

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

PLAN COMMISSION
November 14, 2016
Village Hall
125 Depot Street
5:00 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of October 10, 2016 –*pg 1*
4. Open Conditional Use Public Hearing – *pgs 2-6*
 Proposed Conditional Use for Adams Rental Investments – Jon and Laurie Adams at 201 Grell Lane in accordance with Section 250-23 H (2) (b) (6) to permit outside storage or wholesaling (per Section 40B) within General Industrial (GI) zoning. Parcel #141-0715-1821-016 1.02 acres.
5. Close Public Hearing
6. Resolution 122-16 Site Plan – Adams Rental Investments – 201 Grell Ln –*pgs 7-16*
7. Resolution 123-16 Conditional Use Permit - Adams Rental Investments – Outside Storage - 201 Grell LN –*pgs 2-6*
8. Open Conditional Use Public Hearing - *pgs 17-22*
 Proposed Conditional Use for by Menard, Inc. at 440 Wright Rd within Planned Industrial (PI) zoning to amend the existing conditional use permit for the Menard, Inc. site. Specific changes include enlargement of the parcel through a certified survey map, the expansion of the outdoor lumberyard display and storage area, the construction of an additional warehouse building, and the relocation of the storm water management basin serving the development. Parcel #: 141-0715-0744-001 (15.048 acres) & 141-0715-0744-003 (part) (14.708 acres) & 141-0715-0741-008 (part) (12.957 acres)
9. Close Public Hearing
10. Resolution 124-16 Site Plan Menard, Inc. - Lumberyard & Warehouse Addition – 440 Wright Rd – *pgs 23-25 & 31 & Pkt #1*
11. Resolution 125-16 Conditional Use – Menard, Inc. – Enlargement of Property - 440 Wright Rd – *pgs 17-22*
12. Resolution 126-16 Certified Survey Map – Menard, Inc. – 440 Wright Rd. - *pgs 26-32*
13. Next Meeting December 12, 2016 - 5:00 p.m.
14. Adjourn

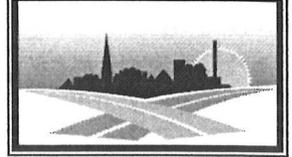
Members: David Armstrong, Mary Nimm, C. J. O’Neil, Matthew Silkey, John L. Swisher, Scott Thomas and Trustee Laurie Adams.

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

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

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

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



John Swisher, chair called the Plan Commission meeting to order at 5:05 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Mary Nimm, C. J. O'Neil, John Swisher and Scott Thomas. Absent and excused: Matthew Silkey. Village Trustees in attendance: Fred Albertz, Tim Semo, Donald Smith and Steve Wollin. Also in attendance: Village Administrator Kyle Ellefson, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

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

Approve Minutes of September 12, 2016

An O'Neil/Nimm motion carried to approve September 12, 2016 Plan Commission minutes.

George and Ruth Ducklow ETZA - Town of Farmington

When this ETZA came before the Plan Commission previously, it was approved contingent upon a 40' right-of-way along Ambrose Rd shown on the CSM along with the submittal of the final CSM and approval from Jefferson County.

Slavney has reviewed the final CSM and the approval letter from Jefferson County and recommends Plan Commission approval.

An O'Neil/Armstrong motion carried unanimously to recommend approving the ETZA for George and Ruth Ducklow in the Town of Farmington.

Adams Rental Investments – Site Plan – Parking Area – 201 Grell Ln.

Administrator Ellefson said after speaking with the Adams and Planner Slavney they will need a conditional use permit for a storage area, as this will not be a parking area. A conditional use permit requires a class 2 publication notice so was not able to bring before the commission tonight. Adams will also be combining their two lots for the future expansion of their building. Jon Adams said this will not be a parking lot but really a storage area. Laurie Adams said we need somewhere to go to store things and Gallitz Grading will need to get in there before it freezes. They also plan on putting up a fence to shield this area from public view and have it look nice.

The revised site plan for a storage area along with the conditional use will go before the next Plan Commission meeting.

Next Meeting – November 14, 2016 – 5:00 p.m.

Adjourn

A Nimm/Adams motion carried to adjourn at 5:12 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.

RESOLUTION 123-16

**CONDITIONAL USE PERMIT
ADAMS RENTAL INVESTMENTS
OUTSIDE STORAGE
201 GRELL LN**

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

WHEREAS, Adams Rental Investments requested a Conditional Use permit to Permit Outside Storage within General Industrial (GI) Zoning at 201 Grell LN, Parcel # 141-0715-1821-016 1.02 acres; and

WHEREAS, the Conditional Use application has been evaluated in accordance with §§250-23 H (2) (b) (6) to permit outside storage or wholesaling (per Section 40B) within General Industrial (GI) zoning, 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 (CUP) to Permit Outside Storage within General Industrial (GI) Zoning at 201 Grell LN, on Parcel # 141-0715-1821-016 1.02 acres, 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 14th day of November 2016.

John L. Swisher, 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 <u>201 Grell Ln.</u> | | Parcel # <u>141-0715-1821-010</u> | |
| Name of Architect, Professional Engineer, or Contractor <u>Edwin Bos - Bos Design Builders</u> | | | |
| Property is presently used as: <u>Empty Lot</u> | | Present Zoning | <u>G.I.</u> |
| Type of structure and proposed use of structure or site (including number of employees, if applicable) <u>Outside Storage</u> | | | |
| Zoning Code Ordinance Number for Conditional Use #250 | | | |
| Reason/Nature of requested Conditional Use: <u>Outside Storage = 100x180</u> | | | |
| Applicant | | | |
| Name <u>Jon & Laurie Adams</u> | | | |
| Company <u>Adams Rental Investments</u> | | | |
| Address <u>P.O. Box 339</u> | | City <u>J.C.</u> | WI State <u>53038</u> Zip |
| Daytime Phone <u>715-340-4434</u> | | Fax | |
| Cell Phone | | E-mail <u>laurieadams@me.com</u> | |

S:\MS Word\Applications\Conditional Use 2013.doc

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



Crossroads With A Future

October 17, 2016

Dear Property Owner:

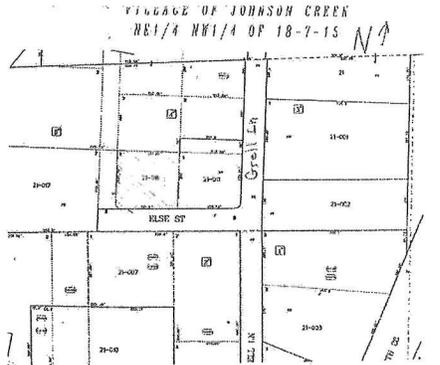
As a property owner within 300 feet of a Township within 1,000 feet of a property being considered for a conditional use permit, you are being notified of a Public Hearing. All interested parties wishing to be heard are requested to provide written and/or oral testimony.

NOTICE IS HEREBY GIVEN that the Johnson Creek Plan Commission will hold a public hearing at Village Hall, 125 Depot Street, Johnson Creek, WI, **Monday, November 14, 2016 at 5:00 p.m.** to consider a request by Adams Rental Investments – Jon and Laurie Adams at 201 Grell Lane for a conditional use in accordance with Section 250-23 H (2) (b) (6) to permit outside storage or wholesaling (per Section 40B) within General Industrial (GI) zoning.

Official records related to this application are available for public inspection in my office at Village Hall during regular office hours.

Dated this 17th day of October 2016.

VILLAGE OF JOHNSON CREEK
Joan Dykstra, Clerk



MEMORANDUM

To: Village of Johnson Creek
From: Michael Slavney, FAICP, Village Planner
CC: Kevin Lord, MSA, Village Engineer
Date: November 10, 2016
Re: Review of Conditional Use Permit for Proposed Expansion for Adams Rental

Adams Rental is proposing significant site changes at their facility at 201 Grell Lane. These trigger the need to approve a Conditional Use Permit and Site Plan. Specifically, the proposed Outdoor Storage Area requires a CUP in the General Industrial Zoning District.

The following changes are proposed:

1. **Expansion of the Building.** The proposed 6,000 square foot building expansion is located to the rear (west side) of the existing building. The proposed building addition complies with all Village zoning requirements. The proposed building addition's exterior materials and colors will match that of the existing building.
2. **Expanded Concrete Pavement / Parking Area:** The concrete parking area on the north side of the building is proposed to be expanded westward to provide for an additional 6 parking spaces. The proposed parking addition complies with all Village zoning requirements.
3. **Proposed New Outdoor Storage Area:** The applicant is requesting approval of a conditional use permit to allow for an Outdoor Storage land use. This request must be approved by the Plan Commission and Village Board.

The proposed 16,000 square foot outdoor storage area is located west of the building and northern parking lot. The storage area is proposed to be screened by an 8 foot high chain link fence with earthtone or black slats. This screening is proposed on the south and west sides of the area – where the storage area will abut the public street and the residentially-zoned properties facing Watertown Street. I strongly recommend the earthtone color, as a black colored fence running the length of the storage area will stand out, while an earthtone color will tend to recede from view.

The applicant is requesting that the Village not require the fencing and screening along the north or east sides of the outdoor storage area – which abut adjacent property also zoned General Industrial.

4. **Landscaping and Lighting Plans:** These plans, required for the Site Plan and Conditional Use Permit, have not yet been provided. However, for this simple project, both the exterior lighting requirements and the required landscaping will be subject to the objective lighting and landscaping formulas of the Zoning Ordinance.

As such, the applicant is requesting that the proposed Conditional Use Permit and Site Plan be conditionally-approved, subject to the requirement of Village Staff approval which confirms full compliance with the Zoning Ordinance requirements.

Village Planner's Recommendation: The proposed Site Plan reflects recommendations that I made in the course of reviewing development concepts over the last several months.

Therefore, I recommend approval of the proposed Site Plan and Conditional Use Permit for Adams Rental, subject to the following conditions:

Recommended Conditions of Approval:

1. **Village Staff Approval of the Required Landscaping and Exterior Lighting;**
2. **Installation of Required Landscaping** for the Building Addition, New Paved Areas, and Outdoor Storage Area Street Frontage per the requirements of the Zoning Ordinance and the General Industrial Zoning District – all within 365 days of occupancy of the building addition, and within 365 days of the initial surfacing of the Outdoor Storage Area; and,
3. Any and all **additional conditions** identified by the Village Engineer, Village Staff, Plan Commission, and Village Board.

RESOLUTION 122-16

SITE PLAN
ADAMS RENTAL INVESTMENTS
STORAGE AREA AND BUILDING ADDITION
201 GRELL LN

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

WHEREAS, a site plan application has been submitted by Jon and Laurie Adams – Adams Rental Investments, 201 Grell Ln, Parcel #141-0715-1821-011 and Parcel # 141-0715-1821-016 and in accordance with Village code are submitting plans for a 6,000 square foot building addition to the west end of the existing facility and a 16,000 square foot outdoor storage area on the western portion of the property at 201 Grell Lane, and

WHEREAS, in addition to the site plan a Conditional Use Permit application has been submitted and recommended for approval, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Village Board to approve the site plan of Jon and Laurie Adams – Adams Rental Investments, 201 Grell Ln, Parcel #141-0715-1821-011 and Parcel # 141-0715-1821-016 to construct a 6,000 square foot building addition to the west end of the existing facility and a 16,000 square foot outdoor storage area on the western portion of the property at 201 Grell Lane, subject to final approval of the Village Engineer and Village Planner, 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 14th day of November 2016.

Attest:

John L. Swisher, Village President

Joan Dykstra Clerk-Treasurer

Project Narrative

Adams Rental, 201 Grell Lane, Johnson Creek WI

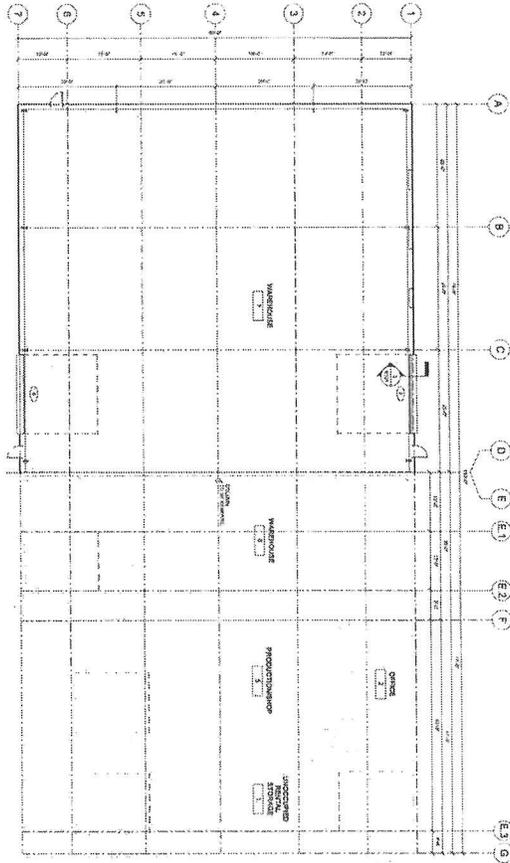
Project will consist of a 6,000 square foot building addition to the west end of the existing facility (building appearance to match existing) and a 16,000 square foot outdoor storage area on the western portion of the property. Attached plans provide project details, however, following below is some additional project information.

- Erosion Control. Will be accomplished through a combination of silt fence and ditch checks as shown on the site plan. Tracking pad will also be installed.
- Storm Water Drainage / Grading. The new outdoor storage area will sheet flow across the grassed areas. No addition hard surface area is being added at the proposed new building location. Half of the new building is proposed to sheet flow to the north across grassed areas. Storm water from the southern half of the building will be directed to grassed areas and the swale as possible.
- Stormwater Swale. The swale connected to the culvert at Else street will be maintained. A new 18" CMP culvert will be installed under the drive connected to the outdoor storage area.
- Setbacks: As shown on the drawings and meet Village regulations.
- Parking: As shown on the drawings and meet Village regulations. One handicap stall and 6 employee stalls are proposed. Owner reserves the right (subject to Village approval) to possibly move stalls adjacent to the building if this turns out to work better operationally.
- DNR NOI: A DNR NOI is required if over an acre of area is disturbed. This project will stay under one acre of disturbance.
- Fencing: An 8'high 80% opaque fence is proposed for the south and west sides of the outdoor storage areas. Owner requests that fencing not be required on the north and east sides of the outdoor storage area.
- Landscaping: To be submitted at a later date. Owner accepts that Final Occupancy is subject to the approval of a Landscaping Plan by the Village.
- Outdoor Lighting. To be submitted at a later date. Current plans are for shielded wall paks to be attached to the new building. Owner accepts that Final Occupancy is subject to the approval of a Outdoor Lighting Plan by the Village.

www.bosdesignbuilders.com

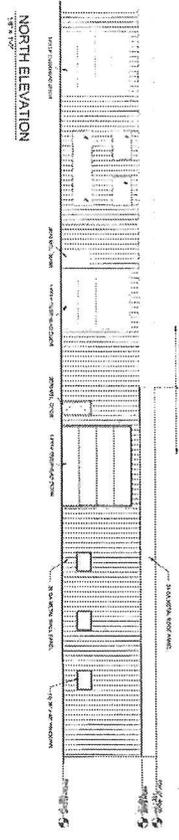
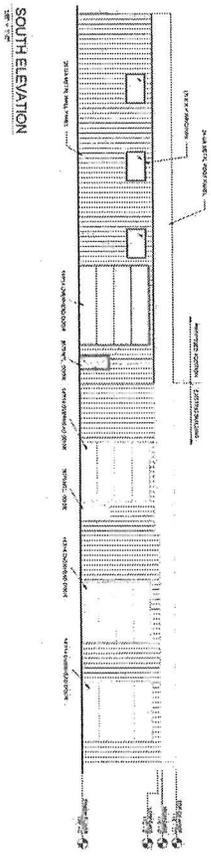
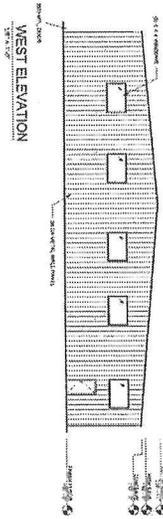
Concept to Completion - Since 1962

FLOOR PLAN



PRELIMINARY

| | | | | | | | |
|--------------------------|--------------|-------------------|---------------------|---------------------------|--|---|--|
| SHEET NO. A101 | DATE | REVISIONS | DESCRIPTION | BUILDING ADDITION | ADAMS RENTAL 201 GRELL LANE JOHNSON CREEK, WI | BOS Design Builders 8275 COUNTY RD 1 FORT ATKINSON, WI 53538 920-563-0401 920-585-4351 (FAX) | 4th DIMENSIONAL DESIGN INC. 617 Wisconsin Court Waubesa, Wisconsin 53189 PHONE: (608) 686-4100 www.4d3.com |
| | | | | | | | |



PRELIMINARY

| | | |
|--|--|---|
| 4th DIMENSION DESIGN, INC. 517 Verona Court Verona, Wisconsin 53593 PHONE: (262) 884-6100 www.4D.com | BOS Design Builders 12775 COUNTY RD. J FORT ATKINSON, WI 53538 920/565-6461 920/565-4361 (FAX) | BUILDING ADDITION |
| | | ADAMS RENTAL 201 GRELL LANE JOHNSON CREEK, WI |

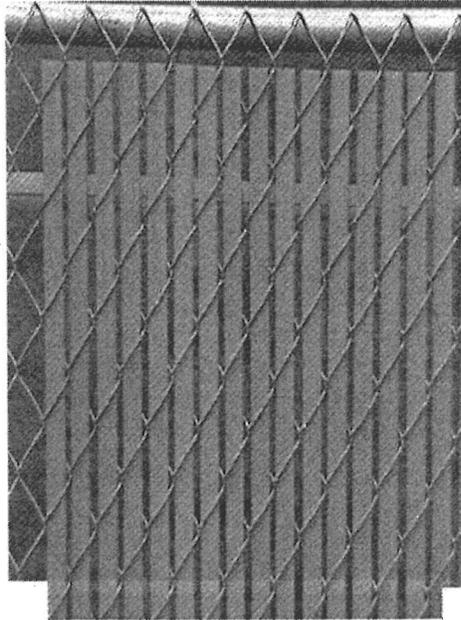
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Chain Link Fence S...

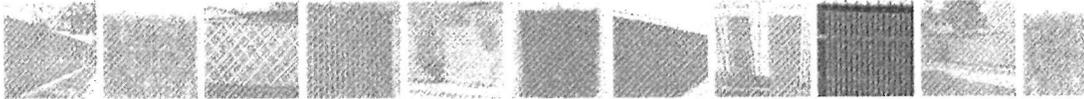
Chain Link Fence Privacy Slats

Lowe's Chain Link Privacy Slats

Wood Fence Slats Chain Link



Earthtone
or
Black
Color
TBD
80%
opaque



View page: hooverfence.com

480 x 640 · jpeg

Chain Link Fence Privacy Slats



More about this image





November 10, 2016

Kyle Ellefson, Administrator
Village of Johnson Creek
125 Depot Street
Johnson Creek, WI 53038-0238

Re: Adams Rental Site Expansion
Site Plan Review MSA PN 05114017

Dear Kyle Ellefson:

MSA has reviewed the site plan documents received on November 7, 2016 for the Adams Rental site expansion located at 201 Grell Lane in the Village of Johnson Creek. MSA recommends approval of the plan based on the items to be addressed in the project narrative prior to final occupancy. MSA has the following comments on the plans:

Utilities:

1. No new utilities are being planned for the site from the public infrastructure.

Site Plan:

1. No new access points to the public streets are included with the site plan.
2. Per the project narrative, the parking stalls and access aisles will meet Village standards.
3. The pavement south of the connection drive to the outdoor storage area will be cut back a minimum of 5' to meet the pavement side yard setback.
4. Striping shall be per ADA requirements for handicap parking stall

Grading:

1. The culvert should be long enough to include apron end walls and a maintainable slope on either side.

Stormwater:

1. No new impervious area is being added on the easterly site. Per the Village ordinance 250-100, parking lots over 4,000 square feet are to be drained internally and connected to a municipal storm sewer. Due to the existing nature of this site, the new addition is not altering the drainage of the site from what currently exists. The existing nature of this site is considered grandfathered in and is not increasing stormwater flows.
2. The westerly site is proposed to drain to through the grass areas to the north and south of the site. Based on the county contours it appears the current site drains to the North and East and ultimately the drainage will be consistent with what exists. Drainage should not be directed to the West.
3. The Developer had the DNR review the site and wetlands are not being affected.
4. The disturbance is planned under 1 acre and thus a DNR permit is not needed. The Developer will be responsible for maintaining the construction limits.

Erosion Control:

1. Erosion plan is appropriate for construction.
2. Developer will be responsible for maintenance of silt fence and inlet protection to prevent silt from leaving the site.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133

608.242.7779 • 800.446.0679 • FAX: 608.242.5664

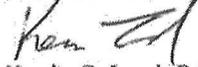
www.msa-ps.com

P:\5100s\5110s\5114\05114017\Documents\Phase 390 Adams Asphalt Parking Expansion\Site Review Comments MSA 110816.doc

Page 2
Kyle Ellefson
November 10, 2016

Nothing set forth in this review of the construction and development documents by the Village Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the Village of Johnson Creek ordinances, standards and policies or any other applicable state statute or administrative rule.

Sincerely,
MSA Professional Services



Kevin C. Lord, P.E., P.L.S.
Consulting Village Engineer

KCL:jhb

RESOLUTION 125-16

CONDITIONAL USE PERMIT
MENARD INC.
ENLARGEMENT OF PROPERTY
440 WRIGHT RD

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

WHEREAS, Menard, Inc. at 440 Wright Rd within Planned Industrial (PI) zoning to amend the existing conditional use permit for the Menard, Inc. site. Specific changes include enlargement of the parcel through a certified survey map, the expansion of the outdoor lumberyard display and storage area, the construction of an additional warehouse building, and the relocation of the storm water management basin serving the development. Parcel #'s: 141-0715-0744-001 (15.048 acres) & 141-0715-0744-003 (part) (14.708 acres) & 141-0715-0741-008 (part) (12.957 acres), and

WHEREAS, the Conditional Use application has been evaluated in accordance within Planned Industrial (PI) zoning, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek to approve amending the existing conditional use permit for the Menard, Inc. site. Specific changes include enlargement of the parcel through a certified survey map, the expansion of the outdoor lumberyard display and storage area, the construction of an additional warehouse building, and the relocation of the storm water management basin serving the development. Parcel #'s: 141-0715-0744-001 (15.048 acres) & 141-0715-0744-003 (part) (14.708 acres) & 141-0715-0741-008 (part) (12.957 acres), and

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

PASSED AND ADOPTED by the Village Board of Trustees this 14th day of November 2016.

John L. Swisher, 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

RECEIVED

OCT 11 2016

PAID

OCT 11 2016

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 | | 440 Wright Road | | Parcel # | | 141-0715-0744-001 & -003 (part); -0741-008 (part) | |
| Name of Architect, Professional Engineer, or Contractor | | | | | | | |
| Russ Kiviniemi, Cedar Corporation | | | | | | | |
| Property is presently used as: | | | | | | Present Zoning | PI |
| Menards store, storm water pond, vacant land | | | | | | | |
| Type of structure and proposed use of structure or site (including number of employees, if applicable) | | | | | | | |
| A Menards home improvement store is currently operating on site. Menards proposes to expand the present facility by building a new storm water pond, redirecting storm water flows to the new storm water pond, filling the existing pond, and then expanding the lumberyard and warehousing area upon the filled, existing pond. | | | | | | | |
| Zoning Code Ordinance Number for Conditional Use #250 | | | | | | | |
| Reason/Nature of requested Conditional Use: | | | | | | | |
| See above | | | | | | | |
| Applicant | | | | | | | |
| Name | | | | | | | |
| Thomas O'Neil | | | | | | | |
| Company | | | | | | | |
| Menard, Inc., a Wisconsin corporation | | | | | | | |
| Address | | 5101 Menard Drive | | City | | Eau Claire | WI |
| | | | | | | | 54703 |
| Day Time Phone | | | | Fax | | | |
| 715-876-2810 | | | | 715-876-5998 | | | |

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

PAID
 OCT 7 1 2016

CONDITIONAL USE APPLICATION

| | | | | |
|---|--|------------------------------|-------|-----|
| Cell Phone 715-579-9668 | | E-mail toneil@menard-inc.com | | |
| Property Owner* | | | | |
| Name Same as Above | | | | |
| Company | | | | |
| Address | | City | State | Zip |
| Daytime Phone | | Fax | | |
| Cell Phone | | E-mail | | |
| * 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 Not Applicable : Same as Above | | | | |
| Company | | | | |
| Address | | City | State | Zip |
| Daytime Phone | | Fax | | |
| Cell Phone | | E-mail | | |
| Signature of Applicant | | <i>Toneil</i> | | |
| Date Signed | | 8-26-16 | | |
| Signature of Owner | | <i>Toneil</i> | | |
| Date Signed | | 8-26-16 | | |
| Signature of Agent | | <i>Toneil</i> | | |
| Date Signed | | 8-26-16 | | |

PAID

OCT 11 2016

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 proposal relates to the expansion of an existing approved use within the Village. The fact that Menards desires to expand its store demonstrates the relative strength of the store and Johnson Creek market area.

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?

Again, the proposed use is already located in its specific location, and the proposal is for a further expansion of that use.

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?

There are no adverse impacts on nearby properties as a result of the expansion, as the current use is already in place; this is merely a further expansion of that use. Thus, the character of the neighborhood stays the same. Wetland impacts are being avoided entirely. In addition, Menard, Inc. owns the majority of the property in the vicinity of the proposed expansion.

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 proposed expansion has little to no impact on the future land use development in and around the subject property.

PAID
OCT 11 2016

CONDITIONAL USE APPLICATION

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?

Yes. Adequate public services are already in place. The proposed expansion will impose little to no additional burden on public services.

-
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?

Yes. The land use is consistent with that which is already present. Expansion of existing businesses within the Village should be encouraged.

**Procedural Checklist for Conditional Use Review and Approval
(Requirements per Village Code-Chapter 250-124)**

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

PAID
OCT 11 2016

CONDITIONAL USE APPLICATION

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

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

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

Menards of Johnson Creek
Lumberyard and Warehouse Expansion

(Project Name/Nature of Application)

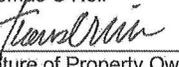
141-0715-0744-001 & -003 (part); & -0741-008 (part)

(Property Tax Key Numbers Involved in Project)



(Signature of Applicant/Petitioner)
Menard, Inc.
Thomas O'Neil

8-26-16
(Date)



(Signature of Property Owner)
Menard, Inc.
Thomas O'Neil

8-26-16
(Date)

RESOLUTION 124-16

SITE PLAN
MENARD INC.
LUMBERYARD & WAREHOUSE ADDITION
440 WRIGHT RD

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

WHEREAS, a site plan application has been submitted by Menard, Inc. 440 Wright Rd. for Parcel #'s: 141-0715-0744-001 (15.048 acres) & 141-0715-0744-003 (part) (14.708 acres) & 141-0715-0741-008 (part) (12.957 acres) for the expansion of the outdoor lumberyard display and storage area, the construction of an additional warehouse building, and the relocation of the storm water management basin serving the development, and

WHEREAS, in addition to the site plan a Conditional Use Permit application has been submitted and recommended for approval, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Village Board to approve the site plan by Menard, Inc. 440 Wright Rd. for Parcel #'s: 141-0715-0744-001 (15.048 acres) & 141-0715-0744-003 (part) (14.708 acres) & 141-0715-0741-008 (part) (12.957 acres) for the expansion of the outdoor lumberyard display and storage area, the construction of an additional warehouse building, and the relocation of the storm water management basin serving the development, subject to final approval of the Village Engineer and Village Planner, 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 14th day of November 2016.

Attest:

John L. Swisher, Village President

Joan Dykstra Clerk-Treasurer



November 10, 2016

Kyle Ellefson, Administrator
Village of Johnson Creek
125 Depot Street
Johnson Creek, WI 53038-0238

Re: Menards Site Expansion – Plan Review
MSA PN 05114017

Dear Kyle:

MSA has reviewed the Construction plans and calculations received on November 9, 2016 for the Menards Site Plan expansion located within the Menards-Johnson Creek Crossing plat in the Village of Johnson Creek. MSA has the following comments:

Setbacks:

1. The pavement and improvements meet the lot setback lines for the zoned use.

Grading/Site:

1. The grading on Sheet C1.4 will be extended to the North to match in to the existing. The proposed contours end at 823 and the existing is shown around 835. The associated matting will be extended with the grading.
2. Show proposed property lines (around the new northerly storm water basin) in order to verify the grading and pond improvements to the North are contained within the proposed lot.
3. Note on Sheet C1.4 that is referencing the proposed 10' wide top of berm at Elev=822.00 is also pointed to the 10' safety shelf that is at a slight slope and just below the normal water line of the pond. Note should be revised.
4. Sheet C1.4 has a note that along the Northwesterly site line, there will be raised concrete for shelving and fence. I do not have the architectural plans but the material and height of the fence should be verified per the Village ordinance.
5. Provide the retaining wall materials, dimensions, and color for approval.

Access:

1. Access is through the existing Menards site.

Erosion Control:

1. The site is being accessed through the existing Menard's lot. A tracking pad may be desirable by the Owner to help keep internal roadways cleaner. Public streets should not be affected however the Owner will be responsible for any cleaning if tracking proceeds to public streets.

Utilities:

1. No new utilities for water or sanitary sewer are being anticipated.

Lighting:

1. A lighting plan should be provided for approval if additional lighting is planned for the site.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133
608.242.7779 • 800.446.0679 • FAX: 608.242.5664
www.msa-ps.com

P:\5100a\5110a\5114\05114017\Documents\Phase 340 Menards Expansion Site Review\Menards Site Expansion Plan Review 111016.doc

Page 2
Kyle Ellefson
November 10, 2014

Permits:

1. The Developer is waiting for wetland concurrence from the DNR at which time the NOI will be applied for and necessary for construction.

Nothing set forth in this review of the construction and development documents by the Village Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the Village of Johnson Creek ordinances, standards and policies or any other applicable state statute or administrative rule.

Sincerely,
MSA Professional Services



Kevin C. Lord, P.E., P.L.S.
Consulting Village Engineer

RESOLUTION 126-16

CERTIFIED SURVEY MAP
MENARD, INC.
440 WRIGHT RD

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

WHEREAS, a Certified Survey Map has been submitted to add portions of property from two adjacent parcels the company owns to the store parcel; and

WHEREAS, with the addition of property from the two adjacent parcels to the store parcel they can expand the Menards store lumberyard and warehousing within the lumberyard; and

NOW THEREFORE BE IT RESOLVED, the Plan Commission recommends that the Village Board of Trustees of the Village of Johnson Creek approve the Certified Survey Map subject to approval of the Village Attorney, Village Engineer and Village Planner; and

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

PASSED AND ADOPTED by the Village Board of Trustees this 11th day of November, 2016.

John L. Swisher, Village President

ATTEST:

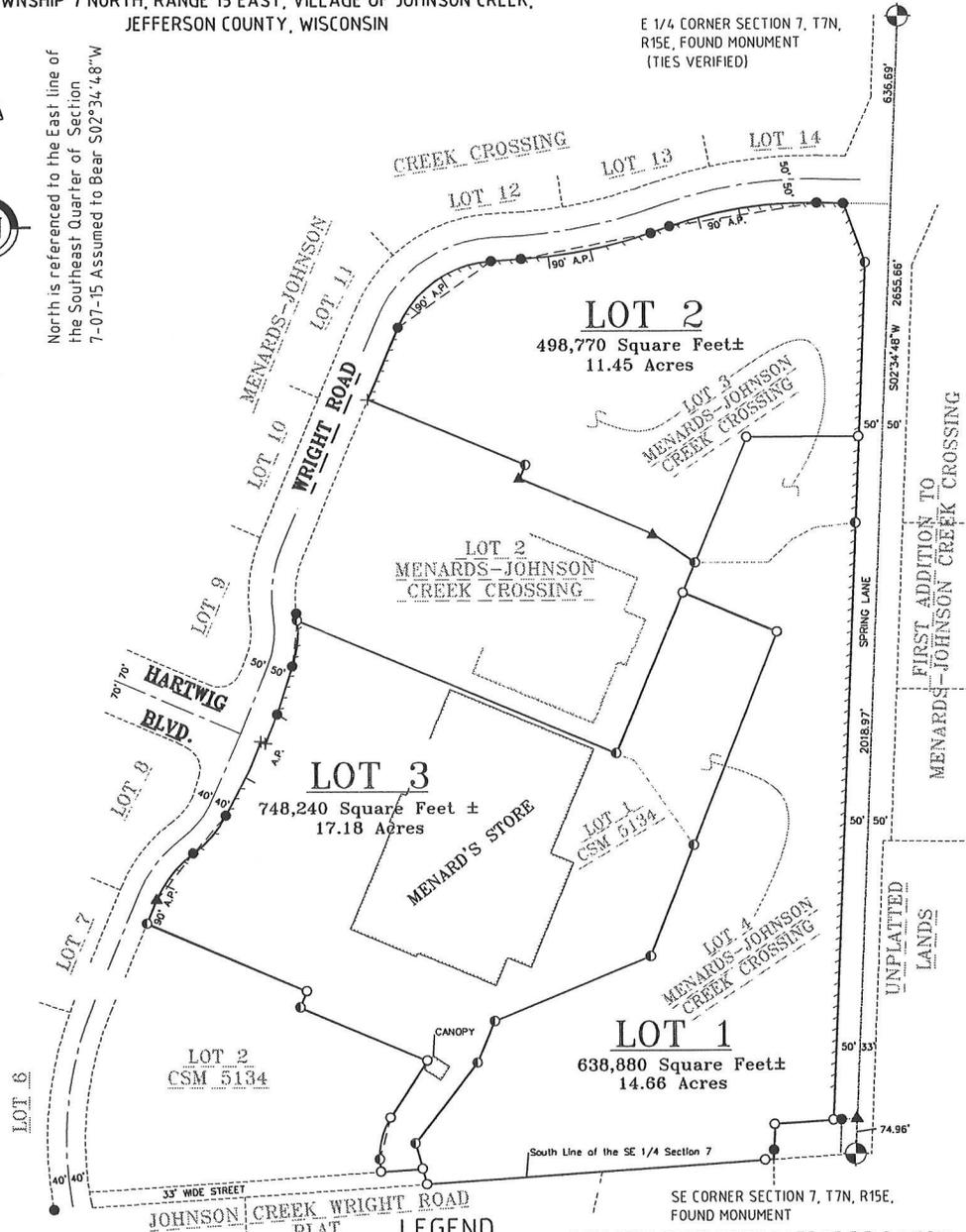
Joan Dykstra, Clerk-Treasurer

CERTIFIED SURVEY MAP NO. _____
 VOLUME _____, PAGE _____.

A PARCEL OF LAND BEING ALL OF LOT 1 OF CSM NUMBER 5134, VOLUME 27,
 PAGE 221 AND LOTS 3 AND 4 OF MENARDS-JOHNSON CREEK CROSSING,
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER THE
 SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST
 QUARTER OF THE SOUTHEAST QUARTER, SECTION 7,
 TOWNSHIP 7 NORTH, RANGE 15 EAST, VILLAGE OF JOHNSON CREEK,
 JEFFERSON COUNTY, WISCONSIN



North is referenced to the East line of
 the Southeast Quarter of Section
 7-07-15 Assumed to Bear S02°34'48"W



E 1/4 CORNER SECTION 7, T7N,
 R15E, FOUND MONUMENT
 (TIES VERIFIED)

- LEGEND**
- Government Corner (as noted)
 - Set 3/4" x 18" Rebar Weighing 1502 Pounds/Lineal Foot
 - Found 1- 1/4" Rebar
 - Found 3/4" Rebar
 - ▲ Found PK Nail
 - + Found Chiseled X in Concrete
 - () Recorded Bearing
 - //// NO ACCESS ALLOWED
 - A.P. Approved Access

OWNER:
 MENARD, INC.
 4777 Menard Drive
 Eau Claire, WI 54703



PREPARED BY:
 Cedar Corporation
 2820 Walton Commons West
 Suite 142
 Madison, WI 53718

11/08/2016 COMPLETION DATE OF FIELD WORK

NOTE: NO FLOODPLAIN EXISTS (FEMA PANEL
 NUMBER 55055C0184F EFF. 2/4/2015)

SCALE: 1" = 300'

SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

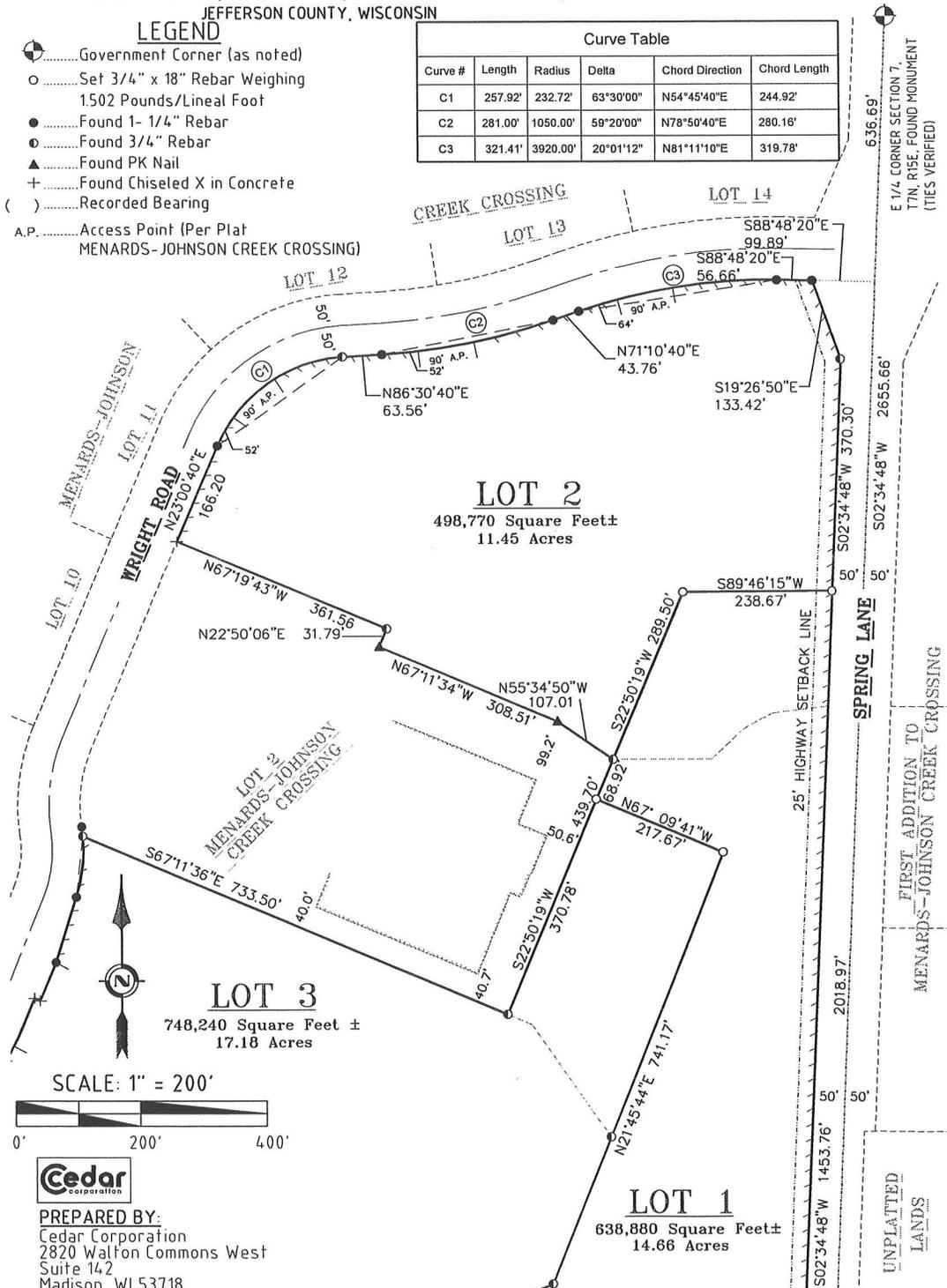
VOLUME _____, PAGE _____.

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 JEFFERSON COUNTY, WISCONSIN

LEGEND

- Government Corner (as noted)
- Set 3/4" x 18" Rebar Weighing
1502 Pounds/Lineal Foot
- Found 1- 1/4" Rebar
- Found 3/4" Rebar
- ▲ Found PK Nail
- + Found Chiseled X in Concrete
- () Recorded Bearing
- A.P. Access Point (Per Plat
MENARDS-JOHNSON CREEK CROSSING)

| Curve Table | | | | | |
|-------------|---------|----------|-----------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 257.92' | 232.72' | 63°30'00" | N54°45'40"E | 244.92' |
| C2 | 281.00' | 1050.00' | 59°20'00" | N78°50'40"E | 280.16' |
| C3 | 321.41' | 3920.00' | 20°01'12" | N81°11'10"E | 319.78' |



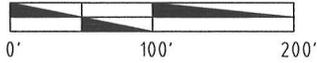
CERTIFIED SURVEY MAP NO. _____
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 JEFFERSON COUNTY, WISCONSIN

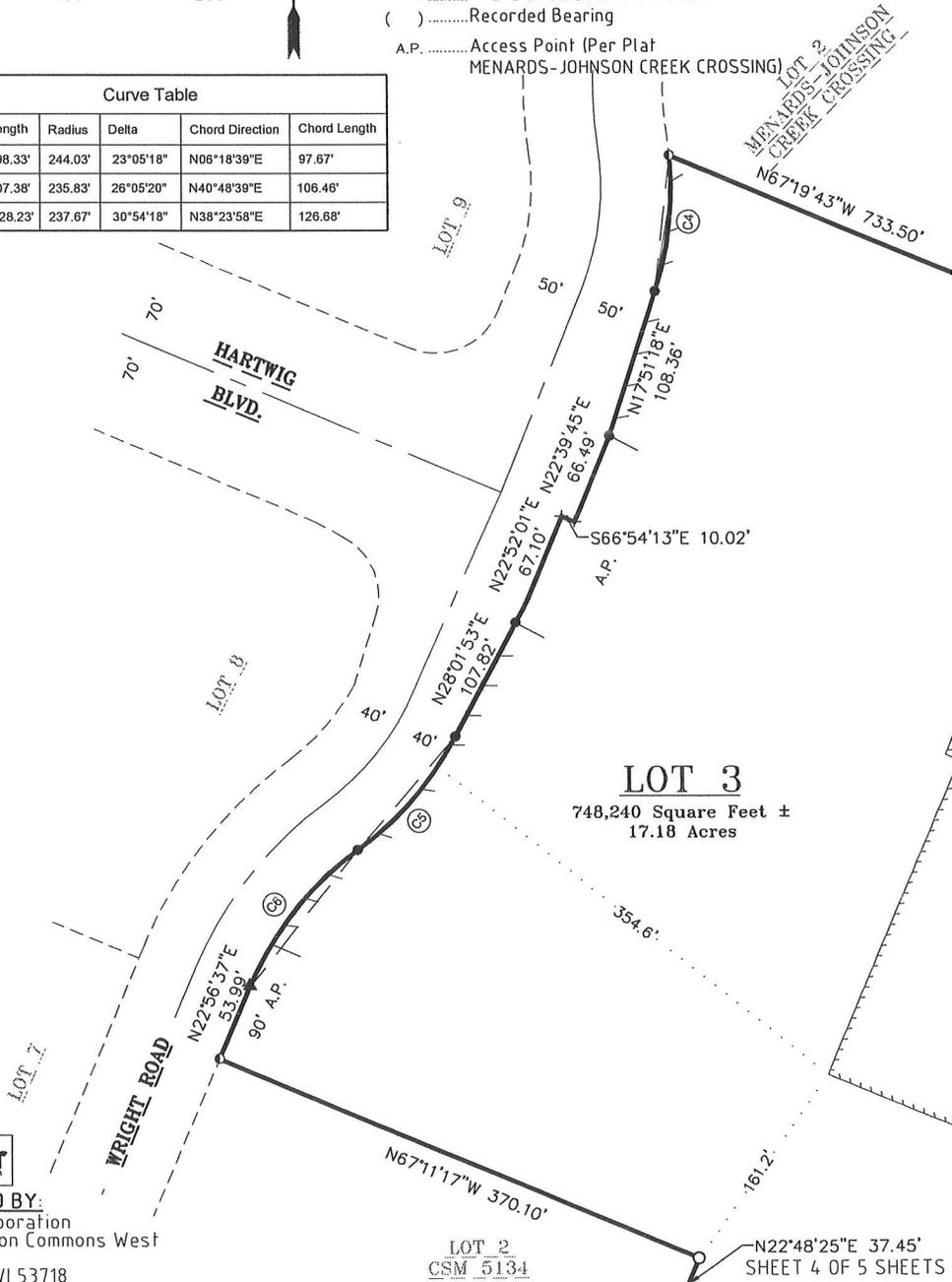
LEGEND

- ⊙ Government Corner (as noted)
- Set 3/4" x 18" Rebar Weighing 1.502 Pounds/Lineal Foot
- Found 1- 1/4" Rebar
- ⦿ Found 3/4" Rebar
- ▲ Found PK Nail
- + Found Chiseled X in Concrete
- () Recorded Bearing
- A.P. Access Point (Per Plat MENARDS-JOHNSON CREEK CROSSING)

SCALE: 1" = 100'



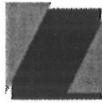
| Curve Table | | | | | |
|-------------|---------|---------|-----------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C4 | 98.33' | 244.03' | 23°05'18" | N06°18'39"E | 97.67' |
| C5 | 107.38' | 235.83' | 26°05'20" | N40°48'38"E | 106.46' |
| C6 | 128.23' | 237.67' | 30°54'18" | N38°23'58"E | 126.68' |



PREPARED BY:
 Cedar Corporation
 2820 Walton Commons West
 Suite 142
 Madison, WI 53718

LOT 2
 CSM 5134

N22°48'25"E 37.45'
 SHEET 4 OF 5 SHEETS



VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek
From: Michael Slavney, FAICP, Village Planner
CC: Kevin Lord, MSA, Village Engineer
Date: November 10, 2016
Re: Review of Proposed Expansion for Menard, Inc. and Certified Survey Map

Menard, Inc. is proposing significant site changes at their store and warehouse facility at 440 Wright Road. Specifically, the following changes are proposed:

1. **Expansion of the lot to provide room for the proposed warehouse expansion.** To create room for the expansion, a Certified Survey Map (CSM) is needed to clearly depict the proposed lot enlargement – located behind the Kohl's store. The proposed lot expansion adds about two acres to Menard's existing lot.

Village Planner's Recommendation: I recommend approval of the proposed CSM for Menard Inc., subject to conditions identified by the Village Engineer, Village Staff, Plan Commission, and Village Board.

2. **Revised Conditional Use Permit Site:** Several site plan changes are proposed, all required to provide for the expanded warehousing and outdoor storage areas.

Village Planner's Recommendation: The proposed Site Plan reflects recommendations that I made in July, when first reviewing the conceptual layout. Therefore,

I recommend approval of the proposed Site Plan for Menard Inc., subject to conditions identified by the Village Engineer, Village Staff, Plan Commission, and Village Board.



November 11, 2016

Kyle Ellefson, Administrator
Village of Johnson Creek
125 Depot Street
Johnson Creek, WI 53038-0238

Re: Menards Site Expansion – CSM Review
MSA PN 05114017

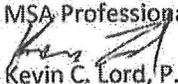
Dear Kyle:

MSA has reviewed the Certified Survey Map (CSM) received on November 11, 2016 for the Menards Site Plan expansion located within the Menards-Johnson Creek Crossing plat in the Village of Johnson Creek. The previous comments have all been addressed and MSA recommends approval of the CSM.

CSM:

1. Sheet 1 – Label Spring Lane on the East side of the sheet. - **DONE**
2. Sheet 1 – The field completion date should be completed at the bottom of the page. - **DONE**
3. Sheet 1 – The label for Lot 1 CSM 5134 should be moved to within the correct lot and not over the property line. - **DONE**
4. Sheet 1 – Either found or set irons should be shown on the southerly side of the CSM. - **DONE**
5. Sheet 3 – Show the monuments at the lot corners. - **DONE**
6. Sheet 3 – Enlarge the text near the Southwest corner of Lot 3 to be legible showing a distance of 37.45'. - **DONE**
7. Sheet 4 – Show the property iron existing or proposed at the south side of Lot 3. - **DONE**
8. Sheet 5 – In the Surveyors Certificate the square footage should be 1,885,890 instead of 2,885,890. - **DONE**
9. Sheet 5 – In the Village Board Resolution the Village of Johnsons Creek should be changed to the Village of Johnson Creek. - **DONE**
10. Per Section 245-49(5) in the Village Code, the existing structures are to have the square footage labeled, ties to the property lines and the first floor elevation labeled. – **DONE**
11. Per Section 245-49(11) in the Village Code, the floodplain limits of the 100-year flood shall be shown and a line 2-feet vertically above the floodplain line are to be shown or a note stating no floodplain exists. Line may be shown on the original plat of the subdivision. - **DONE**

Nothing set forth in this review of the construction and development documents by the Village Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the Village of Johnson Creek ordinances, standards and policies or any other applicable state statute or administrative rule.

Sincerely,
MSA Professional Services

Kevin C. Lord, P.E., P.L.S.
Consulting Village Engineer

Offices in Illinois, Iowa, Minnesota, and Wisconsin

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