

VILLAGE OF JOHNSON CREEK
 MEETING NOTICE
 125 Depot Street, Johnson Creek, WI 53038

PLAN COMMISSION

May 9, 2016

Village Hall

125 Depot Street

5:00 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of April 11, 2016 and April 11th, Joint Village Board/ Plan Commission – *pgs 1-4*
4. Open Public Hearing: Re-Zoning from Planned Industrial (PI) to Planned Development (PD)/General Development Plan (GDP) for parcel: Lot 1, 28.8201 acres, of a CSM within the River Creek Centre subdivision located North of Resort Drive between Rainbow Lane and County Highway Y
5. Close Public Hearing
6. Recommendation re: Re-Zoning - Planned Industrial (PI) to Planned Development (PD)/General Development Plan (GDP) for parcel: Lot 1, 28.8201 acres, of a CSM within the River Creek Centre subdivision located North of Resort Drive between Rainbow Lane and County Highway Y – *pgs 5-11*
7. Johnson Creek School District – Amended Site Plan - *pgs 12-20*
8. ETZA – James Erb, Jr./Elizabeth Klucarich-Erb – Town of Milford - *pgs 21-23*
9. Next Meeting – June 13, 2016 - 5:00 p.m.
10. Adjourn

Members: David Armstrong, Mary Nimm, C. J. O’Neil, Matthew Silkey, John Swisher, Scott Thomas and Trustee Laurie Adams.

*Page/packet numbers relate to meeting packets distributed to appropriate commission/committee members.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meeting above to gather information. No action will be taken by any governmental body at the meetings above other than by the governmental body specifically referred to in the above notice.

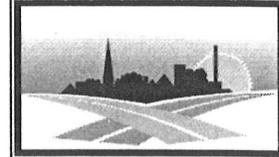
Requests from persons with hearing or sight disabilities who need assistance to participate in this meeting should be made to the Village Clerk’s Office at (920) 699-2296 with as much advance notice as possible.

| <i>Agenda Posting Information</i> | |
|-----------------------------------|-------------|
| Date Posted | |
| Time | a.m. / p.m. |
| Initials | |

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PLAN COMMISSION

April 11, 2016



John Swisher, chair called the Plan Commission meeting to order at 5:49 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Mary Nimm, Tim Semo, Matthew Silkey, John Swisher, and Scott Thomas. Village Trustees in attendance: Randy Bieri, Donald Smith and Dale Theder. Also in attendance: Village Administrator Mark Johnsrud, Police Gary Bleecker, Village Engineer Kevin Lord with MSA, Village Planner Mike Slavney with Vandewalle & Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

Statement of Public Notice – This meeting was posted and noticed according to law.

Approve Minutes of March 14, 2016

An Armstrong/Adams motion carried unanimously to approve the Plan Commission minutes of March 14th.

Plan Commission Resolution 01-16 Amend 2009 Comprehensive Plan

Semo said on page 2 of 3 of the memo from Slavney the second bullet point should state “Text recommended for *deletion* is shown as ~~strikethrough~~”.

A Semo/Armstrong motion carried unanimously to approve Plan Commission Resolution 01-16 amending the 2009 Comprehensive Plan with the amendment in the text of the memo to read “for *deletion* is shown as ~~strikethrough~~”.

Plan Commission Resolution 02-16 Annexing Land (West Parcel) from the Town of Farmington – Petition #13918 to the Village of Johnson Creek

A Semo/Armstrong motion carried unanimously to approve Plan Commission Resolution 02-16 annexing land (west parcel) from the Town of Farmington – Petition #13918 to the Village of Johnson Creek.

Plan Commission Resolution 03-16 Annexing Land (East Parcel) from the Town of Farmington – Petition #13918 to the Village of Johnson Creek –

A Thomas/Nimm motion carried unanimously to approve Plan Commission Resolution 03-16 annexing land (east parcel) from the Town of Farmington – Petition #13918 to the Village of Johnson Creek.

Open Public Hearing: Permanent Zoning – Planned Industrial (PI) – Lot 1 (West Parcel) from Town of Farmington – Petition #13918 and Lot 2 (East Parcel) from Town of Farmington – Petition #13918; and Re-Zoning of Lot 5 and Lot 6 of the River Creek Centre subdivision and Vacated Right of Way of Paradise Lane from Planned Business to Planned Industrial (PI) in accordance with Amendment of Comprehensive Plan.

A Semo/Armstrong motion carried to open the public hearing at 5:51 p.m.

Attorney Hammes explained this will give the two annexed properties permanent zoning as they were previously zoned agriculture and rezone lot 5 and lot 6 from planned business to planned industrial making it consistent with the amended comprehensive plan that was just approved.

Close Public Hearing

A Semo/Nimm motion carried to close the public hearing at 5:55 p.m.

Plan Commission Resolution 04-16 Permanent Zoning- Planned Industrial (PI) – Lot 1 and Lot 2 – Annexation Petition 13918

An Armstrong/Thomas motion carried unanimously to recommend approving Plan Commission Resolution 04-16 permanent zoning- Planned Industrial (PI) for Lot 1 and Lot 2 of annexation petition 13918.

Plan Commission Resolution 05-16 Re-Zoning Lot 5 and Lot 6 of River Creek Centre Subdivision and Vacated Public Right of Way of Paradise Lane from Planned Business (PB) to Planned Industrial (PI)

A Semo/Adams motion carried unanimously to recommend approving Plan Commission Resolution 05-16 re-zoning lot 5 and lot 6 of River Creek Centre subdivision and vacated public right of way of Paradise Lane from Planned Business (PB) to Planned Industrial (PI).

Resolution 39-16 Certified Survey Map (CSM) – Lot 1 and Lot 2 of Annexation Petition #13918

A Nimm/Semo motion carried unanimously to recommend approving Resolution 39-16 Certified Survey Map (CSM) for Lot 1 and Lot 2 of annexation petition #13918.

Resolution 40-16 Certified Survey Map (CSM) Combining Lot 1 and Lot 2 of a CSM of Annexation Petition #13918 and Lot 5 and Lot 6 – River Creek Centre Subdivision and Vacated Right of Way (ROW) of Paradise Lane

A Semo/Armstrong motion carried unanimously to recommend approving Resolution 40-16 a certified survey map (CSM) combining Lot 1 and Lot 2 of a CSM of annexation petition #13918 and Lot 5 and Lot 6 of River Creek Centre subdivision and vacated right of way (ROW) of Paradise Lane.

Resolution 41-16 Site Plan – North Resort Drive, LLC – 150 Resort Drive

Paul Grzeszczak of Briohn Companies explained this building will be a 200,000 foot print of a precast concrete building similar to TREK with 8' panels instead of 12' panels with an estimated value of between 15 and 25 million dollars. This business will be a light industrial, food processing business employing 150 persons with some seasonal employment. The western side of the lot is needed for expansion within one or two years. There will be no building under the ATC powerlines, only maneuvering of the trucks. They are currently waiting for DNR approval with construction to begin in June subject to approval of the development agreement with the Village. Occupancy is expected in 2017. The truck traffic comes in on the east of the building and out on Rainbow Ln. There are three shifts, with the second shift being the cleanup shift with approximately 30 employees and third shift is a handful of maintenance employees.

Semi-tractor trailer volume would consist of twenty per day during the peak periods. Storage of product would be seasonal in nature. It is a bulk product with nothing smelly and no processing of hazardous materials nor animal products with no outward noise. Adams questioned if River Drive would be able to handle the truck traffic. Johnsrud stated that the Village Board approved professional service agreements with MSA engineering to prepare bids and specification for improvements to the intersections of Resort Drive and CTH Y and CTH Y and River Road for semi-tractor trailer traffic in an out of the River Creek Centre subdivision. CTH Y is currently designated a truck route within the Village. The existing pavement will last the life of TID 3 and if the pavement needs future repair River Road and CTH Y could be placed within a new TID district for roadway improvements. Nimm and Silkey questioned the bike route on CTY Y with the increased truck traffic and safety concerns with the trucks.

Planner Slavney said the site plan looks good except the lighting on the east side which should be modified with an increased number of poles to spread the lighting across the parking areas.

An Adams/Semo motion carried unanimously to recommend approving Resolution 41-16 the site plan for North Resort Drive, LLC – 150 Resort Drive.

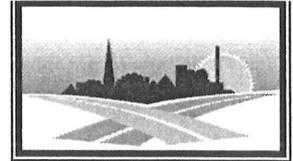
Next Meeting - May 9, 2016 - 5:00 p.m.

Adjourn

An Armstrong/Adams motion carried to adjourn at 6:25 p.m.

Joan Dykstra
Clerk – Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.



John Swisher, chair of Plan Commission and Village Board President called the meeting to order at 5:30 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Mary Nimm, Tim Semo, Matthew Silkey, John Swisher, Scott Thomas and Village Trustees in attendance: Randy Bieri, Donald Smith and Dale Theder and President John L. Swisher. Absent and excused: Trustee Fred Albertz. Also in attendance: Village Administrator Mark Johnsrud, Police chief Gary Bleecker, Village Engineer Kevin Lord with MSA, Village Planner Mike Slavney with Vandewalle & Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

Statement of Public Notice – This meeting was posted and noticed according to law.

Presentation of Proposed Amendments to the Comprehensive Plan

Planner Slavney displayed the proposed changes to the Future Land Use Map based on the previous map and the current map. The changes to the Future Land Use Map within the Comprehensive Plan includes:

1. A proposed change from “Planned Neighborhood” or “Public Parks & Open Space” land use category to “Planned Mixed Use” for the area north of Resort Drive, between County Highway Y and the Rock River Floodplain, and the southwest corner of the intersection of River Drive, Red Oak Circle and railroad right of way; and
2. A proposed vacation of the northern portion of public right of way on Paradise Lane; and
3. A proposed annexation of portions of two parcels south of River Drive from the Town of Farmington, and changing their future land use category to “Planned Mixed Use” or “Environmental Corridor” to follow current wetland boundaries and remove trail connections; and
4. A proposed change from the “Planned Neighborhood” category to “Public Parks & Open Space” to follow the current floodplain boundary for the area northwest of Rainbow Lane and east of the Rock River; and
5. A proposed changes from the “Planned Commercial” or “Planned Office” categories to “Planned Mixed Use” for the lands adjacent to the northern end of Rimmel Drive, and adjacent natural features from “Environmental Corridor” to Planned Mixed Use” to follow the current woodland extent; and
6. A proposed change from the “Planned Commercial” or “Planned Industrial” to “Planned Mixed Use” for lands on the west side of Old 26 Road, adjacent to I-94, Crossroads Way and River Drive; and
7. A proposed change from “Planned Commercial” to Planned Mixed Use” for the area on the east side of Spring Lane between I-94 and County Highway B; and

In addition, the following text is recommended for deletion (as shown by strikethrough on page 88) to reflect vacation of Paradise Lane as part of the North Resort Drive, LLC development on Resort Drive:

The Village will plan for the extension of the following roads:

~~“An extension of Paradise Lane (66’ Right of Way)”~~

Adams questioned the additional changes included with the comp plan amendment for the property on Old 26 road, adjacent to I-94, Crossroads Way, River Drive and Rimmel Drive

Johnsrud explained that this only changes the Future Land Use Map without changing zoning. Mixed use development may be proposed for all of these properties in the future. This change just permits the Plan Commission and Village Board with the opportunity to consider a proposed development without future changes to the Comprehensive Plan. Michael Slavney reinforced this reasoning to change these areas within the Future Land Use Maps.

JOINT PLAN COMMISSION & VILLAGE BOARD
APRIL 11, 2016

Open Public Hearing on Amendments to the Comprehensive Plan

A Semi/Bieri motion carried unanimously to open the public hearing at 5:45p.m.

Close Public Hearing

A Nimm/Theeder motion carried unanimously to close the public hearing at 5:45p.m.

Discussion of Public Hearing Comments and Proposed Amendments by Plan Commission and Village Board - none

Plan Commission Next Meeting – May 9, 2016 – 5:00 p.m.

Village Board Next Meeting – April 25, 2016 – 5:30 p.m.

Adjourn

- a. Plan Commission
- b. Village Board

A Semo/Armstrong motion carried to adjourn at 5:47 p.m.

Joan Dykstra
Clerk – Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.

PAID

APR 21 2016

VILLAGE OF JOHNSON CREEK
125 Depot St., P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)

RECEIVED

APR 21 2016

REZONING APPLICATION

Rezoning Application Required by Village Code- Chapter 250-120 thru 250-123

The following information and documentation must be filed with the Village Administrator.
Please type or print this information:

| | |
|--|---|
| Address of property to be rezoned | 150 Resort Drive |
| Parcel number | Current parcels: Village of Johnson Creek ownership: (Parcel Numbers: 141-0714-1213-003 & 141-0714-1213-005) Rock's Edge, LLC ownership: (Portion of current Parcel number: 008-0714-1211-000) Wayne & Romona Burnett Trust ownership: (Portion of current Parcel number: 008-0714-1212-001) |
| Name of petitioner | North Resort Drive LLC |
| Mailing address of petitioner | c/o Briohn Property Management Attn: Nelson Williams 3885 N. Brookfield Rd., Suite 200 Brookfield, WI 53045 |
| Daytime phone number of petitioner | 262-790-0500 |
| Name of property owner | See parcel number information above |
| Mailing address of property owner | Village of Johnson Creek 125 Depot Street Johnson Creek, WI 53038 Mark Johnsrud 920-699-2296 Rock's Edge, LLC 1 E. Main Street #500 Madison, WI 53703 Mike Wittenwyler 608-284-2616 Wayne & Romona Burnett Trust W5095 River Drive Watertown, WI 53094 Wayne Burnet 920-988-4020 |
| Daytime phone number of property owner | See owner information above |

VILLAGE OF JOHNSON CREEK

125 Depot St., P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)

REZONING APPLICATION

Rezoning Application Required by Village Code- Chapter 250-120 thru 250-123

| | |
|---|---|
| <p>Legal description of property involved (description must come from deed)</p> <p style="text-align: center;">- Attach to application if necessary -</p> | <p>LEGAL DESCRIPTION</p> <p>BEING A REDIVISION OF LOT 5 AND LOT 6 OF RIVER CREEK CENTRE, VACATED PARADISE LANE RIGHT-OF-WAY AND LANDS, IN THE NORTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.</p> <p>COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 12, THENCE S 00°45'13" W ALONG THE EAST LINE OF SAID NORTHEAST 1#4 SECTION 1327.98 FEET, THENCE S 89°13'20" W, 50.02 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY Y AND TO THE POINT OF BEGINNING; THENCE S 89°13'20" W, 154.85 FEET; THENCE S 00°45'13" W, 483.31 FEET TO THE NORTH RIGHT OF WAY LINE OF RESORT DRIVE; THENCE S 89°41'56" W ALONG SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE, 1380.09 FEET TO A POINT ON A CURVE AND THE NORTH RIGHT OF WAY LINE OF RESORT DRIVE; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE, 402.51 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 3605.86 FEET, AND WHOSE CHORD BEARS S 86°30'04" W, 402.30 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE, 25.13 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 15.00 FEET, AND WHOSE CHORD BEARS N 48°42'21" W, 22.29 FEET TO THE EAST RIGHT OF WAY LINE OF RAINBOW LANE; THENCE N 00°42'54" W ALONG SAID EAST RIGHT OF WAY LINE OF RAINBOW LANE, 475.81 FEET; THENCE S 89°13'20" W, 66.00 FEET; THENCE N 00°42'54" W, 200.00 FEET; THENCE N 89°13'20" E, 2036.81 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY Y; THENCE S 00°45'13" W ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY Y, 200.07 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING: 1,255,403 SQUARE FEET OR 28.8201 ACRES</p> |
| <p>Property is presently zoned</p> | <p>PI Planned Industrial</p> |
| <p>Requested zoning</p> | <p>PD / GDP (Planned Development / General Development Plan)</p> |

VILLAGE OF JOHNSON CREEK
 125 Depot St., P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)

REZONING APPLICATION

Rezoning Application Required by Village Code- Chapter 250-120 thru 250-123

| | |
|---|---|
| Reason/Justification for rezoning request | In recently approved rezoning, the newly annexed lands needed to have a zoning applied to them, and the applied PI Planned Industrial zoning matched adjacent existing parcels. This zoning is appropriate when we look at proposed development as a whole, but when done in Phases, there is the potential for multiple ownership entities controlling different phases. This requires us to have individual phases that may or may not meet the Planned Industrial zoning bulk requirements individually, but when the site is looked at as a whole, the intent is met. |
| If the application is granted, what plans does the applicant have to develop or use the above described lands (describe the use in detail). | Initial construction of a 200,000 square foot food manufacturing facility, with estimated completion being the summer of 2017. Future expansions are already being considered, and it is anticipated that the facility may eventually grow to 450,000 square feet. It is these expansions and potential ownership divisions that require the General Development Plan. |
| How will this rezoning benefit the Village? | The project will increase the tax base, bring jobs, develop a parcel that has long been vacant, and act as a catalyst for further development of this area. Multiple ownership options allow for greater investment potential in this site. |

Signature of Petitioner

Date of Signature

Signature of Owner

Date of Signature

General Development Plan request for North Resort Drive LLC Project Site

Precise Implementation Plan for North Resort Drive LLC Phase 1 Project

The proposed North Resort Drive LLC project is a light manufacturing / food production facility being planned for a location along Resort Drive, on parcels that will be combined to create a 28.55 acre site. This site includes parcels recently annexed by the Village for the purpose of developing this project.

The intended use of the facility works with the Planned Industrial zoning currently applied to the parcels. The request for General Development Plan rezoning is so that the building project can be done in phases, with the potential for separate ownership groups, possibly for the same tenant or for different tenants. In a large project as this, it gives the initial ownership group the ability to expand the project for the tenant with some flexibility of using different financial tools.

The sketch option shown indicates a probable and logical lot separation along the western face of the currently proposed building (known as Phase 1). The GDP is sought to allow this edge to occur and create a “zero lot line” condition. When the addition is built (Future Addition Phase 2), it will abut the existing structure, effectively creating a large, single structure that would exist on two lots, each of which could be owned by separate entities. A 3-hour fire-rated wall would exist between additions, to allow separation required by building code. All building code aspects would be addressed to execute an addition if they are on separate lots; that process may include variances and other life-safety approaches so that the expansion can occur adjacent. If ownership remained a single entity on a single parcel, the fire-rated separations would not be required, and it could be a large, single building. The same approaches apply to additional building expansion, such as Phase 3 and beyond.

Along with the need to create a “zero lot line” side yard setback as noted above, the following also are bulk requirements that need to be modified for this project. Our request is that when looking at the overall site as a single project, it meets the requirements for Planned Industrial. But since we are looking at creating separate lots for each addition, situations may exist where we may not meet the Planned industrial requirements at a “per Lot” level, yet still maintain the requirements when we look at it as a whole.

These areas where we may be deficient on a “per Lot” basis, yet meet overall requirements are:

- 250-52: Nonresidential density standards
- 250-57: Nonresidential bulk standards
- 250-58: Yard setback adjustments
- 250-59: Intrusions into required yards
- 250-75: Landscaping requirements for regular development
- 250-79: Landscaping requirements for bufferyards

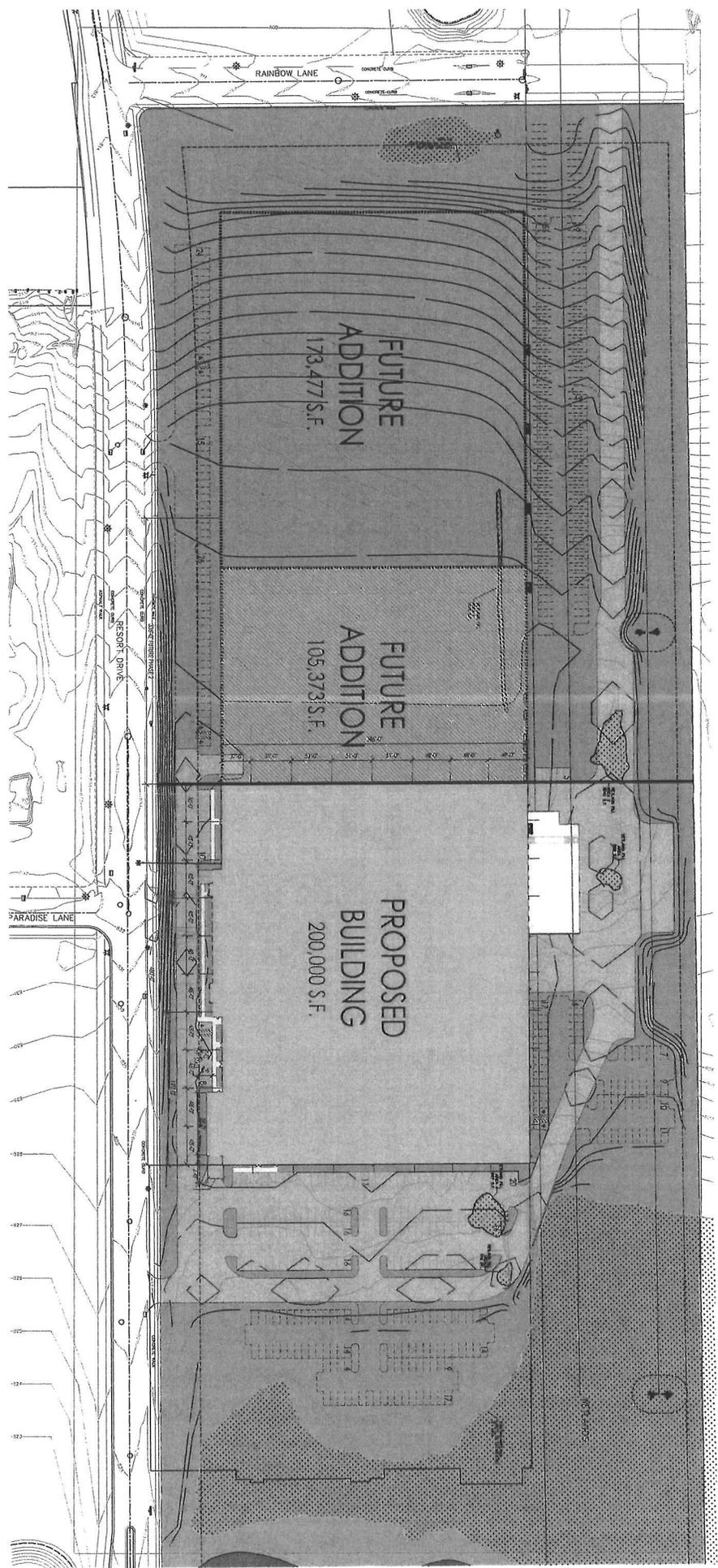
- 250-81: Requirements for installation, maintenance and use of landscaped and bufferyards
- 250-82: Calculating landscaping and bufferyard requirements
- 250-87: Off-street parking and traffic circulation standards
- 250-88: Off-street loading standards
- 250-90: Exterior lighting standards

In addition to the “per lot” standards listed above, we are requesting the Village of Johnson Creek consider this entire 28.55 acre lot as “one lot” despite future splits when calculating any other requirements for the property, including but not limited to, Green Space, Storm Water, Floor Area Ratio, Etc.

We intend to pursue the Precise Implementation Plan for Phase 1 as part of this submission, in coordination with the land closing and execution of leases. The Precise Implementation Plans of future phases will be submitted in advance of lease changes or proposed additions in those areas.

13.3 ACRES - PHASE 2

15.52 ACRES - PHASE 1



PROPOSED OVERALL SITE PLAN

Scale: 1" = 120'-0"

BRIOHN DESIGN GROUP
 3885 N. BROOKFIELD RD., SUITE 200
 BROOKFIELD, WI 53045
 ATTN: PAUL GRZESZCZAK, AIA



SCALE: 1" = 120'-0"

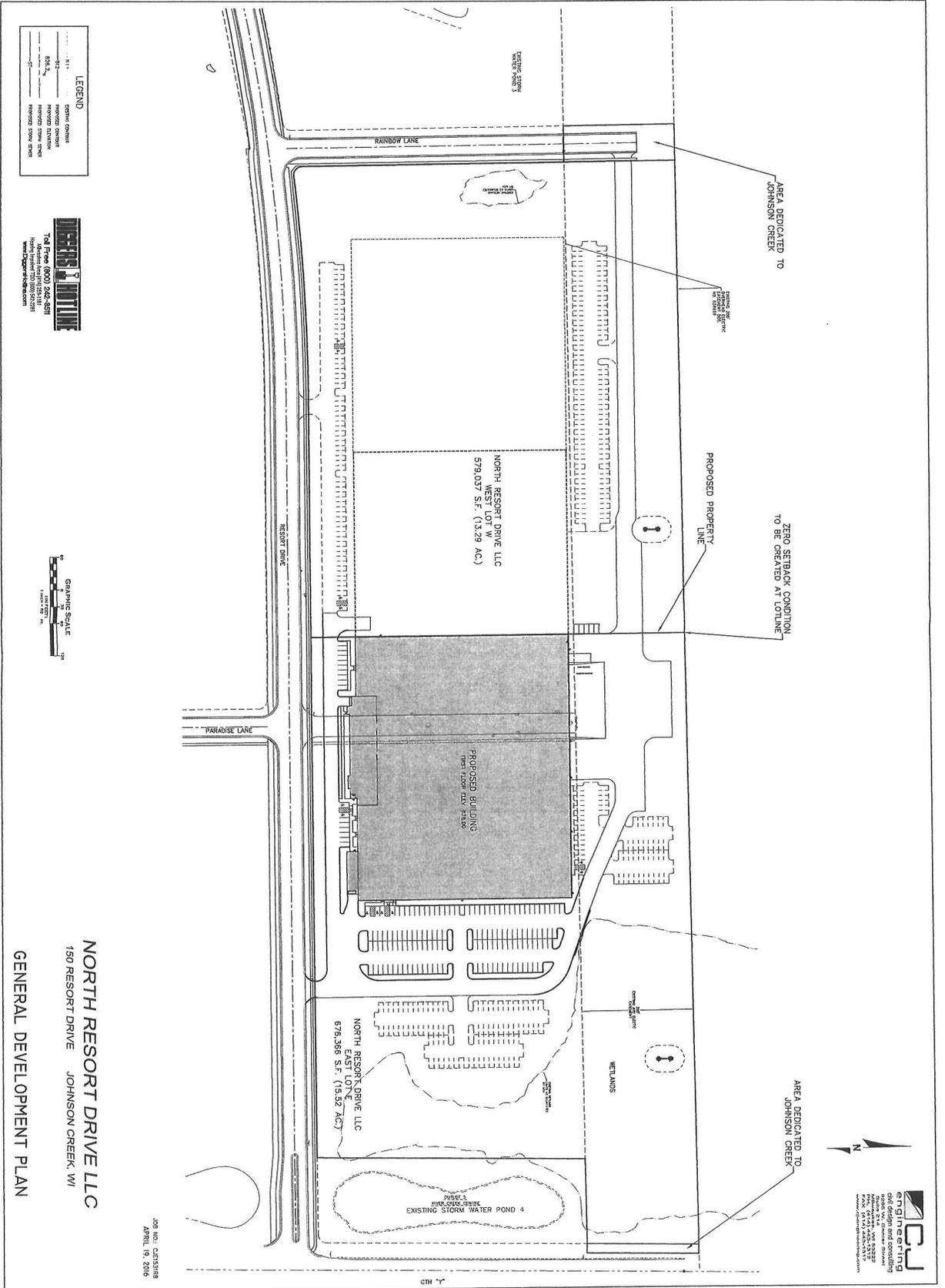
SITE & BUILDING INFORMATION:

BUILDING AREA: 200,000 S.F. (189,231 S.F. FOOTPRINT)
LEASABLE AREA: 221,750 S.F.
PAVING AREA: 158,630 S.F.
TOTAL SITE AREA: 1,255,403 S.F. (28,820 / AC.)

PARKING: 155 STALLS
FUTURE PARKING POTENTIAL: 471 STALLS



NORTH RESORT DRIVE, LLC
 VILLAGE OF JOHNSON CREEK, WISCONSIN
 APRIL 19, 2015



NORTH RESORT DRIVE LLC
 150 RESORT DRIVE JOHNSON CREEK, WI
GENERAL DEVELOPMENT PLAN

JOB NO. 0253198
 APRIL 19, 2016

Zoning _____

| |
|------------------|
| Office Use |
| Permit No. _____ |
| Parcel # _____ |

SIGN PERMIT

Zoning Code - Chapter 250-111

Village of Johnson Creek

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038
Email: info@johnsoncreekwi.org Web: www.johnsoncreek-wi.us
920-699-2296 Phone 920-699-2292 Fax

Address 455 AZTALAN ST

Owner JOHNSON CREEK SCHOOL DIST

Business Name JOHNSON CREEK Schools

Business Mailing Address PO Box 39, Johnson Creek WI 53038

Phone No 920 699 2811 Fax No 920 699 2801

Email Address garveym@johnsoncreekschools.org

Sign Erector JCS D Phone No 920 699 2811

Sign Erector's Address PO Box 39 Johnson Creek WI 53038

The undersigned hereby agrees that all work shall be done in accordance with this application, all ordinances of the Village of Johnson Creek and all laws and order of the State of Wisconsin.

Type of Sign Public Information Value of Sign \$ \$15,000

| | | | |
|--------------------|---------------|----------------------|-----------------------|
| Sign Information: | | Setback Information: | (from Property Lines) |
| Overall Height | <u>104.25</u> | Front: | |
| Area (Square feet) | | Rear: | |
| Number of faces: | <u>2</u> | Side: | |

SUBMITTAL REQUIREMENTS

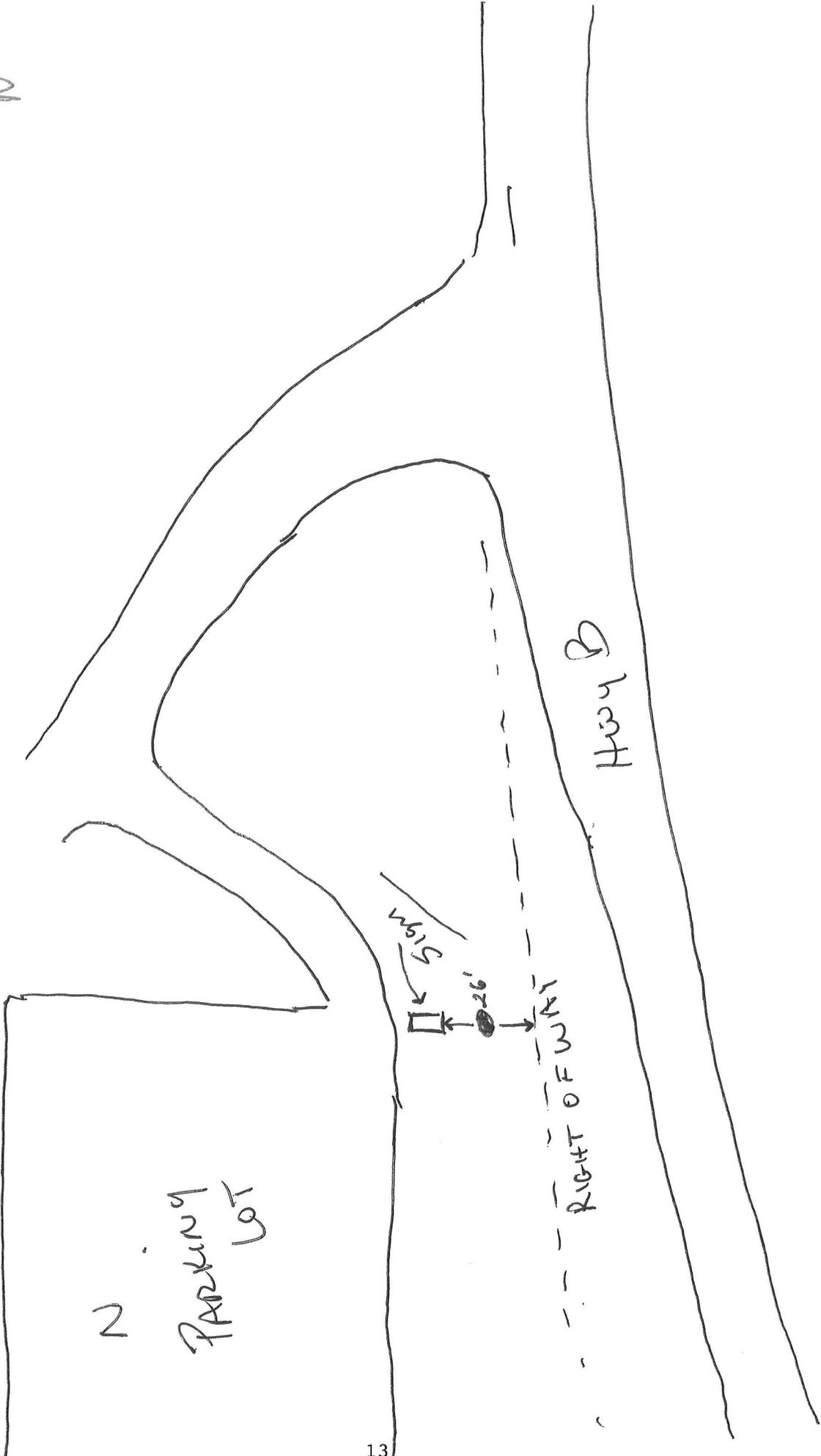
- **Attach site plan for ground signs or site plan & building elevations(s) for wall sign(s)**
A site plan showing the setbacks from the property lines, buildings, existing & proposed site improvements, including but not limited to parking areas, driveways, sidewalks, buildings, green area, landscaping and other signs; and the proposed location of the sign must be attached to this application. If sign requires Plan Commission review, you will be contacted with further instructions.
- **Colored rendering of each sign.**
Showing the dimensions and text of each sign.
Note: Signage cannot be located in public right-of-way, required green space, parking stalls/aisles or in a vision triangle.
- **Fee payment (\$2.50 per square foot) ***

* Failure to obtain permit prior to commencement of work will result in a fee of double the permit fee.

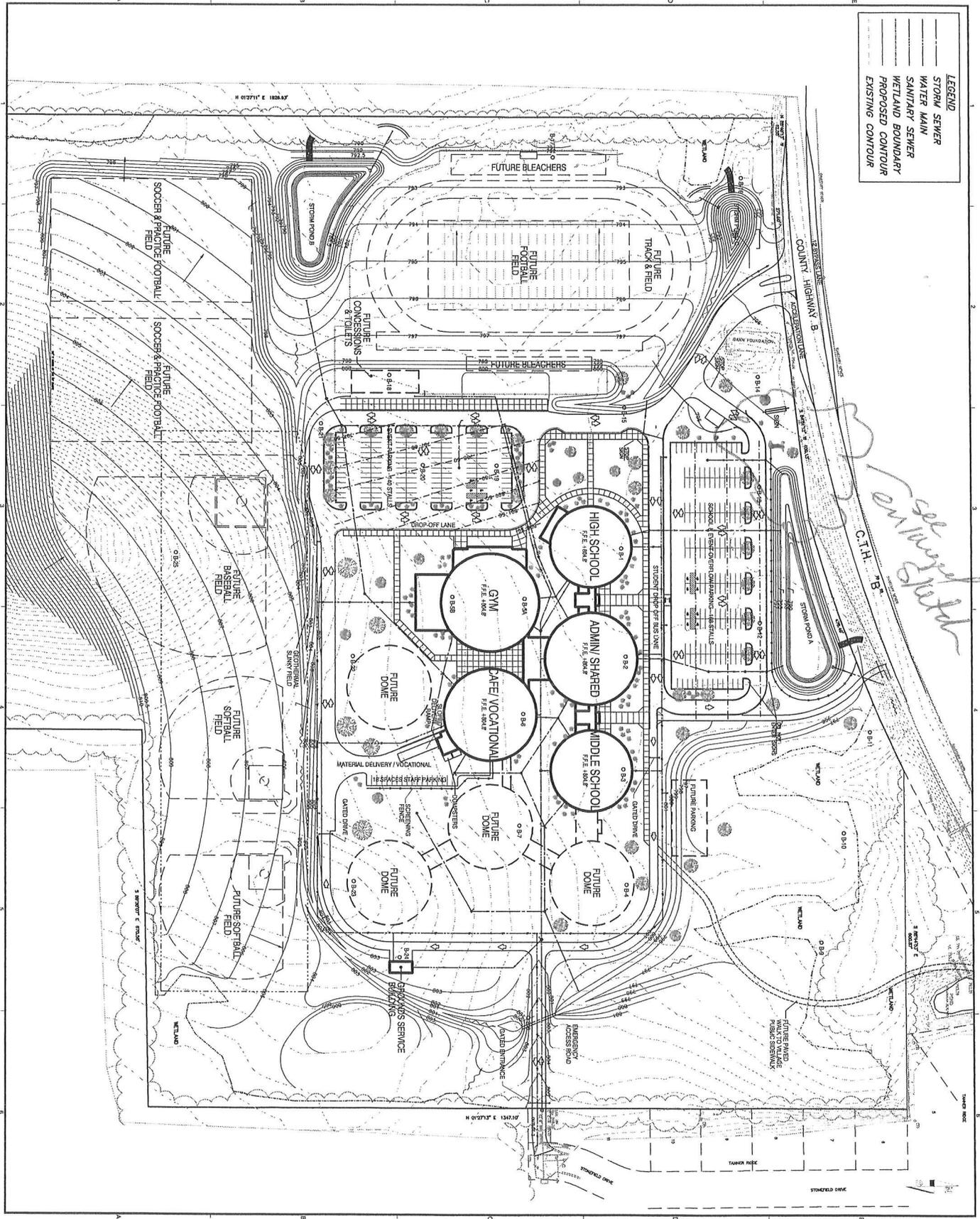
I verify that the information submitted is accurate to the best of my knowledge.

Applicant's Signature _____ Date: _____

| | | | |
|------------------------|--------------------------|----------------------------|-----------|
| For Office Use Only: | | | |
| Number of signs _____ | Sign area (sq. ft) _____ | x \$2.50/sq. ft. :\$ _____ | |
| Fee Received: \$ _____ | Date: _____ | By: _____ | |
| SIGN 01-435.200 | | | |
| Approved: Yes _____ | No _____ | Date: _____ | By: _____ |



| LEGEND | |
|--------|------------------|
| | STORM SEWER |
| | WATER MAIN |
| | SANITARY SEWER |
| | WETLAND BOUNDARY |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |



NOT FOR CONSTRUCTION

**JOHNSON CREEK
NEW DOME SCHOOL**

County Road 4, Johnson Creek, WI
53038

DATE: 01/10/2011

PROJECT TITLE:

TSP, Inc.
 1500 Highway 52 N.
 Rice Lake, WI 53152
 Phone: (920) 848-3442
 Fax: (920) 788-3220
 www.tspinc.com

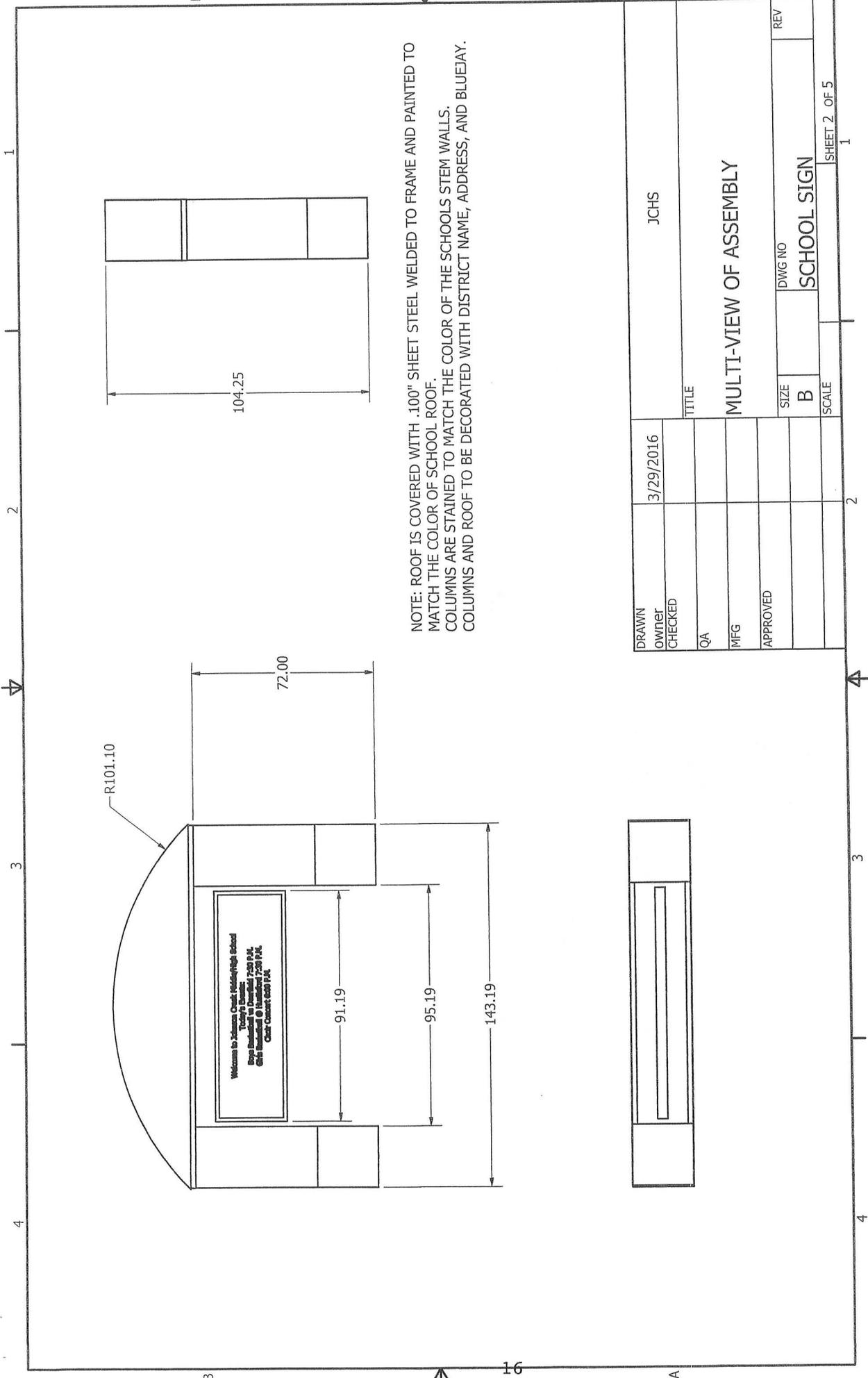
Architectural
Engineering
Planning

C-102

OWNER REVIEW SET

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|-------------|
| 1 | 01/10/2011 | ... | ... |
| 2 | 01/10/2011 | ... | ... |

OVERALL GRADING PLAN



R101.10

Welcome to Johnson Creek Middle/High School
 Today's Students
 Enjoy Learning in Tomorrow's World
 4815 Johnson Creek Road
 Johnson Creek, WI 53091

104.25

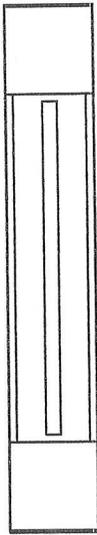
72.00

91.19

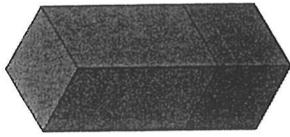
95.19

143.19

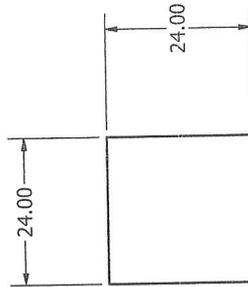
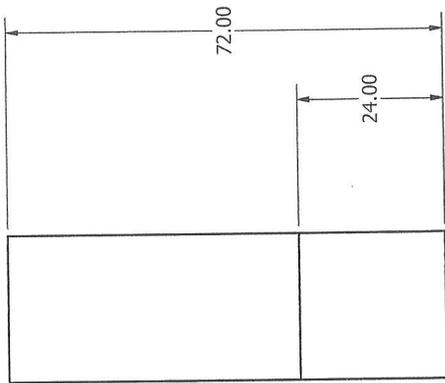
NOTE: ROOF IS COVERED WITH .100" SHEET STEEL WELDED TO FRAME AND PAINTED TO
 MATCH THE COLOR OF SCHOOL ROOF.
 COLUMNS ARE STAINED TO MATCH THE COLOR OF THE SCHOOLS STEM WALLS.
 COLUMNS AND ROOF TO BE DECORATED WITH DISTRICT NAME, ADDRESS, AND BLUEJAY.



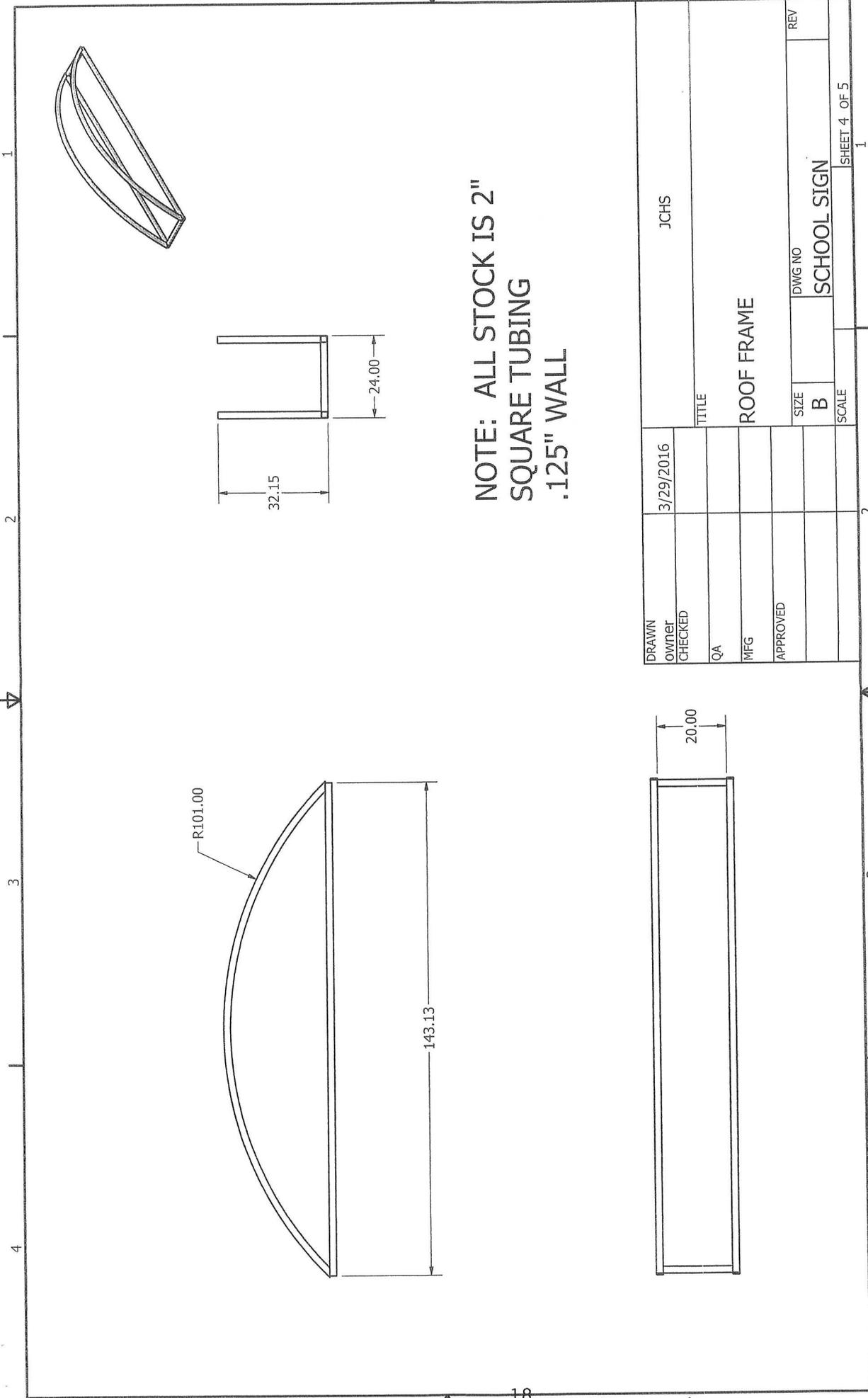
| | | |
|----------|-----------|------------------------|
| DRAWN | 3/29/2016 | JCHS |
| OWNER | | |
| CHECKED | | |
| QA | | TITLE |
| MFG | | MULTI-VIEW OF ASSEMBLY |
| APPROVED | | SIZE |
| | | B |
| | | DWG NO |
| | | SCHOOL SIGN |
| | | SCALE |
| | | SHEET 2 OF 5 |



NOTE: COLUMNS WILL BE
POURED WITH PATTERNED
FORM LINERS TO MATCH THE
STEM WALLS OF THE DOMES.



| | | | |
|----------|-----------|--------|--------------|
| DRAWN | 3/29/2016 | JCHS | REV |
| OWNER | | | |
| CHECKED | | TITLE | |
| QA | | COLUMN | |
| MFG | | SIZE | DWG NO |
| APPROVED | | B | SCHOOL SIGN |
| | | SCALE | |
| | | | SHEET 3 OF 5 |



NOTE: ALL STOCK IS 2"
 SQUARE TUBING
 .125" WALL

| | | |
|----------|-----------|--------------|
| DRAWN | 3/29/2016 | JCHS |
| OWNER | | |
| CHECKED | | TITLE |
| QA | | ROOF FRAME |
| MFG | | SIZE |
| APPROVED | | B |
| | | DWG NO |
| | | SCHOOL SIGN |
| | | SCALE |
| | | SHEET 4 OF 5 |

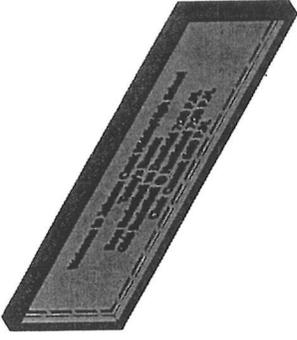
1 2 3 4 18 A

Welcome to Johnson Creek Middle/High School
Today's Events:
Boys Basketball vs Deerfield 7:30 P.M.
Girls Basketball @ Hustsford 7:30 P.M.
Choir Concert 6:00 P.M.

91.19

28.19

4.00



NOTE: SIGN DIMENSIONED AS PER ESTIMATE FROM ALPHA LED

| | | | |
|----------|-----------|-------|-------------|
| DRAWN | 3/29/2016 | JCHS | REV |
| OWNER | | | |
| CHECKED | | | |
| QA | | TITLE | |
| MFG | | SIGN | |
| APPROVED | | SIZE | DWG NO |
| | | B | SCHOOL SIGN |
| | | SCALE | |

SHEET 5 OF 5

CONSULTANT

PROJECT TITLE

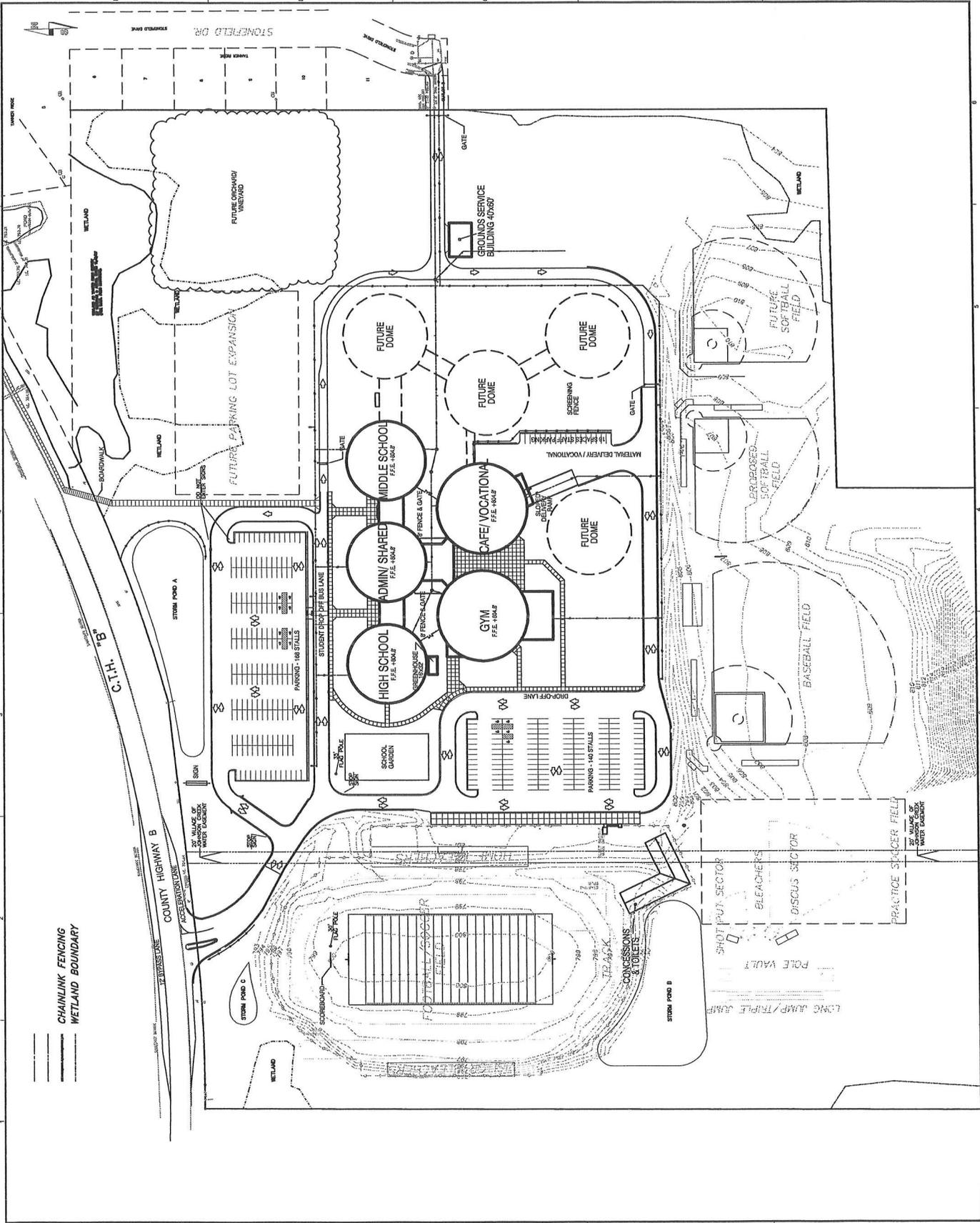
**JOHNSON CREEK
 NEW DOME SCHOOL**

County Road 5, Johnson Creek, WI
 53038

DATE

| | |
|-------------|-------------|
| DESIGNED BY | MAHIN STELL |
| DRAWN BY | MAHIN STELL |
| CHECKED BY | MAHIN STELL |
| DATE | 08/20/2014 |

OVERALL LAYOUT



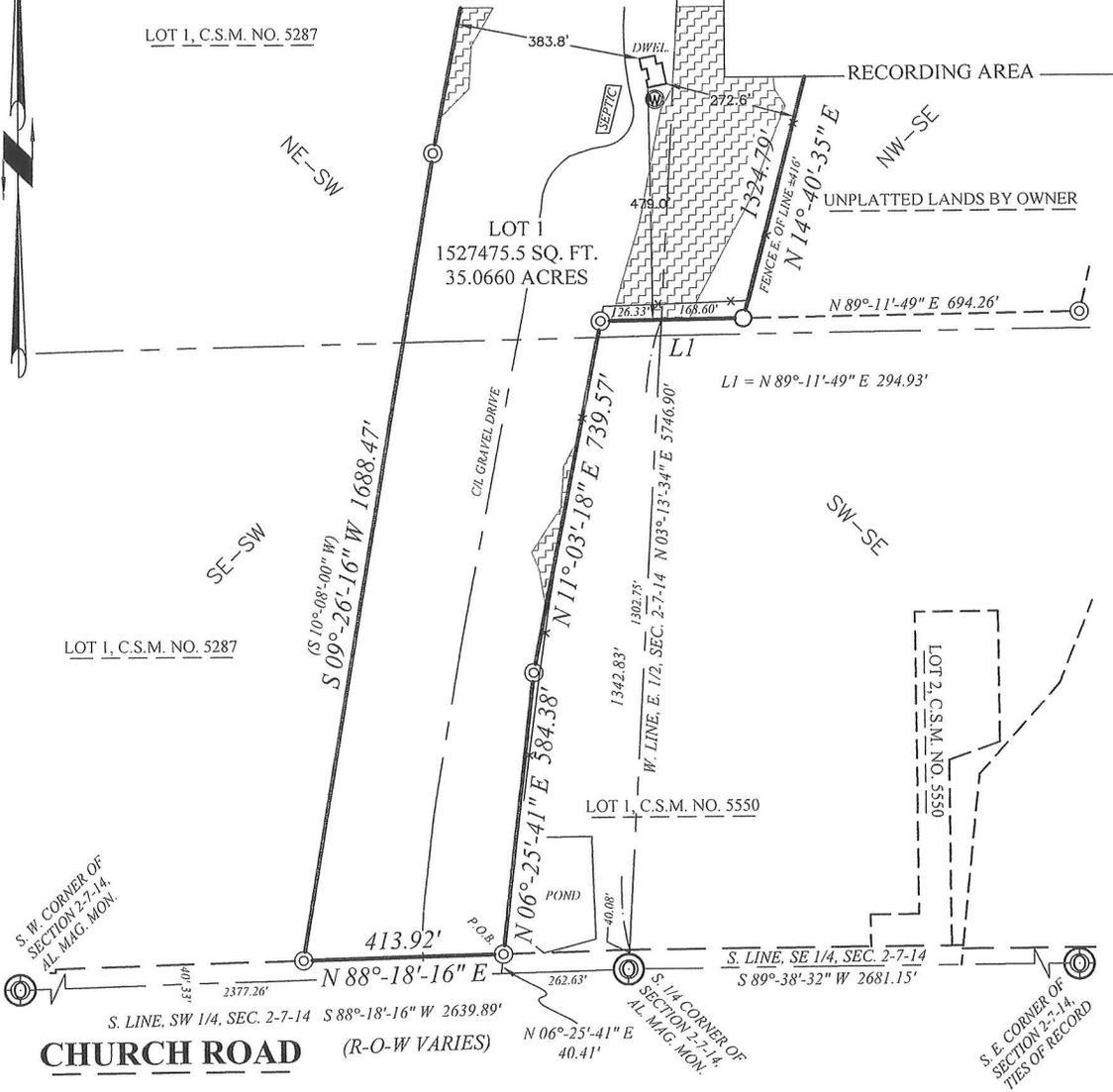
CHAINLINK FENCING
 WETLAND BOUNDARY

CERTIFIED SURVEY MAP No. _____

BEING PART OF THE NW 1/4 OF THE SOUTHEAST QUARTER AND
NE 1/4 & SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWN 7 NORTH, RANGE 14 EAST, TOWN OF MILFORD,
JEFFERSON COUNTY, WISCONSIN.

RECEIVED

APR 13 2016



LEGEND: These standard symbols may be found in the drawing.

- U.S.P.S. Monument (Found) w/desc.
- 18" x 3/4" Diameter Rebar (Set) Weighing at least 1.13 lbs/lineal foot.
- Other Monument (Found) w/desc.
- 3/4" Dia. Rebar (Found)
- Proposed Access Point
- (") "Recorded As" Information
- Area of Possible Slopes Over 20% Per County Records - Verify Before Construction

Petition# N/A Zoning A-1

Check for subsequent zoning changes with Jefferson County Zoning.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 02-07-14, WHICH IS ASSUMED TO BEAR S 88°-18'-16" W.



HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

This Instrument prepared by: *Scott D. Thomas, S-2354*

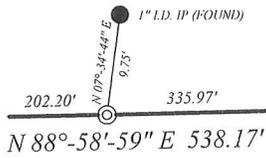
Prepared for Owner: *J & E Erb Trust, W5570 Church Road, Johnson Creek, WI 53038.*

SHEET 1 OF 4

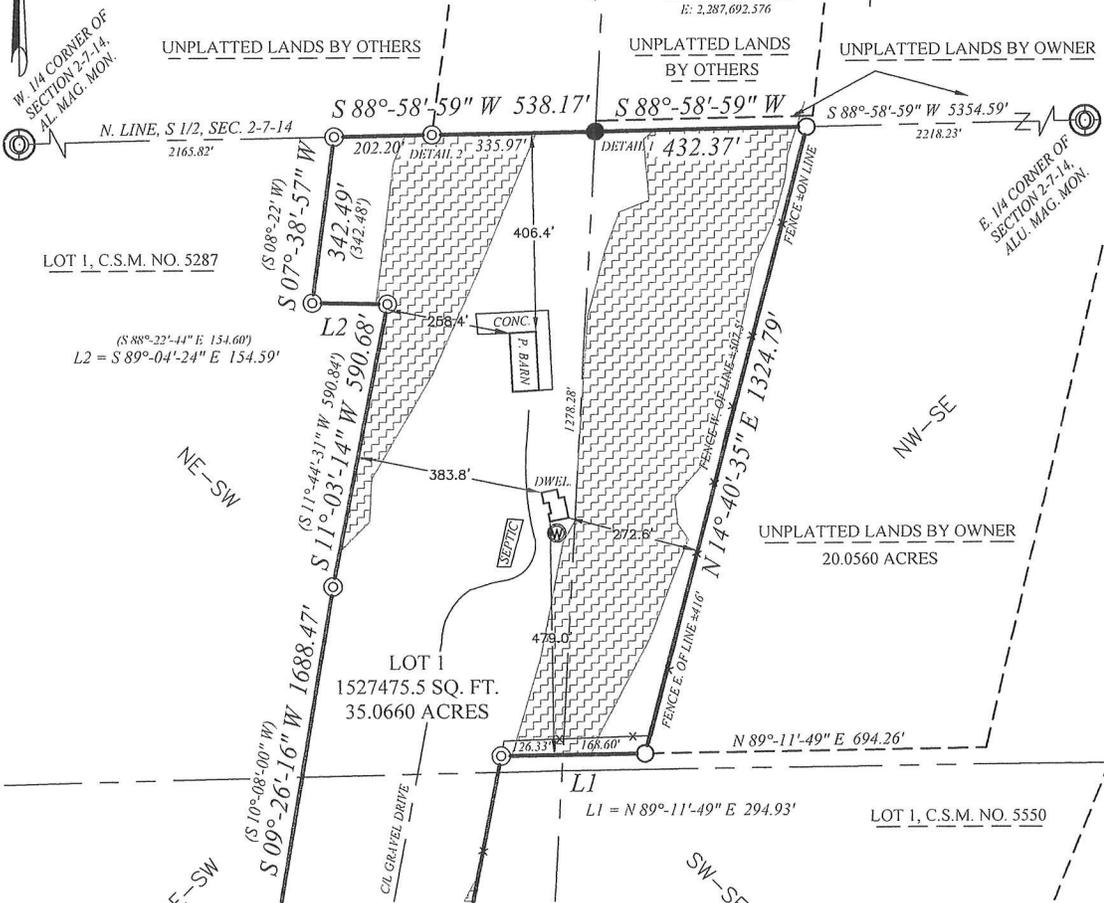
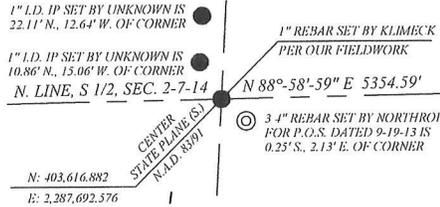
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DETAIL 2



DETAIL 1

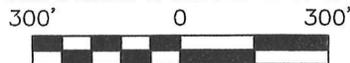


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HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305
This Instrument prepared by: Scott D. Thomas, S-2354

Prepared for Owner: J & E Erb Trust, W5570 Church Road, Johnson Creek, WI 53038.

SHEET 2 OF 4

CERTIFIED SURVEY MAP No.

BEING PART OF THE NW 1/4 OF THE SOUTHEAST QUARTER AND NE 1/4 & SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 14 EAST, TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION:

I, SCOTT D. THOMAS, WISCONSIN LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES, CHAPTER 15 OF JEFFERSON COUNTY ORDINANCES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MILFORD, AND UNDER THE DIRECTION OF J & E ERB TRUST, OWNER, I HAVE SURVEYED, DIVIDED, AND MAPPED ALL THAT PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 14 EAST, TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, THENCE SOUTH 88°-18'-16" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 432.37 FEET TO THE POINT OF BEGINNING; THENCE EAST 01°-41'-55" AND THE POINT OF BEGINNING OF THE PARCEL, HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 06°-25'-41" EAST, ALONG SAID WEST BOUNDARY, 394.38 FEET; THENCE NORTH 11°-03'-18" EAST, ALONG SAID WEST BOUNDARY, 739.57 FEET; THENCE NORTH 89°-11'-49" EAST, ALONG THE NORTH BOUNDARY LINE OF THE NW 1/4 OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 159.59 FEET; THENCE SOUTH 88°-18'-16" WEST, ALONG SAID NORTH LINE, 432.37 FEET TO THE CENTER OF SAID SECTION 2; THENCE CONTINUING SOUTH 88°-59'-59" WEST, ALONG THE NORTH LINE OF THE NE 1/4 OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 538.17 FEET TO THE EAST BOUNDARY OF THE TRUST; THENCE SOUTH 88°-18'-16" WEST, ALONG SAID WEST BOUNDARY, 800.66 FEET; THENCE SOUTH 09°-26'-16" WEST, ALONG SAID EAST BOUNDARY, 1688.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID "CHURCH ROAD"; THENCE NORTH 88°-18'-16" EAST, ALONG SAID RIGHT-OF-WAY, 413.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.5277255 SQUARE FEET, OR 35.0860 ACRES, OF LAND GROSS, MORE OR LESS.

I ALSO CERTIFY THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT.

CERTIFIED SURVEY MAP No.
BEING PART OF THE NW 1/4 OF THE SOUTHEAST QUARTER AND NE 1/4 & SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 14 EAST, TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL:

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK ON _____, 2016.

JOHN SWISHER - VILLAGE PRESIDENT

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF MILFORD ON _____, 2016.

- TOWN CHAIRPERSON

COUNTY APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY.

ROBERT KLOTZ - ZONING ADMINISTRATOR

SCOTT D. THOMAS - WI REG. NO. 2354
DATED THIS _____ DAY OF _____, 2016.

TRUSTEE OWNER'S CERTIFICATE:

THE J & E ERB TRUST, AS OWNER, HEREBY CERTIFIES THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED HEREON, AND ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE PLANNING AND ZONING COMMITTEE OF THE TOWN OF MILFORD, THE VILLAGE OF JOHNSON CREEK AND THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE.

- TRUSTEE OR P.O.A.

STATE OF WISCONSIN) ss
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES:

- NOTARY PUBLIC

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street, Johnson Creek, WI 53038 (920) 699-3305
This instrument prepared by: Scott D. Thomas, S-2354
Prepared for Owner/Subdivider: J & E Erb Trust, #55370 Church Road, Johnson Creek, WI 53038. SHEET 3 OF 4

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street, Johnson Creek, WI 53038 (920) 699-3305
This instrument prepared by: Scott D. Thomas, S-2354
Prepared for Owner/Subdivider: J & E Erb Trust, #55370 Church Road, Johnson Creek, WI 53038. SHEET 4 OF 4

