

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

**JOINT PLAN COMMISSION & VILLAGE BOARD**

**October 16, 2014**

**Village Hall**

**125 Depot Street**

**5:30 p.m.**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Open Public Hearing  
 Recommending Amendments to the 2009 Village of Johnson Creek Comprehensive Plan, Jefferson County, Wisconsin –*pgs 1-6 + Map*
4. Close Public Hearing
5. Adjourn

**PLAN COMMISSION**

**October 16, 2014**

**Village Hall**

**125 Depot Street**

**5:40 p.m. or immediately following Joint Plan Commission & Special Village Board Meeting**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of September 18, 2014 –*pgs 7-8*
4. Plan Commission Resolution 01-14 Recommending Amendments to the 2009 Village of Johnson Creek Comprehensive Plan, Jefferson County, Wisconsin – *pgs 9-10*
5. Open Re-zoning Public Hearing  
 Re-zoning for Village of Johnson Creek/Resort Drive Partners, LLC - Redivision of Lot 2, a 17.69 acre parcel of a CSM of a Redivision of Lot 2 Parcel #141-0714-1213-000) and Lot 3 (Parcel # 141-0714-1213-001) of the River Creek Centre Subdivision from 250-23(D) Planned Business (PB) to 250-23(G) Planned Industrial (PI) – *29-33*
6. Close Re-Zoning Public Hearing
7. Open Conditional Use Public Hearing  
 Proposed Conditional Use for Village of Johnson Creek/Resort Drive Partners, LLC per Section 250-41(D) which requires a conditional use to permit a Distribution Center within Planned Industrial (PI) Zoning on Lot 2, a 17.69 acre parcel, of a CSM of a Redivision of Lot 2 Parcel #141-0714-1213-000) and Lot 3 (Parcel # 141-0714-1213-001) of the River Creek Centre Subdivision. – *34-40*
8. Close Conditional Use Public Hearing
9. Resolution 83-14 Amended Certified Survey Map – Redivision of Lot 2 and Lot 3 River Creek Centre Subdivision – *pgs 11-13*
10. Resolution 84-14 Amended Site Plan – 425 Resort Drive - Resort Drive Partners, LLC – *pgs 14-28 + Pkt*
11. Ordinance 5-14 Rezoning – 425 Resort Drive – Resort Drive Partners, LLC - *pgs 29-33*
12. Resolution 94-14 Conditional Use Permit – 425 Resort Drive - Resort Drive Partners, LLC - *pgs 34-40*
13. Resolution 95-14 Extraterritorial Subdivision – Dean & Susan Andersen – Town of Aztalan - *pgs 41-46 +Pkt*
14. Next Meeting – November 13, 2014 – 5:30 p.m.
15. Adjourn

Members: Nick Ansay, David Armstrong, Chad Chapman, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas.

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

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

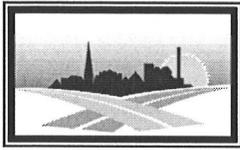
Requests from persons with hearing or sight disabilities who need assistance to participate in this meeting should be made to the Village Clerk's Office at (920) 699-2296 with as much advance notice as possible.

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



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

**SPECIAL PERSONNEL AND FINANCE COMMITTEE MEETING**

**October 16, 2014**

**Village Hall**

**125 Depot Street**

**5:50 p.m. or immediately following Plan Commission Meeting**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Resolution 96-14 Development Agreement – Jonathan Melk – Melk Investments, LLC – 300 Wright Road – *pgs 47-71*
4. Resolution 97-14 Development Agreement – Resort Drive Partners, LLC - 425 Resort Drive – *pgs 72-73*
5. Resolution 99-14 2014 Budget Amendment – Waste Water Utility – Award Bid HVAC – Sludge Press Building – *pgs 74-76*
6. Adjourn

**SPECIAL VILLAGE BOARD MEETING**

**October 16, 2014**

**Village Hall**

**125 Depot Street**

**6:00 p.m. or immediately following the Special Personnel and Finance Committee Meeting**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Ordinance 6-14 Amendments to the 2009 Village of Johnson Creek Comprehensive Plan, Jefferson County, Wisconsin – *pgs 77-79*
4. Resolution 83-14 Amended Certified Survey Map – Redivision of Lot 2 and Lot 3 River Creek Centre Subdivision – *pgs 11-13*
5. Resolution 84-14 Amended Site Plan – 425 Resort Drive - Resort Drive Partners, LLC – *pgs 14-28 +Pkt*
6. Ordinance 5-14 Rezoning – 425 Resort Drive – Resort Drive Partners, LLC - *pgs 29-33*
7. Resolution 94-14 Conditional Use Permit – 425 Resort Drive - Resort Drive Partners, LLC - *pgs 34-40*
8. Resolution 95-14 Extraterritorial Subdivision – Dean & Susan Andersen – Town of Aztalan - *pgs 41-46 +Pkt*
9. Resolution 96-14 Development Agreement – Jonathan Melk – Melk Investments, LLC – 300 Wright Road – *pgs 47-71*
10. Resolution 97-14 Development Agreement – Resort Drive Partners, LLC – 425 Resort Drive – *pgs 72-73*
11. Resolution 98-14 Amend Joint Recreation Program – Village of Johnson Creek and Johnson Creek School District – *pgs 80-81*
12. Resolution 99-14 2014 Budget Amendment – Waste Water Utility – Award Bid HVAC – Sludge Press Building – *pgs 74-76*
13. Next Meeting – October 27, 2014 – 5:30 p.m.
14. Adjourn

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

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

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



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

**VILLAGE BOARD MEETING**  
**September 22, 2014**  
**125 Depot St**  
**5:30 p.m.**

**Agenda**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Statement of Public Notice
4. Approve Finance Report – *pgs 1-13*
5. Ambulance, Fire, Building Inspector, Police Reports – *pgs 14-17*
6. Department Reports - Public Works and Sewer/Water Utility – *pg 18*
7. Approve Village Board Minutes of August 25, 2014 – *pgs 19-22*
8. Public Comment (limited to two minutes per person)
9. Notices and Discussion
10. Committee/Commission Reports – *pgs 23-27*
11. Plan Commission
  - a) Resolution 83-14 Certified Survey Map – Redivision of Lot 2 and Lot 3 River Creek Centre Subdivision – *pgs 28-30*
  - b) Resolution 84-14 Site Plan – Resort Drive Partners, LLC – 425 Resort Drive – *pgs 31-38*
  - c) Resolution 85-14 Site Plan – Johnson Creek Fire Department – 145 South Watertown Street – *pgs 39-42*
  - d) Resolution 91-14 Establishing Public Participation Procedures for the 2014 Amendments to the Village of Johnson Creek Comprehensive Plan – *pgs 43-44*
12. Personnel and Finance
  - a) Resolution 87-14 Fire Budget to Reserves from 2013 Budget – *pgs 45-47*
  - b) Resolution 88-14 Approve 2015 Recycling Grants to Responsible Units Application – *pgs 48-53*
  - c) Resolution 89-14 2015 Johnson Creek Fire Department Budget – *pgs 54-59*
13. Resolution 86-14 Library Budget to Reserves From 2013 Budget – *pgs 60-62*
14. Resolution 90-14 Temporary Use Permit – North Wright Road - Kearns Motor Car Company – *pgs 63-64*
15. Resolution 92-14 Operators Licenses for 2014/2015 – *pgs 65-66*
16. Discussion and Recommendation – Blighted Property - 236 & 238 Union Street
17. Convene into Closed Session  
(Pursuant to Wisconsin Statutes §§19.85(1)(e) deliberating or negotiating the investing of public funds whenever competitive or bargaining reasons require a closed session – *Negotiations of development agreement – 425 Resort Drive and §§19.85(1)(g) conferring with legal counsel with respect to possible litigation on 236 & 238 Union Street*)
18. Reconvene in Open Session
19. Action from Closed Session
20. Trick or Treat Hours – October 31<sup>st</sup> 5:30 p.m. – 7:30 p.m.
21. Next Committee of the Whole Meeting: October 13<sup>th</sup> at 5:30 p.m.
22. Next Special Village Board Meeting/Joint Public Hearing with Plan Commission October 16, 2014 at 5:30 p.m.
23. Next Village Board Meeting: October 27<sup>th</sup> at 5:30 p.m.
24. Adjourn

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

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

Agenda Posting Information

Date \_\_\_\_\_  
Time \_\_\_\_\_ am/pm \_\_\_\_\_  
Initials \_\_\_\_\_

Village of Johnson Creek  
125 Depot Street  
P.O. Box 238  
Johnson Creek, WI 53038  
Phone (920) 699-2296  
Fax (920) 699-2292  
[www.johnsoncreek-wi.us](http://www.johnsoncreek-wi.us)



Crossroads with a Future

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VILLAGE OF JOHNSON CREEK  
Public Hearing Notice  
125 Depot Street, Johnson Creek, WI

**Village of Johnson Creek  
Public Hearing on Amendments to Comprehensive Plan**

Notice is hereby given that the Village of Johnson Creek will hold a public hearing on October 16<sup>th</sup> at 5:30 p.m. at Village Hall.

The public hearing will be held to gather public input on proposed amendments to the "Village of Johnson Creek Comprehensive Plan." The Comprehensive Plan sets the policy for the growth, development, and preservation of the community. The proposed amendments would affect the Future Land Use Map and Chapter 3 of the Plan document.

On the Future Land Use Map, the proposed amendments involve changing the future land use category shown for the Resort Drive/County Highway Y area from "Planned Commercial" to "Planned Mixed Use." It also involves changing the future land use category shown for the area on the east side of State Highway 26 between County Highway B and County Highway Y area from "Planned Commercial," "Mixed Residential," "Environmental Corridor," "Two Family/Townhouse Residential," and "Neighborhood Commercial" to "Planned Mixed Use." It also involves revising the legend to add "Planned Industrial" and "Public Parks and Open Space" as future land use categories under the existing "Planned Mixed Use" land use category.

In Chapter 3, the proposed amendments involve adding the new "Planned Industrial" and "Public Parks and Open Space" future land use categories to the description of the existing Planned Mixed Use section. It also involves a list of specific zoning districts that would be suitable for implementing the "Planned Mixed Use" category.

The Comprehensive Plan and the proposed amendments are available for review at Village Hall and online at [johnsoncreek-wi.us](http://johnsoncreek-wi.us). Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to the Village Clerk. All written comments will be forwarded to the Village of Johnson Creek Plan Commission.

Dated this 28<sup>th</sup> day of August, 2014

Joan Dykstra, Village Clerk

Watertown Daily Times Published on: September 11<sup>th</sup> & October 9<sup>th</sup>

## MEMORANDUM

To: Village of Johnson Creek  
From: Michael A. Slavney, FAICP, Village Planner  
Date: 10 September 2014  
Re: Proposed Amendments to the Comprehensive Plan

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### Purpose

The purpose of the proposed amendments to the Comprehensive Plan are to:

1. Broaden the description of the "Planned Mixed Use" Future Land Use Category (on pages 69-70) to include the potential for Light Industrial development and Public Parks and Open Space;
2. Amend the Future Land Use Map (on page 79) for the area along Resort Drive to change the future land use category from "Planned Commercial" to "Planned Mixed Use;" and,
3. Amend the Future Land Use Map (on page 79) for the area on the east side of State Highway 26 between County Highway B and County Highway Y to change the future land use categories from "Planned Commercial," "Mixed Residential," "Environmental Corridor," "Two Family/Townhouse Residential," and "Neighborhood Commercial" to "Planned Mixed Use."

### Description

A very important purpose of the Comprehensive Plan is to recommend a future pattern of development for the community. To accomplish this, the Plan creates a series of Future Land Use Categories and maps them on the Future Land Use Map where each Category is a unique color. The description of the Future Land Use Categories is provided on pages 60-72, and the Future Land Use Map is provided on page 79, of the January 2009 Comprehensive Plan. The arrangement of these categories on the Future Land Use Map is important, because Wisconsin Statutes require that zoning map amendments must be consistent with the Map.

### Proposed Planned Mixed Use Future Land Use Category Text Amendment:

The "Planned Mixed Use" Future Land Use Category (PMU) provides the ability for the Village to consider any of four narrower land use categories, which may be applied to the mapped area:

- Planned Office (orange)
- Planned Commercial (salmon)
- Mixed Residential (brown)
- Community Facilities (blue)

This combination of moderate-intensity land use categories enables a wide variety of options when the Village considers amendments to the Zoning Map in locations with the PMU designation on the Future Land Use Map.

Village Staff is recommending that two additional land use categories be added to the PMU to provide several additional options. These additional categories are similar in development intensity and character to the four categories currently enabled:

- Public Parks and Open Space (light green)
- Planned Industrial (light gray)

Proposed Text Amendment for pages 69 and 70 of the Comprehensive Plan:

The following text amendment is recommended to accomplish the inclusion of these two additional land use categories within the Planned Mixed Use Future Land Use Category.

- Text recommended for addition is shown as underlined.
- Text recommended for deletion is shown as ~~strikethrough~~.

**g. Planned Mixed Use**

**Description:** This future land use category includes a carefully designed blend of Planned Office, Planned Commercial, Planned Industrial, Mixed Residential, Public Parks and Open Space, and/or Community Facility land uses, described in detail elsewhere in this chapter. Approvals for such projects should be granted only after submittal, public review, and Village approval of detailed site, landscaping, signage, lighting, stormwater, erosion control, and utility plans – usually as part of a Planned Unit Development or a combination of individual development projects. Planned Mixed Use areas are intended to be vibrant urban places that should function as community gathering spots. This land use category is shown on Map 7 north of County Highway B and east of State Highway 26, along the Resort Drive area north of I-94 between the Rock River and County Highway Y, and on the east side of State Highway 26 between County Highway B and County Highway Y.

**Policies and Programs:** The following policies and programs are recommended for this future land use category in areas on Map 7 where this category is shown:

1. The existing Village zoning districts that is are most appropriate to implement this future land use category include the PD Planned Development Overlay District, and the PO Planned Office, PB Planned Business, PI Planned Industrial, MR-10 Multi-Family Residential, and the IR Institutional Residential zoning districts. The Village should carefully control the actual selection and pattern of these eligible zoning districts through the Zoning Map Amendment process, rather than allowing any of the above-listed zoning districts in any proposed location.
2. Generally adhere to the design guidelines in the Mixed Use Centers graphic provided later in this chapter when reviewing proposals for Planned Mixed Uses developments.
3. Promote opportunities for a live/work development in the Village that effectively and appropriately combines residential uses with jobs. Such a development project should advance entrepreneurialism in the community, and promote affordable options for

residents to expand their home-based businesses. The development should also be designed in the context of the adjacent Planned Office, Planned Commercial/Business and Planned Industrial developments.

Proposed Future Land Use Map Amendment for page 79 of the Comprehensive Plan (attached)

The attached Draft Future Land Use Map depicts:

1. The amended symbol for the Planned Mixed Use category (in lower part the legend band on the right-hand side of the page) to graphically include the Planned Industrial and the Public Park and Open Space wedges; and,
2. The proposed change from the Planned Commercial land use category to the Planned Mixed Use land use category in the Resort Drive area.
3. The proposed change from Planned Commercial, Mixed Residential, Environmental Corridor, Two Family/Townhouse Residential, and Neighborhood Commercial land use categories to the Planned Mixed Use land use category on the east side of State Highway 26 between County Highway B and County Highway Y.



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek Adjoining and Cooperating Jurisdictions  
From: Michael A. Slavney, FAICP, Village Planner  
Date: September 10, 2014  
Re: Village of Johnson Creek Comprehensive Plan Amendments

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This memo is to inform members of your community that the Village of Johnson Creek Village Board will consider the adoption of an ordinance amending the Village of Johnson Creek Comprehensive Plan.

The Village of Johnson Creek Plan Commission and Village Board will hold a joint public hearing on October 16, 2014 to consider the proposed amendments. The proposed amendments will be limited to the following:

1. Broaden the description of the "Planned Mixed Use" Future Land Use Category (on pages 69-70) to include the potential for Light Industrial development and Public Parks and Open Space;
2. Amend the Future Land Use Map (on page 79) for the area along Resort Drive to change the future land use category from "Planned Commercial" to "Planned Mixed Use;" and,
3. Amend the Future Land Use Map (on page 79) for the area on the east side of State Highway 26 between County Highway B and County Highway Y to change the future land use categories from "Planned Commercial," "Mixed Residential," "Environmental Corridor," "Two Family/Townhouse Residential," and "Neighborhood Commercial" to "Planned Mixed Use."

You may view and download the proposed amendments at the Village's website at online at [johnsoncreek-wi.us](http://johnsoncreek-wi.us). Feel free to contact the Village with any questions regarding these proposed amendment.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

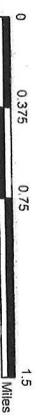
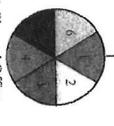
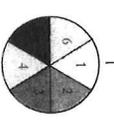
Shaping places, shaping change

Future Land Use

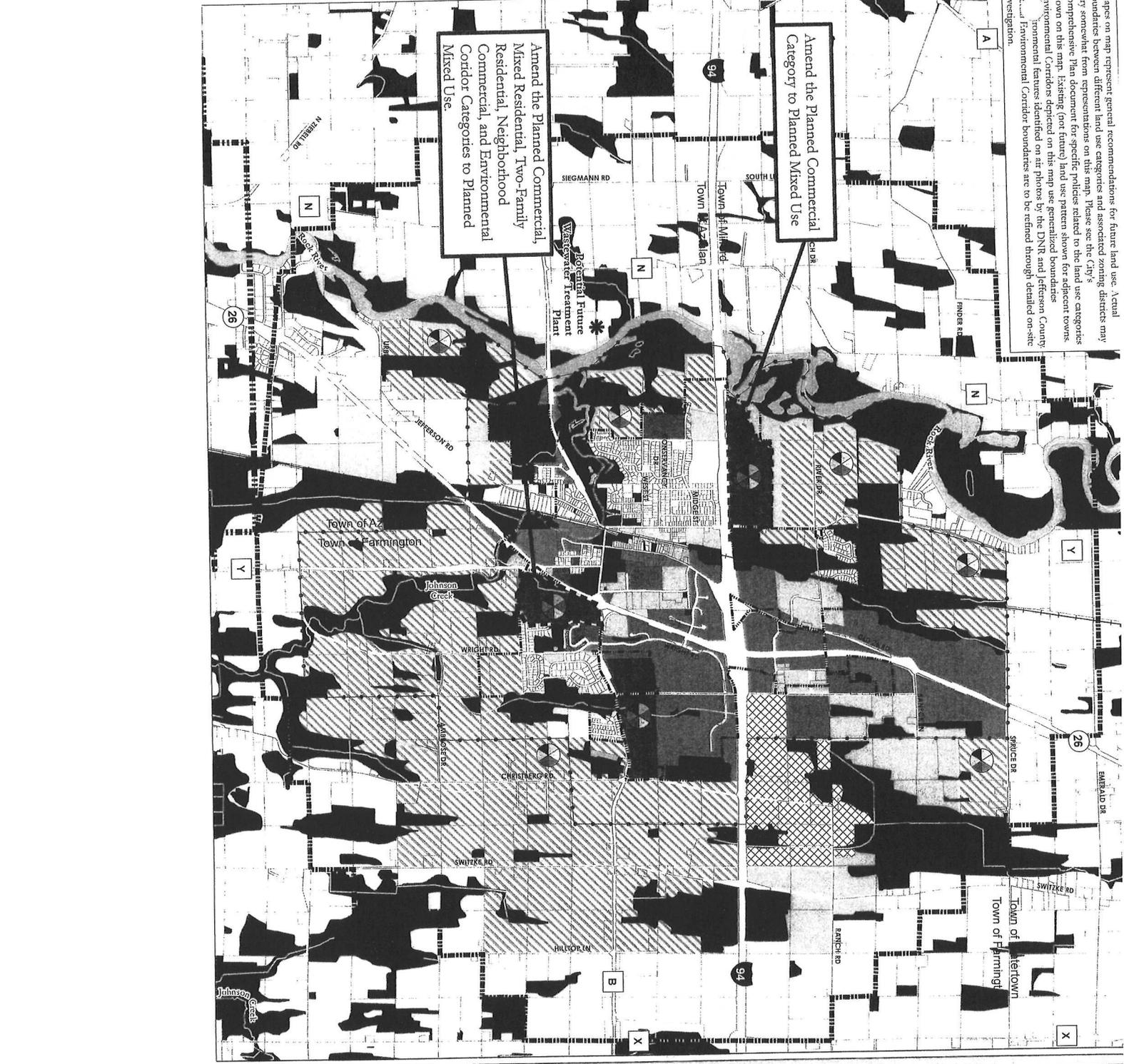
- Village Limits
- Johnson Creek Extraterritorial Boundary
- Urban Service Area Boundary
- Parcels
- Railroad

Future Land Use Categories

- Rural Holding
- Single Family Residential - Septic
- Single Family Residential - Sewered
- Two Family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood
- Planned Office
- Neighborhood Commercial
- Planned Commercial
- Downtown
- Planned Industrial
- General Industrial
- Extraction & Disposal
- Planned Mixed Use
- Community Facilities
- Public Parks & Open Space
- Environmental Corridor
- Surface Water
- Right of Way



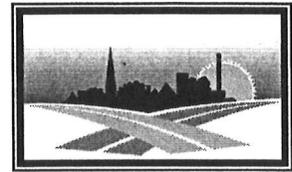
Updated: September 10, 2014  
Source: Jefferson County, Johnson Creek, WI DNR



Shades on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Existing (not future) land use patterns shown for adjacent towns. Environmental Corridors depicted on this map use generalized boundaries. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

Amend the Planned Commercial, Mixed Residential, Two-Family Residential, Neighborhood Commercial, and Environmental Corridor Categories to Planned Mixed Use.

Amend the Planned Commercial Category to Planned Mixed Use



Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, Chad Chapman, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas. Village Trustees in attendance: Tim Semo and Steven Wollin. Also in attendance: Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA, Village Planner Mike Slavney with Vandewalle & Associates and Clerk/Treasurer Joan Dykstra.

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

**Approve Minutes of August 21, 2014**

An Armstrong/Chapman motion carried unanimously to approve the August 21, 2014 minutes.

**Resolution 83-14 Certified Survey Map – Redivision of Lot 2 and Lot 3 River Creek Centre Subdivision**

Paul Grzeszczak of Briohn Corporation reviewed the CSM and site plan of their Resort Drive Partners, LLC to build a 250,004 sq. ft. distribution center on a CSM redivision of Lot 2 and Lot 3 of the River Creek Centre Subdivision. The CSM is redividing the two parcels into three parcels known as Lot 1 of 12.483 acres, Lot 2 of 15,693 acres and Lot 3 of 25.631 acres. Resort Drive Partners, LLC propose to build on Lot 2.

Scott Thomas suggested that the CSM be amended to include an easement for the walking path on Lot 3. Johnsrud stated that the easement should be extended along the south boundary of Lot 3 to connect to the existing walking path which has a termini at the edge of the Rock River and I-94.

A Thomas/Ansay motion carried unanimously to recommend approving the CSM to include an easement for the walking path on Lot 3 extended to the existing walking path termini at the Rock River and I-94 and subject to approval of the site plan application, re-zoning the property to Planned Industrial and obtaining a conditional use to permit a Distribution Center.

**Resolution 84-14 Site Plan – Resort Partners, LLC – 425 Resort Drive**

Paul Grzeszczak of Briohn Corporation indicated that Briohn Corporation will be designing and building the proposed distribution center in accordance with the site plan for Resort Drive Partners, LLC who will be leasing to a tenant yet to be disclosed. The tenant has indicated that traffic will include semi-truck traffic with a frequency of approximately 25 trips per day. No night deliveries. Light traffic on weekends. The building is designed as a pre-cast concrete 250,004 sq. ft. distribution center using inventory racking systems. A 50,456 sq. ft. expansion area is included which could be built out within a few years. The tenant will employ approximately 80 persons.

Johnsrud stated that the tenant will be disclosed in December but has been reported to be an international firm with one billion dollars of annual sales.

An Ansay/Armstrong motion carried unanimously to recommend approving Resolution 84-14 the site plan for Resort Partners, LLC at 425 Resort Drive.

**Resolution 85-14 Site Plan – Johnson Creek Fire Department – 145 South Watertown Street**

Johnsrud reviewed the site plan for the proposed fire department building at 145 S. Watertown Street. The Village Board approved the construction of the building in the 2014 capital budget. The site plan includes a 6,102 sq. ft. building of 54' by 113'. The building was designed by Oliver Construction and a site plan and grading plan was submitted by MSA. The building includes texture concrete block masonry on three sides with the balance being steel insulated panels using no exposed metal fasteners in accordance with Village code.

Johnsrud stated that MSA has provided an updated site plan and grading plan to maintain all driveway grades to 10% or less. Existing grade drops over two feet from the north to the south end of site which created challenges to the detail.

The Village Improvement and Services Committee approved Resolution 85-14. The building control estimate is over-budget and any site plan changes will be returned to the Plan Commission for further review.

A Chapman/Nimm motion carried unanimously to recommend approving Resolution 85-14 Site Plan – Johnson Creek Fire Department – 145 South Street to include the updated grading plan submitted by MSA.

**Recommending Public Participation Plan for Comprehensive Plan Amendment**

Mike Slavney, Vandewalle and Associates, reviewed the Public Participation Plan to amend the Village Comprehensive Plan to permit Planned Industrial zoning within the River Creek Centre subdivision. The Village adopted the Comprehensive Plan in accordance with state statutes. Amendments to the plan require a Public Participation Plan to change uses. The Clerk-Treasurer has already started the process with a publication of a public hearing to be held on October 16, 2014. The meeting will be a joint meeting of the Plan Commission and the Village Board.

Johnsrud stated that the amendment to the Comprehensive Plan will also include parcels within the Bertram annexation at the SE corner of Hwy 26 and County B and the parcel located north of B across from the Greyhawk subdivision to include mix use.

Slavney indicated that a change to the Comprehensive Plan does not change the zoning. The approval of zoning will still rest with the Plan Commission and Village Board.

A Thomas/Swisher motion carried unanimously to recommend approving the Public Participation Plan for the Comprehensive Plan Amendment.

**Next Meeting – October 16, 2014 – 5:30 p.m.**

**Adjourn**

President Schopp adjourned the meeting at 6:13 p.m.

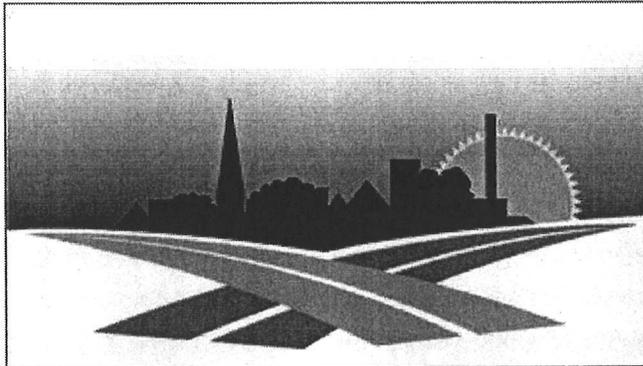
Joan Dykstra  
Clerk – Treasurer

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

# Village of Johnson Creek

Crossroads With A Future

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**PLAN COMMISSION  
RESOLUTION 01-14**

**RECOMMENDING AMENDMENTS TO THE  
2009 VILLAGE OF JOHNSON CREEK COMPREHENSIVE PLAN,  
JEFFERSON COUNTY, WISCONSIN**

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Plan Commission 10-16-14

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Requested by: Vandewalle and Associates

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Introduced by: Plan Commission Chair Greg Schopp

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**PLAN COMMISSION  
RESOLUTION 01-14**

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**RECOMMENDING AMENDMENTS TO THE  
2009 VILLAGE OF JOHNSON CREEK COMPREHENSIVE PLAN,  
JEFFERSON COUNTY, WISCONSIN**

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

**WHEREAS**, the Village of Johnson Creek on January 26, 2009 adopted the Village of Johnson Creek Comprehensive Plan, (hereinafter "Plan") as the Village's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of amendments to it; and

**WHEREAS**, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

**WHEREAS**, the Village of Johnson Creek Plan Commission has the authority and responsibility to recommend amendments to the Plan to the Village Board, under Section 66.1001(4)(b); and

**WHEREAS**, on October 16, 2014, the Plan Commission reviewed proposed amendments to the Plan that were contained in reports from the Village Planner dated September 10, 2014 which recommended broadening the description of the "Planned Mixed Use" Future Land Use to include the potential for Light Industrial development and Public Parks and Open Space; amending the Future Land Use Map for the area along Resort Drive to change the future land use category from "Planned Commercial" to "Planned Mixed Use;" and amending the Future Land Use Map for the area on the east side of State Highway 26 between County Highway B and County Highway Y to change the future land use category from "Planned Commercial," "Mixed Residential," "Environmental Corridor," "Two Family/Townhouse Residential," and "Neighborhood Commercial" to "Planned Mixed Use;"

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the Village of Johnson Creek hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendments to the 2009 Village of Johnson Creek Comprehensive Plan that the Plan Commission recommended for approval at its October 16, 2014 Plan Commission Meeting.

**PASSED AND ADOPTED** by the Village Board of the Village of Johnson Creek, Jefferson County, Wisconsin this 16<sup>th</sup> day of October, 2014.

\_\_\_\_\_  
Greg Schopp, Plan Commission President

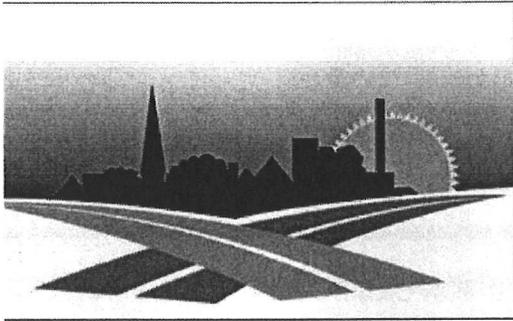
ATTEST:

\_\_\_\_\_  
Joan Dykstra, Village Clerk/Treasurer

# Village of Johnson Creek

## Crossroads With A Future

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**RESOLUTION 83-14  
AMENDED  
CERTIFIED SURVEY MAP  
REDIVISION OF LOT 2 AND LOT 3  
RIVER CREEK CENTRE SUBDIVISION**

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Plan Commission 9-18-14 *approved 7-0 to include an easement for the walking path on Lot 3 extended to the existing walking path termini at the Rock River and I-94 and subject to approval of the site plan application, re-zoning the property to Planned Industrial and obtaining a conditional use to permit a Distribution Center.*

Village Board 9-22-14 *referred to October 16<sup>th</sup> Joint Meeting of Plan Commission and Village Board (A 7-0)*

Plan Commission 10-16-14

Village Board 10-16-14

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Requested by: Resort Drive Partners, LLC

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Introduced by: Village President Greg Schopp

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RESOLUTION 83-14

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**AMENDED  
CERTIFIED SURVEY MAP  
REDIVISION OF LOT 2 AND LOT 3  
RIVER CREEK CENTRE SUBDIVISION**

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

**WHEREAS**, the Village Board has approved a terms agreement for the construction of a distribution center to be located on a redivision of Lot 2 and Lot 3 within the River Creek Centre subdivision which requires a certified survey map to redivide the parcels creating Lot 1, Lot 2 and Lot 3, and

**WHEREAS**, Lot 1 is a parcel of 23.852 acres, Lot 2 is a parcel of 17.692 acres and Lot 3 is a parcel of 12.483 acres to be redivided by Certified Survey Map of Lot 2 and Lot 3 of the River Creek Centre subdivision, and

**WHEREAS**, the Village as the owner of the parcels has completed a CSM application in accordance with Village Code, and

**WHEREAS**, the Village Attorney, James Hammes has reviewed the CSM, and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends that the Board of Trustees of the Village of Johnson Creek approve a Certified Survey Map recording a redivision of Lot 2 and Lot 3 of the River Creek Centre subdivision creating Lot 1, Lot 2 and Lot 3, and

**BE IT FURTHER RESOLVED**, that the Village Clerk/Treasurer and Administrator are authorized to effectuate such transaction.

**PASSED AND ADOPTED** by the Village Board of Trustees this 16<sup>th</sup> day of October, 2014

\_\_\_\_\_  
Greg Schopp, Village President

ATTEST:

\_\_\_\_\_  
Joan Dykstra, Clerk – Treasurer

# CERTIFIED SURVEY MAP NO.

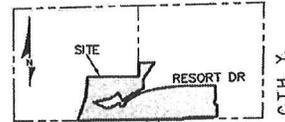
BEING A REDIVISION OF LOT 2 AND LOT 3 OF RIVER CREEK CENTRE, BEING A SUBDIVISION LOCATED IN SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

**CJ**  
**engineering**  
 civil design and consulting  
 9205 W. Center Street  
 Suite 214  
 Milwaukee, WI 53222  
 PH. (414) 443-1312  
 www.cj-engineering.com

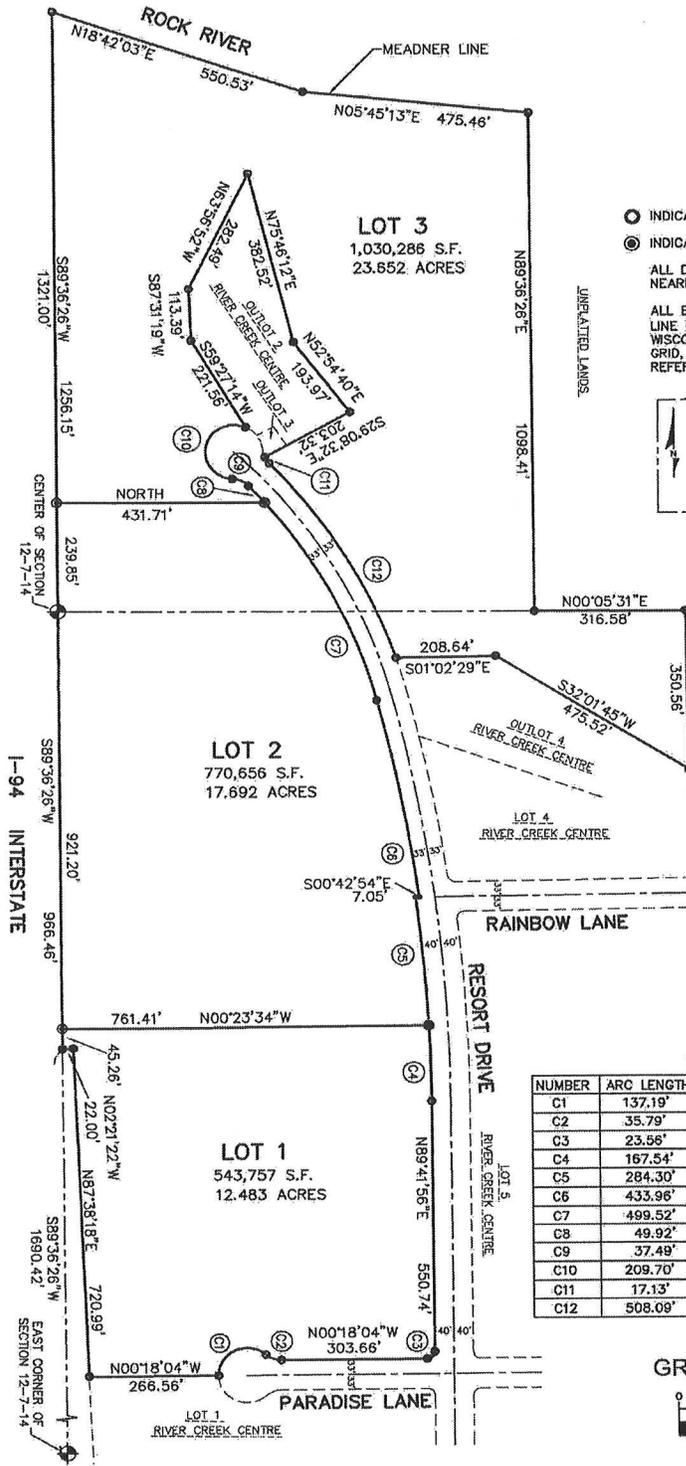
- INDICATES IRON PIPE FOUND
- ⊙ INDICATES IRON PIPE SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE 1/4 OF SECTION 12, T7N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.



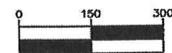
VICINITY MAP  
 NE 1/4 & NW 1/4 OF SECTION 12-7-14  
 1" = 3000'



CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD	CH. BRG.
C1	137.19'	60.00'	109.20'	S 24°47'38" E
C2	35.79'	50.00'	35.03'	S 20°12'22" W
C3	23.58'	15.00'	21.21'	S 45°18'04" E
C4	167.54'	3525.86'	167.52'	N 88°20'15" E
C5	284.30'	3525.86'	284.22'	N 84°39'59" E
C6	433.96'	3532.86'	443.67'	N 78°46'12" E
C7	499.52'	1093.18'	495.19'	N 62°04'47" E
C8	49.92'	1093.18'	49.92'	N 47°40'51" E
C9	37.49'	50.00'	36.62'	N 24°53'36" W
C10	209.70'	60.00'	118.13'	S 76°27'51" E
C11	17.13'	50.00'	17.05'	S 55°54'49" W
C12	508.09'	1159.18'	504.04'	S 58°39'29" W

GRAPHIC SCALE



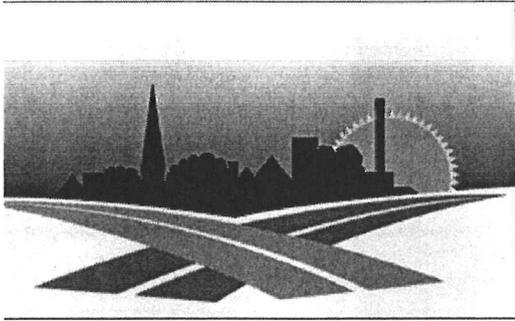
1 inch = 300 ft

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 84-14

**AMENDED  
SITE PLAN  
425 RESORT DRIVE  
RESORT DRIVE PARTNERS, LLC**

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Plan Commission 9-18-14 *approved 7-0*

Village Board 9-22-14 *motion carried 7-0 to refer to Joint Plan Commission/Village Board meeting on October 16*

Plan Commission 10-16-14

Special Village Board 10-16-14

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Requested by: Resort Drive Partners, LLC

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Introduced by: Village President Greg Schopp

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RESOLUTION 84-14

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AMENDED  
SITE PLAN  
425 RESORT DRIVE  
RESORT DRIVE PARTNERS, LLC

---

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

**WHEREAS**, Resort Drive Partners, LLC has submitted a site plan application for the development of a distribution center on 425 Resort Drive, Lot 2, a 17.692 acre parcel, of a redivision of Lot 2 and Lot 3 of River Creek Centre subdivision, and

**WHEREAS**, Resort Drive Partners, LLC intends to construct a pre-cast concrete building of 250,208 sq. ft. to include a possible 49,265 sq. ft. addition, and

**WHEREAS**, the Site Plan application is in compliance with the Village Comprehensive Plan and Village Zoning Code (250-127), and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends that the Board of Trustees of the Village of Johnson Creek approve a Site Plan (250-127) to Resort Drive Partners, LLC to construct a 250,208 sq. ft. distribution center on 425 Resort Drive, Lot 2, a 17.692 acres parcel, of a redivision of Lot 2 and Lot 3 of River Creek Centre subdivision subject to a re-zoning of the parcel to Planned Industrial and the granting of a conditional use to permit a distribution center per 250-41D and subject to final approval of the Village Engineer and the Village Planner under the conditions of 250-127, and

**BE IT FURTHER RESOLVED**, that the Village Clerk/Treasurer and Administrator are authorized to effectuate such transaction.

**PASSED AND ADOPTED** by the Village Board of Trustees this 16<sup>th</sup> day of October, 2014

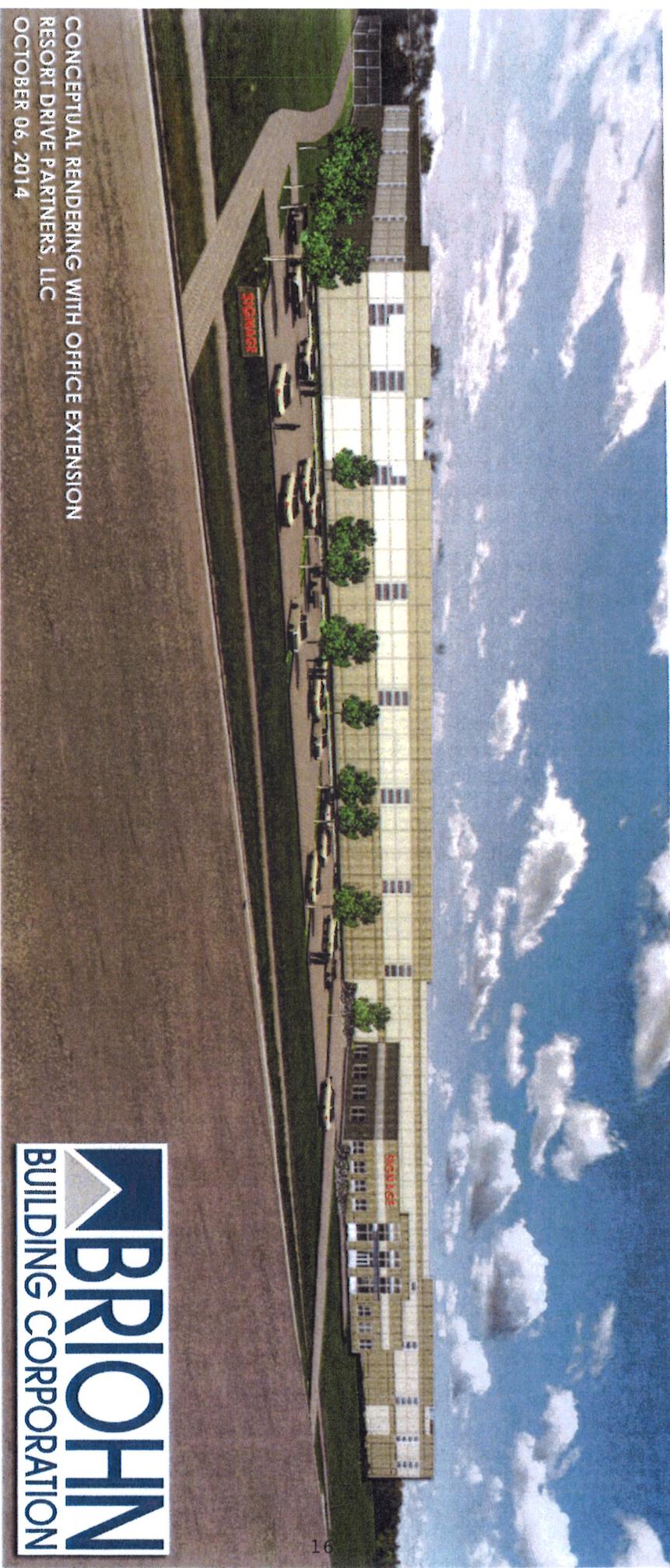
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Greg Schopp, Village President

ATTEST:

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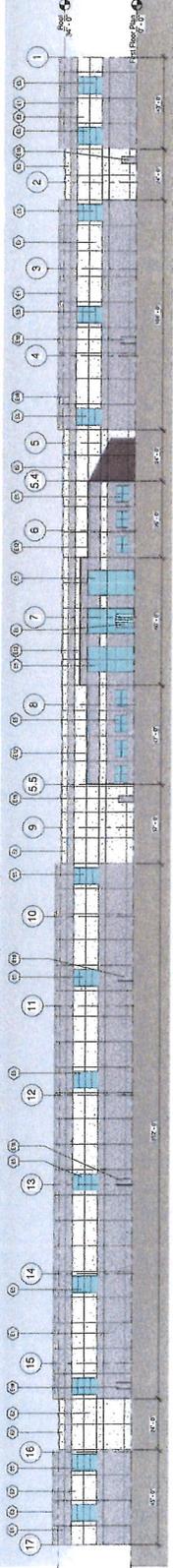
Joan Dykstra, Clerk – Treasurer



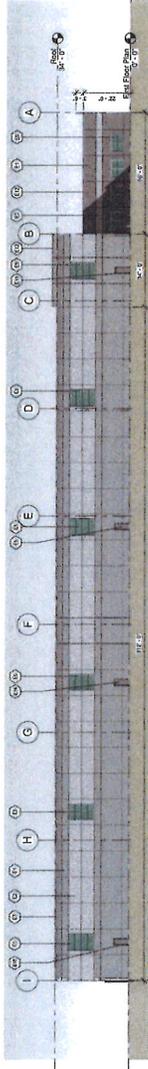
CONCEPTUAL RENDERING WITH OFFICE EXTENSION  
RESORT DRIVE PARTNERS, LLC  
OCTOBER 06, 2014



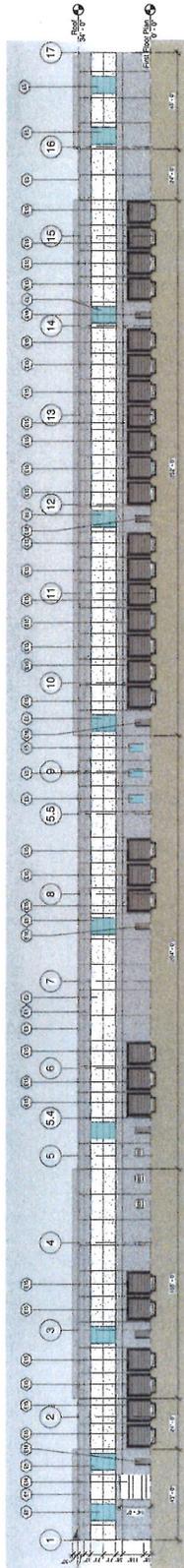




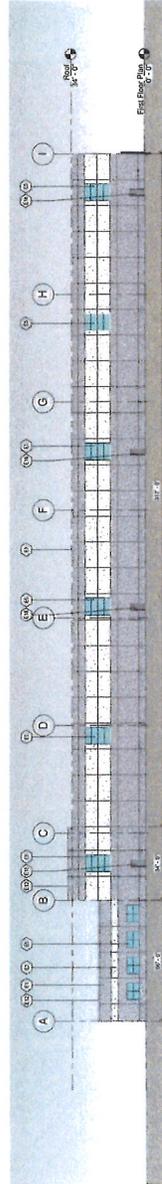
1 NORTH ELEVATION  
1" = 20'-0"



2 EAST ELEVATION  
1" = 20'-0"



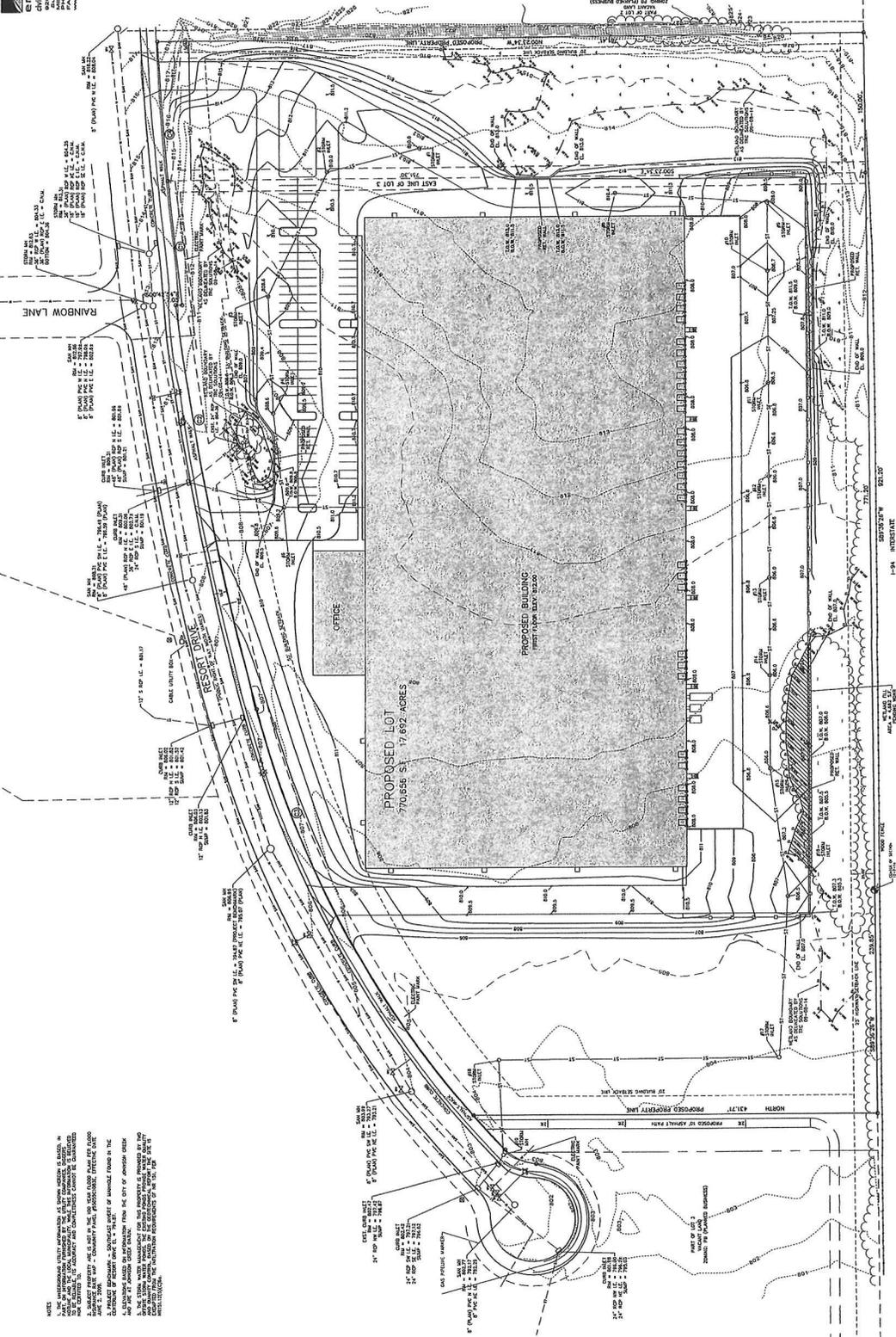
3 SOUTH ELEVATION  
1" = 20'-0"



4 WEST ELEVATION  
1" = 20'-0"

NUMBER	DESCRIPTION
01	BRICK
02	CONCRETE
03	GLASS
04	WOOD
05	ROOF
06	LANDSCAPE
07	PAINT
08	IRON
09	STEEL
10	COPPER
11	ALUMINUM
12	BRASS
13	STAINLESS STEEL
14	STONE
15	CEMENT
16	GRASS
17	SHRUBS
18	TREES
19	WATER
20	SKY





**NOTES**

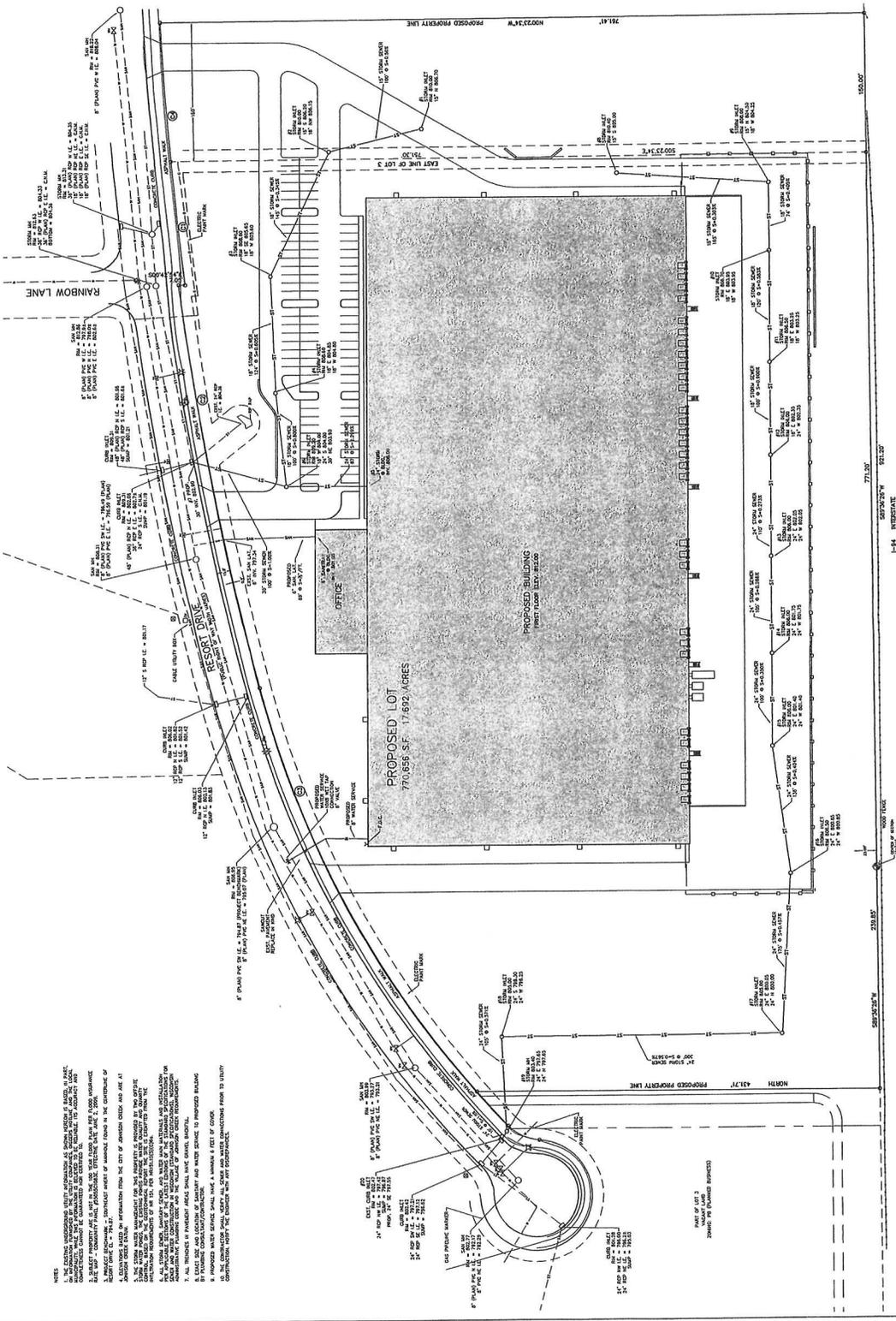
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED LOT IS SUBJECT TO THE EXISTING EASEMENT AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE LOT.
3. THE PROPOSED LOT IS SUBJECT TO THE EXISTING EASEMENT AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE LOT.
4. THE PROPOSED LOT IS SUBJECT TO THE EXISTING EASEMENT AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE LOT.
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10. THE PROPOSED LOT IS SUBJECT TO THE EXISTING EASEMENT AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE LOT.

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED ELEVATION
---	PROPOSED STONE CURB
---	PROPOSED STONE CURB



**DIAGNOSIS OUTLINE**  
 Toll Free (800) 242-8211  
 1000 W. Center Street  
 Waukesha, WI 53187-1239  
 www.cgithe.com



- NOTES**
1. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER.
  2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER.
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  10. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER.

**LEGEND**

---	EXISTING EARTH COVER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN
---	PROPOSED GAS MAIN
---	PROPOSED ELECTRIC



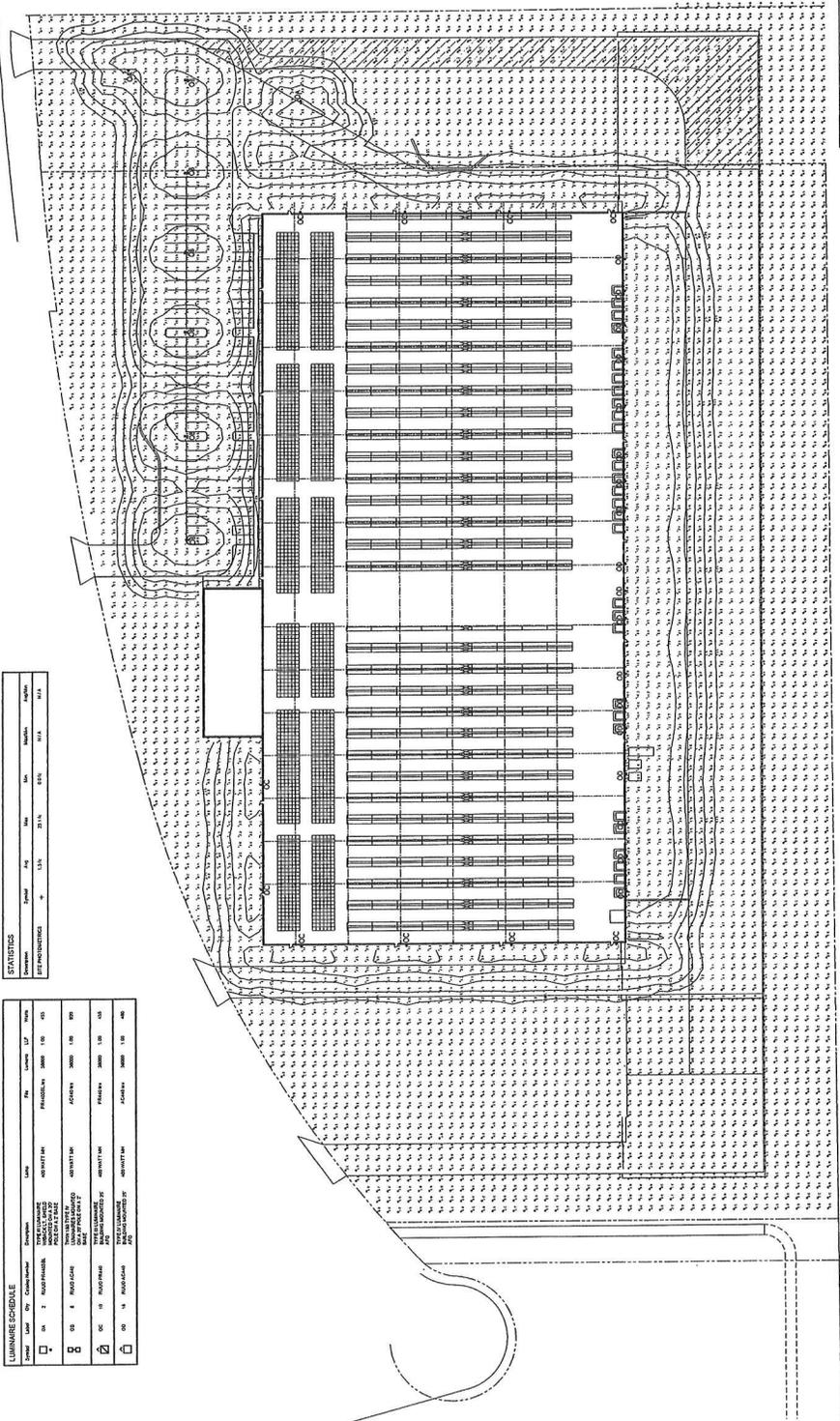
**JEFFERSON COUNTY**  
 Civil Design and Consulting  
 Todd Fries (608) 242-8831  
 1000 S. 1st Street  
 Jefferson, WI 53039  
 www.jcdesign.com





STATISTICS									
Area	Perimeter	Area	Perimeter	Area	Perimeter	Area	Perimeter	Area	Perimeter
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Legend	Description	Area	Perimeter	Area	Perimeter
1.00	1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00	10.00	10.00



SITE PLAN

Scale: 1" = 40' (1/32" = 32' SHEET SIZE)

**BROHN**

RESORT DRIVE PARTNERS, LLC - DISTRIBUTION CENTER  
 RESORT DRIVE, JOHNSON CREEK, WI  
 OCTOBER 8, 2014









**RESORT DRIVE PARTNERS, LLC**  
Distribution Center  
425 Resort Drive  
Johnson Creek, Wisconsin

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANS (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, damaged, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor. Excavation Contractor covering rough grading operation. The Landscape Architect shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball. If needed, remove and discard non-biodegradable ball wrap and support wire. Remove biodegradable burlap and wire cage (if present) from the top 3" of the rootball and carefully band remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 3" of burlap and remove the wire. Provide three slow release fertilizer for each tree planting.
- Tree Planting: Backfill tree planting holes 50% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding. All trees and shrub planting beds to receive a 3" deep layer of high quality screened hardwood bark mulch (not pigment dyed or evite-mulch). All topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting details). Remove all excessive gravel, mulch, and debris from all plant beds. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting. Do not allow mulch to be placed on top of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting details. All shrubs to be planted with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting details). Remove all excessive gravel, mulch, and debris from all plant beds. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting. Do not allow mulch to be placed on top of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Mulching: All trees and shrub planting beds to receive a 3" deep layer of high quality screened hardwood bark mulch (not pigment dyed or evite-mulch). All topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting details). Remove all excessive gravel, mulch, and debris from all plant beds. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting. Do not allow mulch to be placed on top of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Edging: All planting beds shall be edged with a 4" deep space edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Re-work the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10" per 100 SF of bed area:  
  - 3/4 CY Peat Moss or Mushroom Compost
  - 3/4 CY blend/perveritized Topsoil
  - 2 pounds starter fertilizer
  - 1/4 CY composted manure

- Installation preparation for all seeded areas: remove/kill of any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #9 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly to the specified beds and areas. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a topsoil may be necessary to avoid wind dispersal or mulch covering. Areas that contain seed canopy grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:  
  - No bare spots larger than one (1) square foot
  - No areas larger than one (1) square foot
  - A uniform coverage through all turf areas
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens and Shrubs (less than 18" in caliper) shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect. Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

**LANDSCAPE GENERAL NOTES**

**ENLARGED LANDSCAPE PLAN**

**SHEET NUMBER**  
**L 103**

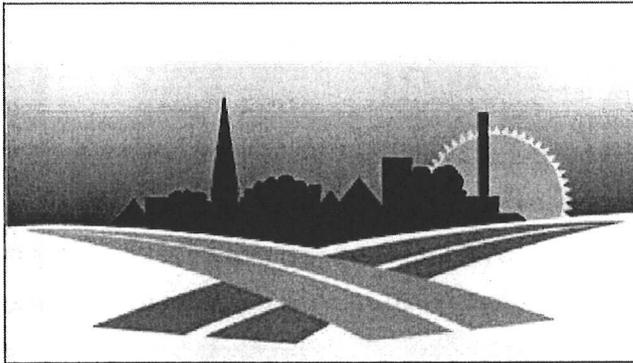
**PROJECT MANAGER** PG/MSH  
**PROJECT NUMBER** 14-1077  
**DATE** 10.03.14  
**SHEET NUMBER**

PLANT	QUANTITY	PLANT MATERIAL PROVIDED	COMMON NAME	QUANTITY	SIZE	ROOT	SPECIFICATION / NOTES	POINTS	TOTAL
1	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
2	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
3	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
4	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
5	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
6	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
7	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
8	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
9	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
10	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
11	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
12	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
13	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
14	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
15	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
16	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
17	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
18	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
19	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
20	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
21	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
22	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
23	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
24	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
25	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
26	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
27	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
28	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
29	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
30	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
31	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
32	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
33	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
34	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
35	1	Artemisia 'Silver Queen'	Artemisia 'Silver Queen'	1	2"	BA3	Strong central leader, full and even crown	10	10
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# Village of Johnson Creek

Crossroads With A Future

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## **ORDINANCE 5-14**

**REZONING  
425 RESORT DRIVE  
RESORT DRIVE PARTNERS, LLC**

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Plan Commission 10-16-14

Village Board 10-16-14 *wave first reading/adopt*

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Request by: Resort Drive Partners, LLC

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Introduced by: Village President – Greg Schopp

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ORDINANCE 5-14

REZONING
385 WRIGHT ROAD
RESORT DRIVE PARTNERS, LLC

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

WHEREAS, an application to rezone land from Planned Business (PB) zoning classification to Planned Industrial (PI) zoning classification was filed with the Zoning Administrator, and

WHEREAS, a notice of a public hearing was published in accordance with the requirements of Wis. Stat. § 62.23(7); and

WHEREAS, a public hearing is to be conducted by the Village Plan Commission on October 16, 2014, and

WHEREAS, an amendment to the Village Comprehensive Plan to permit mixed use development including Planned Industrial within the River Creek Centre subdivision is required prior to consideration of a petition to rezoning Lot 2 of a redivision of Lot 2 and Lot 3 of the River Creek Centre subdivision, and

NOW THEREFORE, the Village Board of the Village of Johnson Creek, Jefferson County, Wisconsin, does ordain as follows:

SECTION 1: The parcel of land comprised of 17.692 acres, identified as 425 Resort Drive, and is depicted more particularly on the site survey and certified survey map as appended to this ordinance, be, and hereby is rezoned from the Planned Business (PB) zoning classification to the Planned Industrial (PI) zoning classification.

SECTION 2: All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect upon passage and posting as provided by law.

PASSES AND ADOPTED by the Village Board of the Village of Johnson Creek, Jefferson County, Wisconsin this 16th day of October, 2014.

VILLAGE OF JOHNSON CREEK

ATTEST:

BY: Greg Schopp, Village President

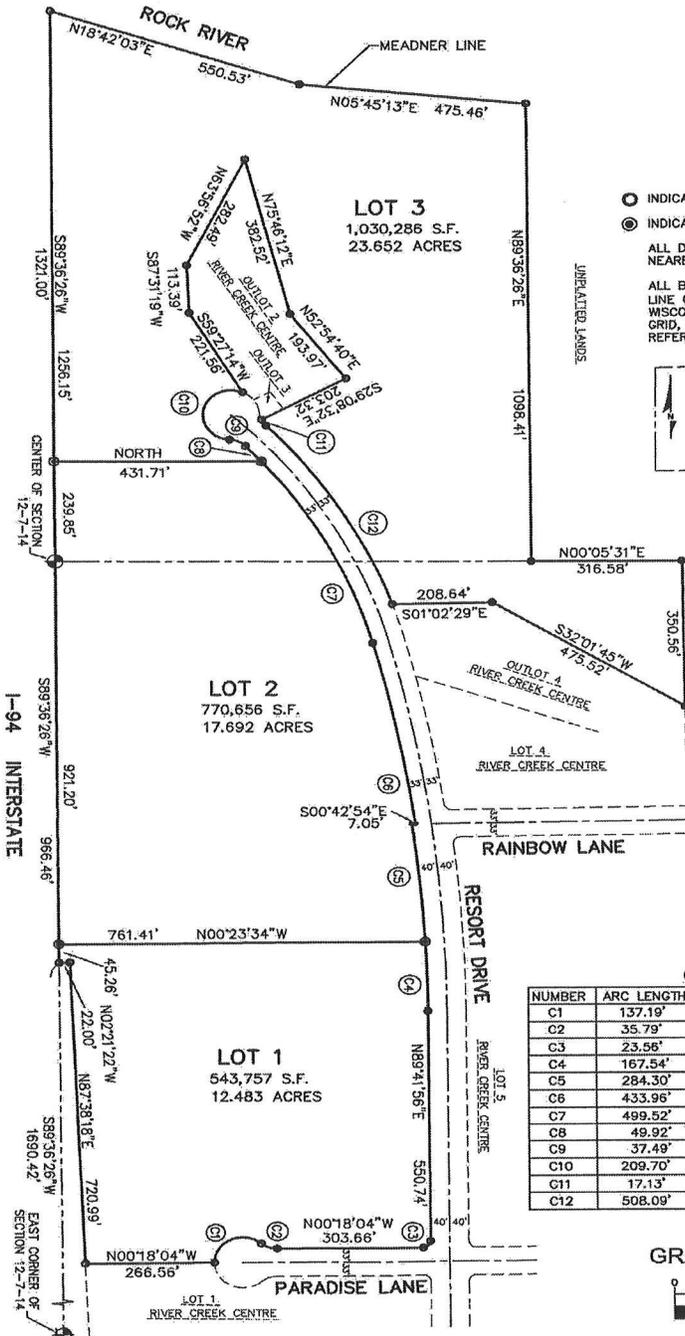
Joan Dykstra, Clerk - Treasurer

Public Hearing Notice Published:
Watertown Daily Times: October 2nd and 9th
Date Introduced: October 16, 2014
Date Adopted: October 16, 2014
Date Posted:
Date Published:
Sent to the County:

# CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 AND LOT 3 OF RIVER CREEK CENTRE, BEING A SUBDIVISION LOCATED IN SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

**CJ**  
**engineering**  
 civil design and consulting  
 9205 W. Center Street  
 Suite 214  
 Milwaukee, WI 53222  
 PH. (414) 443-1312  
 www.cj-engineering.com



- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE 1/4 OF SECTION 12, T7N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.



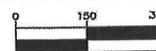
VICINITY MAP  
 NE 1/4 & NW 1/4 OF SECTION 12-7-14  
 1" = 3000'



CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD	CH. BRG.
C1	137.19'	60.00'	109.20'	S 24°47'38" E
C2	35.79'	50.00'	35.03'	S 20°12'22" W
C3	23.56'	15.00'	21.21'	S 45°18'04" E
C4	167.54'	3525.86'	167.52'	N 88°20'15" E
C5	284.30'	3525.86'	284.22'	N 84°39'59" E
C6	433.96'	3532.86'	443.67'	N 78°46'12" E
C7	499.52'	1093.18'	495.19'	N 62°04'47" E
C8	49.92'	1093.18'	49.92'	N 47°40'51" E
C9	37.49'	50.00'	36.62'	N 24°53'36" W
C10	209.70'	60.00'	118.13'	S 76°27'51" E
C11	17.13'	50.00'	17.05'	S 55°54'49" W
C12	508.09'	1159.18'	504.04'	S 58°39'29" W

GRAPHIC SCALE



1 inch = 300 ft

# CERTIFIED SURVEY MAP NO.

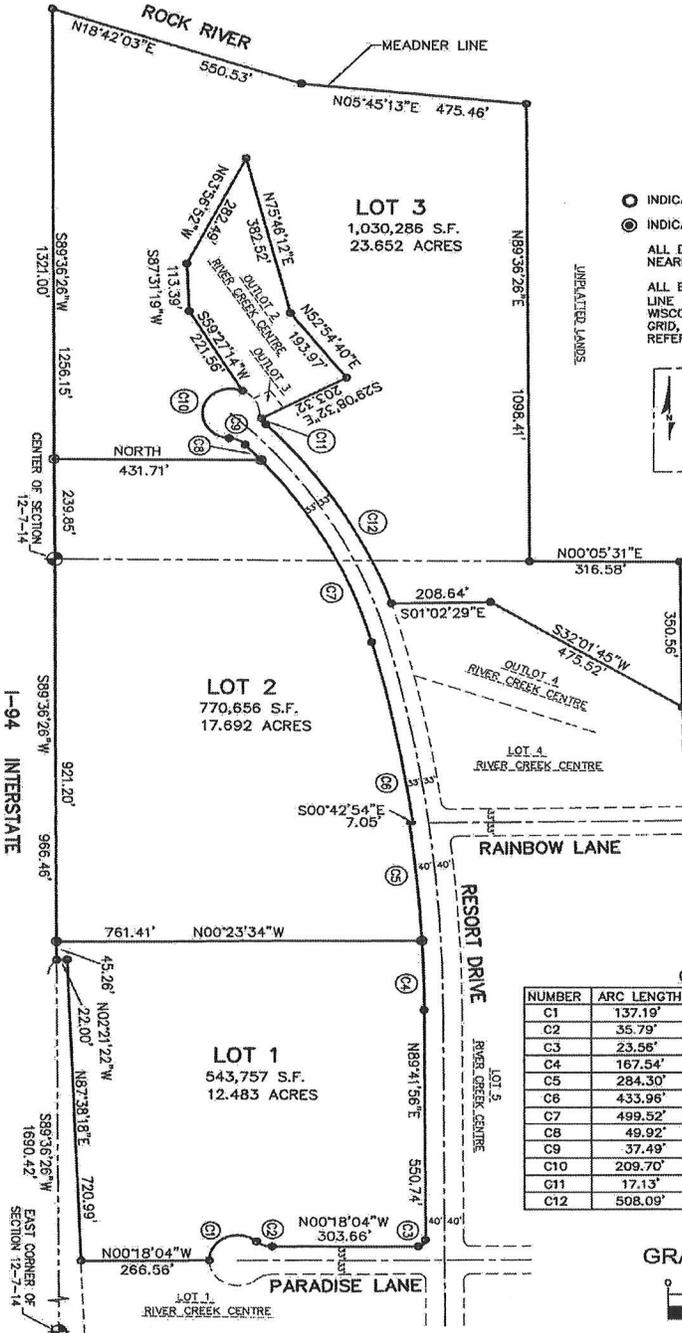
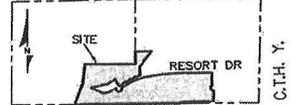
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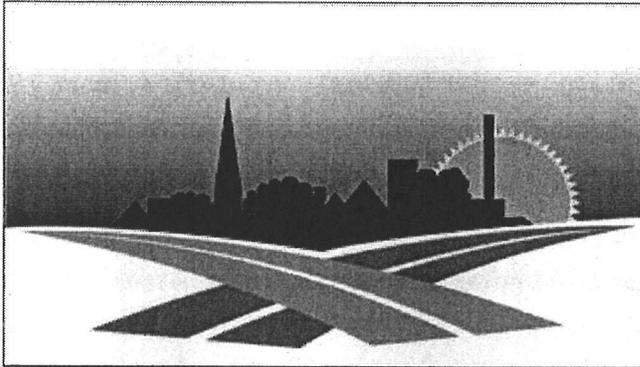
THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851



# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 94-14

CONDITIONAL USE PERMIT  
425 RESORT DRIVE  
RESORT DRIVE PARTNERS, LLC

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Plan Commission 10-16-14

Village Board 10-16-14

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Requested by: Resort Drive Partners, LLC

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Introduced by: Village President Greg Schopp

---

RESOLUTION 94-14

CONDITIONAL USE PERMIT  
425 RESORT DRIVE  
RESORT DRIVE PARTNERS, LLC

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

**WHEREAS**, Lot 2 of a CSM of a Redivision of Lot 2 and Lot 3 of the River Creek Centre subdivision is 17.693 acres, and

**WHEREAS**, Resort Drive Partners, LLC is requesting a Conditional Use Permit (CUP) to permit a Distribution Center per §250-41D within Planned Industrial (PI) zoning, and

**WHEREAS**, Resort Drive Partners, LLC has provided a site plan to construct a 250,208 sq. ft. building for a distribution center, and

**WHEREAS**, any CUP will be subject to approval of a final site plan per §250-127, and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek to approve a conditional use permit to permit a Distribution Center (250-41D) within Planned Industrial zoning on Lot 2 of a CSM of a Redivision of Lot 2 and Lot 3 of the of the River Creek Centre subdivision, 425 Resort Drive, subject to Plan Commission and Village Board final approval of the site plan in accordance with §250-127, 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 16th day of October 2014.

\_\_\_\_\_  
Greg Schopp, Village President

ATTEST:

\_\_\_\_\_  
Joan Dykstra Clerk-Treasurer

# VILLAGE OF JOHNSON CREEK

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

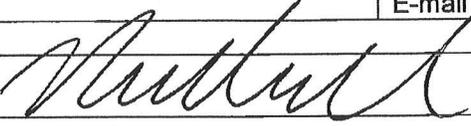
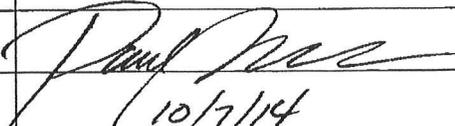
## CONDITIONAL USE APPLICATION Village Zoning Code - Chapter 250-124

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

Address of Subject Property <b>425 Resort Drive</b>	Parcel # <b>141-0714-1213-0010</b>
Name of Architect, Professional Engineer, or Contractor <b>Paul Grzeszczak, AIA (Briohn Design Group), representing Resort Drive Partners, LLC</b>	
Property is presently used as: <b>Vacant, un-built lot in River Creek Centre</b>	Present Zoning <b>PB</b>
<p>Type of structure and proposed use of structure or site (including number of employees, if applicable):</p> <p><b>The proposed project is a 250,000 sf distribution center. The current zoning of PB-Planned Business is currently being proposed for re-zoning to PI-Planned Industrial. The intended Distribution Center use (ord. 250-41D) is a allowed as a Conditional Use with the PI-Planned Industrial Zoning (ord. 250-23,G.(2)(b)[10]. See attached Plan of Operations sheet.</b></p>	
Zoning Code Ordinance Number for Conditional Use <b>#250-23,G.(2)(b)[10]</b>	
<p>Reason/Nature of requested Conditional Use:</p> <p><b>The proposed facility is a distribution center of 250,000sf to be owned by Resort Drive Partners, LLC. All other aspects of the facility design are meeting the requirements of the proposed PI-Planned Industrial Zoning. Distribution Centers are a principal land use permitted as a conditional use within this proposed zoning district.</b></p> <p><b>The proposed meets the regulatory intent of zoning ordinance 250-41 (D) <i>Transportation land uses, Distribution Center</i>. The facility does not abut residentially zoned properties, and none of the required building activities would occur in the frontage or bufferyard areas. Parking is being indicated to meet or exceed the parking requirement of one space per each employee on the largest work shift. See attached Plan of Operations and drawings submitted for Site Plan review for further description of building use and site layout.</b></p>	

**VILLAGE OF JOHNSON CREEK**  
 125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2296)  
 www.johnsoncreek-wi.us

**CONDITIONAL USE APPLICATION**

Applicant			
Name <b>Resort Drive Partners, LLC c/o Briohn Property Management</b>			
Managing Partner: <b>Nelson Williams</b>			
Address <b>3885 N. Brookfield Rd, Suite 200</b>	City <b>Brookfield</b>	WI	<b>53045</b>
Daytime Phone <b>(262) 790-0500</b>	Fax <b>(262) 790-0505</b>		
Cell Phone <b>(414) 322-2618</b>	E-mail <b>nwilliams@briohn.com</b>		
Property Owner*			
Name <b>Village of Johnson Creek (Attn: Mark Johnsrud, Village Administrator)</b>			
Company			
Address <b>125 Depot Street</b>	<b>Johnson Creek</b>	WI	<b>53038</b>
Daytime Phone <b>(920) 699-2296</b>	Fax		
Cell Phone	E-mail <b>markj@johnsoncreekwi.org</b>		
* A list of all Registered Principals must accompany this application			
Agent			
(Person representing applicant to be notified of meeting and given copies of reports)			
Name <b>Paul Grzeszczak, AIA</b>			
Company <b>Briohn Design Group</b>			
Address <b>3885 N. Brookfield Rd., Suite 200</b>	<b>Brookfield</b>	WI	<b>53045</b>
Daytime Phone <b>(262) 790-0500</b>	Fax <b>(262) 790-0505</b>		
Cell Phone <b>(262) 720-8867</b>	E-mail <b>paulg@briohn.com</b>		
Signature of Applicant			
Date Signed	10/7/14		
Signature of Owner			
Date Signed			
Signature of Agent			
Date Signed	10/7/14		

## CONDITIONAL USE APPLICATION

### II. Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

1. How is the proposed conditional use (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?

\_The proposed conditional use for Distribution Center is in harmony with the goals of the community, in that the zoning ordinances allow for this use, and the community leaders are in support of this facility. A facility of this function is ideally suited where large, developed land exist, where access to the interstate highway system is quick, and at a geographical location that is convenient to regional sales markets and transportation hubs.

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2. How is the proposed conditional use, in its specific 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?

\_At this specific location on Resort Drive, the Comprehensive Plan is under consideration for a modification that will allow the former River Creek Centre development to be considered Mixed Use, with the specific allowance for Planned Industrial zoning. Within this zoning, Distribution Centers are specifically allowed as a Conditional Use. Rezoning of this property from the current PB-Planned Business to the proposed PI-Planned Industrial is also under current consideration and will be in place prior to start of construction.

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3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 250-124(c)(4)), 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 adverse impact is expected due to the development of a Distribution Center at this site. Roadway and utility infrastructure is already in place, ready to support a facility of this size and type. The project is being designed to meet all WI-DNR requirements in an effort to maintain existing environmental conditions. The large River Creek Centre site development began in 2002, but to date only one project has been constructed there. This project could spur additional interest in this area for development. The project is on a truck route that connects with

## CONDITIONAL USE APPLICATION

Highway 26, which has ramp access to Interstate 94. The proposed facility would support the parking required for approximately 80 employees plus additional for shift overlap. Truck traffic is expected to be 25 trucks per weekday. The facility will comply with all performance standards addressed in Article VII (Village Zoning Code – Chapter 250-701 through 721). Additional information on specific operations can be seen in the attached Plan of Operations information. The project is also providing a portion of bike path to connect the existing sidewalk along the south side of Resort Drive, to the south edge of the site development, the tree line along Interstate 94. The Village will build additional pathway that connects to this, and parallels the south property line of the western adjacent site at a later date.

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

\_\_\_ The project has no existing neighbors adjacent, but the proposed modification to the land use plan will allow for a multitude of uses that would be compatible with the Conditional Use and Planned Industrial zoning of this site. The Mixed Use being proposed in the Comprehensive Plan is considering the potential for compatible uses of different types in this area.

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5. Is the proposed conditional use 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?

\_\_\_ The infrastructure, roadways, stormwater management facilities, and utilities have been placed as part of the initial River Creek Centre development. This infrastructure will adequately support the needs of the facility.

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6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 250-124 (D)(3)(a through e), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

\_\_\_ As noted above, there is no adverse impact or hardship caused by this project. The project will increase the tax base, bring jobs, and develop a parcel that has long been vacant, to act as a catalyst for further development, which in turn increases the tax base and adds further jobs to the

PLAN OF OPERATIONS INFORMATION (09/03/14)

RESORT DRIVE PARTNERS, LLC – DISTRIBUTION CENTER

Current parcel is vacant land, with PB – Planned Business Zoning. The intent is for rezoning to PI-Planned Industrial, based on intended use of 250-41D (Distribution Center),

Projected number of residents, employees, and daily customers.

- Total employees at the Distribution Center 80.
- Daily customers for will call pick up, 2 per day.

Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.

- 1<sup>st</sup> shift 7AM to 3PM 30% of staff
- Split shift 11AM to 7PM 60% of staff
- 2<sup>nd</sup> shift 2PM to 10 PM 10% of staff
- Peak water and septic use 11AM to 3PM.
- Domestic water use only, approximately 2500 gal/day.

Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Village Zoning Code - Chapter 250-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

- Auto traffic would be for 80 employees entering and exiting the facility Monday thru Friday and occasional Saturdays, and rare Sundays. During the move-in period, there would be higher than average weekend activity.
- Truck traffic would be for 25 trucks per day entering and exiting the facility Monday thru Friday, with occasional Saturdays, and rare Sundays. During the move-in period, there would be higher than average weekend activity.
- Waste would be typical warehouse product such as tape stretch wrap and other plastic that are recycled. All cardboard will also be recycled. General trash from employee canteen and warehouse rubbish is disposed of properly.
- No hazardous material for disposal or storage. Some merchandise in storage is considered ORMD class or Consumer Commodity class and are shipped appropriately within US DOT guidelines.

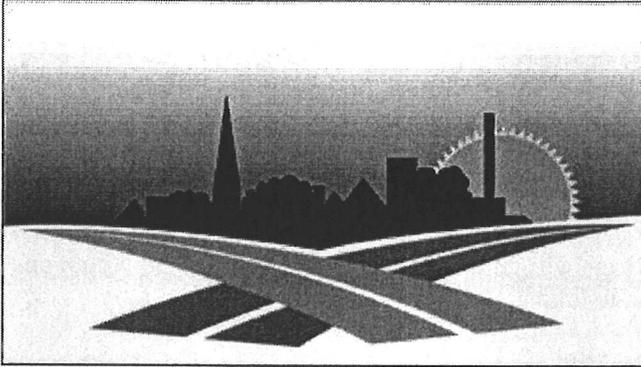
If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII

- The proposed development shall comply with all requirements of Article VII

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 95-14

EXTRATERRITORIAL SUBDIVISION  
DEAN & SUSAN ANDERSEN – TOWN OF AZTALAN

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Plan Commission 10-16-14

Village Board 10-16-14

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Requested by: Dean Andersen

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Introduced by: Village President Greg Schopp

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RESOLUTION 95-14

EXTRATERRITORIAL SUBDIVISION  
DEAN & SUSAN ANDERSEN – TOWN OF AZTALAN

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

**WHEREAS**, by State Statute 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**, Dean Andersen, the owner of Parcel # 002-0714-1143-000, N6534 CTY N, Johnson Creek, WI, located in the Town of Aztalan, and

**WHEREAS**, the subdivision is to divide the residential improvements from the agricultural lands, and

**WHEREAS**, all subdivided parcels shall provide for a dedicated easement of forty feet from the centerline along CTH N, 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 #002-0714-1143-000 subject to submittal of a Certified Survey Map (CSM) with a fifty (50) foot right of way dedicated to the public for road purposes from the centerline of CTH N, and

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

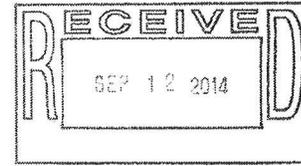
**PASSED AND ADOPTED** by the Village Board of Trustees this 16<sup>th</sup> day of October 2014.

\_\_\_\_\_  
Greg Schopp, Village President

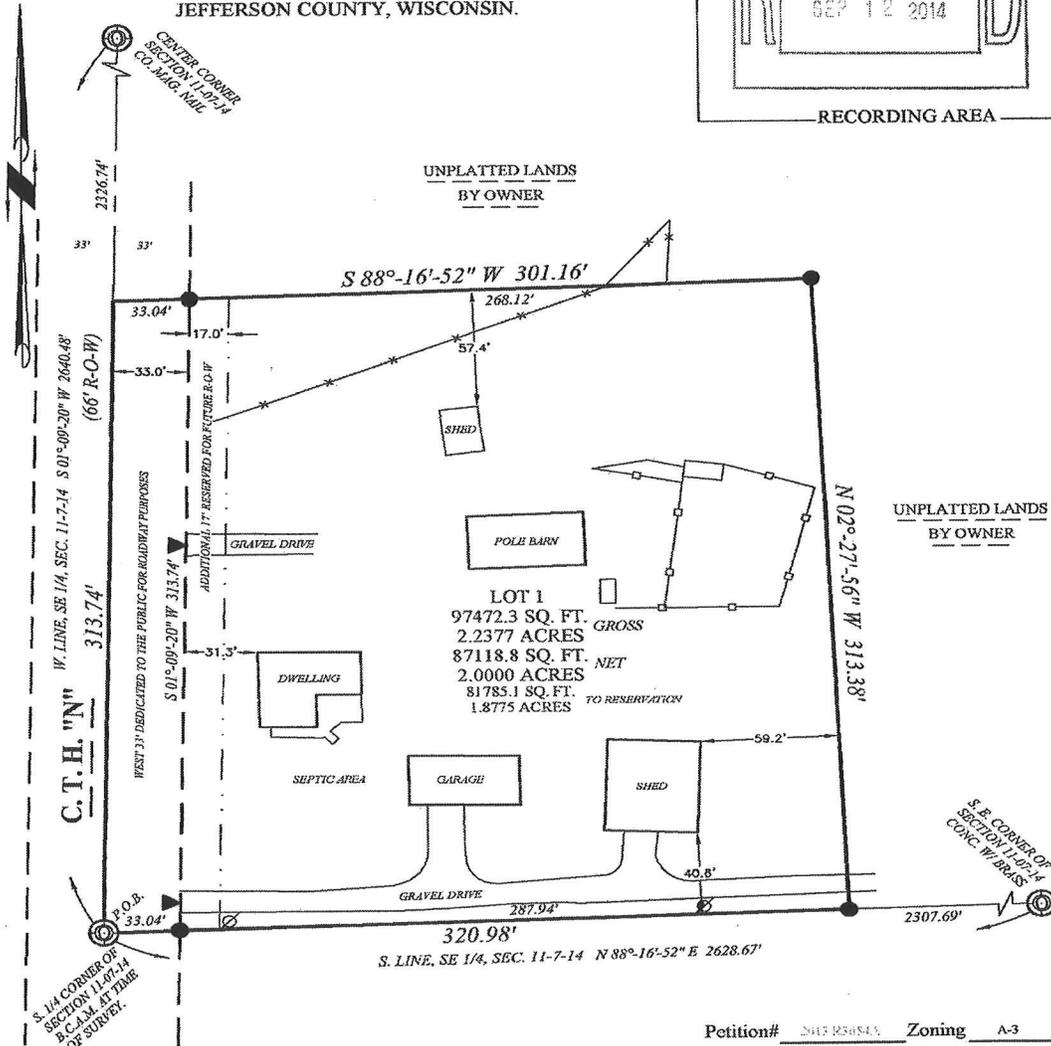
ATTEST:

\_\_\_\_\_  
Joan Dykstra Clerk-Treasurer

**CERTIFIED SURVEY MAP No.**  
 BEING A PART OF GOVERNMENT LOT 3 OF SECTION 11,  
 TOWN 7 NORTH, RANGE 14 EAST, TOWN OF AZTALAN,  
 JEFFERSON COUNTY, WISCONSIN.



RECORDING AREA

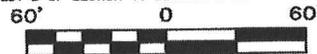


**LEGEND:** These standard symbols may be found in the drawing.

- ⊙ P.L.S.S. Monument (w/desc.)
- 18"x3/4" Outside Diameter Rebar At Least 1.13 lbs./lineal foot (Set)
- ▼ Existing Access Point
- ⊘ Utility Pole
- Wood Fence
- × Wire Fence

Petition# 2015 R30543 Zoning A-3  
 Check for subsequent zoning changes with Jefferson County Zoning.

BEARINGS ARE REFERENCED TO THE JEFFERSON CO. COORDINATE SYSTEM, THE S. LINE OF GOVERNMENT LOT 3 OF SECTION 11 BEARING N 88°-16'-52" E.



**HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS**  
 202 West Street Johnson Creek, WI 53038 (920) 699-3305  
 This Instrument prepared by: Scott D. Thomas, S-2354

Owner/Subdivider: Dean E. & Susan J. Anderson Trusts N6522 C.T.H. "N" Johnson Creek, WI 53038 SHEET 1 OF 3

REVIEW COPY

**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

BEING A PART OF GOVERNMENT LOT 3 OF SECTION 11,  
TOWN 7 NORTH, RANGE 14 EAST, TOWN OF AZTALAN,  
JEFFERSON COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL:

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK ON \_\_\_\_\_, 2014.

\_\_\_\_\_  
- VILLAGE PRESIDENT

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF AZTALAN ON \_\_\_\_\_, 2014.

\_\_\_\_\_  
- TOWN CHAIRPERSON

COUNTY APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY.

DATE: \_\_\_\_\_

\_\_\_\_\_  
ROBERT KLOTZ - ZONING ADMINISTRATOR

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. AND RECORDED IN  
VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS OF JEFFERSON COUNTY AT PAGES \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

\_\_\_\_\_  
STACI HOFFMAN - REGISTER OF DEEDS

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

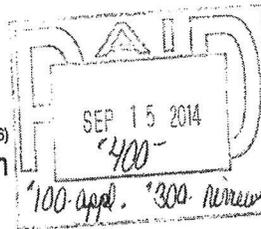
202 West Street Johnson Creek, WI 53038 (920) 699-3305  
This Instrument prepared by: Scott D. Thomas, S-2354

Owner/Subdivider: Dean E. & Susan J. Anderson Trusts N6522 C.T.H. "N" Johnson Creek, WI 53038

SHEET 3 OF 3



VILLAGE OF JOHNSON CREEK  
 25 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)  
 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)	Aztalan Township
Parcel number: Number of acres of parent parcel:	002-0714-1143-000 30 acres
Purpose of subdivision (explain in full, attach page if necessary)	to split off original homestead + buildings
Name of petitioner	Dean E. Andersen
Mailing address of petitioner	16534 Cty M Johnson Creek WI 53038
Daytime phone number of petitioner	920-699-3840 / 920-285-8624
Name of property owner	Dean E + Susan J Andersen Rev. Living Trust

**VILLAGE OF JOHNSON CREEK**  
 125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2295)  
**Extraterritorial Subdivision Application**  
**(ETZA)**

Mailing address of property owner	N6534 Cty N Johnson Creek WI 53038
Daytime phone number of property owner	920-699-3840 / 920-285-8624
Legal description of property involved	-Can Attach- SW 1/4 SE 1/4 Sec 11 T1N R14E S 30 AC Sect Lot 3
Name of Architect, Professional Engineer, or Contractor	Holland & Thomas LLC
Property is presently used as:	home - single family
Type of structure and proposed use of structure or site including number of employees if applicable	single family home
How would this land division affect the Village?	would not
Property is presently zoned as:	A-1

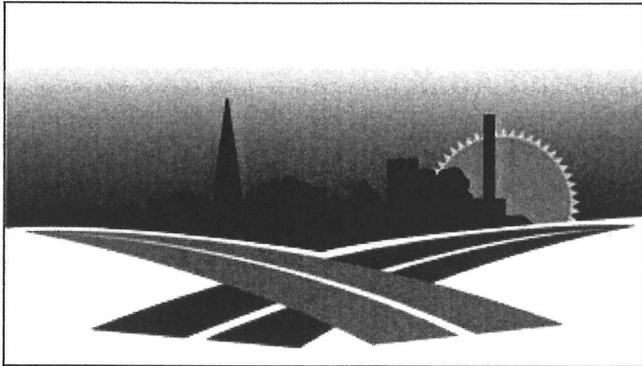
*[Signature]*  
 Signature of Owner  
9/14/14  
 Date of Signature

*[Signature]*  
 Signature of Petitioner  
9/14/14  
 Date of Signature

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 96-14

**DEVELOPMENT AGREEMENT  
JONATHAN MELK – MELK INVESTMENTS, LLC  
300 WRIGHT ROAD**

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Village Board 10-16-14

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Requested by: Jonathan Melk

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Introduced by: Village President Greg Schopp

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RESOLUTION 96-14

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**DEVELOPMENT AGREEMENT  
 JONATHAN MELK – MELK INVESTMENTS, LLC  
 300 WRIGHT ROAD**

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

**WHEREAS**, the Village entered into a Terms Agreement with Jonathan Melk for the construction of a dental clinic at 300 Wright Road, and

**WHEREAS**, in accordance with the Terms Agreement, a development agreement is necessary because the Village is using TID 2 funding to incent the construction of the building, and

**WHEREAS**, the final site plan has been reviewed by the Village Planner, Village Engineer and approved by the Plan Commission and Village Board and will be attached to the development agreement as Exhibit B, and

**NOW THEREFORE BE IT RESOLVED**, that the Village Board of Trustees of the Village of Johnson Creek approve the Development Agreement with Jonathan Melk, individually, and Melk Investments LLC to construct a proposed 3,600 square foot commercial building in Planned Industrial zoning at 300 Wright Road, 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 16th day of October 2014.

Attest:

\_\_\_\_\_  
Greg Schopp, Village President

\_\_\_\_\_  
Joan Dykstra Clerk-Treasurer

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between Jonathan Melk and Melk Investments, LLC, 1071 Riverknoll Circle, Oconomowoc, WI 53066, a Wisconsin Limited Liability Company (herein collectively referred to as the "Developer"), and the Village of Johnson Creek, a Wisconsin municipal corporation (herein the "Village").

### WITNESSETH:

**WHEREAS**, the Developer has agreed to purchase from the Village, Lot 7 of the Johnson Creek Wright Road Plat, Tax Parcel 141-0715-1812-015, and is referred to herein as the "Property" and depicted more particularly as Exhibit A, which is appended hereto and incorporated herein by reference; and

**WHEREAS**, the Developer has proposed to improve the Property by constructing a personal and professional services building consisting of 3,500 square feet, more or less, for the purpose of operating a dental clinic and maintaining professional offices; and

**WHEREAS**, the Property is zoned Planned Industrial (PI) zoning classification which is consistent with the proposed development; and

**WHEREAS**, the Village has determined that "but for" the commitment by the Village to assist the Developer in the acquisition and development of the approximate 1 acre parcel, the Developer would not undertake the proposed development; and

**WHEREAS**, the Village has determined that the proposed development will create additional full time and part time jobs, and will generally benefit the economic development and climate of the Village and Jefferson County; and

**WHEREAS**, the Developer has submitted to the Village, and the Village has approved a site plan in accordance with Village code §250-127 Site Plan (herein collectively the "Plans") attached as Exhibit B; and

**WHEREAS**, the Developer and the Village desire to enter into this Agreement relating to the development of the Property in accordance with the Plans; and

**NOW THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by both the Village and the Developer, the parties agree as follows:

### **I. CONSTRUCTION OF BUILDING AND IMPROVEMENTS**

That the Developer shall undertake and complete construction of the building and install all improvements on the Property in strict conformance with the Plans referenced herein. Construction of all building and improvements shall be completed by December 31, 2015. Time is of the essence with respect to this obligation. No deviation or modification of the Plan shall be permitted without express approval of the Village Board, and Village Plan Commission.

## II. INCENTIVES

The Property is located in Tax Incremental Finance District No 2. The Village agrees to provide the Developer with financial incentives in the form of a cash grant to be paid from tax incremental funds received by the Village to be determined in accordance with the following formula:

1. The parties agree that the value of the property as of the execution of this Agreement is \$61,442 (43,762 sq. ft. X \$1.40).

2. It is agreed by the Village and the Developer that the Village shall pay a cash grant to the Developer based on the increased real estate assessment of improvements to the property caused by the Developer in 2014 and 2015. The Village shall not pay any cash grant based on the value of the land and/or the actual cost of the construction of any improvements. The cash grant for 2014 shall be calculated by multiplying \$.061442 by the assessed value of improvements on the Property as determined by the real estate tax bill which determined the value of those improvements as of January 1, 2016. The cash grants shall be paid as follows:

- a. An initial cash grant in the amount of \$26,395 shall be paid by the Village to the Developer within thirty (30) days of completion of all improvements and occupancy of the building. This sum has been calculated by multiplying \$429,600 by .061442.
- b. The Village shall pay a second and subsequent cash grant on September 1, 2016. This cash grant shall be determined by multiplying assessed value of improvements on January 1, 2016 less the assessed value of improvements on January 1, 2015 multiplied by .061442 and deducting from the calculation the initial cash grant of \$26,395.
- c. The Developer shall repay the Village any amount of the initial cash grant as determined by the assessed value of improvements on January 1, 2016, if assessed value of improvements is less than \$429,600. This repayment shall be determined by multiplying the difference by .061442. Any amount due shall be paid within 30 days or be placed as a Special Assessment in accordance with Wis. State Stats.

3. Notwithstanding anything contained herein to the contrary, the obligation of the Village to pay the Developer the cash grant shall be contingent and conditioned upon:

- a. The Developer having substantially completed construction of the building and improvements by December 31, 2015; and
- b. That the Developer has timely paid all real estate tax obligations, special assessment or other financial obligations due the Village.

In the event the Developer, or any successor in interest applies for and accepts a real estate tax exemption during the period of time described in section V of this Agreement, all cash grants together with interest from the date of payment calculated at the rate of twelve (12%) percent per annum, shall be due and payable to the Village upon acceptance of the real estate tax exemption.

### **III. UTILITIES**

1. The Village agrees to provide sewer and water laterals to the property line at no cost. Developer shall be responsible for any cost(s) of connecting the sewer and water laterals from property line to any improvements.

### **IV. FEES**

1. The Developer has previously executed an Agreement for Reimbursable Services (Attached as Exhibit C) with the Village, under the terms of which the Developer has agreed to reimburse to the Village all professional fees and related expenses incurred as a result of the submittal, review and approval of the Plans referenced herein.

2. The impact fees in the amount of \$1,152.00 are due the Village under the terms of the municipal code. The Village, by execution of this Agreement, waives payment of all impact fees that would otherwise be due from the Developer under the terms of the municipal code.

### **V. WAIVER OF REAL ESTATE TAX EXEMPTION RIGHTS**

The Developer agrees that for a period of twenty (20) years beginning with the execution and approval of this Agreement, the Developer shall not apply for nor accept the benefit of a real estate tax exemption available in accordance with the provisions of Wis. Stat. § 70, and more particularly Wis. Stat. § 70.11, or any similar statutory provision which would have the effect of removing the Property from the real estate tax rolls.

The Developer agrees that in the event this provision of the Agreement is breached, the Village will sustain continuing and irreparable damages in that the Village will have lost tax revenue necessary to satisfy various Village obligations, including indebtedness incurred as a result of improvements constructed by the Village within Tax Incremental Finance District No. 2. Accordingly, the Developer agrees that the Village shall be entitled to liquidated damages in the event the Developer, or the Developer's heirs, successor or assigns, obtains a real estate tax exemption in violation of the terms of this Agreement. The Developer, for the Developer, its heirs, successors and assigns, agrees that a court of competent jurisdiction can, and shall, impose liquidated damages against the Developer or the Developer's heirs, successors or assigns, in an amount equal to the real estate taxes which the Developer would have been paid had the Property remained on the Village tax roll. Such damages shall be paid annually on or before January 31<sup>st</sup> of each year, and if not paid, the damages together with interest accruing at the rate of twelve

(12%) percent per annum, shall be placed on the tax roll and collected with all other real estate taxes owed to the Village or any other taxing authority.

**VI. MISCELLANEOUS**

**A. Repurchase of Lot.**

Notwithstanding anything contained herein to the contrary, in the event the Developer fails to initiate and complete construction of the building and improvements so described in this Agreement by December 31, 2015, the Village shall have the right to repurchase the Property from the Developer, provided however, that the Village must notify the Developer not later than January 31, 2016 and that the Village intends to exercise this right, and closing of the transaction shall occur within thirty (30) days following a receipt of any such notice by the Developer. Conveyance shall be by Warranty Deed, free and clear of any lien or encumbrance except those existing as of the date of the Village's conveyance of the Property to the Developer, and upon tender of a Warranty Deed, the Village shall pay to the Developer all amounts that Developer paid the Village under the terms of this Development Agreement.

**B. Assignment.**

Developer may, upon written notice to the Village and with approval from the Village, assign this Agreement and all rights and obligations of Developer to any third party. Such assignment shall not, unless expressly agreed to by the Village, release the Developer of Developer's obligations hereunder.

**C. Incorporation by Reference.**

All exhibits and other documents attached hereto or referred to herein are hereby incorporated in and shall become a part of this Agreement.

**D. Entire Agreement.**

This document and all other documents and Agreements expressly referred to herein contain the entire Agreement between Developer and the Village with respect to the matters set forth herein.

**E. Amendments.**

The Village and the Developer may only amend or modify this Agreement by written Agreement duly authorized and signed by the Village and Developer.

**F. Situs.**

Any dispute regarding the enforcement of this Agreement shall be resolved by the Circuit Court of Jefferson County, Wisconsin. In the event the Village initiates any action or proceeding to enforce the terms of this agreement, or to secure any relief afforded the Village as a result of the Developer's obligations under the terms of this Agreement, and in the further event that the Village obtains any affirmative relief as a result of that litigation, the Developer shall reimburse

the Village with all costs, expenses, including reasonable attorney's fees, incurred by the Village arising out of or relating to that litigation.

**G. Binding Effect.**

This Agreement shall be binding upon the Developer, as well as the Developer's heirs, successors and assigns, and shall be recorded in the office of the Register of Deeds for Jefferson County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**DEVELOPER:  
JONATHAN MELK**

\_\_\_\_\_  
Jonathan Melk, Individually

\_\_\_\_\_  
Jonathan Melk, Managing Member  
Melk Investments, LLC

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF JEFFERSON )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named Jonathan Melk, individually and as Managing Member of Melk Investments, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Jefferson County, Wisconsin  
My Commission Expires: \_\_\_\_\_

**VILLAGE OF JOHNSON CREEK**

By: \_\_\_\_\_  
Greg Schopp, President

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF JEFFERSON )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named Greg Schopp, to me known to be the President of the Village of Johnson Creek, Wisconsin, who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Jefferson County, Wisconsin  
My Commission Expires: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Joan Dykstra, Village Clerk/Treasurer

jwh\clients\johnson creek\melk, jonathan\da-5-15-14.docx  
revised 9-29-14



# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



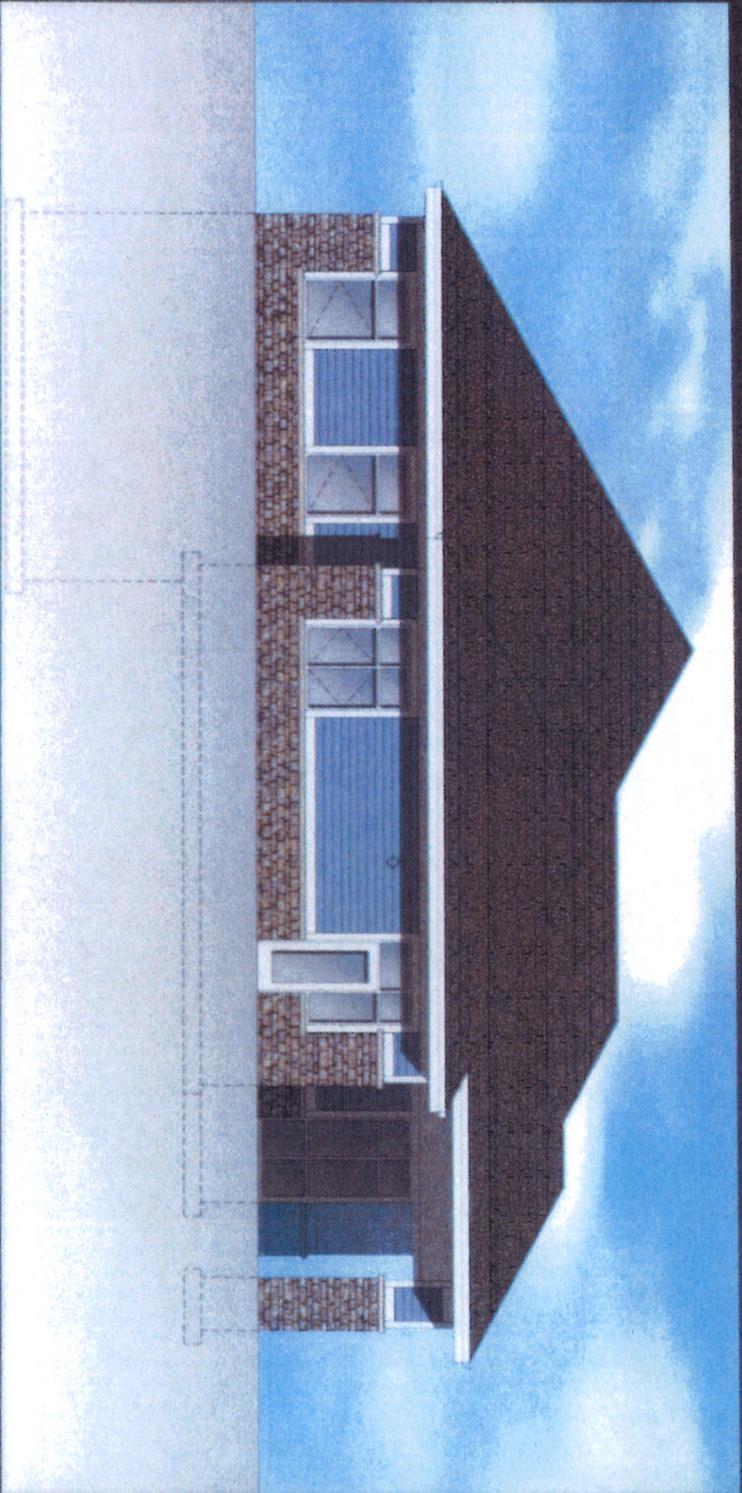
SITE LOCATION MAP



# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



- Typical Building Finishes:
- 1. Decorative Stone Veneer
- 2. Clad Casement Window
- 3. Pre-finished Aluminum Soffitfront System
- 4. Pre-finished Gutter and Downspout
- 5. Stone Sill/Column Cap
- 6. 30 Year Dimensional Asphalt Shingles
- 7. Pre-finished Fiber Cement Cedar Lap Siding—6" Exposure

- 8. Pre-finished "Windsor One" Composite Fascia and Trim
- 9. Building Lighting - Decorative
- 10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
- 11. Utility Meter Location — Electric
- 12. Utility Meter Location — Gas

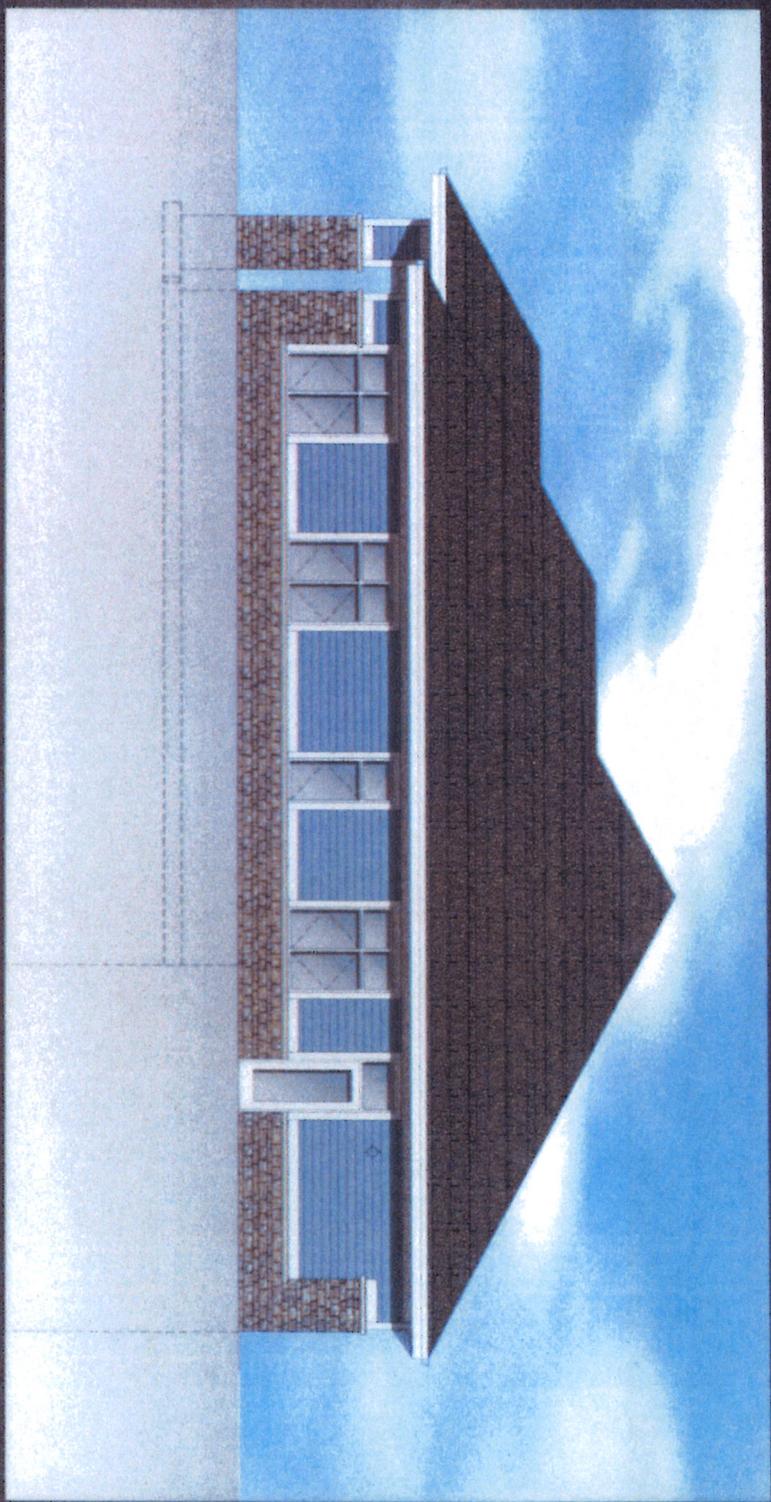
## NORTH BUILDING ELEVATION



# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



- ♦ Typical Building Finishes:
  1. Decorative Stone Veneer
  2. Clad Casement Window
  3. Pre-finished Aluminum Storefront System
  4. Pre-finished Gutter and Downspout
  5. Stone Sill/Column Cap
  6. 30 Year Dimensional Asphalt Shingles
  7. Pre-Finished Fiber Cement Cedar Lap Siding – 6" Exposure
  8. Pre-finished "Windsor One" Composite Fascia and Trim
  9. Building Lighting - Decorative
  10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
  11. Utility Meter Location – Electric
  12. Utility Meter Location – Gas

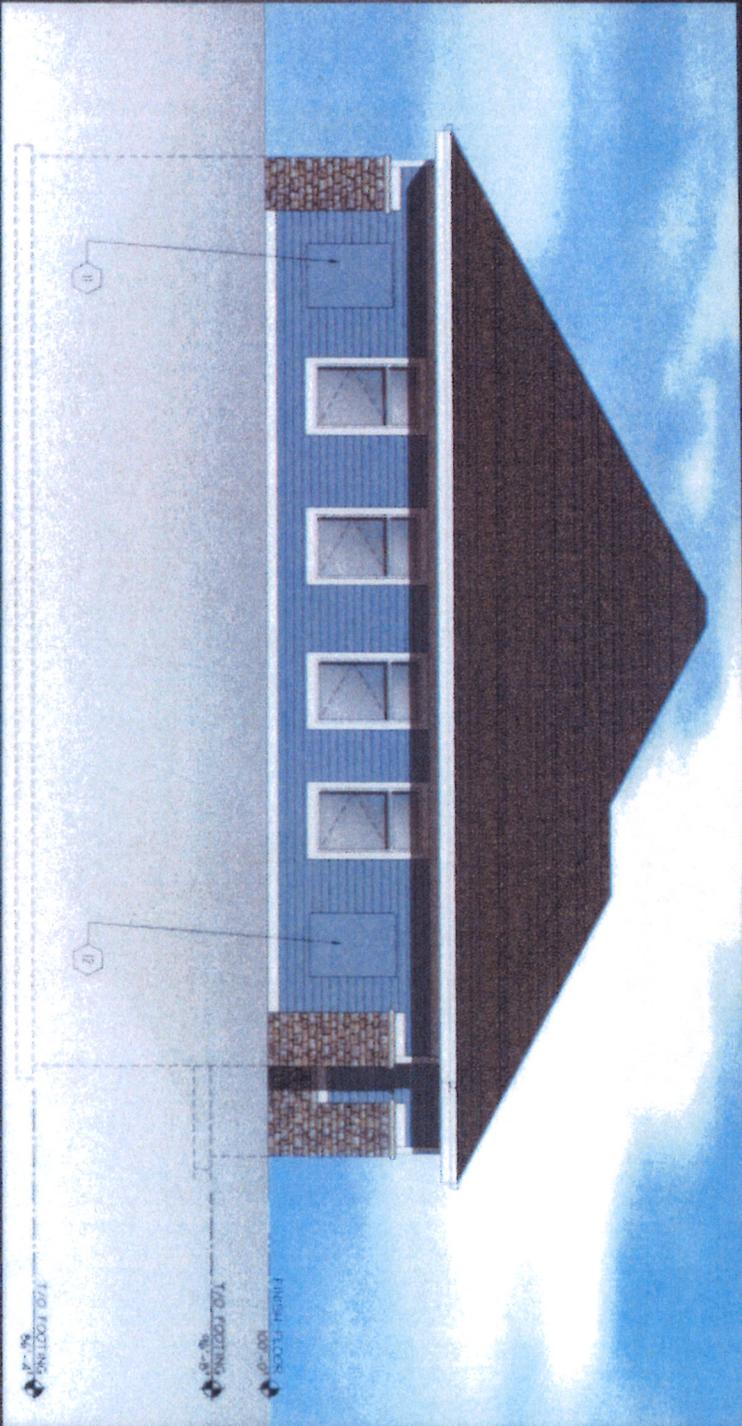
## SOUTH BUILDING ELEVATION



# JOHNSON CREEK CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



- ♦ Typical Building Finishes:
1. Decorative Stone Veneer
  2. Clad Casement Window
  3. Pre-finished Aluminum Storefront System
  4. Pre-finished Gutter and Downspout
  5. Stone Sill/Column Cap
  6. 30 Year Dimensional Asphalt Shingles
  7. Pre-finished Fiber Cement Cedar Lap Siding—6" Exposure

8. Pre-finished "Windsor One" Composite Fascia and Trim
9. Building Lighting - Decorative
10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
11. Utility Meter Location— Electric
12. Utility Meter Location— Gas

## EAST BUILDING ELEVATION



# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



- Typical Building Finishes:
  1. Decorative Stone Veneer
  2. Clad Casement Window
  3. Pre-finished Aluminum Storefront System
  4. Pre-finished Gutter and Downspout
  5. Stone Sill/ Column Cap
  6. 30 Year Dimensional Asphalt Shingles
  7. Pre-Finished Fiber Cement Cedar Lap Siding – 6" Exposure

8. Pre-finished "Windsor One" Composite Fascia and Trim
9. Building Lighting - Decorative
10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
11. Utility Meter Location – Electric
12. Utility Meter Location – Gas

## WEST BUILDING ELEVATION



# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN

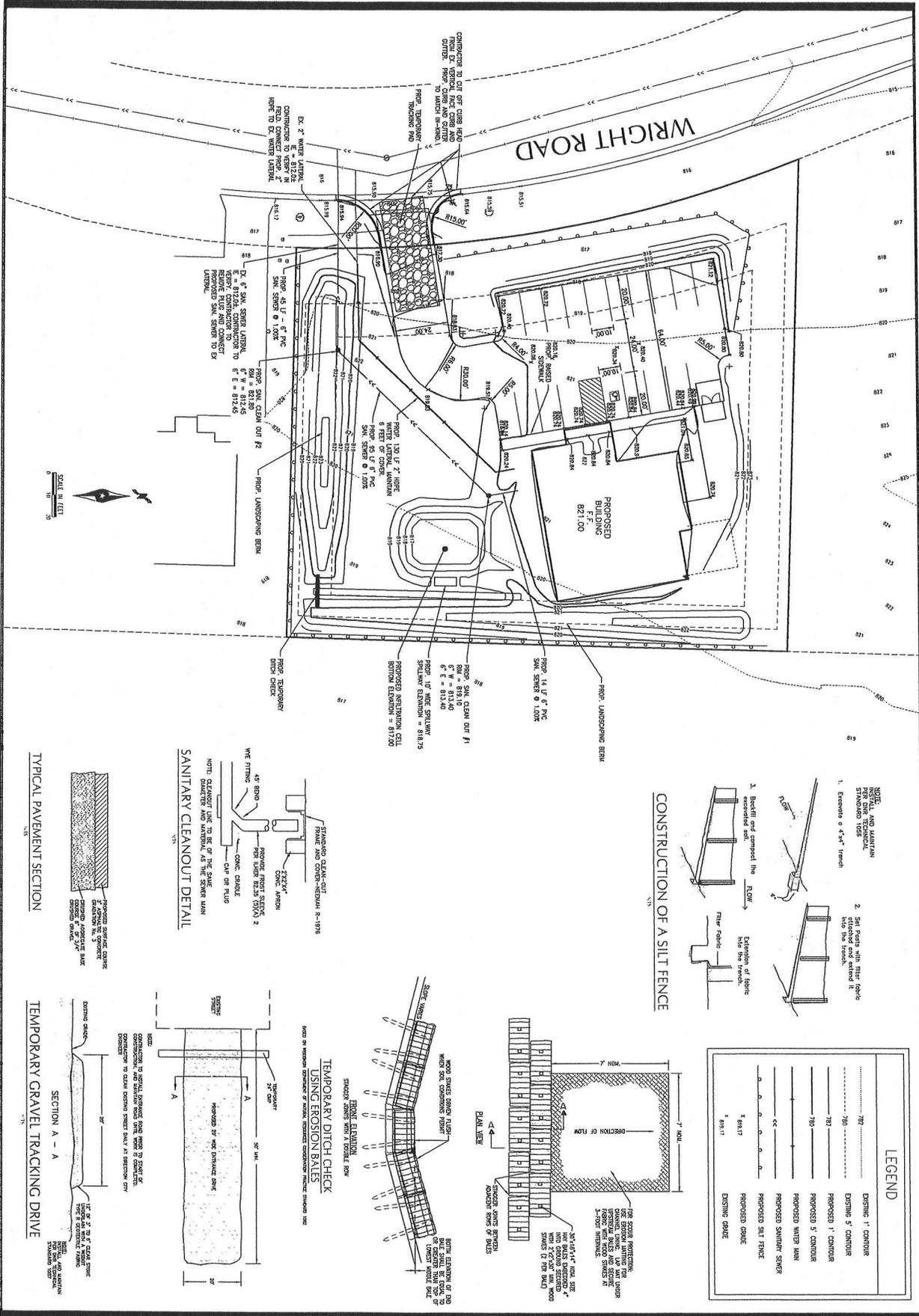


- Typical Building Finishes:
  1. Decorative Stone Veneer
  2. Clad Casement Window
  3. Pre-finished Aluminum Storefront System
  4. Pre-finished Gutter and Downspout
  5. Stone Sill/Column Cap
  6. 30 Year Dimensional Asphalt Shingles
  7. Pre-Finished Fiber Cement Cedar Lap Siding – 6" Exposure

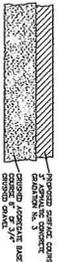
8. Pre-finished "Windsor One" Composite Fascia and Trim
9. Building Lighting - Decorative
10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
11. Utility Meter Location – Electric
12. Utility Meter Location – Gas

## NORTH BUILDING ELEVATION





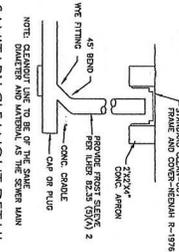
TYPICAL PAVEMENT SECTION



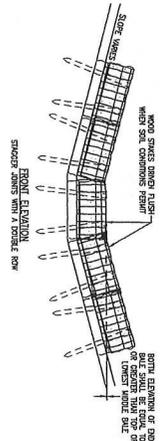
TEMPORARY GRAVEL TRACKING DRIVE



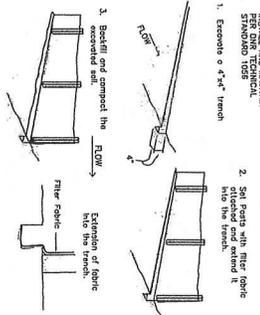
SANITARY CLEANOUT DETAIL



TEMPORARY DITCH CHECK USING EROSION BALES

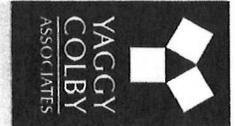


CONSTRUCTION OF A SILT FENCE



LEGEND	
-----	EXISTING 1\"/>
-----	EXISTING 5\"/>
-----	PROPOSED 1\"/>
-----	PROPOSED 5\"/>
-----	PROPOSED WATER MAIN
-----	PROPOSED SANITARY SEWER
-----	PROPOSED SILT FENCE
-----	PROPOSED GRADE
-----	EXISTING GRADE

JOHNSON CREEK DENTAL  
VILLAGE OF JOHNSON CREEK, WISCONSIN  
GRADING AND EROSION CONTROL PLAN



DATE	16232
OWNER	C. JOHN
DESIGNED BY	L. WAMBERG
CHECKED BY	C. JOHN
DATE	06-23-14
SCALE	AS SHOWN
PROJECT	16232
DATE	06-23-14
OWNER	C. JOHN
DESIGNED BY	L. WAMBERG
CHECKED BY	C. JOHN
DATE	06-23-14
SCALE	AS SHOWN
PROJECT	16232

# PLAT OF SURVEY

BEING ALL OF LOT 7 OF JOHNSON CREEK WRIGHT ROAD PLAT AND LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, T.07N., R.15E., VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

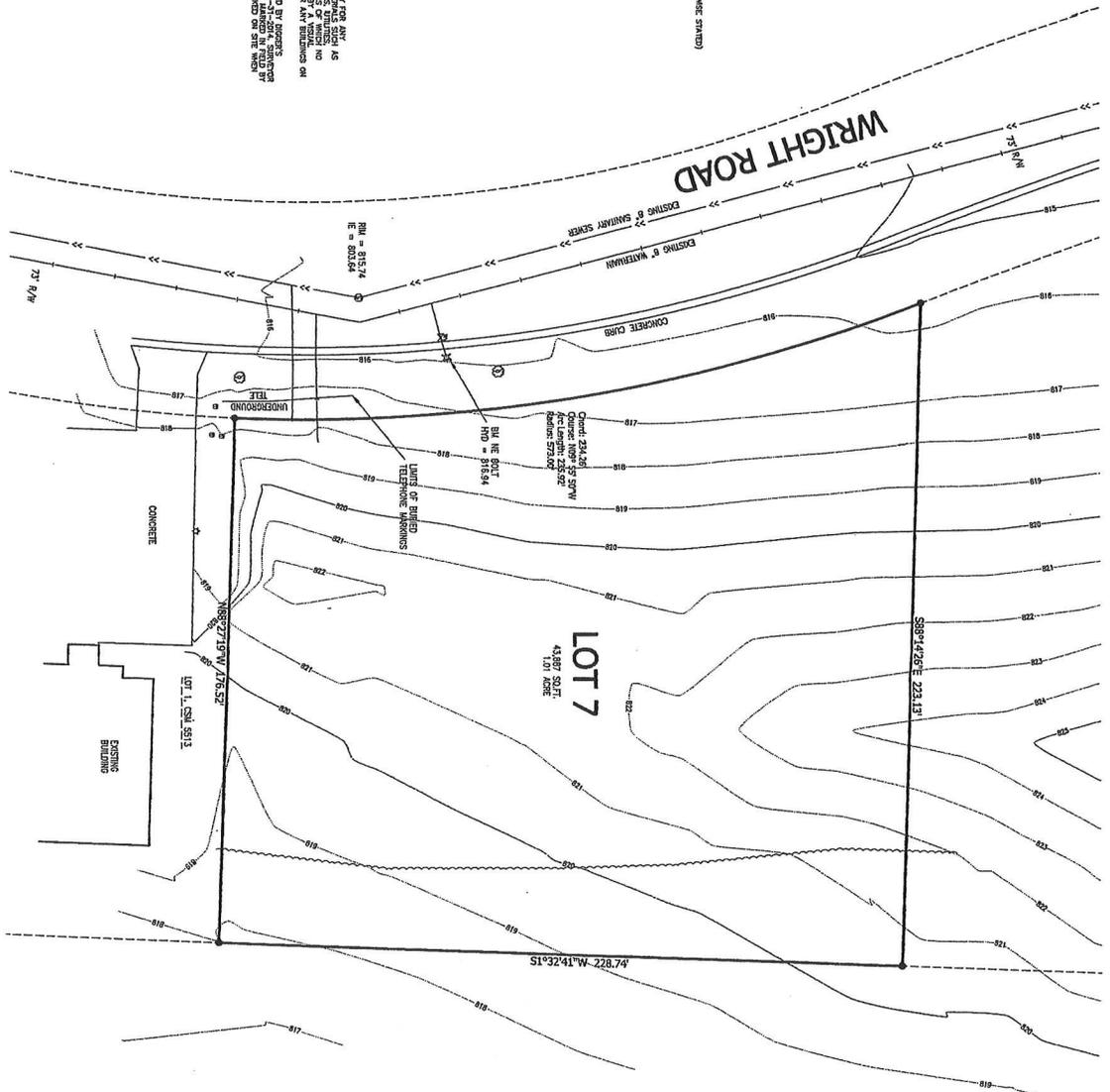
SURVEYOR:  
 KENTH A. WINDOPED, R.S. S-2082  
 501 LINDSEY  
 DELUFIELD, WI 53018  
 (262) 646-8882/133  
 KENTH@KENTHCONSULTING.COM

SURVEY FOR:  
 DESHRI 2 CONSULTANT  
 WATSON NORTHWEST ASSOCIATE, INC.  
 WATSON, WI 53091

- LEGEND**
- 1" IRON PIPE ROUND (UNLESS OTHERWISE STATED)
  - WIRE LINE
  - EXISTING 2" CONDUIT
  - EXISTING 1" CONDUIT
  - ① EXISTING TREE
  - ② MILEY
  - ③ LIGHT POLE
  - ④ LIGHT POLE
  - ⑤ UTILITY BOX
  - ⑥ SAWHAY MARKER
  - ⑦ BRASS MARKER
  - ⑧ GAS VALVE
  - ⑨ WATER VALVE
  - ⊗ IMPALANT

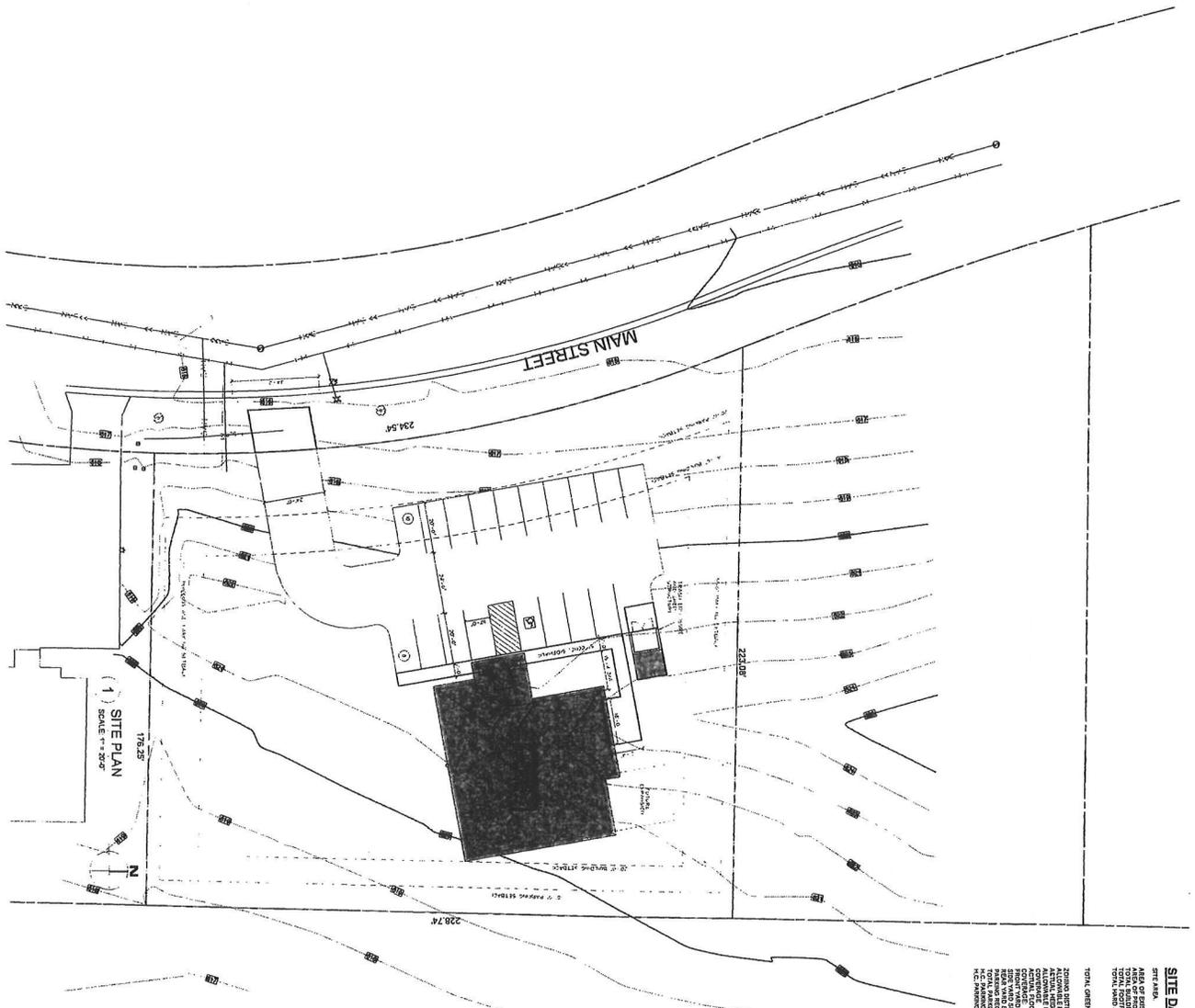
**GENERAL NOTES:**

1. THE SURVEYOR HAS REVIEWED THE ABOVE RECORDED PROPERTY AND THAT THE PROPERTY OWNER HAS REVIEWED THE SURVEY AND APPROVED THE LOCATION OF ALL UTILITIES AND MARKERS. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY.
2. UNDERGROUND UTILITY LOCATIONS MARKED BY OBJECTS OR MARKERS ARE SHOWN ON THIS SURVEY. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY.
3. THE SURVEYOR HAS REVIEWED THE ABOVE RECORDED PROPERTY AND THAT THE PROPERTY OWNER HAS REVIEWED THE SURVEY AND APPROVED THE LOCATION OF ALL UTILITIES AND MARKERS. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY.



STATIONING CONTINUES THROUGH THE ADJACENT PROPERTY AND THAT THE PROPERTY OWNER HAS REVIEWED THE SURVEY AND APPROVED THE LOCATION OF ALL UTILITIES AND MARKERS. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY. THE LOCATION OF ALL UTILITIES AND MARKERS IS SHOWN ON THIS SURVEY.

FILED OCT 1, 2022  
 WINDOPED, KENTH A.  
 CHECKED BY KENTH WINDOPED  
 SHEET 1 OF 1



**SITE DATA:**

AREA OF EXISTING BUILDING	4,200 S.F.
AREA OF EXISTING DRIVEWAY	3,500 S.F.
TOTAL EXISTING AREA	7,700 S.F.
TOTAL NEW CONSTRUCTION AREA	1,800 S.F.
TOTAL CONSTRUCTION AREA	9,500 S.F.
CONCRETE	1,800 S.F.
TOTAL OVERLAP AREA	0 S.F.
ZONING DISTRICT	MS-10
ALLOWED HEIGHT	35' 0" MAX
ALLOWED FLOOR AREA	10,000 S.F.
CONSTRUCTION	CONCRETE
FOUNDATION	CONCRETE
ROOFING	ASPH/FLT
PAVING REQUIRED	ASPH/FLT
IC PAVING REQUIRED	ASPH/FLT
IC PAVING REQUIRED	ASPH/FLT

**PROJECT DATA**

SITE	01.20.2014
DATE	01.20.2014
SET NO.	13-00193
SET USE	PLAN/COMMISSION
TITLE CODE	04A10
DRAWN BY	MMH
CHECKED BY	MMH

**REVISIONS**

NO.	DESCRIPTION

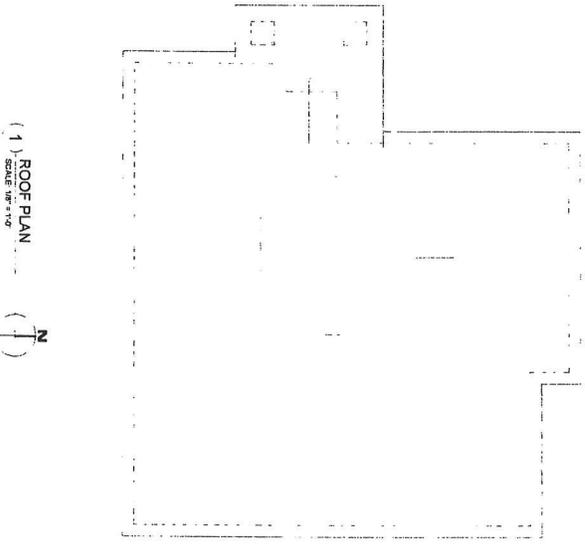
**SHEET TITLE**

PRELIMINARY SITE PLAN

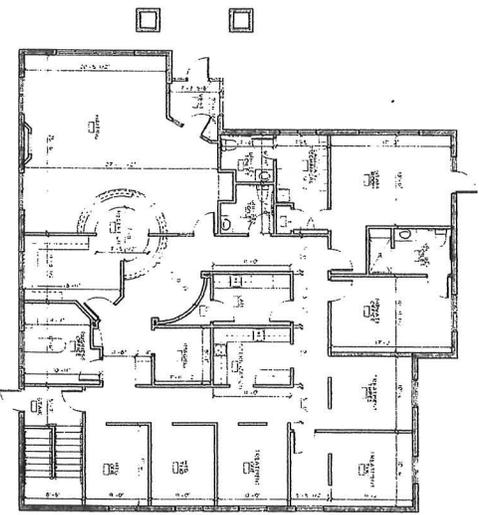
BUILDING DESIGN FOR:  
**JOHNSON CREEK DENTAL GROUP**  
 300 WRIGHT ROAD  
 JOHNSON CREEK, WISCONSIN

**DESIGN**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

N173 W51010  
 NORTHWEST PARKSIDE WAY  
 JACOBSON, WI 53037  
 PHONE: 262.977.8833  
 FAX: 262.977.8834  
 info@designconstruct.com



1 ROOF PLAN  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**HENRY SCHEIN**  
DENTAL  
EQUIPMENT  
WISCONSIN  
1300 W. WISCONSIN  
MILWAUKEE, WI 53227  
800-334-2899

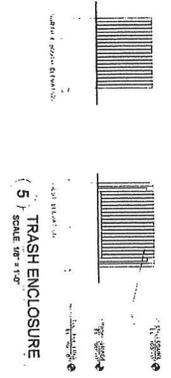
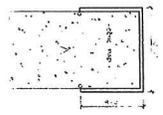
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DATE	02/28/14
DESIGN	13-00163
SET/USE	FINAL/CONSTRUCTION
FILE NAME	64411
DRAWN BY	MM
CHECKED BY	MM
<b>A2.1</b>	

REVISIONS
-----------

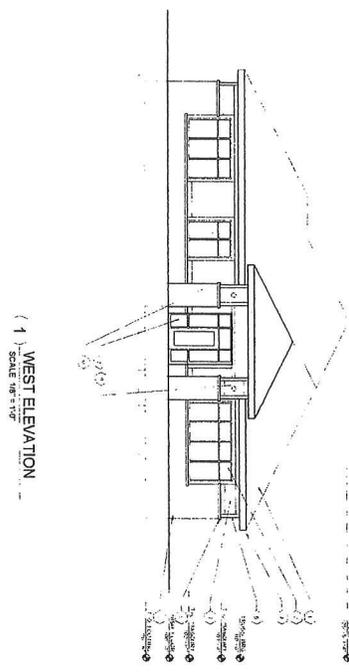
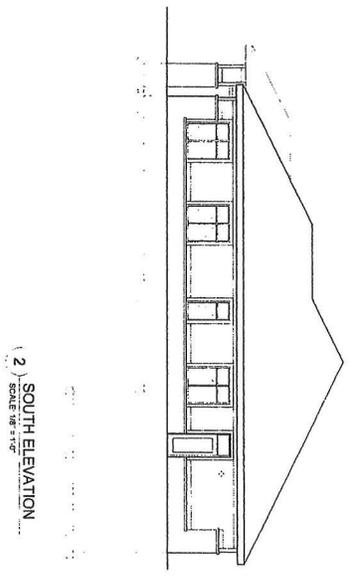
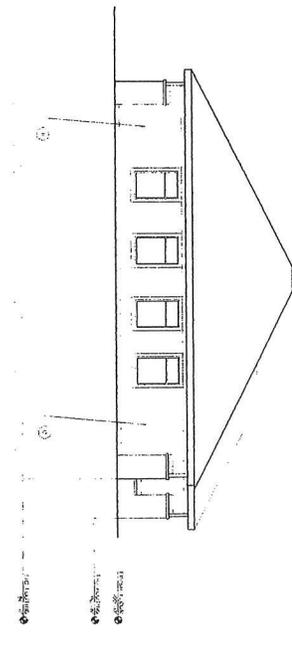
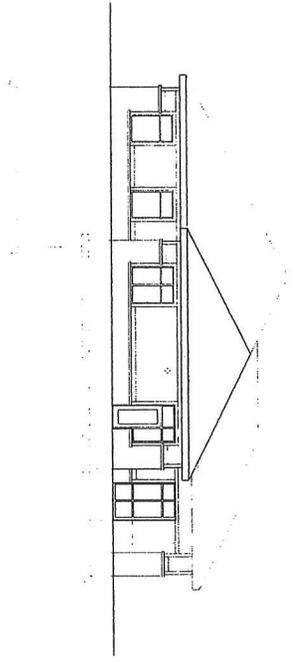
SHEET TITLE
PROJECT/ROOM PLAN
1 ROOF PLAN

BUILDING DESIGN FOR:  
**JOHNSON CREEK DENTAL GROUP**  
\*  
300 WRIGHT ROAD  
JOHNSON CREEK, WISCONSIN

**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION  
N473 W21010  
NORTHWEST PARKWAY  
JANESVILLE, WI 53527  
PHONE 262.577.8833  
FAX 262.577.8834  
info@designconstruct.com



- LIST OF BUILDING MATERIALS**
- (1) 1/2" x 1/2" x 1/2" concrete blocks
  - (2) 1/2" x 1/2" x 1/2" concrete blocks
  - (3) 1/2" x 1/2" x 1/2" concrete blocks
  - (4) 1/2" x 1/2" x 1/2" concrete blocks
  - (5) 1/2" x 1/2" x 1/2" concrete blocks
  - (6) 1/2" x 1/2" x 1/2" concrete blocks
  - (7) 1/2" x 1/2" x 1/2" concrete blocks
  - (8) 1/2" x 1/2" x 1/2" concrete blocks
  - (9) 1/2" x 1/2" x 1/2" concrete blocks
  - (10) 1/2" x 1/2" x 1/2" concrete blocks
  - (11) 1/2" x 1/2" x 1/2" concrete blocks
  - (12) 1/2" x 1/2" x 1/2" concrete blocks
  - (13) 1/2" x 1/2" x 1/2" concrete blocks
  - (14) 1/2" x 1/2" x 1/2" concrete blocks
  - (15) 1/2" x 1/2" x 1/2" concrete blocks
  - (16) 1/2" x 1/2" x 1/2" concrete blocks
  - (17) 1/2" x 1/2" x 1/2" concrete blocks
  - (18) 1/2" x 1/2" x 1/2" concrete blocks
  - (19) 1/2" x 1/2" x 1/2" concrete blocks
  - (20) 1/2" x 1/2" x 1/2" concrete blocks



**DESIGN**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION  
N-73 WISCONSIN  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53027  
PHONE 262.677.8933  
FAX 262.677.8934  
info@designconstruct.com

BUILDING DESIGN FOR:  
**JOHNSON CREEK DENTAL GROUP**  
\*  
300 WRIGHT ROAD  
JOHNSON CREEK, WISCONSIN

SHEET TITLE
BUILDING ELEVATIONS

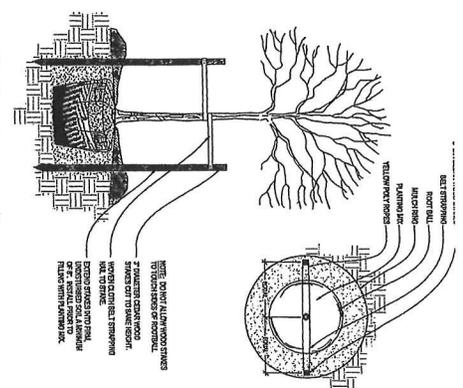
REVISIONS

PROJECT DATA	
DATE	07.22.2014
JOB NO.	13-00193
SET NO.	02 (ALUMINUM)
FILE NAME	04440
DRAWN BY	MMK
CHECKED BY	MMK
<b>A4.0</b>	

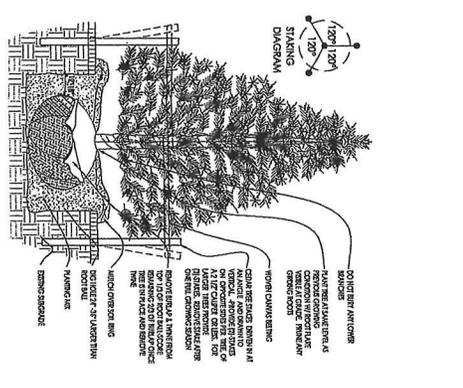




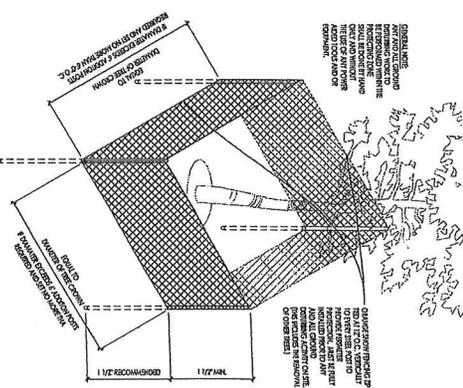
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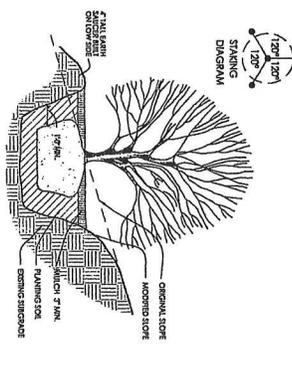
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



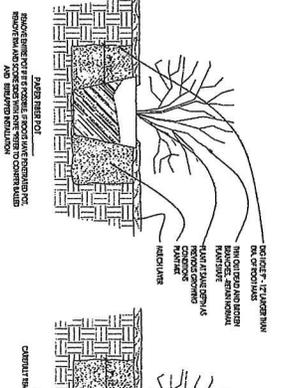
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



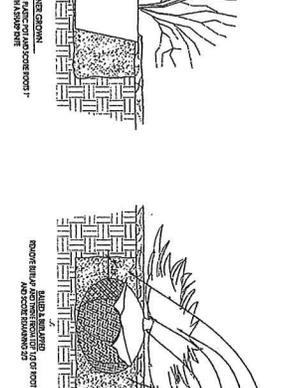
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



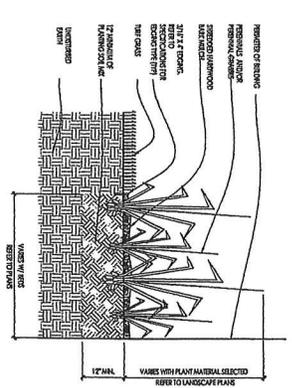
5 SLOPE PLANTING DETAIL SCALE: NONE



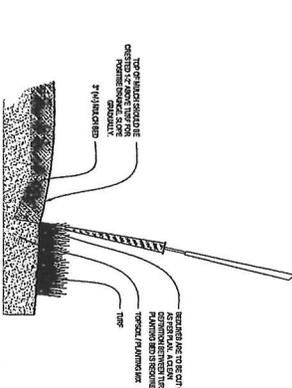
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



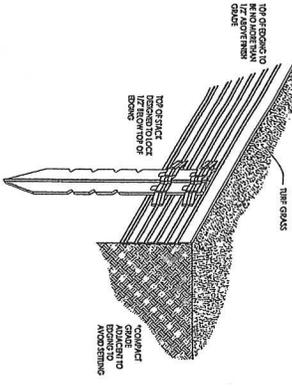
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



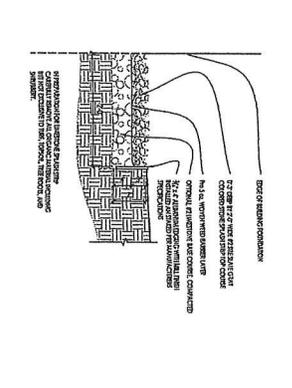
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1/2\"/>

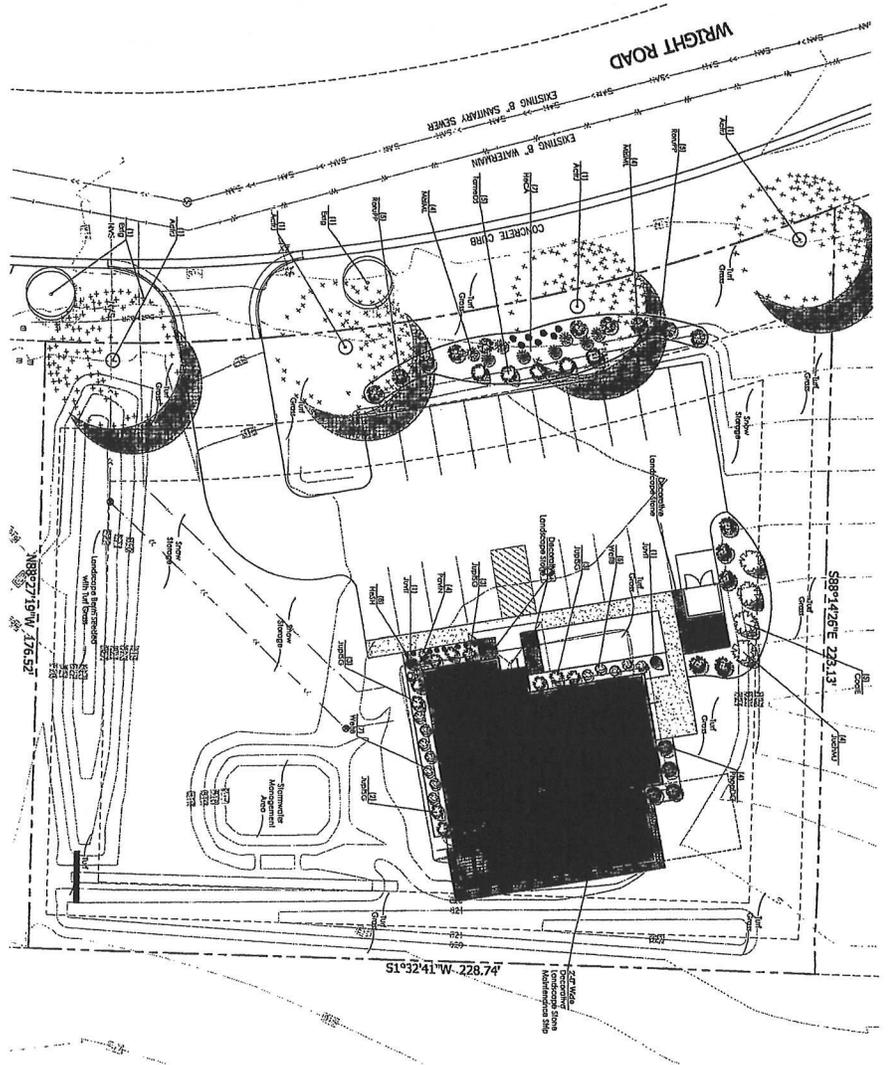
**INSITE**  
 LANDSCAPE ARCHITECTURE  
 DESIGN  
 11505 W. North Avenue, Suite 118  
 Wauwatosa, WI 53226  
 Tel: (414) 925-2800  
 Fax: (414) 925-2801  
 info@insitelandscape.com

Project:  
**JOHNSON CREEK  
 DENTAL**  
 Highgate Road  
 Johnson Creek, WI

Date	Number	Description
06/24/14	01	Plan, Grading, Stormwater
06/29/14	02	Grading, Stormwater, Site Plan
		Notes

CONSULTANT SHALL MAINTAIN DESIGN AS SHOWN. THIS SHALL BE SUBJECT TO ANY MODIFICATIONS, OMISSIONS, OR ADDITIONS BY THE CLIENT OR ANY OTHER PARTY. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES CAUSED BY THE CLIENT OR ANY OTHER PARTY. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY EXISTING UTILITIES OR STRUCTURES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DATE OF DRAWING: 06/29/14  
 SCALE: AS SHOWN  
 DRAWN BY: MCD  
 JOB NUMBER: L44031  
 SHEET NUMBER: LSP1.2



**PROPOSED MASTER LANDSCAPE PLAN**

**Proposed Overall Plant Material Table**

Quantity	Code	Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	100	Maple	●	Acer sp.	Common Maple	12" Cal.	
1	101	Red Maple	●	Acer rubrum	Red Maple	12" Cal.	
1	102	White Birch	●	Betula papyrifera	White Birch	12" Cal.	
1	103	Black Birch	●	Betula nigra	Black Birch	12" Cal.	
1	104	Red Pine	●	Pinus strobus	Red Pine	12" Cal.	
1	105	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	106	Blue Spruce	●	Pinus strobus	Blue Spruce	12" Cal.	
1	107	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	108	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	109	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	110	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	111	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	112	White Pine	●	Pinus strobus	White Pine	12" Cal.	
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1	198	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	199	White Pine	●	Pinus strobus	White Pine	12" Cal.	
1	200	White Pine	●	Pinus strobus	White Pine	12" Cal.	

**INSITE LANDSCAPE DESIGN**

1125 W. North Avenue Suite 110  
 Tallahassee, FL 32304  
 Tel: (904) 775-5000  
 www.insitecorp.com  
 insite@insitecorp.com

**JOHNSON CREEK DENTAL**  
 Wright Road  
 Johnson Creek, WI

**Issuance and Revisions:**

Date	Number	Description
06/29/14	1	Final Conditions Statement
06/29/14	2	Revised Sheet Content / Add Lines

**PROPOSED LANDSCAPE PLAN**

**PROPOSED LANDSCAPE MATERIAL TABLES**

CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IS AVAILABLE AND OF THE SPECIFIED QUALITY AND QUANTITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

**DATE OF DRAWING:** 06/29/14  
**SCALE:** AS SHOWN  
**DRAWN BY:** MJD  
**JOB NUMBER:** LSP1.3

## 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.

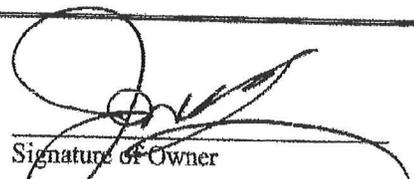
- Twenty (20) copies (11" X 17") folded to (8 1/2" X 11) of the site plan, completed application and Agreement for Reimbursable Services.
- Payment of \$300 for Site Plan Fee. (Village Code - Chapter 33 - Fees)
- Payment of Reimbursable Development Cost Fee. (See Appendix A) (Village Code - Chapter 33- Fees)
- Provide any additional information as required by the Building Inspector, Plan Commission or Village Board.

Please type this information if possible.

<b>NAME OF PROJECT</b> (include Parcel Number)	Johnson Creek Dental Group 141-0715-1812-015
Owner's Name	Dr. Jonathan Melk
Owner's Address	540 Village Walk Lane #E
Owner's Phone # 920-699-2554	Fax #
E-mail address:	jjmelk@gmail.com
Developer's Name	Village of Johnson Creek
Developer's Address	
Developer's Phone	
Developer's Fax #	
Ordinance Number Permitting your use	
Present Zoning Classification	PI (Planned Industrial)
Date of Plan Submittal	

  
Signature of Petitioner

06/30/2014  
Date of Signature

  
Signature of Owner

7/1/14  
Date of Signature

# VILLAGE OF JOHNSON CREEK

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038  
www.johnsoncreek-wi.us

## Site Plan Application

### Agreement for Reimbursable Services Petitioner/Applicant/Property Owner

In accordance with Village Code - Chapter 250-138 (4) 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.)

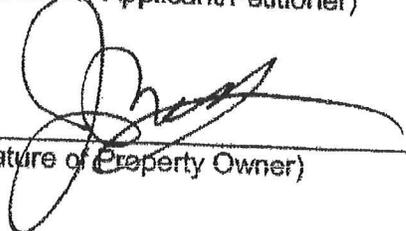
Johnson Creek Dental Group - Site aplan Approval  
(Project Name/Nature of Application)

141-0715-1812-015

(Property Tax Key Numbers Involved in Project)

  
(Signature of Applicant/Petitioner)

06/30/2014  
(Date)

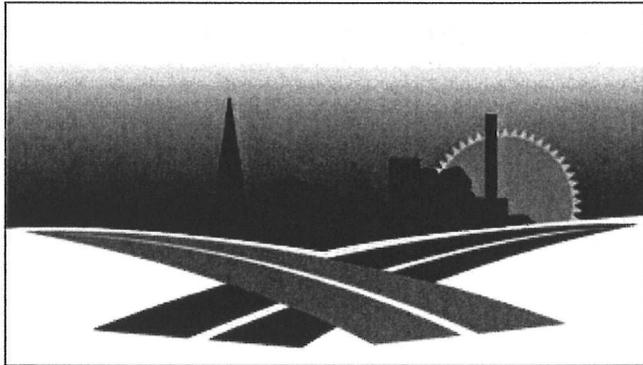
  
(Signature of Property Owner)

7-1-14  
(Date)

# Village of Johnson Creek

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## RESOLUTION 97-14

**DEVELOPMENT AGREEMENT  
RESORT DRIVE PARTNERS, LLC  
425 RESORT DRIVE**

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Village Board 10-16-14

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Requested by: Resort Drive Partners, LLC

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Introduced by: Village President Greg Schopp

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RESOLUTION 97-14

DEVELOPMENT AGREEMENT  
RESORT DRIVE PARTNERS, LLC  
425 RESORT DRIVE

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

**WHEREAS**, the Village entered into a Terms Agreement with Resort Drive Partners, LLC for the construction of a distribution center at 425 Resort Drive, and

**WHEREAS**, in accordance with the Terms Agreement, a development agreement is necessary because the Village is using TID 3 funding to incent the construction of the building, and

**WHEREAS**, the final site plan has been reviewed by the Village Planner, Village Engineer and approved by the Plan Commission and Village Board and will be attached to the development agreement, and

**NOW THEREFORE BE IT RESOLVED**, that the Village Board of Trustees of the Village of Johnson Creek approve the Development Agreement with Resort Drive Partners, LLC to construct a proposed 250,208 square foot industrial building in Planned Industrial zoning at 425 Resort Drive, 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 16th day of October 2014.

Attest:

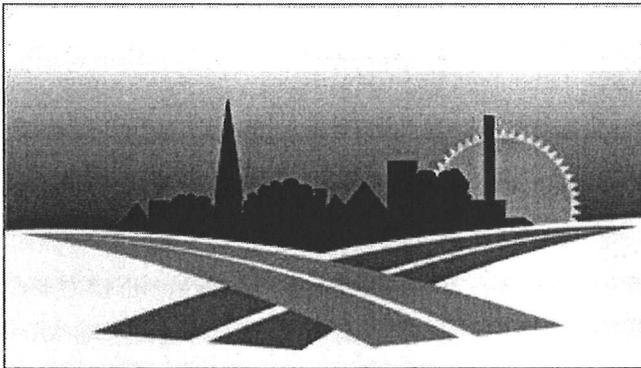
\_\_\_\_\_  
Greg Schopp, Village President

\_\_\_\_\_  
Joan Dykstra Clerk-Treasurer

# Village of Johnson Creek

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## RESOLUTION 99-14

**2014 BUDGET AMENDMENT  
WASTE WATER UTILITY  
AWARD BID HVAC – SLUDGE PRESS BUILDING**

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Village Board 10-16-14

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Requested by: Village Administrator – Mark Johnsrud

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Introduced by: Village Trustee - Tim Semo

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RESOLUTION 99-14

2014 BUDGET AMENDMENT  
WASTE WATER UTILITY  
AWARD BID HVAC – SLUDGE PRESS BUILDING

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

**WHEREAS**, the HVAC system within the sludge press building at the Waste Water Treatment plant has deteriorated and failed leaving the building unheated, and

**WHEREAS**, in accordance with the Internal Control Policy bids were solicited from HVAC contractors to replace the HVAC system, and

**WHEREAS**, three bids were received, as follows:

Lake Country Heating and Cooling, Inc	\$17,400
Godfroy Heating, LLC	\$23,874
Maass Refrigeration Service, LLC	\$56,874, and

**NOW THEREFORE BE IT RESOLVED**, that the Village Board of Trustees of the Village of Johnson Creek approve the bid of Lake Country Heating and Cooling, Inc. for \$17,400 and amend the 2014 Sewer Utility Budget to increase 3-900.100 Capital Outlay by \$20,000 and decrease 3.829.300 Depreciation Expense by \$20,000, and

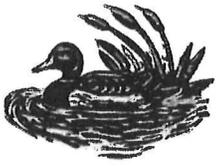
**BE IT FURTHER RESOLVED**, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

**PASSED AND ADOPTED** by the Village Board of Trustees this 16th day of October 2014.

Attest:

\_\_\_\_\_  
Greg Schopp, Village President

\_\_\_\_\_  
Joan Dykstra Clerk-Treasurer



**LAKE COUNTRY HEATING & COOLING, INC.**  
 N6333 Hwy. F, Oconomowoc, WI 53066  
 Ph. 262-593-8300 or 800-287-0575, Fax: 262-593-8306  
 Website: <http://www.lakecountryhvac.com>

## Quotation

**Customer:**  
 Johnson Creek Water Utilities  
 P.O. Box 238  
 Johnson Creek, WI 53038

**Quote Date:** September 5, 2014  
**Phone:** 920-699-3341  
**Fax:**  
**E-mail:**  
**Job Address:** 200 Aztalan St.

Payment Terms: Down Payment 1/2; Balance on Completion

Sales Rep: Wade Wilson

**\*Remarks:** Price per quote valid for 30 days after the "Quote Date" listed above. Thank you for the opportunity to provide this quote. Please contact us if you have any questions.

Description of Work:	Amount
Install one 250,000 BTU CAV-10 vertical industrial heater with 2,500 cfm blower, external damper, remote panel with switching, and sheet metal work to set unit outside on existing slab outside.	\$17,400.00
<b>TOTAL:</b>	<b>\$17,400.00</b>

All material is guaranteed to be as specific. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance. Further, as required by the Wisconsin Construction Lien Law, contractor hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned contractor, are those who contract directly with the owner or those who GIVE THE OWNER NOTICE WITHIN 10 DAYS after they furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any. Contractor agrees to cooperate with the owner and owner's lender, if any, to see that all potential lien claimants are fully paid. All equipment, HVAC, and supplies remain the sole property and title of contractor until contractor has been paid in full. Owner herein consents that contractor may enter upon premises to remove any equipment installed by contractor if owner fails to pay any invoice in full.

**ACCEPTANCE:** The above prices, specifications, and conditions are satisfactory and hereby accepted. Lake Country Heating & Cooling, Inc. is authorized to do the work as specified. Payment will be made as outlined above. **INVOICE PAYABLE UPON RECEIPT. 1-1/2% SERVICE CHARGE ADDED PER MONTH ON UNPAID BALANCE.**

Authorized Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

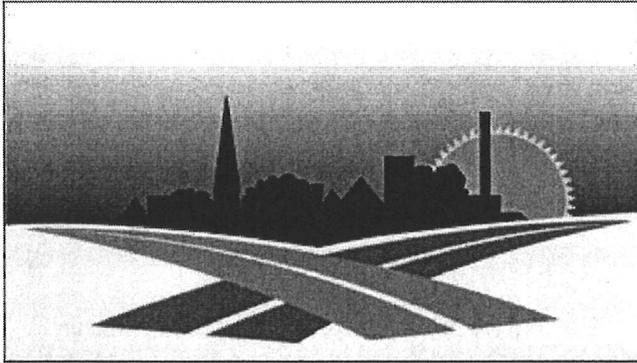
  
 Lake Country Heating & Cooling, Inc.  
 Authorized Signature

**\*\*Please sign the yellow copy and return it with your deposit; Retain the white copy for your records.**

# Village of Johnson Creek

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## ORDINANCE 6-14

### AMENDMENTS TO THE 2009 VILLAGE OF JOHNSON CREEK COMPREHENSIVE PLAN JEFFERSON COUNTY, WISCONSIN

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Plan Commission 10-16-14

Village Board 10-16-14

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Request by: Vandewalle and Associates

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Introduced by: Village President – Greg Schopp

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## ORDINANCE 6-14

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**AMENDMENTS TO THE  
2009 VILLAGE OF JOHNSON CREEK COMPREHENSIVE PLAN  
JEFFERSON COUNTY, WISCONSIN**

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

**WHEREAS**, pursuant to §61.35 and 62.23(2) and (3) of Wisconsin Statutes, the Village of Johnson Creek is authorized to prepare and adopt a comprehensive plan as defined in sections §66.1001(1) (a) and §66.1001(2) of the Wisconsin Statutes; and

**WHEREAS**, the Village Board adopted its comprehensive plan in 2009 entitled “Village of Johnson Creek Comprehensive Plan”; and

**WHEREAS**, as part of the Village’s original adoption of a comprehensive plan the Village Board adopted and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by §66.1001(4)(a) of the Wisconsin Statutes; and

**WHEREAS**, the Plan Commission of the Village of Johnson Creek, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of amendments to the Village’s comprehensive plan as reflected in reports from the Village Planner dated September 10, 2014, which recommended broadening the description of the “Planned Mixed Use” Future Land Use to include the potential for Light Industrial development and Public Parks and Open Space; amending the Future Land Use Map for the area along Resort Drive to change the future land use category from “Planned Commercial” to “Planned Mixed Use”, and amending the Future Land Use Map for the area on the east side of State Highway 26 between County Highway B and County Highway Y to change the future land use category from “Planned Commercial”, “Mixed Residential”, “Environmental Corridor”, “Two Family/Townhouse Residential”, and Neighborhood Commercial” to “Planned Mixed Use”; and

**WHEREAS**, the Village of Johnson Creek has, in compliance with the requirements of Section §66.1001(4) (d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

**WHEREAS**, the Village Board held a public hearing on the proposed amendments on October 16, 2014, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended amendments; and

**NOW THEREFORE**, the Village Board of the Village of Johnson Creek, Jefferson County, Wisconsin, does ordain that the proposed text and map amendments are hereby adopted as amendments to the Village’s Comprehensive Plan pursuant to Section §66.1001(4)(c) of Wisconsin Statutes as follows:

**SECTION 1:** All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

**SECTION 2:** This ordinance shall take effect upon passage and posting as provided by law.

**PASSES AND ADOPTED** by the Village Board of the Village of Johnson Creek, Jefferson County, Wisconsin this 16<sup>th</sup> day of October, 2014.

VILLAGE OF JOHNSON CREEK

ATTEST:

BY: \_\_\_\_\_  
Greg Schopp, Village President

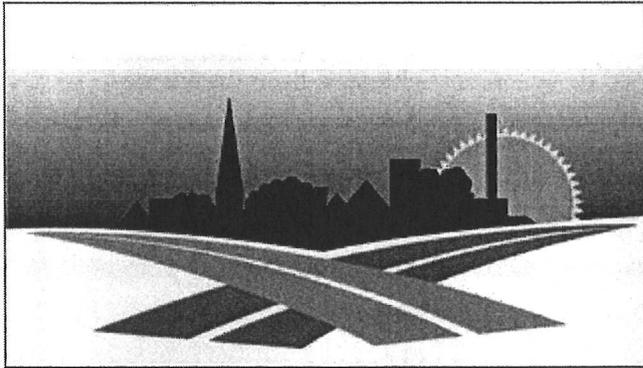
\_\_\_\_\_  
Joan Dykstra, Clerk - Treasurer

Date Introduced: October 16, 2014  
Date Adopted: October 16, 2014  
Date Posted:  
Date Published:  
Sent to the County:

# Village of Johnson Creek

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## **RESOLUTION 98-14**

### **AMEND JOINT RECREATION PROGRAM VILLAGE OF JOHNSON CREEK AND JOHNSON CREEK SCHOOL DISTRICT**

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Village Board 10-27-14

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Requested by: Village Trustee - Kyle Ellefson

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Introduced by: Village Trustee – Kyle Ellefson

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RESOLUTION 98-14

AMEND
JOINT RECREATION PROGRAM
VILLAGE OF JOHNSON CREEK AND JOHNSON CREEK SCHOOL DISTRICT

THE JOHNSON CREEK VILLAGE BOARD OF TRUSTEES AND THE JOHNSON CREEK BOARD OF EDUCATION, JEFFERSON COUNTY, WISCONSIN, HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the residents of the Village of Johnson Creek and the Johnson Creek School District indicated a desire for community-wide recreation programs, and,

WHEREAS, a Joint Recreation Program was approved by the Johnson Creek School District and the Village of Johnson Creek by Resolution 32-08, and,

WHEREAS, the Joint Recreation Committee consisted of a five member Committee, comprised of two Village Trustees, two School Board Members and a School Administrator, and,

WHEREAS, the Village Board of Johnson Creek approved the following recommendations:

- 1) Committee approval of annual budget.
2) Set regular meeting schedule (Minimum: Quarterly).
3) Committee approval of annual curriculum as provided by the Recreation Director.
4) Committee provides annual performance evaluation of Recreation Director.
5) All participants are provided with a customer satisfaction survey. Results reported to the Committee by activity; and,

NOW THEREFORE BE IT RESOLVED, the Joint Recreation Committee shall provide oversight to all joint recreation programs and be comprised of two Village Trustees, two School Board Members, a school administrator and an ex-officio committee member (non-voting) appointed by the Joint Recreation Committee, and,

BE IT FURTHER RESOLVED, the Joint Recreation Committee shall meet the following recommendations:

- 1) Committee approval of annual budget.
2) Set regular meeting schedule (Minimum: Quarterly).
3) Committee approval of annual curriculum as provided by the Recreation Director.
4) Committee provides annual performance evaluation of Recreation Director.
5) All participants are provided with a customer satisfaction survey. Results reported to the Committee by activity.

PASSED AND ADOPTED by the Village Board of Trustees of the Village of Johnson Creek, Jefferson County, Wisconsin this 27th day of October, 2014.

PASSED AND ADOPTED by the Board of Education of the Johnson Creek School District, Jefferson County, Wisconsin this \_\_\_ day of \_\_\_, 2014.

Johnson Creek Board of Education

Village of Johnson Creek

Kellie Loeb, President Date

Greg Schopp, President Date

Attest

Attest

