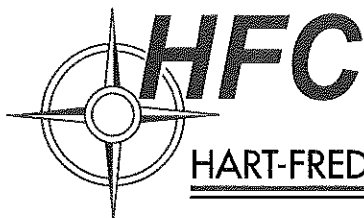


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000005****APPLICATION DATE: 04/01/2026****PROPERTY OWNER: LYNN J & CYNTHIA R NOVOTNY****APPLICANT: Scott Ritter****WORK DESCRIPTION: Windmill Farms****SITE ADDRESS: 1614 Greencastle AVE NW****PARCEL NUMBER: 0319226001****PROPOSED SUBDIVISION NAME: Windmill Farms****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0319226001	39.82	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

26 March 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Windmill Farms, for Lynn & Cynthia Novotny
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Novotny's.

At this time they would like to split off this portions of their property for a the residence and area around for a Lot 1. This lot has access to Greencastle Ave. NW, with water and septic to be established.

If you have questions or if you require further information you may contact myself, Attorney: Allison Goertz or Lynn Novotny.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Lynn Novotny
Ms. Allison Goertz
HFCfile

INDEX LEGEND

LOCATION: NORTHWEST 1/4-NORTHWEST 1/4 SECTION 19, T-81-N, R-7-W

REQUESTOR: LYNN & CYNTHIA NOVOTNY
 PROPRIETOR: LYNN J. & CYNTHIA R. NOVOTNY
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

HART-FREDERICK CONSULTANTS P.C.
 www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

LEGEND

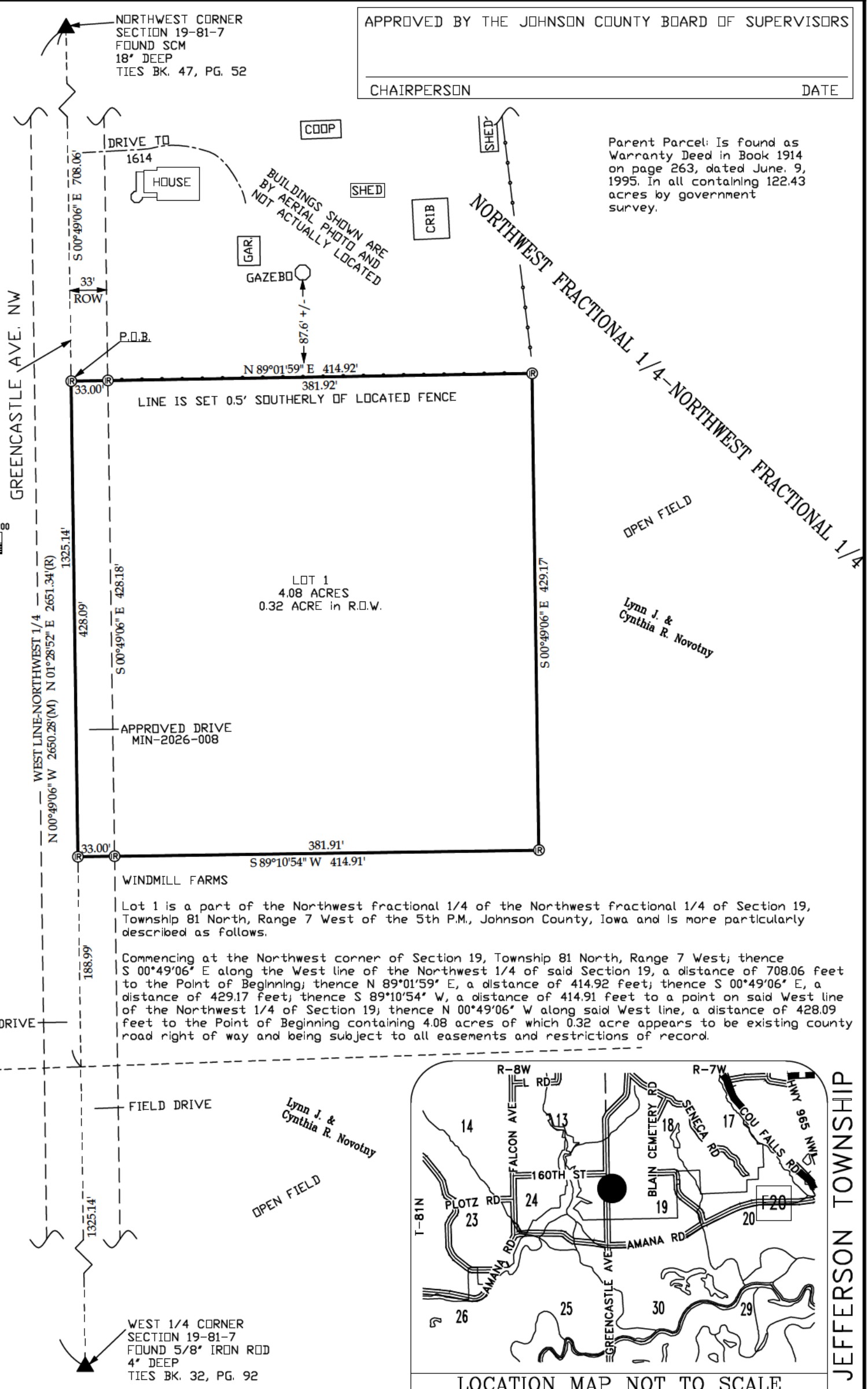
- △ GOVERNMENT CORNER
- ⊗ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - EXISTING FENCE

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

Parent Parcel: Is found as Warranty Deed in Book 1914 on page 263, dated June. 9, 1995. In all containing 122.43 acres by government survey.

Basis for bearing is IARTN network Iowa South (1402)



OWNER/SUBDIVIDER: Lynn J. & Cynthia R. Novotny
 31792 Conti Jo Way
 Coto De Caza, CA. 92679

ATTORNEY: Allison M. Goertz
 330 E Court St.
 Iowa City, IA. 52240

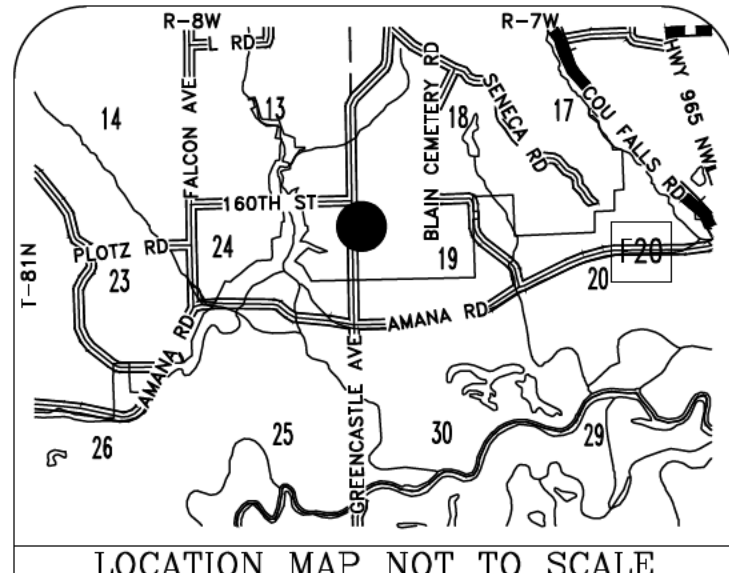
PLAT PREPARED BY: Hart-Frederick Consultants PC
 510 State St. P.O. Box 560
 Tiffin, IA. 52340

David G. Gerleman

WINDMILL FARMS

Lot 1 is a part of the Northwest fractional 1/4 of the Northwest fractional 1/4 of Section 19, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northwest corner of Section 19, Township 81 North, Range 7 West; thence S 00°49'06" E along the West line of the Northwest 1/4 of said Section 19, a distance of 708.06 feet to the Point of Beginning; thence N 89°01'59" E, a distance of 414.92 feet; thence S 00°49'06" E, a distance of 429.17 feet; thence S 89°10'54" W, a distance of 414.91 feet to a point on said West line of the Northwest 1/4 of Section 19; thence N 00°49'06" W along said West line, a distance of 428.09 feet to the Point of Beginning containing 4.08 acres of which 0.32 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S. _____ Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2026.
 Pages covered by this seal: THIS SHEET ONLY



PRELIMINARY & FINAL PLAT
WINDMILL FARMS
 A FARMSTEAD SPLIT
 PART OF THE NW FRAC'L 1/4-NW FRAC'L 1/4
 OF SECTION 19, T-81-N, R-7-W
 JOHNSON COUNTY, IOWA

DATE: 03/26	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 267033	



SECONDARY ROAD DEPARTMENT
4810 MELROSE AVENUE WEST
IOWA CITY, IOWA 52246
TEL (319) 356-6046 FAX (319) 339-6133

Permit # MIN-2026-008	
Fee	\$285.00
Cash/Check <input type="checkbox"/>	Credit Card accepted by contacting our office <input type="checkbox"/>

*Permit Fee is Non-Refundable

PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY

NO PERMIT WILL BE REVIEWED UNTIL CERTIFICATE OF INSURANCE AND PAYMENT HAS BEEN RECEIVED

PLEASE PRINT

APPLICANT NAME: James Scott Ritter
 MAILING ADDRESS: 510 State St. P.O. Box 560 Tiifin, IA 52340
 CITY, STATE, ZIP: _____
 PHONE NUMBER(S): [REDACTED]

ADDRESS/LOCATION OF PROPOSED WORK: 1614 GREENCASTLE AVE NW SWISHER, IA 52338

SECTION _____ TOWNSHIP _____ RANGE _____ 1/4 SECTION _____

SUBDIVISION NAME: _____ LOT #: _____

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) Install Granular

DATE THE SITE WILL BE MARKED WITH A FLAG: 03/04/2026

PERSON/CONTRACTOR DOING PROPOSED WORK: Contractor Custom Pro Homes

I, (Print Full Name) James Scott Ritter, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

J Scott Ritter 03/06/2026
 SIGNATURE OF APPLICANT DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: ssmith@ DATE: 03/12/2026

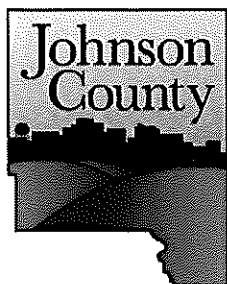
FINAL INSPECTION BY: _____ DATE: _____

THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS 15 INCHES.

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: Paul Wittman DATE: 03/12/2026
 COUNTY ENGINEER

*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: March 20, 2026
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0319226001

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 0319226001. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: With Building Permit

Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: Approved

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties Requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator