to occupancy.

☐ No, I have no items to attach to this application.

In making this application, I / we acknowledge that the Plan Commission will review the contents of this application at a public meeting, that I or a representative on my behalf will be expected to attend the public meeting in order to provide information and answer questions, and that the meeting will be open to all interested persons who desire to attend. I also grant permission to any village of Newburg official or representative to enter and inspect the subject property at any reasonable time to consider the merits of this application and perform a review as necessary. The Plan Commission and/or Village Board may request more information if deemed necessary to properly evaluate the application. The lack of information requested by this application may in itself be sufficient cause to deny the petition.

Applicant Signature: Jay Benson Date: 9/11/2024
Signed by Jay Benson on behalf of Rocketment Investments, LLC

STAFF USE ONLY:

☐ Other Government Approvals Required:

☐ Application Fee Paid:

☐ Dates Scheduled: _____

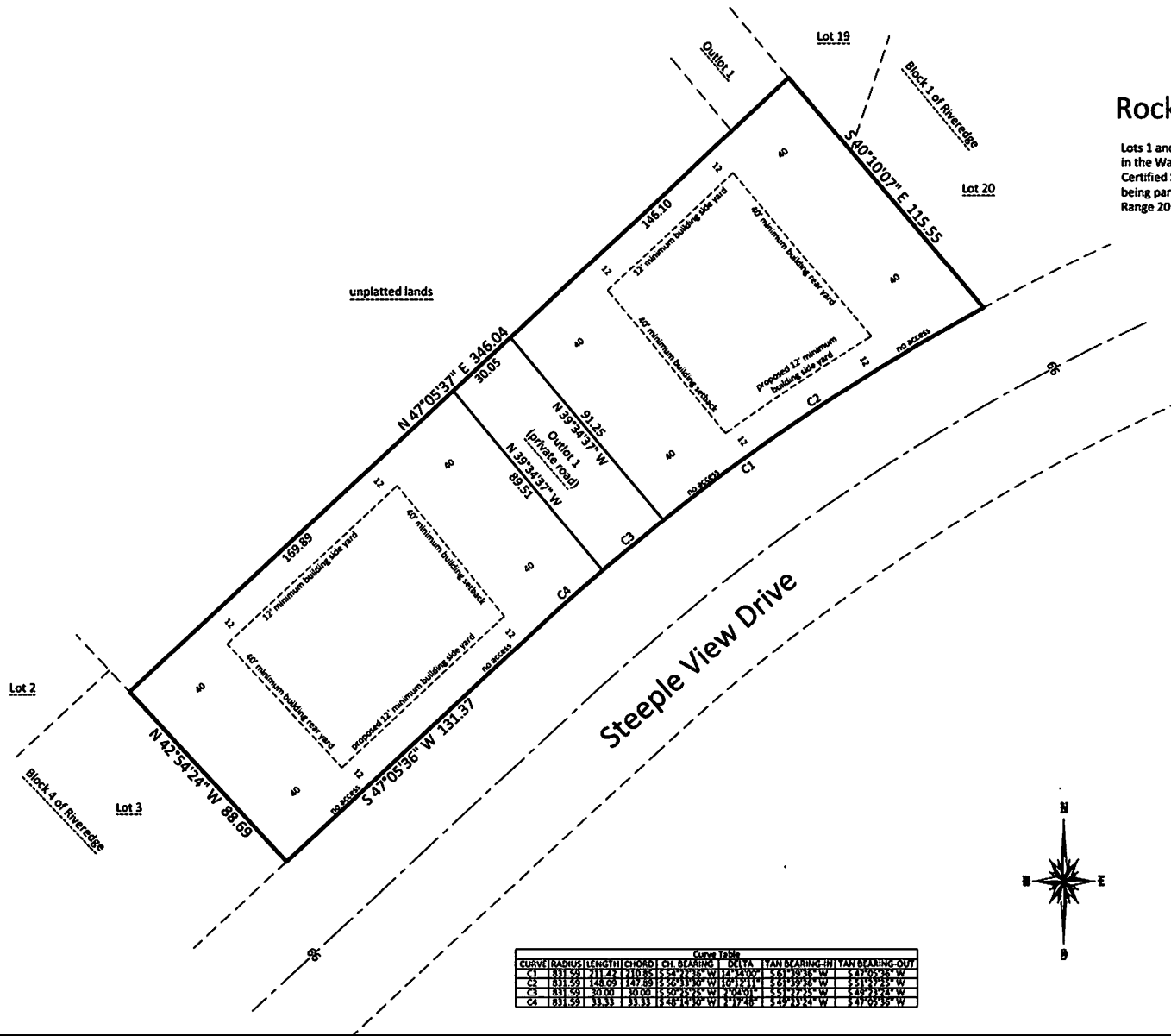
Other Remarks:

Outcome: _____

File Completed by _____ Date: _____

Concept Plan for Rocketmen Investments, LLC

Lots 1 and 2 and Outlot 1 of Certified Survey Map No. 6006 as recorded in the Washington County Register of Deeds Office in Volume 44 of Certified Survey Maps on pages 251-253, as Document No. 1117262, being part of the SE 1/4 of the SW 1/4 of Section 12, Township 11 North, Range 20 East, Village of Newburg, Washington County, Wisconsin.



Curve Table									
CURVE	RADIUS	LENGTH	CHORD	CH	BEARING	DELTA	BY AN	BEARING	BY AN
C1	101.52	711.22	1210.35	15.24	117.16°	W 16.24° W	150.12	117.16°	W 16.24° W
C2	101.52	148.09	1147.89	15.24	117.16°	W 16.24° W	150.12	117.16°	W 16.24° W
C3	101.52	20.00	147.00	15.24	117.16°	W 16.24° W	150.12	117.16°	W 16.24° W
C4	101.52	33.33	33.33	15.24	117.16°	W 16.24° W	150.12	117.16°	W 16.24° W

