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

AGENDA

COMMITTEE OF THE WHOLE
October 10, 2016
Village Hall
5:30 p.m.

1. Call to order - roll call
2. Statement of Public Notice
3. Public Comment (limited to two minutes per person on agenda items only)
4. Approve September 12, 2016 Committee of the Whole Meeting minutes and September 26th Special Committee of the Whole Meeting minutes *– pgs 1-7*
5. Unapproved Special Village Board Minutes of September 8th, 2016 and Unapproved Village Board Minutes of September 26th *For Information Only – pgs 8-12*
6. Plan Commission Recommendations:
   a. George and Ruth Ducklow ETZA – Town of Farmington *– pgs 13-17*
   b. Site Plan – Parking Area - Adams Rental Investments – 201 Grell Ln *– pgs 18-24*
7. Presentation by David Anderson, Public Financial Management Group - 2016 GO Refinancing and Borrowing
8. Discussion/Recommendation 2016 GO Refinancing and Borrowing
9. Discussion/Recommendation Outlet Mall – Salt Storage Building *–pgs 25-37*
10. Discussion/Recommendation Level Fill and Topsoil on Resort Dr. Lot - TIF #3 *– pgs 38-40*
11. Discussion/Recommendation New Temporary Business– Lange Outlet 595 Linmar Lane, Suite B170 - *pgs 41-43*
12. Discussion/Recommendation New Temporary Business–Go Calendars and Games – 575 Linmar Ln. A85 – *pgs 44-47*
13. Discussion/Recommendation 911 Joint Powers Agreement– *pgs 48-50*
14. Discussion/Recommendation Johnson Creek Boy Scouts at Community Center Waive Fees Open/Close *– pg 51*
15. Discussion/Recommendation Collection of Brush/Compost- *pg 52*
16. Discussion/Recommendation Hours at Brush/Compost Site *– pg 52*
17. Discussion/Recommendation Amend Resolution 81-16 Removing Title Restrictions in the Village of Johnson Creek (Items A. & F.) *– pgs 53-54*
18. Discussion/Recommendation MSA Contract *– pgs 55-57*
19. Discussion/Recommendation Capital Reserve for Community Center *– pgs 58-59*
20. Discussion/Recommendation 2017 Budget
21. Discussion/Recommendation Future Newsletter Articles
22. Upcoming Meetings:
    a. Village Board – October 24th - 5:30 p.m.
    b. Committee of the Whole – November 14th - 5:30 p.m.
    c. Village Board Budget Public Hearing – Nov. 21st – will we have a quorum? If not reschedule.
23. Adjourn

Agenda Posting Information	
Date	
Time	a.m. / p.m.
Initials	

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

Request 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.

This page left intentionally blank.

COMMITTEE OF THE WHOLE
Minutes of September 12, 2016

President Swisher called the Committee of the Whole meeting to order at 5:30 p.m.

In attendance: President John L. Swisher, Trustees: Laurie Adams, Fred Albertz, Tim Semo, Donald Smith, Dale Theder and Steve Wollin. Also in attendance: Administrator Kyle Ellefson, Library Director Luci Bledsoe, WWTP Superintendent Aric Mindemann, Street Superintendent Lee Trumpf, Fire/EMS Chief Jim Wolf, Police Chief Gary Bleecker, Attorney James Hammes and Clerk-Treasurer Joan Dykstra.

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

Public Comment

Approve August 3, 2016 Committee of the Whole Meeting minutes
A Wollin/Theder motion carried on a voice vote to approve August 3, 2016 minutes.

Village Board Unapproved Minutes of August 22nd and Unapproved Special Village Board Minutes of August 29th, 2016

Plan Commission Recommendations:
Rob's Performance – Site Plan Amendment
A Semo/Wollin motion carried on a voice vote to recommend to the Village Board to approve the site plan for Rob's Performance contingent upon the Planner and Engineer approval.

Discussion/Recommendation Johnson Creek Chamber of Commerce – Waive Sign Invoice
Chamber asked if they could have an offsite location sign to their office. We had contacted the planner concerning the request and they billed us $105 which was billed out to the Chamber. The Chamber is requesting that we waive the $105.

Adams questioned if a business comes in do we waive any fees? After discussion an Albertz/Adams motion to not waive the fees to the Chamber of Commerce failed with a 3-3-1 vote with Semo, Smith and Theder opposed and Wollin abstained.

Discussion/Recommendation Centennial Park – Tiling
Mike Walter with BDT LLC Company said his bid is for field drainage using 20' spacing to drain quickly and 20" deep. The mains would be 4" and laterals 3" and he is recommending doing the tiling this fall so it could freeze and settle and in spring level it off.

A Smith/Wollin motion carried on a 7-0 roll call vote to recommend to the Village Board to approve the tiling bid from Mike Walter, BDT LLC Company in the amount of $10,000.

Discussion/Recommendation Mutual Hose Request for Truck Pull – Centennial Park – Firemans Festival
Josh Brown – 330 West Street said the Mutual Hose would like to bring back the truck pulls which is a good money maker and would be good for the Fireman's Festival also. The grading would be done and donated by Tom Gallitz which would include building the track. Gallitz would need to remove the top soil and then roll it back after the pull. Test holes will need to be done and clay laid. The entrance would be from Midge Street onto the extension of Gosdeck Ln. Semo questioned insurance and if the well house would be in danger and they said the well house would not be in any danger. Mutual Hose is working with Badger State Trucks and they have insurance as does the Fireman's Festival, stated Adams. We should also check with the Village insurance company.

There was discussion concerning with all the heavy trucks in the pit areas, if they would create any damage to the fields and also interfere with the drainage tiling that was just approved to be done. Street Superintendent Trumpf questioned any fuel spills? Swisher said we want this as our showcase diamonds so if it has rained, we really don't want these trucks in the park to do any damage.

Brown said everything would be restored after the pull and they would like to start working on the truck pull area this fall.

Administrator Ellefson said other items that also must be addressed are: 1) Mutual Hose will need permission for excavation in the park. 2) The noise ordinance will need to be suspended for those days. 3) a question is will this just be for one year or five years and if this is no longer used as a track what is the plan to restore this area back to the way it is now, 4) Any damage in the pit areas, must also be addressed and 5) the use of the streets for the trucks to park must also be addressed.

A Smith/Theder motion carried on a 4-0-3 roll call vote with Adams, Swisher and Wollin abstaining to recommend to the Village Board to approve moving ahead with Mutual Hose for their truck pull at Centennial Park during the Fireman's Festival.

Discussion/Recommendation Bell Park Community Project
Swisher said the separate packet included blue prints of Centennial Park pavilion, blue prints of pavilions that MSA worked on and also pictures and engineering notes on a pavilion from a park in Columbus. Swisher stated we need to get costs and a dollar amount for budget purposes if we want to move forward on this project. The Village is also refinancing in October/November and will be able to include the project costs with the refinancing, therefore, a close estimated dollar amount is needed. Adams said the pricing has been all over the board. Semo recommended on demand hot water for drainage concerns in the winter. Hammes stated if you use several contractors and the utilities would be separate it should not be a problem.

The engineer that provided the plans from Columbus said in 2006 the building cost about $20,000 so at today's rate would estimate about $25,000 to $30,000 but would need to include sewer and water laterals. Jamie Guld said the original budget that he provided previously estimated sewer and water at $12,000 and would be done by Gallitz. Guld said his original budget was $55,000 and if we use a unisex instead of separate restrooms that would also be a cost savings and would be able to include storage. Guld also said Holland/Thomas would provide the survey at no charge. Guld said the Columbus pavilion is nice because it would hold six picnic tables instead of the four originally recommended.

A Semo/Adams motion carried on a voice vote to recommend to the Village Board to move forward and get the plans from the Columbus pavilion to Guld for estimated pricing for that pavilion.

Discussion/Recommendation Unsold Surplus Property - 2005 Ford Crown Victoria
After discussion a Semo/Adams motion carried on a voice vote to recommend to the Village Board to approve putting the 2005 Ford Crown Victoria back on WI Surplus auction with no reserve bid.

Discussion/Recommendation Additional Surplus Property
A Theder/Semo motion carried on a voice vote to recommend to the Village Board to approve putting the additional chairs and table etc. on the WI Surplus auction.

Discussion/Recommendation *Amend* Resolution 90-16 Award Bid – Fiber Optic Cable – Capital Budget
Clerk Dykstra said any purchases using borrowing funds like the 2016 GO Debt, must have that within the Resolution.

A Semo/Adams motion carried on a voice vote to recommend to the Village Board to approve amending Resolution 90-16 awarding the fiber optic cable from the 2016 GO Debt, Capital Budget.

Discussion/Recommendation Approve TID #2 Repayment to Sewer Fund
Swisher stated this repayment from TID #2 to the Sewer Fund was recommended by Dave Anderson our Financial Advisor and our auditor.

A Theder/Semo motion carried on a voice vote to recommend to the Village Board to approve the TID #2 repayment to the Sewer Fund.

Discussion/Recommendation Approve TID #3 Repayment to Water Fund
Swisher said this repayment from TID #3 to the Water Fund was recommended by Dave Anderson our Financial Advisor and our auditor.

A Semo/Wollin motion carried on a voice vote to recommend to the Village Board to approve TID#3 repayment to the Water Fund.

Discussion/Recommendation Approve TID #3 Repayment to Sewer Fund
Swisher said this repayment from TID #3 to the Sewer Fund was recommended by Dave Anderson our Financial Advisor and our auditor.

A Theder/Semo motion carried on a voice vote to recommend to the Village Board to approve TID#3 repayment to the Sewer Fund.

Discussion/Recommendation Approve TID #3 Repayment Schedule to General Fund
Swisher said this repayment schedule from TID #3 to the General Fund was recommended by Dave Anderson our Financial Advisor and our auditor.

A Semo/Wollin motion carried on a voice vote to recommend to the Village Board to approve TID#3 repayment schedule to the General Fund.

Discussion/Recommendation Purchase of One Server for Police Department/Village Hall
The Village Hall and the Police Department is in need of a new server and with connecting the two buildings with fiber optic only one server will be needed. This is a request to go out for bids to have the server ready when the fiber optic is laid.

A Semo/Theder motion carried on a voice vote to recommend to the Village Board to approve going out for bids for one new server.

Discussion/Recommendation Purchase of Six Two – Way Radios
Chief Wolf is requesting the purchase of six radios which was included in the 2016 Ambulance capital outlay budget under equipment/replacement fund in the amount of $4,557.30. They would save $450 if ordered before September 30th.

A Smith/Adams motion carried on a voice vote to recommend to the Village Board to approve the purchase of the six two-way radios.

Discussion/Recommendation Approve Library Exemption
This is the village requesting the Jefferson County Board of Supervisors that we be exempt from the payment of any tax for the support of the County Library service. This is done yearly.

A Semo/Smith motion carried on a voice vote to recommend to the Village Board to approve the Library Exemption.

Discussion/Recommendation Increasing the Number of Election Inspectors From Five to Seven for the November Election
Do to the estimated large turnout for the November election, Clerk Dykstra is requesting to use seven election inspectors instead of the usual five inspectors for this election only.

A Semo/Adams motion carried on a 6-1 roll call vote with Smith opposed to recommend to the Village Board to approve increasing the number of election inspectors from five to seven for the November election.

Discussion/Recommendation Appointing Additional Election Inspectors
Swisher said in December 2015 election inspectors were appointed but the Clerk would like to appoint four additional inspectors as listed within in the Resolution.

A Semo/Adams motion carried on a voice vote to recommend to the Village Board to approve the additional election inspectors.

Discussion/Recommendation 2017 Recycling Grant
For the Village to receive the 2017 recycling grant the grant attached to the Resolution must be approved for submittal prior to October 1, 2016.

A Semo/Swisher motion carried on a voice vote to recommend to the Village Board to approve the submittal of the 2017 recycling grant.

Discussion/Recommendation Capital Outlay Purchase of Tables and Chairs at Community Center
The purchase of tables and chairs for the community center was included within the 2016 capital outlay budget. The packet included some possible chairs or tables for the community center to replace the ones currently there. The tables currently at the community center are very heavy and the cloth chairs are very stained. Someone asked the cost of cleaning the chairs.

An Adams/Theder motion carried on a voice vote to recommend getting costs to clean the chairs instead of purchasing new.

A Swisher/Adams motion carried on a voice vote to recommend getting costs for wood tables instead of plastic.

Discussion/Recommendation Ordinance to Amend Section 33 Fees, 33-2 Water and Sewer Fees
When we approved the simplified rate case for a water increase we must now amend our ordinance to include the new water rates.

A Swisher/Semo motion carried on a 6-1 voice vote with Smith opposed to recommend to the Village Board to approve amending the ordinance for the increase in water rates.

Discussion/Recommendation Amend Developers Agreement–North Resort Drive, LLC / BBC Land Venture - No action taken, as there was no information available.

Discussion/Recommendation Post Office Change of Addresses
A question was asked regarding the change of the post office address north of the interstate. In the packet is the process to make an address change and also the timeline from previous address changes which looks like only every ten years can and address change.

Adams said she has been in contact with Sensenbrenner's office and they are not aware of the ten year only changes and is looking into it. Adams said it is very important to get the addresses changed for the residents and to bring the carriers back to Johnson Creek. Adams said we don't want to miss the date to make the address changes. Recommendation was to table until we get more feedback and recommended Administrator Ellefson stay in contact with Sensenbrenner's office.

Appointment to Tourism and Promotion Commission – Vishal Patel – 833 N. Frontage Rd, WI Dells, WI

Discussion/Recommendation Set Trick or Treat Hours – Previously October 31st from 5:00 p.m. to 7:00 p.m.
A Smith/Wollin motion carried on a voice vote to recommend to the Village Board to set Trick or Treat Hours for October 31st from 5:00 p.m. to 7:00 p.m.

Discussion/Recommendation Future Newsletter Articles
Future articles included fire hydrant safety and October is Fire Protection month and budget information.

Discussion/Recommendation Memo from Clerk April 15, 2016
Attorney Hammes reminded all the board members to review the memo from the Clerk dated April 15th.

Discussion/Recommendation 2017 Budget
Administrator Ellefson said he needed to include in the 2017 Administration Capital Outlay budget an additional $26,000 for new air conditioners and humidifiers and duct cleaning. He also stated he is working with Chief Bleecker and Chief Wolf regarding position duties.

Upcoming Meetings:
a. Special Committee of the Whole Meeting During Village Board Meeting on September 26th for Discussion/Recommendation Johnson Creek Fire Department Budget
b. Village Board – September 26th - 5:30 p.m.
c. Committee of the Whole – October 10th - 5:30 p.m.

Also the following are the Budget meetings:
September 26th - Village Board – towards end of meeting recess to a special committee of the whole to review budget and recommend Fire/EMS budget. Then reconvene to Village Board meeting and recommend resolution approving Fire/EMS budget – must send to the townships prior to October 1st.

October 10th – COW – review budget for recommendation to Village Board on the 24th

October 24th – Village Board – approve budget – Joan send to paper on 27th for publication on November 4th.

November 21st – Village Board – Adopt Budget – this meeting moved from 28th Monday after Thanksgiving

Adjourn
A Smith/Semo motion carried to adjourn at 6:52 p.m.

Joan Dykstra
Village Clerk - Treasurer

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

President Swisher called the special Committee of the Whole meeting to order at 5:17 p.m.

In attendance: President John L. Swisher, Trustees: Tim Semo, Donald Smith, Dale Theder and Steve Wollin. Absent and excused: Trustees Laurie Adams and Fred Albertz. Also in attendance: Administrator Kyle Ellefson, Library Director Luci Bledsoe, WWTP Superintendent Aric Mindemann, Street Superintendent Lee Trumpf, Fire/EMS Chief Jim Wolf, Police Chief Gary Bleecker, Attorney James Hammes and Clerk-Treasurer Joan Dykstra.

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

Presentation and Discussion of Village Administrator's 2017 Budget
Ellefson said the full budget is not complete yet as we are waiting for more figures from the State. Looking at the tax levy and if we use all new net construction the levy would increase approximately $30 a year for a $170,000 home or $2.51 a month. If we only use part of the net new construction and when the TIF closes we cannot recoup from previous years net new construction that we did not use. If the board wishes not to increase the mill rate then general expenses will need to be cut. We can make the budget work with no increase but there would not be any extra in case of expenses not planned for.

Administrator Ellefson said he included a 1.8% wage increase for all employees within the budget using inflation, regional wage increase data, the County and Unions. Gail's position percentage of her wages in the police department was increased by 5% and the Fire side of her wages was decreased by 5%. The Fire Department is also adding an eight hour a week part time office person at $12 an hour. The EMS on call was raised to $2.50 from $2.00 for on call. The original request was from $2.00 to $3.00 for on call. This can be looked at again next year. The Fire Department has new debt for the building along with the ambulance debt. There has been no new revenues within the Fire/EMS budget. The amount coming from the general fund to the Fire/EMS budget increased by $57,000.

Items included in the Fire/EMS capital outlay totaled $81,500 all from GO Debt which include:
Fire Fund: Computers $5,000, protective equipment supply $2,500, foam $5,000, auto-crib $2,500, radios $15,000 and turnout gear $15,000 totaling $45,000.

EMS/Ambulance Fund: Mobile computer $4,500, a cot upgrade $2,000, repairs to the ready house $25,000, and equipment replacement $5,000, totaling $36,500 for the ambulance fund.

Smith questioned the 1.8% wage increase. Ellefson said this amount was calculated by using inflation, regional wage increases, the County and Unions. This wage increase for the Fire/EMS side would include the Fire/EMS Chief, Gail, the clerk, the deputy clerk and the administrator. Swisher felt this would be in-line with other communities. Smith asked if there is room in the budget to increase the wages to 2%. Ellefson said a 2% wage increase could be accommodated.

Swisher asked the board the direction for the mill rate to give to Ellefson. If we wanted to stay flat and not increase, is fine, but if we don't take the increase now we will fall behind in the future and could be in a tough situation. Semo said is best to take a small increase now instead of a large increase later. Ellefson said last year the fire budget spent $26,000 from reserves so trying to maintain their budget as there are no reserves for them.

Discussion and Recommendation – Resolution 106-16 2017 Johnson Creek Fire/EMS Department Budget
A Wollin/Semo motion carried on a 5-0 roll call vote to recommend to the Village Board to approve Resolution 10-16 the 2017 Johnson Creek Fire/EMS Department budget but to include a 2% wage increase within the budget.

Adjourn
A Smith/Semo motion carried to adjourn at 5:40 p.m.

Joan Dykstra
Village Clerk - Treasurer

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

President Swisher called the Village Board meeting to order at 5:15 p.m. The Pledge of Allegiance was recited.

In attendance: President John L. Swisher, Trustees: Laurie Adams, Fred Albertz, Tim Semo, Donald Smith and Steve Wollin. Absent and excused: Trustee Dale Theder. Also in attendance: Administrator Kyle Ellefson, Library Director Luci Bledsoe, Street Superintendent Lee Trumpf and Clerk-Treasurer Joan Dykstra.

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

Resolution 91-16 Approve Reserved Class B Combination Licenses – Creek Hotels, Inc. DBA Comfort Suites
A Smith/Semo motion carried to approve Resolution 91-16 approving a reserved Class B combination license for Creek Hotels, Inc., DBA Comfort Suites.

Adjourn
A Wollin/Smith motion carried to adjourn at 5:18 p.m.

Joan Dykstra
Village Clerk - Treasurer

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

President Swisher called the Village Board meeting to order at 5:40 p.m. The Pledge of Allegiance was recited.

In attendance: President John L. Swisher, Trustees: Tim Semo, Donald Smith, Dale Theder and Steve Wollin. Absent and excused: Trustees Laurie Adams and Fred Albertz. Also in attendance: Administrator Kyle Ellefson, Library Director Luci Bledsoe, Street Superintendent Lee Trumpf, Fire/EMS Chief Jim Wolf, Police Chief Gary Bleecker, Wastewater/Water Superintendent Aric Mindemann, Attorney James Hammes and Clerk-Treasurer Joan Dykstra.

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

Approve Finance Report
A Semo/Smith motion carried on a 5-0 roll call vote to approve claims totaling $199,940.49.

Ambulance/Fire-EMS, Building Inspector, Police – *Information Only*

Department Schedules/Reports
Police Chief Bleecker said they worked with the County Metro unit and arrested two people on heroin possession. Last weekend graffiti was found at and around Bell Park. The City of Watertown also experienced the same type of graffiti in their parks. The officers completed range practice and the speed grant is done. Brenda Nitardy who works for the Jefferson County Sheriff's Department helped out typing reports while Gail was out on medical leave. We also had sexual assault cases and suicide attempts in the past month.

Library Director Luci Bledsoe said the fall session of Early Literacy Class (formerly called preschool story hour) has begun. Toddler Time for children ages one and two begins October 5 and 6. Two home schooling programs are scheduled in October: the tenth annual fire safety program will be held October 12 at the JC Fire & EMS Department and the "Great Lakes Great Apple Crunch" will be held October 13. A Halloween party for children in grades kindergarten through grade 4 will be held Thursday, October 27.

Water/Sewer Superintendent Aric Mindemann said they are doing maintenance on the lift station, doing water inventory and fall hydrant flushing will take place this week for approximately three weeks. A leak detection survey is underway for the entire system for water loss.

Street Superintendent Lee Trumpf said they will be working on cold patching the streets beginning with South Street. They will also finish painting the crosswalks on Milwaukee Street and crack filling Black Walnut, Woodland Preserve, Hickory, Green Ash and also Aspen St.

Fire/EMS Chief Jim Wolf said some of the trucks have had repairs done to them. They attended the 911 silent parade in Juneau, Gemuetlichkeit Parade and the Wounded Vets started their trip from Rob's Mortorsports on their way to New Orleans. We had the ladder truck up with the flag and our Honor Guard saluted them when they left Rob's and escorted them onto HWY 26. The Town of Watertown still hasn't made their final decisions on their coverage area yet, but from talking to the board, he is sure they won't take any of our area. The Fire Department took part in the "Filling the Boot" and within four hours collected $6,762.74. The fundraising coordinator said we collected more money in the four hours we were working than the top five fire departments in the State of Wisconsin.

Administrator Kyle Ellefson said he has been working on the budget and worked with the Chamber on a food co-op. He has attended Chamber events, the JCEDC meeting, met with the Village Engineer and

with Aric in the WWTP regarding options and directions for the Sewer plant. Kyle has met and will be meeting with a couple different developers that may be interested in coming to Johnson Creek. One of them would be located in TIF#2 where incentives are no longer available. Ellefson also recommended getting the Fire Department accredited which would tell everyone we are as good as we say we are.

Public Comment
Tammi Vetrano at 209 Clark St., representing the Chamber of Commerce, asked that the invoice be waived. She said the Chamber of Commerce just asked the question if they were allowed to place a directional signage to the Chamber offices by Culvers and did not ask for a permit.

Notices and Discussion
Included in the packet was a notice of public sale for delinquent real estate owned by Jefferson County which includes 327 N. Watertown St. which is located at the south corner of Bobcat and N. Watertown St.

Swisher said the Chamber of Commerce invited the Village Board to participate in the homecoming parade. If the board wishes to participate we must let the Chamber of Commerce know before October 5th.

Trustee Semo said with the increased parking on Lincoln St. the cars must drive over the double lines.

Committee/Commission Reports - *Information only*

A. Unapproved Special Committee of the Whole Minutes of September 8, 2016
B. Unapproved Committee of the Whole Minutes of September 12, 2016
C. Unapproved Plan Commission Minutes of September 12, 2016
D. Unapproved Tourism and Promotion Commission Minutes of September 12, 2016

Consent Agenda
A Semo/Smith motion carried on a 5-0 roll call vote to approve the consent agenda A-O.

A. Minutes:
   I. Village Board August 22, 2016
   II. Special Village Board August 29, 2016
B. Recommendation from Committee of the Whole
   I. Post Office Change of Addresses– *Table for feedback from Sensenbrenner*
   II. Trick or Treat Hours – October 31st from 5:00p.m. – 7:00 p.m. – see minutes
   III. Future Newsletter Articles – see minutes
C. Amend Resolution 90-16 Award Bid – Fiber Optic Cable – Capital Budget
D. Resolution 93-16 TID #2 Repayment to Sewer Fund
E. Resolution 94-16 TID #3 Repayment to Water Fund
F. Resolution 95-16 TID #3 Repayment to Sewer Fund
G. Resolution 96-16 TID #3 Repayment Schedule to General Fund
H. Resolution 97-16 Purchase of Six Two-Way Radios
I. Resolution 98-16 Requesting Exemption from County Library Tax
J. Resolution 99-16 Increasing the Number of Election Inspectors From Five to Seven for the November Election
K. Resolution 100-16 Appointing Additional Election Inspectors
L. Resolution 101-16 Recycling Grants to Responsible Units Application
M. Resolution 102-16 Award Bid - Centennial Park – Tiling
N. Resolution 103-16 Sale of Surplus Property – 2005 Crown Victoria– Wisconsin Surplus Online Auction
O. Resolution 109-16 Additional Operator Licenses 2016/2017

Resolution 104-16 Sale of Surplus Property – Chairs, Cart & Table – Wisconsin Surplus Online Auction
Swisher stated the Historical Society asked if they could have some of the chairs. After discussion, a Semo/Smith motion carried on a voice vote to approve the Historical Society taking which chairs they want and the rest of the chairs, cart and tables to be put on the Wisconsin Surplus Online Auction.

Resolution 105-16 Award Bid of Server and Setup Costs
The lowest bidder for the server and setup costs was B-TEK at $8,002.89.

A Semo/Smith motion carried on a 5-0 roll call vote to approve Resolution 105-16 awarding the bid for the server and setup costs to B-TEK in the amount of $8,002.89.

Resolution 106-16 2017 Johnson Creek Fire/EMS Department Budget
A Smith/Semo motion carried on a 5-0 roll call vote to approve Resolution 106-16 2017 Johnson Creek Fire/EMS Department budget to include a 2% wage increase.

Resolution 107-16 Rob's Performance Amended Site Plan
A Semo/Theder motion carried on a voice vote to approve Resolution 107-16 Rob's Performance amended site plan.

Resolution 108-16 Mutual Hose Truck Pull – Fireman's Festival – Centennial Park
A Smith/Theder motion carried on a voice vote to approve Resolution 108-16 Mutual Hose Truck Pull – Fireman's Festival – Centennial Park.

Ordinance 10-16 Amend Section 33 Fees, 33-2 Water and Sewer Fees – waive 1st reading and adopt
A Semo/Wollin motion carried on a voice vote to waive the first reading of Ordinance 10-16.

A Theder/Semo motion carried on a 4-1 roll call vote with Smith opposed to adopt Ordinance 10-16 amending Section 33 fees, 33-2 water and sewer fees.

Discussion/Recommendation Johnson Creek Chamber of Commerce – Waive Sign Invoice
Swisher said, upon what Tammi with the Chamber of Commerce said previously, they just asked a question and was not a formal request, he recommends waiving the sign invoice.

A Semo/Smith motion carried on a voice vote to approve waiving the sign invoice to the Johnson Creek Chamber of Commerce.

Discussion/Recommendation Purchase of Tables at Community Center
Swisher recommended tabling the purchase of new tables until the chairs are cleaned, as we might need to purchase new chairs also. Semo said the Library has the core-a-gator type tables and they are not as heavy as the wood and better quality than the plastic tables.

A Smith/Swisher motion carried on a voice vote to table the purchase of tables until the chairs are cleaned first.

Discussion/Recommendation Cleaning of Chairs at Community Center
Semo said we really should be setting aside a percentage of the rentals for future repairs, as Trustee Adams mentioned at a previous meeting.

A Semo/Theder motion carried on a 5-0 roll call vote to approve the cleaning of the Community Center chairs by Paul's Carpet and Furniture Cleaning at $3.00 a chair.

Discussion/Recommendation Bell Park Pavilion Estimate
Jamie Guld was unable to attend tonight's meeting but called and said his estimate is between $50,000 and $55,000 which would include the water and sewer connection and the design. He also said the building inspector would be able to review the plans and that the plan would not have to be sent to the State for review. He said decisions will have to be made for how many restrooms two or only one, will you want storage and the type of roof – steel or shingle. Ellefson recommended to budget $75,000 for incidentals.

A Semo/Wollin motion carried on a 5-0 roll call vote to approve budgeting $75,000 for the Bell Park pavilion.

Discussion/Recommendation Motion to Change Date of November 28th Village Board Meeting to November 21st
A Smith/Wollin motion carried on a voice vote to approve changing the date of the November 28th Village Board Meeting to November 21st.

Discussion/Recommendation Request from Library Board to set a Joint Meeting regarding a Feasibility Study
Previously the Library Board asked for a joint meeting with the Village Board regarding a feasibility study for the Library. Ellefson said we really need to look at the needs for not only the Library but to include all village buildings. The Municipal building was built in 1991 and served approximately 1,400 residents and now we are still in the same building serving 2,933 residents. Swisher said since Trustee Semo is on the Library Board if he could work with the Library Board and set up a date in January for a joint meeting to evaluate the space needs and get discussion going. Bledsoe said a non-librarian will be facilitating the meeting and invited President Swisher to the November Library meeting.

Update on CTY Y/River Drive Intersection
Attorney Hammes stated title search letters have been sent out to the owners of the two parcels that will require either the purchase or imminent domain of their property. A meeting will be set in October to meet with them.

Convene in Closed Session
A Smith/Semo motion carried on a 5-0 roll call vote to convene into closed session at 6:25 p.m. *Pursuant to Wisconsin Statutes* §§19.85(1)(e) *deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session* – Discussion of Development Agreement with North Resort Drive, LLC for the construction of a manufacturing building within Tax Increment Finance District 3 at 150 Resort Drive *and Pursuant to Wisconsin Statutes* §§19.85(1)(c) considering employment, promotion, compensation, retirements or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.)

Reconvene Into Open Session
A Semo/Smith motion carried on a 5-0 roll call vote to reconvene into open session at 7:07 p.m.

Action from Closed Session – None

Upcoming Meetings:
A. Plan Commission – October 10, 2016 – 5:00 p.m.
B. Committee of the Whole – October 10, 2016 – 5:30 p.m. - Budget Recommendation
C. Village Board – October 24, 2016 – 5:30 p.m. – Approve Budget
D. Village Board – November 21, 2016 – 5:30 p.m. – Public Hearing Adopt Budget

Adjourn
A Smith/Semo motion carried to adjourn at 7:12 p.m.

Joan Dykstra
Village Clerk - Treasurer

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

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 110-16

EXTRATERRITORIAL SUBDIVISION
GEORGE AND RUTH DUCKLOW – TOWN OF FARMINGTON

THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, DOES RESOLVE AS FOLLOWS:

WHEREAS, by State Statue the Village has the right to review subdivisions of land within one and one half miles of the Village's corporate limits,

WHEREAS, it is in the best interest of the Village to review any subdivision of land within our extraterritorial review to ensure that future land use and services are compatible with our Urban Service Area within Johnson Creek's Comprehensive Plan,

WHEREAS, George and Ruth Ducklow, the owners of Parcel # 008-0715-2024-000, W4339 Ambrose Drive, Johnson Creek, WI, located in the Town of Farmington, and

WHEREAS, the subdivision is to create a 3-acre lot around the home, and

WHEREAS, the certified survey map must have 40 feet from the centerline along the entire Ambrose Drive frontage bordering the CSM labeled "dedicated to the public", and

WHEREAS, the Village Attorney has reviewed the CSM for compliance, and

WHEREAS, this extraterritorial CSM be approved conditioned upon approval by Jefferson County, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek Village Board to approve the subdivision of parcel #008-0715-2024-000, to create a 3 acre lot around the home by Certified Survey Map (CSM), and

BE IT FURTHER RESOLVED, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

PASSED AND ADOPTED by the Village Board of Trustees this 24th day of October 2016.

_____
John L. Swisher, Village President

ATTEST:

_____
Joan Dykstra Clerk-Treasurer

RECEIVED
JUN 23 2016

VILLAGE OF JOHNSON CREEK
125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2286)
Extraterritorial Subdivision Application (ETZA)

Village Code - Chapter 245-29 requires approval of ETZA (property located within 1.5 miles of the corporate limits of the Village of Johnson Creek) preliminary plats by the Village Board.

The following information and documentation is required to be submitted to the Village Administrator prior to 2:00 p.m. on the first Friday of the month in which you wish Plan Commission consideration. Please include the following information with your completed Extraterritorial Subdivision Application.

- Twenty (20) copies (11" X 17") folded to (8½" X 11") of plat of survey or preliminary CSM prepared by a land surveyor registered in the State of Wisconsin, as applicable, showing all land that is/are under ownership or control of the subdivider, the entire frontage of all parcels that are under the ownership or control of the subdivider that are contiguous to the public right-of-way fronting the parcel(s) to be created and a supplemental area location map. Show the location, elevation, all streets bordering the property, and use of any abutting lands and their structures within 40 feet of the subject site.
- Where the land to be subdivided is located adjacent to the intersection of two town roads, the Village will only require dedication of land for public right-of-way purposes on that portion of the land fronting the road on which the parcel(s) is/are to be created.
- Application Fee $100.00 per parcel created (Chapter 33 - Fees)
- Payment of Reimbursable Cost Fees (See Appendix A) (Chapter 33 - Fees)
- Provide any additional information as required by the Building Inspector, Plan Commission or Village Board.

Please type this information if possible.

Address of property involved (including township)	W4339 Ambrose Drive, Town of Farmington
Parcel number: Number of acres of parent parcel:	008-0715-2024-000
Purpose of subdivision (explain in full, attach page if necessary)	Create a 3 acre A-3 Lot (Farm Consolidation) with existing buildings for sale to their son (previous 1.8 acre lot approved 2003).
Name of petitioner	George Ducklow
Mailing address of petitioner	W4375 Ambrose Drive Johnson Creek, WI 53038
Daytime phone number of petitioner	920-699-3829
Name of property owner	George M. & Ruth E. Ducklow Trust

S:\MS Word\Applications\ETZA 2013.doc

VILLAGE OF JOHNSON CREEK
125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2286)
Extraterritorial Subdivision Application (ETZA)

Mailing address of property owner	Same as Petitioner
Daytime phone number of property owner	
Legal description of property involved	-Can Attach- See Preliminary Certified Survey
Name of Architect, Professional Engineer, or Contractor	NA
Property is presently used as:	Rural Residential
Type of structure and proposed use of structure or site including number of employees if applicable	NA
How would this land division affect the Village?	No effect
Property is presently zoned as:	A-1

Mark E. Anderson AGENT
Signature of Owner
6-22-16
Date of Signature

Mark E. Anderson Agent
Signature of Petitioner
6-22-16
Date of Signature

RECEIVED
JUN 23 2016

VILLAGE OF JOHNSON CREEK
125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2286)
Extraterritorial Subdivision Application (ETZA)

Agreement for Reimbursable Services
Petitioner/Applicant/Property Owner

In accordance with Village Code -Chapter 250-138 the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The Property Owner acknowledges that review fees which are applied to a Petitioner, but which are not paid by such Petitioner, may be charged by the Village as an assessment against the subject property for current services provided the property.

Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time are charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

Ducklow ETZA
(Project Name/Nature of Application)

008-0715-2024-000
(Property Tax Key Numbers Involved in Project)

Mark E. Anderson AGENT — 6-22-16
(Signature of Applicant/Petitioner) (Date)

Mark E. Anderson AGENT — 6-22-16
(Signature of Property Owner) (Date)

S:\MS Word\Applications\ETZA 2013.doc

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SE ¼ of the NW ¼ of Section 20, Town 7 N, Range 15 E, Town of Farmington, Jefferson County, Wisconsin, on Parcel Number(s) 008-0715-2024-000

RECEIV
JUN 23

Date Submitted: June 17, 2016
Revised: _____

Owner: George M. & Ruth E. Ducklow Trust
Address: W4375 Ambrose Drive
City, ST Zip: Johnson Creek, WI 53038
Phone: 920-699-3829

Surveyor: Anderson Land Surveying LLC
Address: W6141 Star School Road
City, ST Zip: Fort Atkinson, WI 53538
Phone: 920-563-8162

☒ Rezoning
☐ Allowed Division within an existing Zoning District
☐ Survey of Existing Parcel

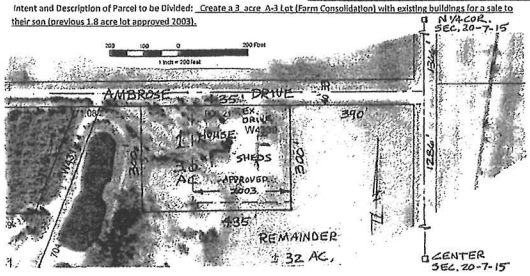
Note to be placed on final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Planning and Zoning Department.

In addition to the info required by Section 236.34 of State statutes, Sec. 15.04(f) of the Jefferson County Land division/Subdivision Ordinance requires that the following be shown:
- Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map
- Graphic Scale

Intent and Description of Parcel to be Divided: Create a 3 acre A-3 Lot (Farm Consolidation) with existing buildings for a sale to their son (previous 1.8 acre lot approved 2003).



NOTE: Areas and dimensions on this Preliminary are approximate only and in most cases will vary from the Final survey data.

Town Board Approval _____ Date _____
(Includes Access approval if applicable)
County Highway Approval _____ Date _____
(if applicable)
Extraterritorial Approval _____ Date _____
(if applicable)
County Surveyor Approval _____ Date _____
Zoning Office Approval _____ Date _____

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549 01-12

DECISION OF THE JEFFERSON COUNTY PLANNING & ZONING COMMITTEE/COUNTY BOARD
ZONING AMENDMENTS
I. FINDINGS OF FACT:

Petition #: R3913A-16 Township: Farmington
Site Inspection Date: 8/15/16 Hearing Date: 8/18/16
Petitioner Name: George Ducklow
Property Owner(s): George & Ruth Ducklow Trust
Property Location: W4339 Ambrose Road

REZONING REQUEST:
Rezone the existing residence and buildings on 3 acres to A-3, Agricultural/Rural Residential

PARCEL(S) (PIN#): 008-0715-2024-000 (38 Ac)

PARENT PARCEL(S): *(See attached map)* **PARCEL OF RECORD:** *(See attached map)*

TOTAL CONTIGUOUS A-1 ACRES 38+ or - ☑ Less than 50 ☐ More than 50
PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: two, only one recorded
LOTS AVAILABLE: Non Prime 0 **or** Prime 0
LOTS REQUESTED: 3-ac lot w/residence; previously approved 2 ac, adding 1 ac
☐AGRICULTURAL PRESERVATION ☐LIMITED SERVICE AREA ☐LONG RANGE URBAN SERVICE AREA
☐ENVIRONMENTAL CORRIDOR ☐15 YEAR GROWTH AREA ☐RURAL HAMLET

SOIL TYPES: RtE2; RtD2; AzA
Class I ___ % Class II 10 % Class III ___ % Class III Non-Prime ___ %
Class IV 60 % Class V-VII 30 %
Cropland ___ % Woods ___ % Fallow/Pasture 30 % Existing Yard 70 % Slope 0-3 %
☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: A-1, Exclusive Agricultural; A-3, Agricultural/Rural Residential

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:
Farm consolidation - 1.5 ac with 35 acres remaining
Previously approved for 2 acres in 2003
Parcel has no additional A-3 lots available

TOWN BOARD RECOMMENDATION 7-11-16 (Date) ☑Granted ☐Denied ☐Tabled ☐Not Received

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ■ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT ___ NONPRIME LOT ___ LOT COMBINATION ___
FOR THE FOLLOWING REASONS: This is an enlargement of the previously approved farm consolidation lot

■ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION III. ORDER & DETERMINATION DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ■ **Granted** ☐ **Denied** ☐**Postponed**
Motioned by: George Jaeckel 2nd by: Don Reese Abstained ___
Vote: voice vote, no objection Date: 9/29/16

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

■ **Granted** ☐ **Denied** ☐ **Postponed** Date: 9/13/16

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

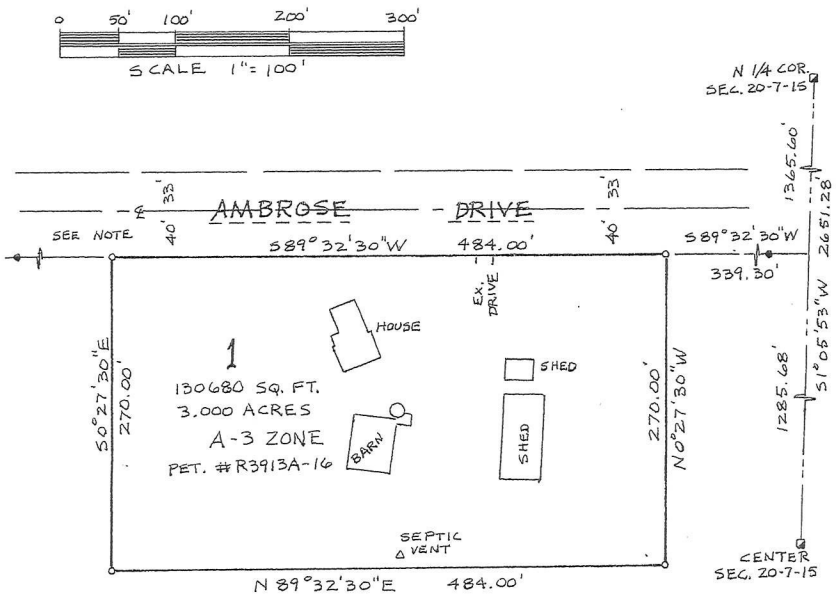
☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY
☐ RECEIPT OF SUITABLE SOIL TEST
☒ RECEIPT OF AND RECORDING OF THE FINAL CSM
☒ EXTRATERRITORIAL PLAT REVIEW
☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE
☒ OTHER Maintain a minimum of 35 acres in remnant A-1, excluding Johnson Creek extraterritorial right-of-way. This is a change from the 2002-2003 petition approval, for which an affidavit was recorded. Committee approval on 9/12/16 allowed a slight modification of lot configuration due to DNR requirements.

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 9/16/16 SIGNATURE: [signature]

CERTIFIED SURVEY MAP

Part of the SE¼ of the NW¼ of Section 20, T7N, R15E,
Town of Farmington, Jefferson County, WI



NOTES:

The south 40 feet of Ambrose Drive was dedicated to the public on C.S.M. #4275 as a requirement of the Village of Johnson Creek.

Assumed North referenced to the east line of the NW¼ of Section 20-7-15 bearing S1°05'53"W.

This lot may contain 20% slopes, check with Jefferson County Zoning Department for 20% slope restrictions.

This lot may be subject to any and all easements or agreements either recorded or unrecorded.

- ◉ Found 4" Diameter Aluminum Monument
- ● Found ¾" Iron Rod
- ○ Set ¾"x18" Iron Rod Weighing 1.50 #/ft

WISCONSIN MARK E. ANDERSON S-1370 FORT ATKINSON, WI LAND SURVEYOR

9-16-16

Owners/Subdividers:
George M. Ducklow & Ruth E.
Ducklow Revocable Trust
W4375 Ambrose Drive
Johnson Creek, WI 53038

Sheet 1 of 2 JN 01-12

ANDERSON LAND SURVEYING LLC
W6141 Star School Road, Fort Atkinson, WI 53538
Professional Land Surveyor
Phone (920) 563-8162

CERTIFIED SURVEY MAP

Part of the SE¼ of the NW¼ of Section 20, T7N, R15E,
Town of Farmington, Jefferson County, WI

SURVEYOR'S CERTIFICATE

I, Mark E. Anderson, Professional Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of Jefferson County and by the direction of George and Ruth Ducklow, owners, this land has been surveyed, divided and mapped under my responsible direction and supervision; that such survey correctly represents all exterior boundaries and the division of the land surveyed; and is a part of the SE¼ of the NW¼ of Section 20, T7N, R15E, Town of Farmington, Jefferson County, Wisconsin to-wit:

Beginning at the N ¼ corner of said Section 20; thence S1°05'53"W, along the east line of said NW¼ of Section 20, 1365.60 feet; thence S89°32'30"W, along the south line of Ambrose Drive and its extension, 339.30 feet to the point of beginning; thence continue S89°32'30"W, along said south line, 484.00 feet; thence S0°27'30"E, 270.00 feet; thence N89°32'30"E, 484.00 feet; thence N0°27'30"W, 270.00 feet to the point of beginning, containing 3.000 acres.

Date 9-16-16

Mark E. Anderson
Mark E. Anderson
Professional Land Surveyor, S-1370

WISCONSIN MARK E. ANDERSON S-1370 FORT ATKINSON, WI LAND SURVEYOR

Approved by the Village of Johnson Creek.

Date_____ _____
Authorized Signature

Approved by the Planning and Zoning Committee of Jefferson County.

Date _____ _____
Authorized Signature

Sheet 2 of 2 JN 01-12

ANDERSON LAND SURVEYING LLC
W 6141 Star School Road, Fort Atkinson, WI 53538
Professional Land Surveyor
Phone (920) 563-8162

Joan Dykstra

From: Mike Slavney <mslavney@vandewalle.com>
Sent: Wednesday, October 05, 2016 1:49 PM
To: Joan Dykstra
Subject: RE: ETZA - Ducklow and letter from County and minutes from previous PC

Thanks Joan

I recommend the Village approve with no need for conditions.

Thanks!

Mike

From: Joan Dykstra [mailto:joand@johnsoncreekwi.org]
Sent: Tuesday, October 04, 2016 3:04 PM
To: Mike Slavney
Subject: ETZA - Ducklow and letter from County and minutes from previous PC

Hi Mike,

Please find attached the CSM in recording format along with the note from Jefferson County that they approved and the minutes from Plan Commission. Your recommendation?

Please and thank you!

Joan

Joan in Creek
Keep Smiling

Joan Dykstra, Clerk-Treasurer
Village of Johnson Creek
PO Box 238
125 Depot St.
Johnson Creek, WI 53038
920-699-2296 phone
920-699-2292 fax
joand@johnsoncreekwi.org
Population 2,933
Website: www.johnsoncreek-wi.us

Elected Officials and Members of Village Committees: in order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.

VILLAGE OF JOHNSON CREEK

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

Site Plan Application

Site Plan Application Required per Village Code - Chapter 250-127

The following information and documentation is required to be submitted to the Village Administrator prior to 2:00 p.m. on the first Friday of the month in which you wish Plan Commission consideration. Please include the following information with your completed Site Plan Application.

- Twenty (20) copies (11" X 17") folded to (8 ½" X 11) of the site plan, completed application and Agreement for Reimbursable Services.
- Payment of $300 for Site Plan Fee. (Village Code - Chapter 33 - Fees)
- Payment of Reimbursable Development Cost Fee. (See Appendix A) (Village Code - Chapter 33- Fees)
- Provide any additional information as required by the Building Inspector, Plan Commission or Village Board.

Please type this information if possible.

NAME OF PROJECT (Include Parcel Number)	141-0715-1821-016
Owner's Name Jon & Laurie Adams	Adam's Rental Investments
Owner's Address P.O. Box 339	201 Grell Ln.
Owner's Phone # 715-340-4434	Fax #
E-mail address: laurie@adamscps.com	
Developer's Name	See Above
Developer's Address	
Developer's Phone	
Developer's Fax #	
Ordinance Number Permitting your use	
Present Zoning Classification GI	
Date of Plan Submittal	

Signature of Petitioner

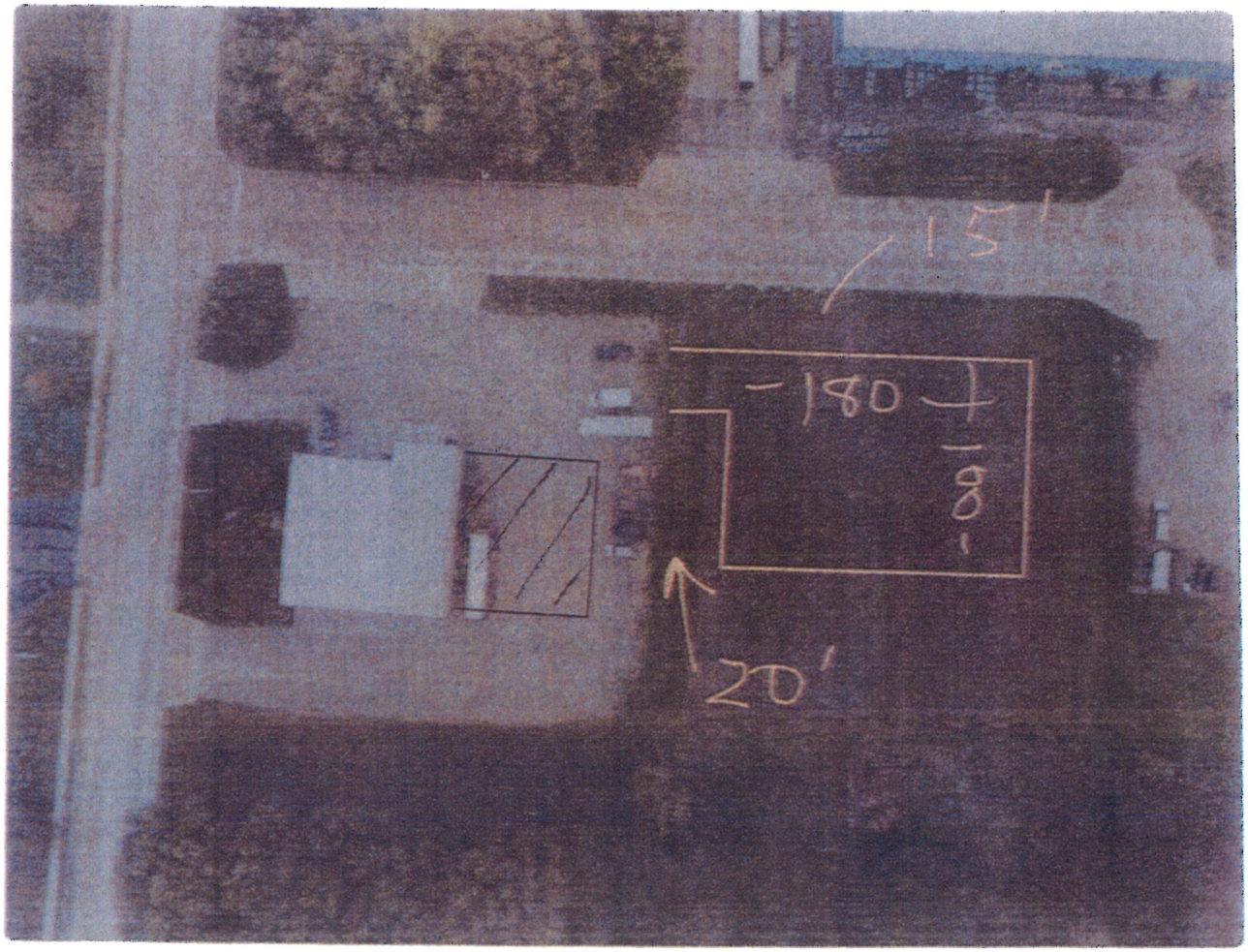
Laurie Adams
Signature of Owner

Date of Signature

10/5/16
Date of Signature

S:\MS Word\Applications\Site Plan 2013.doc

"S"



15' off set

180'x 100' Fenced Parking area

- fenced on 2 sides

"N"

ADAMS ASPHALT PLANT SERVICES INC
P.O. Box 339
Johnson Creek, WI 53038
OFFICE 715-340-4434
FAX 866-315-9844
www.AdamsAsphaltPlantServices.com

Jon Adams
Owner
jon@AdamsAPS.com
CELL 715-347-1375

ADAMS ASPHALT PLANT

Joan Dykstra

From: Laurie at Adams Asphalt Plant Services <laurie@adamsaps.com>
Sent: Thursday, October 06, 2016 6:36 AM
To: Joan Dykstra
Subject: Parking area on extra lot
Attachments: before-after.jpg

Joan,
This email is a followup to our conversation about the parking area we would like to create on our property at 201 Grell Ln. Tax #141-0715-1821-016.

We are a service company that is mainly on job sites throughout the United States. We are a growing company that will be coming to the plan commission in the upcoming months because we would like to put an addition on our building. As we were discussing this addition, we have decided we will need an additional parking area on our property.
We currently have 4 Peterbilt straight trucks, 1 F350, 2 trailers, and a company vehicle. We also work on big equipment on our property (see picture below) and need a place to put it before the work is done and as it is waiting to be trucked back to customer. We are also looking at adding additional trucks, because our company is growing!

For this reason we need more parking because after the addition our current parking area will not be sufficient. As per my application we would like to put an 100 x 180 gravel parking area on our other lot behind our building This gives us room to turn our trucks around, Especially when there is some equipment parked in the area.

The DNR has been out to the property to do soil samples. When they came out they told us based on what they were seeing on the property we should stay away from developing the north west corner of the property. That is why we would put the parking area on the southern half of the property.

We would like to put a blocking chain link fence up on 3 sides: the north, east and west side, of this parking area,8ft. high. According to the village codes the fence needs to be 60% opaque. We would like to request it to be totally blocked. The reason is we get in some pretty ugly equipment and we would like to hide it. We like to make our property look good, we would also be planting some shrubs along the corner of this fence. Another reason for the fence is security issues. We have had some issues in the past. We would also allow our employees who are on the road for two weeks at time to park their vehicles inside the fence. If we can not have a blocking fence we would not put the cost in a fence that is not going to serve the purpose we would like and then everything would be exposed.

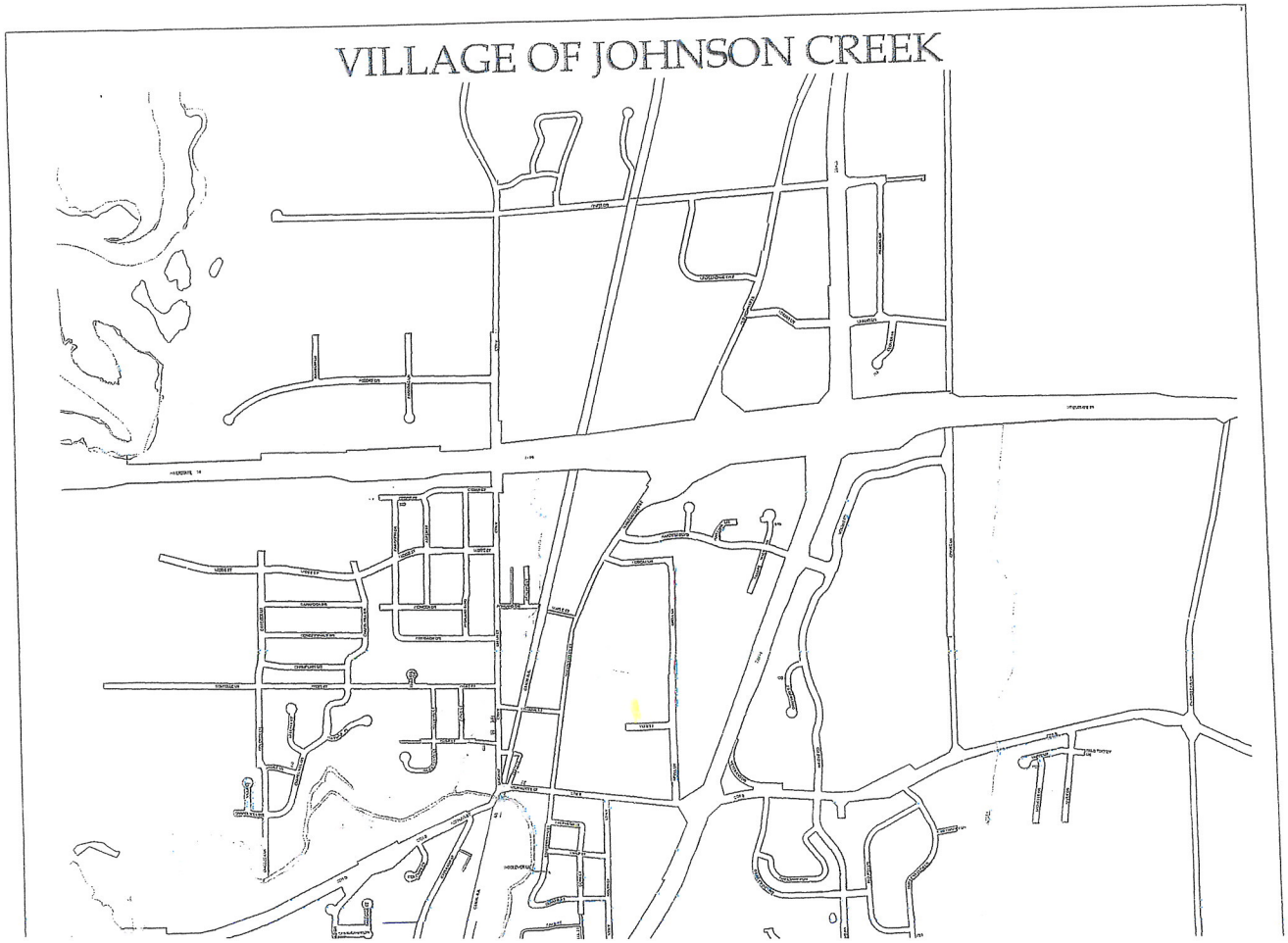
The reason why we are not doing this at the time we are doing our building is because during construction of the building we will need somewhere to go with our stuff. We met with Galitz Grading and they said this parking area would need to be done before it freezes, because to do it in the spring would not be possible. Galitz would also be putting in a culvert not more than 40 ft. to drive over the drainage ditch.

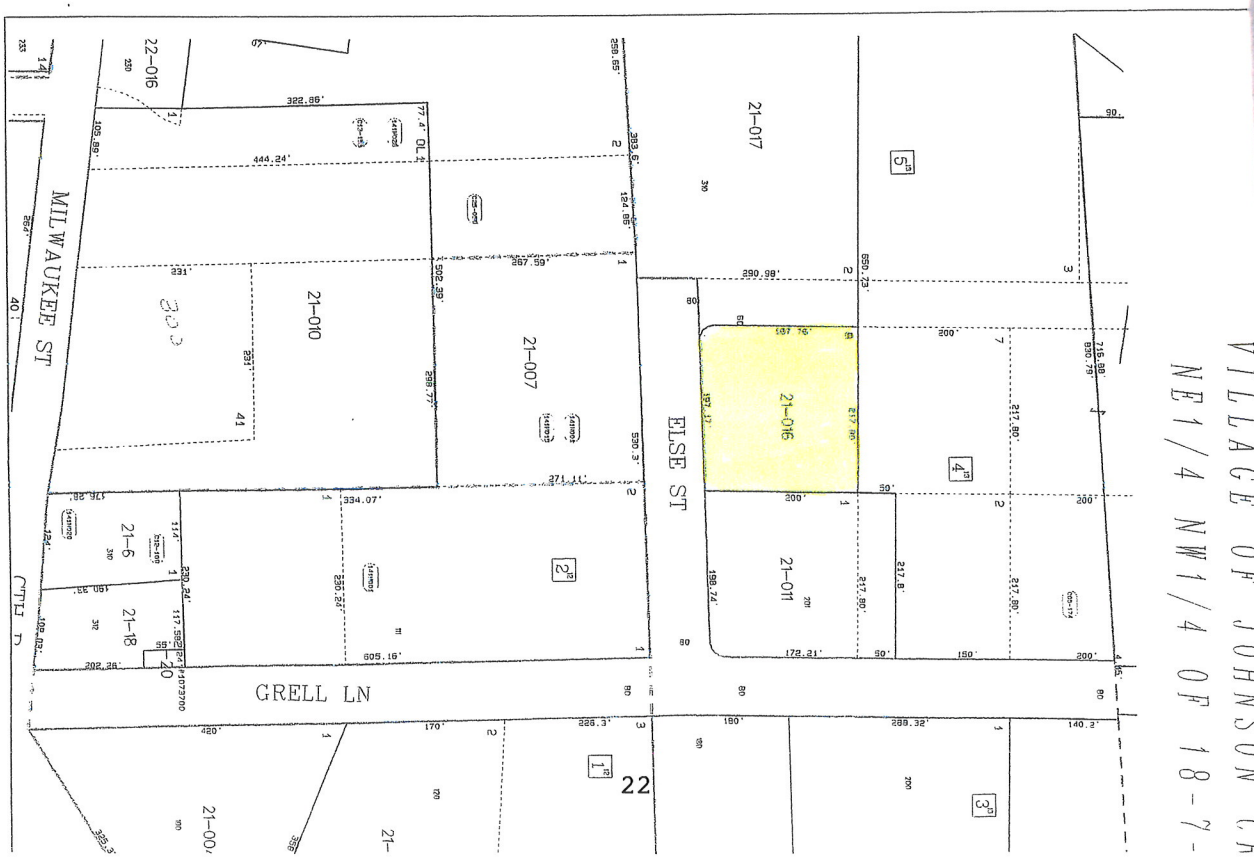
If you have any questions please let me know.

Laurie Adams
Adams Asphalt Plant Services

715-340-4434
www.adamsaps.com

VILLAGE OF JOHNSON CREEK





Joan Dykstra

From: Kevin Lord <KLord@msa-ps.com>
Sent: Thursday, October 06, 2016 11:08 AM
To: Joan Dykstra; Mike Slavney
Cc: Kyle Ellefson
Subject: RE: Parking area on extra lot
Attachments: image002.jpg; image003.png; image004.png; image005.jpg; image006.jpg

Hello all
I believe this would require some variances for approval based on the code. Here are my comments:

1. They mention the fence and as they state in the code Section 250-103 it is suppose to be 60% opaque. To be honest based on what they are trying to screen, I am fine with the total blocking but believe this would be a variance to the code. Also they mention the fence on the north, east and west sides which does not screen the street side (being the south). I am not sure if that is a typo in their request. If they are screening the south side per the code Section 250-103 C(3)(c), the fence is suppose to be outside of the required front yard or street yard setback which in the Industrial zoning would be 40-50 feet. I believe they have it shown as 15' from the property line currently. This may have to be a variance as well if they cannot slide this north and they are planning to screen the south side.
2. There is no detail on the surface of the parking lot but based on the code Section 250-87 F(1) the parking should be paved and striped. I believe the existing parking is gravel and the code mentions existing residential gravel drives being paved 6 months following a change in ownership. There is not mention of an industrial property so the existing facility may be grandfathered in.
3. There is no mention of lighting and per the code Section 250-87 F(3), the parking lot should be lit.
4. The culvert size should be noted to accommodate the existing flows.

Comments 1-3 would all have to be variances I believe.

My only other concerns on this lot were the fact that a previous construction planned showed wetlands in the area more to the westerly side of the lot however if the DNR has been to the site and approved the overall plan I am fine with that.

Thanks

Kevin Lord, PE, PLS | Team Leader
MSA Professional Services, Inc.
+1 (608) 242-6617

From: Joan Dykstra [mailto:joand@johnsoncreekwi.org]
Sent: Thursday, October 06, 2016 9:16 AM
To: Kevin Lord; Mike Slavney
Cc: Kyle Ellefson
Subject: FW: Parking area on extra lot

Please find attached and following the request for site plan review for grading for a parking lot on Adams Asphalt extra lot.

This will go before Plan Commission on Monday evening.

MEMORANDUM

To: Village of Johnson Creek

From: Michael Slavney, FAICP, Village Planner

CC: Kevin Lord, MSA, Village Engineer

Date: July 18, 2016

Re: Review Memo Regarding Adam's Asphalt Parking Lot and Other Site Changes

---

Adam's Asphalt is proposing a new company vehicle parking lot to serve the current facility at 201 Grell Lane. Several other minor site changes are also proposed. These will require Site Plan review by the Plan Commission. Specifically, the following changes are proposed:

1. **Need for a Lot Combination.** The Zoning Ordinance does not allow for an Off-Site Parking Lot in the General Industrial (GI) zoning district (Section 250-23H). To provide the parking area as proposed, the property owners will need to combine the two adjacent lots using either a Lot Combination or a Certified Survey Map.

2. **Additional Parking Area must be Paved.** The proposed parking lot meets all setback and design requirements of the Zoning Ordinance. However, Section 250-87F(1) requires all *new* areas used for parking or traffic circulation to be paved with asphalt, concrete, or pavers, and striped per Section 250-87F(10) prior to building occupancy. The Village has allowed new parking areas serving *existing* buildings to delay such paving and striping for up to one year (365 days) following Site Plan approval. During the one year interim period, gravel or stone is permitted. Parking lots may not be used for the storage of inoperable or unlicensed vehicles.

3. **Fencing for the Parking Area.** The proposed parking area is not required to be fenced or screened. However, fencing is allowed at the property owner's choice. The General Industrial zoning district allows 8 foot tall chain link fences (with slats up to 8 feet in height), except within the required street setback area. In the GI district this setback is 40 feet from any street right-of-way.

   Within this 40 foot street setback area, the maximum height of the fence is 8 feet -- if the fence is considered a "Security Fence". Otherwise, it is limited to 3 feet. For long-term employee parking or company vehicle parking in the GI zoning district, I am comfortable with the Plan Commission considering this to be a Security Fence – based on the nature of the business operation as described in the application cover email dated October 6, 2016.

   Fences within the required street setback must be no more than 60% opaque. To comply with this requirement I see several options:

   - Use 5 foot tall slats within said 8 foot chain link; or
   - Use a picket fence format where the pickets are wider than the open gaps; or
   - Use evergreen landscaping (such as arbor vitae) to provide the screening; or
   - Secure a variance granted by the Village's Zoning Board of Appeals per Section 250-129 of the Zoning Ordinance. Note that the Plan Commission and Village Board have no role in this process;
   - Approve a solid fence in the required front yard as part of a Planned Development approval per Section 250-133.

4. **Lighting for the Parking Area.** New exterior light fixtures with a bulb brighter than a 100 watt incandescent or equivalent, requires Lighting Plan approval. Note that his can be done by Village Staff administratively, with permission of the Plan Commission.

Johnson Creek Village Board
Attention Kyle Ellefson – Village Administrator
Via Email: kylee@johnsoncreekwi.org
cc: Bonnie Hertel – Simon Property Group
Re: Johnson Creek Premium Outlet Mall/October 10, 2016 Meeting
Further attention to: Proposal for Salt Storage Container on Mall Premises

October 5, 2016

Kyle,

I have been asked as the 2016-2017 through 2018-2019 Winter Lot Management/Snow and Ice Removal contractor at Johnson Creek Premium Outlet Mall, to present a proposal addressing the issue of a storage container, also know as a Salt Bin, for bulk Sodium Chloride at 575 W Linmar Ln. Johnson 53038. It must be noted that the application of salt and its immediate availability through direct, on-site access is essential to parking lot and customer safety especially given the property size and the nature of the high volume of retail customers it serves . It is our intention to facilitate our salting operation utilizing a Salt Bin domicile on the mall property.

From reading the minutes of your October 26, 2015, meeting I understand this issue has been ongoing and a temporary solution was found last fall. As a matter of fact, our company was awarded a three year agreement on Friday, September 23, 2016, by Simon Property Group. In light of these facts and winter quickly approaching, you and I are in agreement that it is impossible at this juncture to commission plans, draft, present plans for approval for a permanent Salt Bin before the winter, let alone execute a complete design/build within a one month time frame.

That said, I have been in discussions with Bonnie Hertel GM of Simon, and I would respectfully submit the following proposal for consideration:

Phase one, grant Simon Property Group/Johnson Creek Premium Outlet Mall a one year extension to cover the time period of November 1, 2016, through and including April 30, 2017, allowing our company the ability to erect a temporary Salt Bin, similar to the one pictured in Exhibit A, and provide the type of service necessary to ensure public safety. This temporary structure will be approximately 750 square feet, utilizing a concrete block base and a "hoop style" polyethylene roof secured by way of a bolt down/through concrete, configuration. The proposed temporary Salt Bin would be located to the northern most portion of the north lot that runs adjacent to River Drive, as noted in Exhibit B. As a note, our temporary structures have rain retardant end walls. It is the design of this style Salt Bin to keep the valuable resource dry, hence the groundwater question posed in 2015, is virtually moot.

Phase two commences with the advent of 2017-2018 season, where a permanent structure would be constructed. There are two proposed locations, the first utilizes the same site as is being used fore the temporary bin located, again, adjacent to River Drive, as noted in Exhibit B. Please see Exhibit C as it relates to a comparable mall, Pleasant Prairie Premium Outlet and its Salt Bin location. The second possible site proposed by Simon, could be located at the rear of the building situated between Rue 21 and the Loft Outlet, as noted in map form as Exhibit D. Please see an actual picture of the area as noted in Exhibit E. As for the structure itself, Exhibit F represents a couple of pictures of our freestanding structure designed for the sole purpose to house Sodium Chloride. Our company built this structure and sits on one of our pieces of property at 1950 S Springdale Road in New Berlin, WI. This style of building could successfully be completed as pictured by our firm in either proposed locations. The only

difference in the Springdale structure and the proposed would be the overall size, both in square footage and height. As a side note, the exterior facade of the building could be exchanged for a facade to match the mall itself. Either way we would be happy to work with the design and approval process to help facilitate the structure.

As for a timeline, I suggest an immediate plan to commission the design followed by a diligent, cooperative approach to acquire the necessary approval and clear the way for construction of the permanent Salt Bin, beginning in the spring of 2017, with a completion well before the 2017 winter season.

I know this proposal may not be ideal in the eyes of the board, but Simon has identified a contractor that is keenly aware of the public safety concerns, the ability to construct an approved building and cognoscente of the fact that a permanent solution must be found.

I urge you and the board to grant Simon an amendment allowing for a temporary Salt Bin for this season and allow us to place a permanent structure on the property after the 2016-2017 season.

Sincerely,

Christopher Kolt
Chief Operating Officer
Wesner Development/Snow Patrol
1950 S. Springdale Road
New Berlin, WI 53146
Phone 414.507.0201

Exhibit A

Exhibit B

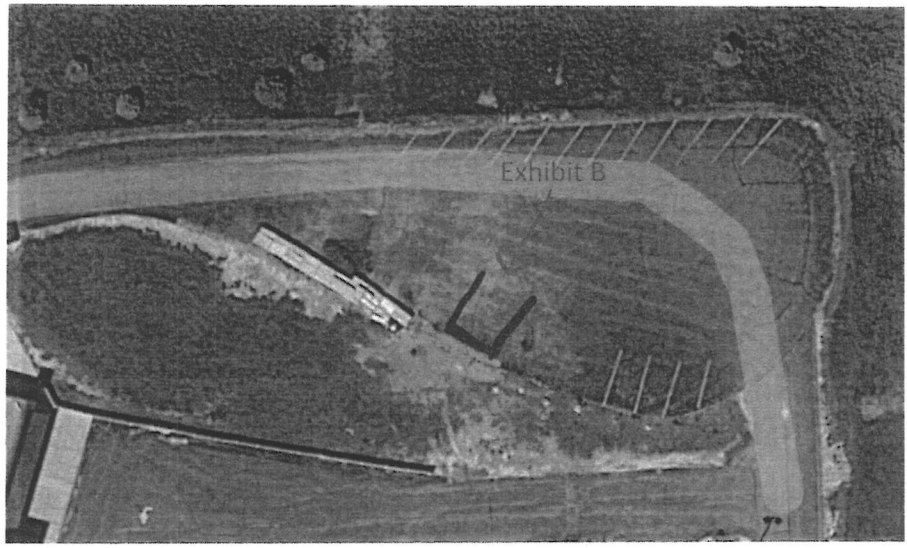


Exhibit C

X

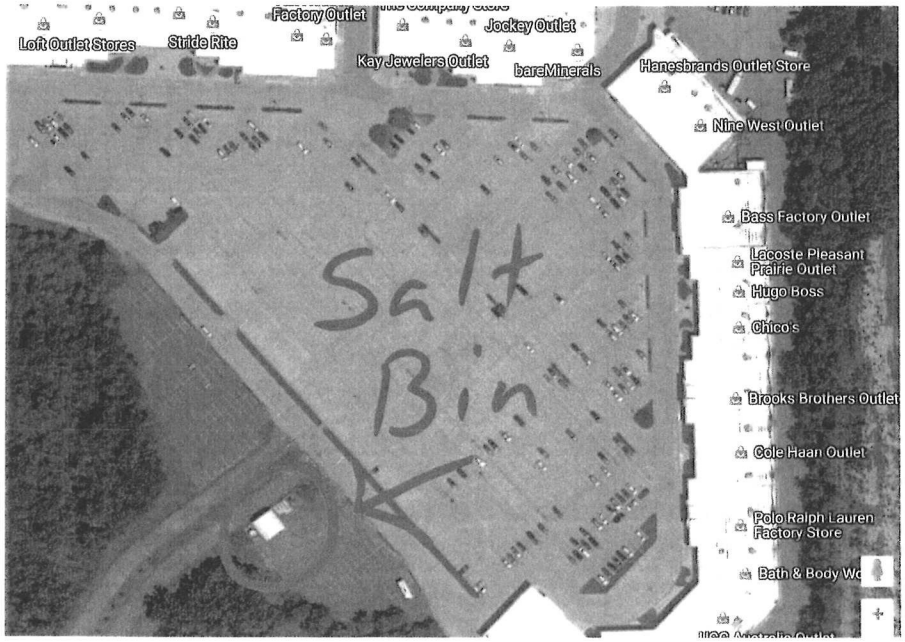
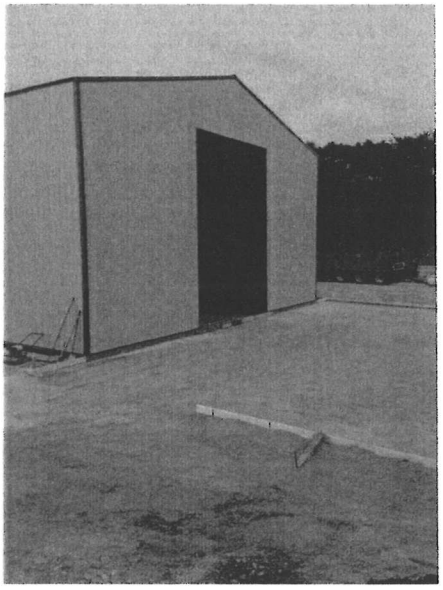
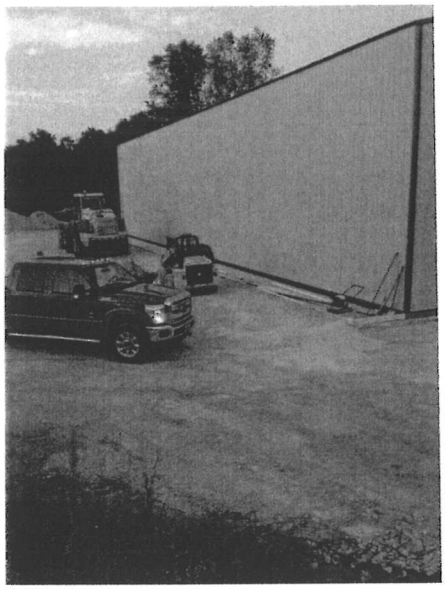

Factory Outlet
Jockey Outlet
Loft Outlet Stores
Stride Rite
Kay Jewelers Outlet
bareMinerals
Hanesbrands Outlet Store
Nine West Outlet
Bass Factory Outlet
Lacoste Pleasant Prairie Outlet
Hugo Boss
Chico's
Brooks Brothers Outlet
Cole Haan Outlet
Polo Ralph Lauren Factory Store
Salt Bin

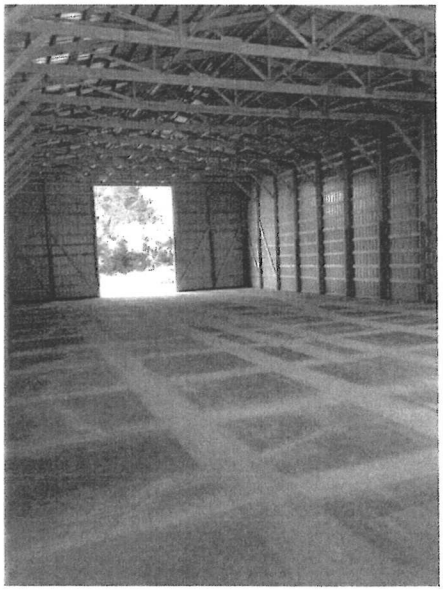
Exhibit D

Exhibit E

Exhibit F







STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 122-15

TEMPORARY BUILDING PERMIT
SALT STORAGE BUILDING
PREMIUM OUTLET MALL

THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Village Planner Michael Slavney reviewed the use of a temporary salt storage building at the Premium Outlet Mall for 2014 and recommended that a revised site plan be provided to provide a permanent building for seasonal salt storage, and

WHEREAS, the Village Board provided a temporary building permit to allow the construction of a salt storage building to be used for not greater than 180 days in 2014, and

WHEREAS, Deluca and Hartman Construction, Inc. has requested consideration of a temporary salt storage building less than 600 square feet to be located in the north end of the Premium Outlet Mall parking lot for the 2015/2016 winter season, and

NOW THEREFORE BE IT RESOLVED, the Board of Trustees of the Village of Johnson Creek do hereby approve a temporary building permit to Deluca and Hartman Construction, Inc. to construct a building of less than 600 square to be used for salt storage for a period not to exceed 180 days at the Premium Outlet Mall, and *(amended as the last year)*

BE IT FURTHER RESOLVED, that the Village Administrator and Village Clerk-Treasurer are authorized to effectuate this resolution

PASSED AND ADOPTED by the Village Board of the Village of Johnson Creek this 26th day of October 2015.

_____
John L. Swisher, Village President

ATTEST:

_____
Lisa M. Trebatoski, Deputy Clerk - Treasurer

A Wollschlager/Albertz motion carried unanimously to approve Resolution 115-15 a Mutual Cooperation Agreement under The National Affordable Housing Act with Waukesha County as administered by the Jefferson County Economic Development Consortium.

Resolution 116-15 911 Joint Powers Agreement
An Albertz/Theder motion carried unanimously to approve Resolution 116-15 for the 911 Joint Powers Agreement with Jefferson County.

Resolution 117-15 2015/2016 Johnson Creek Snowmobile Trail
A Theder/Smith motion carried unanimously to approve Resolution 117-15 for the 2015-2016 Johnson Creek Snowmobile Trails.

Resolution 118-15 New Business – ETC Insurance Agency, LLC
An Albertz/Smith motion carried unanimously to approve Resolution 118-15 New Business – ETC Insurance Agency, LLC at 204 Union St.

Resolution 119-15 Class B Beer and Class C Wine License – Gobbler Theater
A Semo/Smith motion carried unanimously to approve Resolution 119-15 for a Class "B" Beer and Class "C" Wine License to The Gobble Theater LLC, dba The Gobbler Theater located at 350 N Watertown St.

Resolution 120-15 Operators Licenses – 2015/2016
An Albertz/Wollschlager motion carried unanimously to approve Resolution 120-15 Operators License for Jenna Arndt.

Resolution 122-15 Temporary Building Permit – Salt Storage Building – Premium Outlet Mall
Wollschlager asked about the condition of the temporary storage building and that it was advised by the Village Planner to go with a different design this year stating issues with the tarp last year.

Johnsrud reviewed the history with this being the 2nd year for a temporary building permit. He stated last year they were informed they would need to amend the site plan for a permanent salt storage. Johnsrud stated the bigger issue is the water leaching through the salt which cracks the pavement allowing salt into the soil and potentially contaminating groundwater. This would be the responsibility of the property owner but as ownership change, eventually become a Village responsibility.

Albertz questioned the time deadline for a permanent facility. Johnsrud stated Slavney indicates they will need to revise their site plan. The permit is being issued to the company building the temporary storage. He has been in contact with Bonnie at the outlet mall to advise her of the requirements for permanent storage. His thought is to give them another season and suggested amending the resolution to state that this is the last temporary permit for salt storage.

Smith stated he felt the board should deny the temporary permit. Johnsrud stated the outlet mall is the largest taxpayer and a good corporate citizen therefore would not recommend taking that stance.

Wollschlager questioned if the Village could require them to put in a temporary basin. Johnsrud stated the contractor reinforced that this storage facility is licensed by the DNR.

An Albertz/Wollschlager motion carried on a 5-2 voice vote with Semo and Smith dissenting to approve amended Resolution 122-15 a temporary building permit for a salt storage building located at the Premium Outlet Mall to include this as the last temporary building permit to be issued.

A Wollin/Swisher motion carried 5-2 with Schopp and Semo dissenting to remove the lawn mower from the 2015 Capital budget.

A Semo/Wollschlager motion carried 6-1 with Swisher dissenting to approve the 2015 Capital Budget as presented.

Resolution 104-14 Professional Services Agreement – Johnson Block and Company, LLC
A Semo/Ellefson motion carried on a 7-0 roll call vote to approve a three year contract in the amount of $26,100 per year with Johnson Block and Company, LLC. This is the same amount as they charged last year.

Resolution 101-14 "Reserved" "Class B Combination Beer and Liquor License for Midpoint Eatery and Sports Pub, LLC – Pat Smith, agent
A Semo/Wollschlager motion carried unanimously to approve a "Reserved" Class B Combination Beer and Liquor License for Midpoint Eatery and Sports Pub, LLC, 385 Wright Road, Pat Smith, agent.

Resolution 102-14 Operators Licenses for 2014/2015
A Wollin/Swisher motion carried unanimous to approve operator's licenses for the 2014/2015 season.

Resolution 103-14 Joint Powers Agreement
An Ellefson/Semo motion carried unanimously to approve the 911 Joint Powers agreement with Jefferson County.

Discussion and Recommendation – Temporary Building Permit – Salt Storage Building – Premium Outlet Mall
Planner Slavney said they must revise the site plan for the salt storage building. The building inspector agreed to a temporary building permit. A revised site plan for the salt storage building must be brought before the Plan Commission for approval.

A Wollin/Bieri motion carried unanimously to allow a temporary building permit to place a salt storage building at the Premium Outlet Mall for 180 days.

Convene into Closed Session
A Semo/Wollschlager motion carried unanimously on a roll call vote to convene into closed session at 6:15 p.m. Pursuant to Wisconsin Statutes §§19.85(g) Conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation – Tax Foreclosure of Parcel # 141-0714-1234-000 Stoney Creek Condominiums of Johnson Creek, LLC.

Reconvene into Open Session
A Semo/Ellefson motion carried on a 7-0 roll call vote to reconvene into open session at 6:30 p.m.

Report any action of Closed Session - none

Next Meeting – November 17, 2014 – 5:30 p.m.

Adjourn – President Schopp adjourned the meeting at 6:31 p.m.

Joan Dykstra, Village Clerk – Treasurer

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

S:\MS Word\Village Board\Minutes\2014 VB minutes\10-27-14 VB minutes.doc

Kyle Ellefson

From: Kyle Ellefson <kylee@johnsoncreekwi.org>
Sent: Thursday, September 29, 2016 9:18 AM
To: 'ckolt@wesnerdevelopment.com'
Subject: RE: Johnson Creek Premium Outlet Malls

Hi Christopher,

I looked into the salt storage situation at the outlet mall. I am wondering what type of building or structure you will be proposing, because it has apparently been discussed several times in the past. You mention a salt "bin", but in the past there has been a temporary structure erected to store salt. When the temporary structure was used again during the 2015/2016 snow season, the Village Board was reluctant to give approval, and there was significant discussion about the need for a permanent structure. The Board approved the temporary building on a 5-2 vote, but the resolution indicated the 2015/2016 snow season was the last year for the use of a temporary structure.

You are free to propose anything you want for consideration, but after reviewing the minutes I am skeptical that a temporary salt storage structure would be approved by the Village Board for another year. Also, to make the October 10th Plan Commission Meeting and Village Board Meeting, we would need a solid proposal and site plan for review by this Friday. That timeline is driven by the need for the Village Engineer and Village Planner to review the proposals and have a recommendation ready to go out to the Plan Commissioners and Village Board by next Wednesday. Please call me if you need a reasonable time accommodation to submit the plans for review, although if you were not already planning a permanent structure, there is likely no way to meet the deadline for the October meetings. Alternatively, if your intended operation does not include the use of a temporary storage structure, please let me know.

A permanent structure will require an amended site plan for the property to be presented to the Plan Commission for consideration, in addition to approval from the Village Board.

Here is the excerpt from the 10/26/15 Minutes:

Resolution 122-15 Temporary Building Permit - Salt Storage Building - Premium Outlet Mall
Wollschlager asked about the condition of the temporary storage building and that it was advised by the Village Planner to go with a different design this year stating issues with the tarp last year.

Johnsrud reviewed the history with this being the 2nd year for a temporary building permit. He stated last year they were informed they would need to amend the site plan for a permanent salt storage. Johnsrud stated the bigger issue is the water leaching through the salt which cracks the pavement allowing salt into the soil and potentially contaminating groundwater. This would be the responsibility of the property owner but as ownership change, eventually become a Village responsibility.

Albertz questioned the time deadline for a permanent facility. Johnsrud stated Slavney indicates they will need to revise their site plan. The permit is being issued to the company building the temporary storage. He has been in contact with Bonnie at the outlet mall to advise her of the requirements for permanent storage. His thought is to give them another season and suggested amending the resolution to state that this is the last temporary permit for salt storage.

Smith stated he felt the board should deny the temporary permit. Johnsrud stated the outlet mall is the largest taxpayer and a good corporate citizen therefore would not recommend taking that stance.

Wollschlager questioned if the Village could require them to put in a temporary basin. Johnsrud stated the contractor reinforced that this storage facility is licensed by the DNR.

An Albertz/Wollschlager motion carried on a 5-2 voice vote with Semo and Smith dissenting to approve amended Resolution 122-15 a temporary building permit for a salt storage building located at the Premium Outlet Mall to include this as the last temporary building permit to be issued.

I apologize for not having this information for you yesterday afternoon when we spoke. Since this might be a lot to take in unexpectedly, why don't you give me a call when you have had a chance to consider this for a bit.

Thanks!

Kyle Ellefson
Village Administrator
Johnson Creek, WI
(920) 699-2296
"Crossroads with a Future"
Visit our Website!

From: ckolt@wesnerdevelopment.com [mailto:ckolt@wesnerdevelopment.com]
Sent: Wednesday, September 28, 2016 3:27 PM
To: kylee@johnsoncreekwi.org
Subject: Johnson Creek Premium Outlet Malls

Kyle,

Thank you for your time this afternoon. This is a confirmation of our intentions to appear before your board and discuss our operations at the Johnson Creek Outlet Mall, more specifically the placement of a salt bin on the mall property. Per our discussion, please place our company on the docket for October 10, 2016 to commence at 5:30pm.

Sincerely,

Christopher Kolt
Chief Operating Officer
Wesner Development/Snow Patrol
1950 S. Springdale Road
New Berlin, WI 53146
Phone 414.507.0201
www.snowpatrolinc.com

Hello all
I looked at this from strictly a site design aspect and really do not see any issues. Here are my comments:

1. The planned location is basically at a high point in the grades based on the county contours. As noted I would be concerned if water were directed to the site and had the potential to wash excessive salt towards the drainage systems.
2. Basic housekeeping items to keep the parking lot swept and clean when not being used should be utilized.

As far as the future permanent building here are my initial comments:

1. My immediate preference is the site currently being used as the temporary site as I feel the southerly site will be seen from the Interstate traffic and would be more a site deterrence in that location.
2. The site currently being used as a temporary location seems to take away less parking than the southerly site which I assume may be used more by employees and the such.

I am not sure what the previous discussions were and if there were any talk of the specific building materials but from a site design aspect I do not see any problems with the temporary location and building and obviously plans would be coming in the future for a permanent structure.

Thanks

Kevin Lord, PE, PLS | Team Leader
MSA Professional Services, Inc.
+1 (608) 242-6617

Joan Dykstra

From: Mike Slavney <mslavney@vandewalle.com>
Sent: Thursday, October 06, 2016 1:17 PM
To: 'Joan Dykstra'; Kyle Ellefson
Subject: Proposed Temporary Salt Storage

To the Village of Johnson Creek:

I am very concerned about the proposed temporary salt storage facility at the Outlet Mall.

Why is this project lingering with another requested extension? The proposed storage structure will be located in the heart of the community's economic development focus area around the I-94 / Wis 26 interchange – where momentum is building for top-quality development. It is hard to imaging something less attractive. In some years, we get snow and/or ice from November through April.

The example permanent storage structure also falls well short of our expectations and requirements for the area. We have prohibited such buildings in this part of the Village for many years – before my start with the community in 1990.

There appears to be little regard for past commitments made to the Village, and little regard for the development requirements we have made all projects follow for more than 25 years.

The proposal itself comes from a contractor to the property, not the owner. This will not be allowed for the permanent structure – which will require a conditional use permit. Furthermore, the explanation for "needing" both the temporary structure and the permanent structure are based on cost and convenience for the contractor.

In a nutshell, perhaps the Mall is working with the wrong contractor.

My recommendation is to deny this request. If you wish to approve, I suggest very clear language regarding a removal deadline, with the application of the daily zoning penalty for every day past the deadline.

Mike Slavney, Village Planner

Proposal

Trumpf Trucking & Excavating LLC.

W9493 E. Kroghville Rd.

Waterloo WI 53594

(920) 988 1469

Level fill and topsoil on lot on Resort Dr.

Level loads of fill dumped on lot	$4400.00
Level existing piles of topsoil over the top of the fill	$5200.00
TOTAL:	$9600.00

_____

Craig Trumpf
Trumpf Trucking & Excavating LLC.

_____

Village of Johnson Creek

Proposal

HAUSZ BROTHERS INC.

P.O. Box 104
Fort Atkinson,
Wisconsin 53538

Phone: 920-563-8473
Fax: 920-563-9092
dusty988@hotmail.com

SUBMITTED TO Village of Johnson Creek		PHONE	DATE 9-24-16
STREET		JOB NAME Lot Grading	
CITY, STATE AND ZIP CODE		JOB LOCATION Resort Dr.	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit an estimate to provide labor and equipment to grade out existing fill on Resort Dr. lot and re-spread existing topsoil over fill.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

_____ dollars ($12,250.00

Payment to be made as follows: Net 30 Days after Invoice, proposal void after 30 Days

Acceptance of Contract - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance_____

Authorized
Signature *Dustin A. Behlke*

Signature_____

Signature_____

Gallitz Grading, Inc.

N6131 CTH Y
Johnson Creek, WI 53038

Estimate

Date	Estimate #
9/9/2016	2108

Name / Address
Village of Johnson Creek P.O. Box 238 125 Depot St. Johnson Creek, WI 53038

Description	Qty	Cost	Total
RE: Lot on corner of Resort & Paradise			
Level out existing fill dumped on lot		3,500.00	3,500.00
Re-spread existing topsoil pile over lot approx. 3500 yds.		10,500.00	10,500.00
Sales Tax-Jefferson Co		5.50%	0.00

Estimates good for 30 days.

Total $14,000.00

Phone #	Fax #	E-mail	Web Site
920-699-9347	920-699-3299	office@gallitzgradinginc.com	www.gallitzgradinginc.com

We accept Mastercard & Visa and there is a $5,000 charge limit.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION **-16

TEMPORARY NEW BUSINESS
LANG OUTLET
595 LINMAR LN, SUITE B170

THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Johnson Creek is recognized as a diverse business friendly community, and

WHEREAS, the Village Board strongly supports the entrepreneurial spirit of local business owners in the creation of jobs and tax base, and

NOW THEREFORE BE IT RESOLVED, the Johnson Creek Village Board welcomes the following business into the Johnson Creek business community:

LANG OUTLET
595 LINMAR LN, SUITE B170

PASSED AND ADOPTED by the Village Board of the Village of Johnson Creek this 24th day of October, 2016.

_____
John L. Swisher, Village President

ATTEST:

_____
Joan Dykstra, Clerk - Treasurer

VILLAGE OF JOHNSON CREEK

Business Use and Zoning Compliance Application

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

Zoning Use Compliance Application required by Village Zoning Code - Chapter 250-121

The following information and documentation is required to be submitted to the Village Administrator.
Please include the following information with your completed Business Plan application:

- Two (2) copies of the plot plan (drawn to scale of 1:100; and corresponding papers. The following must be included in the plot plan:
  1. Boundaries and dimensions of the property.
  2. Ingress and egress, parking, loading and unloading, landscaping and open space utilization.
  3. Location and existing use of all properties within 100 feet of the land.
- Payment of $50.00 Application Fee. (Village Code Chapter 33- Fees)
- Payment of Reimbursable Development Cost Fee (See Appendix A) (Village Code Chapter 33- Fees)
- Any additional information required by the Building Inspector, Fire/EMS Chief or Zoning Administrator

Please type or print the following information:

Name of Business: The LANG Companies, Inc dba LANG OUTLET	
Address of property of business:	595 Linmar Lane, Suite B170, Johnson Creek, WI 53038
Parcel number:	N/A
Name of petitioner:	Amy Hanson
Mailing address of petitioner:	20825 Swenson Drive, Ste. 100, Waukesha, WI 53186
FEIN# of business:	27-0766664
Daytime phone number of petitioner Fax#	612-386-5689, fax 262-523-2889
Email Address:	ahanson@thelangcos.com
Name of property owner	CPG Partners, LP
Mailing address of property owner	60 Columbia Rd, Bldg. B, 3rd Floor, Morristown, NJ 07960
Daytime phone number of property owner	973-228-6111
Evening phone number of property owner	973-228-6111
Current zoning of property	Commercial - Retail
Type of business:	Gift & Specialty Retailer
Number of employees :	*Full-time* 2 , *Part-time* 14
Date of anticipated opening:	9/29/2016
Proposed hours of operation *Weekdays* ___ AM to ___ AM/PM *Saturday* ___ AM to ___ AM/PM *Sunday* ___ AM to ___ AM/PM	Monday to Saturday 10am-9pm Sunday 10am-7pm
Sign Permit Application- (Web site)	www.johnsoncreek-wi.us Permits & Applications, Sign Permit Application

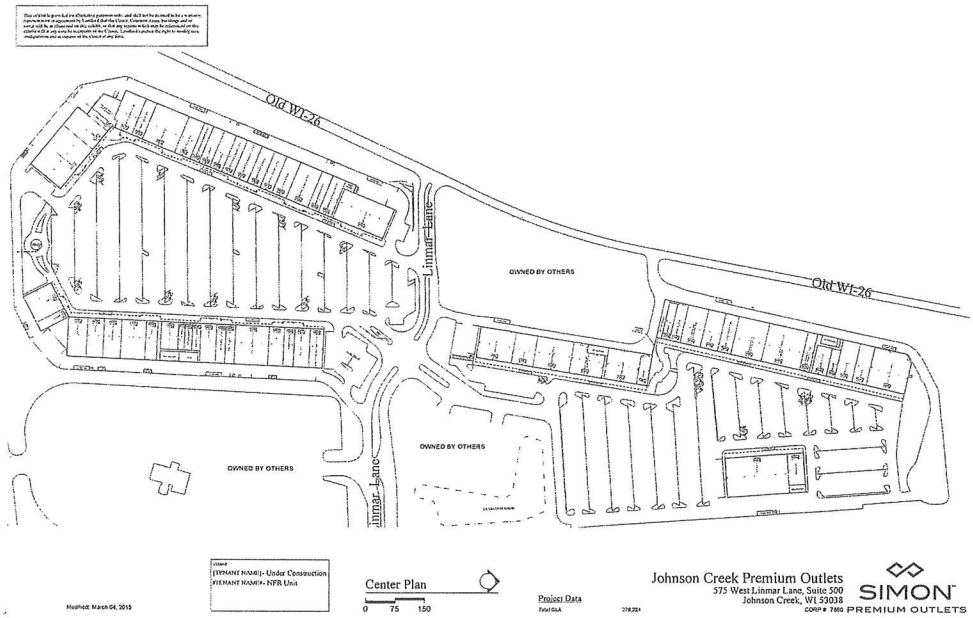
____ **Call Building Inspector at 920-699-2295 for building inspection**
____ **Call Fire Department at 920-699-3456 for fire inspection**

AR HA
Signature of Petitioner
8.24.2016
Date of Signature

Signature of Owner
9-8-16
Date of Signature

For Office Use- Approved
Administrator: KLE 9/12/16
Initials Date
Bldg Inspector ___ 9-14-16
Initials Date
Fire/EMS Chief JW 9/19/16
Initials Date
Fax Appl. to Police Dept -- 699-2110 ____
PCFEE 01-441.200,T3PC 05-441.200
Sign Permit application received ____
Res. # N/A
Sent to Associated Appraisal N/A date

S:\MS Word\Applications\Business-Zoning Use 2015.doc


Old WI-26
Linmar Lane
OWNED BY OTHERS
OWNED BY OTHERS
OWNED BY OTHERS
Old WI-26
Linmar Lane
Center Plan
0 75 150
Project Data
Johnson Creek Premium Outlets
575 West Linmar Lane, Suite 500
Johnson Creek, WI 53038
SIMON
PREMIUM OUTLETS

JOHNSON CREEK PREMIUM OUTLETS
SL TSD#B170
Level: 01
SIMON
PREMIUM OUTLETS
60 Columbia Road
Morristown, NJ 07960
CROCS
LOFT OUTLET
CARTERS
MAURICES
DBA Name:
SL Unit No. B170
Leasing Agent:
Date: 08/11/16 06:07
Scale: 1" = 40'
Corp. No. 7860

STATE OF WISCONSIN **VILLAGE OF JOHNSON CREEK** **JEFFERSON COUNTY**

RESOLUTION **-16

NEW TEMPORARY BUSINESS
GO! CALENDARS AND GAMES
575 LINMAR LN, SUITE A85

THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Johnson Creek is recognized as a diverse business friendly community, and

WHEREAS, the Village Board strongly supports the entrepreneurial spirit of local business owners in the creation of jobs and tax base, and

NOW THEREFORE BE IT RESOLVED, the Johnson Creek Village Board welcomes the following business into the Johnson Creek business community:

GO! CALENDARS AND GAMES
575 LINMAR LN, SUITE A85

PASSED AND ADOPTED by the Village Board of the Village of Johnson Creek this 24th day of October, 2016.

_____
John L. Swisher, Village President

ATTEST:

_____
Joan Dykstra, Clerk - Treasurer

VILLAGE OF JOHNSON CREEK

PAID
SEP 29 2016

Business Use and Zoning Compliance Application

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

Zoning Use Compliance Application required by Village Zoning Code - Chapter 250-121

The following information and documentation is required to be submitted to the Village Administrator.
Please include the following information with your completed Business Plan application:

- Two (2) copies of the plot plan (drawn to scale of 1:100; and corresponding papers. The following must be included in the plot plan:
  1. Boundaries and dimensions of the property.
  2. Ingress and egress, parking, loading and unloading, landscaping and open space utilization.
  3. Location and existing use of all properties within 100 feet of the land.
- Payment of $50.00 Application Fee. (Village Code Chapter 33- Fees)
- Payment of Reimbursable Development Cost Fee (See Appendix A) (Village Code Chapter 33- Fees)
- Any additional information required by the Building Inspector, Fire/EMS Chief or Zoning Administrator

Please type or print the following information:

Name of Business: Go! Calendars and Games	
Address of property of business:	575 Linmar Ln Suite A85 Johnson Creek, WI
Parcel number:	
Name of petitioner:	Mark Robertson
Mailing address of petitioner:	4528 W Deer Run Dr. Apt 201 Milwaukee WI 53223
FEIN# of business:	47-1238305
Daytime phone number of petitioner Fax#	507 351 3921
Email Address:	go_mrobertson@live.com (Preffered Contact)
Name of property owner	SIMON
Mailing address of property owner	575 LINMAR LN
Daytime phone number of property owner	920 699 9111
Evening phone number of property owner	
Current zoning of property	
Type of business:	Seasonal Gift Retail
Number of employees :	*Full-time* 1 , *Part-time* 2
Date of anticipated opening:	10/6/16
Proposed hours of operation *Weekdays* 10 AM to 9 AM/PM *Saturday* 10 AM to 9 AM/PM *Sunday* 10 AM to 7 AM/PM	Mall Hours
Sign Permit Application- (Web site)	www.johnsoncreek-wi.us Permits & Applications, Sign Permit Application

____ **Call Building Inspector at 920-699-2295 for building inspection**
____ **Call Fire Department at 920-699-3456 for fire inspection**

Signature of Petitioner
9/23/16
Date of Signature

Signature of Owner
9/26/16
Date of Signature

For Office Use- Approved
Administrator: KE 9/29/16
Initials Date
Bldg Inspector_____
Initials Date
Fire/EMS Chief _____
Initials Date
Fax Appl. to Police Dept – 699-2110 9/29/16
PCFEE 01-441.200,T3PC 05-441.200
Sign Permit application received_____
Res. # _____
Sent to Associated Appraisal_____ date

S:\MS Word\Applications\Business-Zoning Use 2015.doc

VILLAGE OF JOHNSON CREEK

Zoning and Use Compliance Application

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038

- Please describe in full detail the operations, structure, function, and activities of the proposed business. (Business activities both on and off the premises)

_____Please attach full detailed typed response_____

1. How is the proposed business plan (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Johnson Creek Comprehensive Plan, the Zoning Ordinance, and any other plan, program or ordinance adopted, or under consideration pursuant to official notice by the Village?

   Seasonal Retail within Mall

2. How is the proposed business plan, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the Village of Johnson Creek Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

   Seasonal Retail within Mall

3. Does the proposed business plan, in its proposed location and as depicted on the required plot plan, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

   No

4. How does the proposed business plan maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

   Seasonal Retail

5. Is the proposed business plan located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

   Yes

S:\MS Word\Applications\Business-Zoning Use 2015.doc

VILLAGE OF JOHNSON CREEK

Zoning and Use Compliance Application

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038

Agreement for Reimbursable Services Petitioner/Applicant/Property Owner

In accordance with Village Code- Chapter 250-138 the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The Property Owner acknowledges that review fees which are applied to a Petitioner, but which are not paid by such Petitioner, may be charged by the Village as an assessment against the subject property for current services provided the property.

Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time may be charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

Gol Calendars and Games
(Project Name/Nature of Application)

(Property Tax Key Numbers Involved in Project)

(Signature of Applicant/Petitioner) — 9/23/16 (Date)

(Signature of Property Owner) — 9/26/16 (Date)

S:\MS Word\Applications\Business-Zoning Use 2015.doc

VILLAGE OF JOHNSON CREEK

Zoning and Use Compliance Application

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038

Johnson Creek Fire Department
120 S. Watertown Street
Johnson Creek, WI 53038
Office: 920-699-3456 - Fax: 920-699-3458
For Inspection Contact: Fire Chief Jim Wolf: jimw@johnsoncreekwi.org

Permit Application

Date of Application: 9 / 23 / 16

Business Name: Go! Calendars and Games

Address: 575 Linmar Ln Suite A85

Johnson Creek WI

Phone: 507 351 3921

The applicant listed above hereby makes application for:

Occupancy

Details regarding the above request must be filed when application is made and whenever requested by the Fire Marshal. It is the applicant's responsibility to ensure conditions are in accordance with applicable State and Local fire regulations.

Applicant Signature — 9/23/16 **Date**

☐ **No Violations observed**
☐ **A re-inspection will be made on or about** _____

Fire Inspector/*initials* **Date**

****Inspector – send completed form to Village Hall by email or drop off hard copy.**

FOR DEPARTMENT USE ONLY

Fee: $_____ Date billed: _____ Date Paid: _____

Clerk/Treasurer office

S:\MS Word\Applications\Business-Zoning Use 2015.doc

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION **-16

---

911 JOINT POWERS AGREEMENT

THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, DOES RESOLVE AS FOLLOWS:

WHEREAS, Jefferson County and the municipalities located within the boundaries of Jefferson County have implemented an Emergency 911 System for the purposes of providing emergency services to residents and visitors of these municipalities, including firefighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Sec. 256.35(9)(a)(b), Wis. Stats "Joint Powers Agreement" requires that in implementing a 911 system as has been done in Jefferson County, municipalities shall annually enter into a Joint Powers Agreement, in which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the Jefferson County 911 System, such vehicle shall render its service to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries; and

THEREFORE, in consideration of the mutual promises, agreements and conditions contained herein, it is hereby jointly agreed between Jefferson County and the Village of Johnson Creek, Wisconsin as follows:

1. Effective as of January 1, 2017, this Agreement shall, thereafter, be applicable on a daily basis for one year.
2. That if an emergency services vehicle operated by the municipality, or operated by an agency with which the municipality contracts for that particular emergency services, is dispatched in response to a request through the Jefferson County Emergency 911 System, such vehicle (whether owned and operated by the Municipality or by the agency) shall render its services to the person needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional (or as defined by contract) boundaries.
3. That a copy of this Agreement shall be filed with the State Department of Justice, as required by Sec. 256.35(9)(c), Wis. Stats.

JEFFERSON COUNTY (Dispatching Agency)

By: _____ dated: _____
Paul S. Milbrath, Sheriff

JEFFERSON COUNTY CLERK

By: _____ dated: _____
Barbara A. Frank

VILLAGE OF JOHNSON CREEK (Participating agency)

By: _____ dated: _____
John L. Swisher, President

NOW THEREFORE BE IT RESOLVED, the Village Board approves the 911 Joint Powers Agreement with Jefferson County,

PASSED AND ADOPTED by the Village Board of Trustees this 24th day of October 2016.

_____
John L. Swisher, Village President

ATTEST

_____
Joan Dykstra, Clerk – Treasurer

Office of the Sheriff - Jefferson County

411 S. Center Avenue
Jefferson, Wisconsin 53549-1703

Paul S. Milbrath, Sheriff

Jeffrey Parker, Chief Deputy

Paul Wallace, Administrative Captain ★ Jerry Haferman, Patrol Captain ★ Duane Scott, Jail Captain

September 20, 2016

Honorable Mayor/Chairperson/President/City Manager:

Re: 911 Joint Powers Agreement

Wisconsin Statute 256.35(9)(a)(b) requires that a 911 Joint Powers Agreement be executed and filed with the Attorney General's office on a yearly basis.

The Mayor/President/Chairman/Manager of a municipality, town, or village must sign and return the enclosed Joint Powers Agreement to me. At that time I will endorse the agreement and have the original signed by the Jefferson County Clerk as well. As required by Wisconsin Statute 256.35(9)(c), the original document will then be filed with the Attorney General's office and a copy, with signatures, will be returned to you for your files.

If you have any questions please feel free to contact me at 920.674.7310.

Sincerely,

Paul S. Milbrath
Sheriff

Enclosure

PSM:jo

Business 920/674-7310 ★ Patrol 920/674-7344 ★ Detectives 920/674-7360 ★ Civil Process 920/674-7339 ★ Jail 920/674-7336
Fax 920/674-7126 ★ Toll Free: Jefferson County 1-800/675-7310

From: Donald Smith [mailto:donalds@johnsoncreekwi.org]
Sent: Wednesday, October 05, 2016 5:21 PM
To: Kyle Ellefson <kylee@johnsoncreekwi.org>
Subject: Re: Waiving Fees for locking/unlocking Community Center

Village board members,
Johnson Creek Cub Scout Pack 98 would like to reserve the Community Center for Sunday February 12th from 11:00 am to 5:00 pm. We will be having our annual Blue & Gold Banquet. We have already given the village our$500.00 check for the deposit. I as Cub Master of Johnson Creek Pack 98 am asking that you waive the $50.00 fee for unlocking and locking the door.

Thank you,

Donald Smith
Village Trustee

Village board officials; Date 9/30/2016

Subject: Compost and Brush.

With the installation of the fence with a gate and an electric opener it is now time to decide how to proceed with the compost site hours and collection of brush and compost. I would like to bring to your attention how the surrounding communities, City of Lake Mills, City of Fort Atkinson, City of Jefferson, City of Watertown, City of Whitewater, handle their compost and brush.

None of these offer **compost** pick up by their crews. They have a compost site that the residents can take their compost to. They also have hours that the site is open. Some of the above have their sites open on Wednesdays anywhere from 2pm-7pm, and Saturdays from 8am-3pm. The Village has their site open 24/7, 365 days a week. The Village provides compost pick up the first and third Monday of every month from April thru October. I would like to see the Village do away with compost pick up, as this is very time consuming. The crew has spent 53 total hours picking up compost as to date. The time spent picking up compost could be better used painting streets or routing and crack filling.

All of the communities offer some sort of brush pick up. One is twice a year and after major storms, two others are the first Monday and the other is the first Tuesday of every month. The Village could keep the brush pick up to 1 day a month from April thru October. However staff would like the residents to call the Village garage and leave an address as to where the brush is to be picked up at the week prior to pick up. This would save a great deal of time as the crew would not have to drive every street in the Village to look for brush that needs to be picked up. There is also the option for residents to take their brush to the brush site. The crew has spent 47 total hours chipping brush. We also brought in an outside contractor with a horizontal grinder to chip the brush pile at the site for $2000.00.

We have checked people at the site when we see them and about a fourth of them are not Village residents. I feel that the Village needs to have the site only open for certain hours and days and to have it policed better or issue tickets to those using it illegally. Other communities that I have contacted say that a few tickets issued took care of it as the word got out, if you're not a resident keep out.

Thank You

Lee Trumpf and crew.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 81-16

REMOVING TITLE RESTRICTIONS
IN THE VILLAGE OF JOHNSON CREEK

THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, DOES RESOLVE AS FOLLOWS:

WHEREAS, the Village of Johnson Creek has acquired ownership of certain lands that are subject to obligations contained in development agreements, lease agreements, stormwater management agreements, and other reservations created for the benefit of the Village; and

WHEREAS, the Village desires to release and forever discharge all obligations arising out those various agreements and restrictions as they relate to the property described in those agreements;

NOW THEREFORE, BE IT RESOLVED as follows: That the Village Board, by adoption of this resolution, forever releases and discharges all obligations created for the benefit of the Village and imposed upon the owner, or any successor in interest, as to the lands described in the following agreements:

A. Development Agreement by and between Carlisle Real Estate Group, LLC and Village of Johnson Creek recorded on July 31, 2002, as Document No. 1090464.

B. Deed Restrictions recorded on December 30, 2004 as Document No. 1167183.

C. Amendment to Deed Restrictions recorded August 8, 2005 as Document No. 1181239.

D. The Memorandum of Lease recorded November 21, 2007 as Document No. 1230523.

E. Resolution Levying Special Assessments recorded August 27, 2008 as Document No. 1244661.

F. Those reservations for building setback lines, utility easements, highway setback lines, public access easements for a recreational trail, public water and development setback lines, and wetland setback lines, all of which reservations were established or created for the benefit of the Village as a part of the platting and approval of development as described in the development agreement recorded on July 31, 2002 as Document No. 1090464.

G. The Memorandum of Lease recorded as Document No. 1322754.

H. The Storm water management agreement recorded as Document No. 1346400.

BE IT FURTHER RESOLVED, that a copy of this resolution be recorded in the Office of the Register of Deeds for Jefferson County so as to provide notice to the public that all rights, obligations, limitations or other restrictions created by and for the benefit of the Village of Johnson Creek in the above referenced documents are forever released and discharged.

PASSED AND ADOPTED by the Village Board of Trustees of the Village of Johnson Creek, Jefferson County, Wisconsin this 25th day of July, 2016.

_____
John L. Swisher, Village President

ATTEST:

_____
Joan Dykstra, Clerk-Treasurer

63

9.00

1090464

Document Number

DEVELOPMENT AGREEMENT

000040

RECEIVED FOR RECORD
at 9:00 o'clock A M

JUL 31 2002

Register of Deeds
Jefferson County, WI

This Space Reserved for recording data.

Return to

Village of Johnson Creek
P.O. Box 238
Johnson Creek, WI 53038

Tax Parcel Nos.
141-07-14-12-13 and
141-07-14-12-24

THIS AGREEMENT MADE this 8th day of July, 2002, between Carlisle Real Estate Group, LLC (hereinafter referred to as "Developer"), and the Village of Johnson Creek (hereinafter referred to as "Village").

WITNESSETH:

WHEREAS, the Developer has proposed to develop a commercial development under the terms of a planned business development approved by the Village of Johnson Creek, which development is depicted more particularly on Exhibit "A," which is appended hereto and incorporated herein by reference; and

WHEREAS, the Developer has requested the Village to make and install certain public improvements necessary to develop the property; and

WHEREAS, the Village and the Developer desire to enter into this Agreement for the purpose of setting forth the rights and obligations of the parties with respect to the proposed development;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

SECTION I. PUBLIC IMPROVEMENTS

In accordance with the provisions of Wis. Stats. §§ 61.54 and 66.0901, the Village agrees to let public works contracts to install those public improvements described on Exhibit "B" which is appended hereto and incorporated herein by reference. The letting of the contracts, and the completion dates required of the Contractors, shall be mutually agreed upon by the Village and the Developer. The Developer shall also assume responsibility for constructing certain public improvements, as described in this Agreement and shown on the Final Plat. With respect to the specific public improvements, the parties agree as follows:

A. PUBLIC STREETS

1. The Village shall fine grade and install all public streets, as depicted on a subdivision plat map to be submitted to, and approved by, the Village Board and Village Plan Commission. Public streets will be constructed according to the ordinances and standards of the Village.

2. Prior to the Village letting the public works contract, the Developer shall provide the Village with plans and specifications of the street construction. These plans and specifications, after

MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

September 26, 2016

Kyle Ellefson, Administrator
Village of Johnson Creek
125 Depot Street
P.O. Box 238
Johnson Creek, WI 53038

Re: Contract Billing Rates

Dear Kyle:

As requested, MSA has provided an updated contract for the period of January 1, 2017 to December 31, 2018. MSA has made a commitment to Johnson Creek to keep our rates fiscally responsible and maintain an outstanding quality of service. MSA has adjusted the client liason rate from $90/hour to $100/hour.

Please let me know if you have any questions.

Sincerely,

MSA Professional Services, Inc.

Kevin Lord, PE, PLS
Consulting Village Engineer

MJM;kcl

Offices in Illinois, Iowa, Minnesota, and Wisconsin
2901 International Lane, Suite 300 • Madison, WI 53704-3133
608.242.7779 • 800.446.0679 • Fax: 608.242.5664
www.msa-ps.com

© 2012 MSA Professional Services

P:\5100s\5110s\5114\Proposals\2016\PSA-Ltr-092616.docx

MSA PROFESSIONAL SERVICES
More ideas. Better solutions.

Professional Services Agreement

This AGREEMENT (Agreement) is made today September 26, 2016 by and between VILLAGE OF JOHNSON CREEK (OWNER) and MSA PROFESSIONAL SERVICES, INC. (MSA), which is referred to in the Agreement between OWNER and MSA for Professional Services dated September 12, 2011 and agrees to the following:

Project Name: Village of Johnson Creek 2017 - 2018 General Engineering

The scope of the work authorized is: MSA proposes to render Professional Engineering Consulting services to the Village of Johnson Creek when requested in regard to project specific tasks and attend Village meetings upon request to answer questions in regards to engineering practices and principals. When requested, act as representative to federal, state and county governments. Tasks may include, but are not limited to, site reviews, design development, drainage concerns, construction services, public works requests, infrastructure improvements, and grant assistance.

The services will be performed at the MSA 2016/2017 contract rates.

The services were requested by Kyle Ellefson.

The schedule to perform the work is: Start Date: January 1, 2017
Completion Date: December 31, 2018

The estimated fee for the work is: Time and Expense Basis

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is referred to in the Agreement between the OWNER and MSA for Professional Services dated September 12, 2011. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and expense basis.

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

VILLAGE OF JOHNSON CREEK

_____

John Swisher
Village President
Date:_____

Clerk Name:_____
Date:_____

125 Depot Street
Johnson Creek, WI 53038
Phone: 920-699-2296
Fax: 920-699-2292

MSA PROFESSIONAL SERVICES, INC.

Kevin Lord

Kevin Lord, PE, PLS
Consulting Village Engineer
Date: 9-26-16

2901 International Lane, Ste 300
Madison, WI 53704
Phone: 608-242-7779
Fax: 608-242-5664

(**Attachment A:** MSA Standard Rate Schedule)
P:\5100s\5110s\5114\Proposals\2016\PSA-05114034 Gen Eng 2017-2018.docx

ATTACHMENT A:
RATE SCHEDULE
MARCH 2016/2017*

CLIENT LIASON/PROJECT MANAGER

Kevin Lord, PE, PLS	$100.00/hr.

CLASSIFICATION	LABOR RATE
Architects	$127-$159/hr.
Clerical	$60-$82/hr.
CAD Technician	$59-$110/hr.
Geographic Information Systems (GIS)	$76-$131/hr.
Housing Administration	$60-$107/hr.
Hydrogeologists	$102-$152/hr.
Planners	$80-$145/hr.
Principals	$155-$190/hr.
Professional Engineers	$85-$190/hr.
Project Manager	$65-$180/hr.
Registered Land Surveyors	$88-$150/hr.
Staff Engineers	$82-$120/hr.
Technicians	$62-$112/hr.
Wastewater Treatment Plant Operator	$65-$85/hr.

REIMBURSABLE EXPENSES

Copies/Prints	Rate based on volume
Fax	$1.00/page
GPS Equipment	$40/hour
Mailing/UPS	At cost
Automobile Mileage – (currently $0.54/mile)	Rate set by Fed. Gov.
MSA Truck Mileage	$0.70/mile
Nuclear Density Testing	$25.00/day + $10/test
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotics Geodimeter	$30/hour
Stakes/Lathe/Rods	At cost
Total Station	Included in labor rates
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost

* Labor rates represent an average or range for a particular job classification. These rates are in effect until March 1, 2017. After March 1, 2017, these rates may increase by not more than 5% per year.

Village of Johnson Creek
125 Depot Street
P.O. Box 238
Johnson Creek, WI 53038
Phone (920) 699-2296
Fax (920) 699-2292

Crossroads With A Future

Village of Johnson Creek
Memorandum

TO: Village Board

FROM: Joan

RE: Capital Reserve for Community Center

DATE: 10/3/2016

There was discussion regarding having a reserve for the Community Center for needed repairs.

In 2015 we had Community Center rentals of approximately $9,300.

Through September 30th, 2016 we have rentals of approximately $8,275.

These amounts already been reduced by the $50 open/close that is expensed through outside services. The above amounts also do not include the fees paid by the Baseball teams.

COMMUNITY CENTER

	Revenue	1%	3%	5%	7%	9%
2015	$9,300	$93	$279	$465	$651	$837
2016 YTD	$8,275	$82.75	$248.25	$413.75	$579.25	$744.75

2014 Expenses	2015 Expenses	2016 Expense Budget
$18,438	$17,143	$22,701