



## VILLAGE OF JOHNSON CREEK MEETING NOTICE

125 Depot Street, Johnson Creek, WI

### PLAN COMMISSION

June 21, 2012 - 5:30 p.m.

Village Hall

1. Call to order; Roll Call
2. Statement of Public Notice
3. Approve Minutes of May 17, 2012 - *pgs*
4. Personal Appearances
5. Public Hearing for Conditional Use Permit
  - Owner/Applicant: Lake Country Woodshoppe
  - Parcel #: 141-0714-1311-007
  - Address: 234 Union Street
  - Zoned: CB - Central Business
  - Conditional Use: To allow an Artisan Studio per Section 250-39(R) for the manufacture and sale of furniture
6. Close Public Hearing
7. Resolution 60-12 Conditional Use Permit - Lake Country Woodshoppe 250-39(R) Artisan Studio
8. Next Meeting, if needed – July 19, 2012 – 5:30 p.m.
9. Adjourn

Members: Nick Ansay, David Blend, Chad Chapman, Gary Gavin, Barry Hemphill, Michelle Kaltenberg, and C.J. O'Neil.

\*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.

**PLAN COMMISSION**  
**May 17, 2012**



Michelle Kaltenberg called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Blend, Barry Hemphill, Michelle Kaltenberg and Carol O'Neil. Absent: Gary Gavin. Absent and excused: Chad Chapman. Also in attendance: Village Administrator Mark Johnsrud and Deputy Clerk/Treasurer Elissa Meltesen.

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

**Approve Minutes of March 15, 2012**

A Blend/Kaltenberg motion carried on a 4-0 roll call vote with Hemphill abstaining to approve March 15, 2012 minutes.

**Certification of Code of Ethics Wisconsin Statutes §§19.59 (1)(a)-(d)**

President Kaltenberg and the commissioners present signed the certification of code of ethics Wisconsin statutes §§19.59 (1)(a)-(d).

**Personal Appearances** - None

**Public Hearing for Zoning Code amendment/create:**

Section 250-104 SIGNAL RECEIVING ANTENNAS – (satellite dishes) standards

E. Installation standards.

(4) Height.

(c) A ground-mounted or roof-mounted signal receiving antenna mounted or affixed to any municipal property is exempt from the height provisions provided the antenna is used for communications necessary to protect public safety. Co-location of antennas on a single structure is recommended and permitted where possible.

A Blend/Hemphill motion carried to open the public hearing at 5:33 p.m. No comments were made.

**Close Public Hearing**

An Ansay/O'Neil motion carried to close the public hearing at 5:34 p.m.

**Ordinance 01-12 Amend/Create Section 250-104 (E)(4)(c) Signal Receiving Antennas (satellite dishes) Standards Installation Standards – Height**

A Hemphill/Blend motion carried unanimously on a 5-0 roll call vote to recommend approving Ordinance 01-12.

**Public Hearing for Conditional Use Permit:**

Owner/Applicant: Badger Bank

Parcel, Address: 141-0715-0742-005, 545 Village Walk Ln

Zoned: PI – Planned Industrial

Conditional Use: For a monument sign per Section 250-115 C.(1)(a)(2) (b) maximum 50 square feet for all combined sign faces allowed and (c) maximum permitted sign height of six feet. Combined signs may not exceed 200 square feet. Applicant requests to erect a monument sign 10 feet in height with total size of combined signs of not greater than 250 square feet.

A Hemphill/Blend motion carried to open the public hearing at 5:39 p.m. No comments were made.

**Close Public Hearing**

An Ansay/Hemp motion carried to close the public hearing at 5:40 p.m.

**Resolution 47-12 Conditional Use Permit - Badger Bank - 250-115 Sign Regulations**

A Blend/Kaltenberg motion carried on a 5-0 roll call vote to recommend approving Resolution 47-12.

**Next Meeting, if needed** – June 21, 2012 – 5:30 p.m.

**Adjourn**

An O'Neil/Blend motion carried to adjourn at 5:43 p.m.

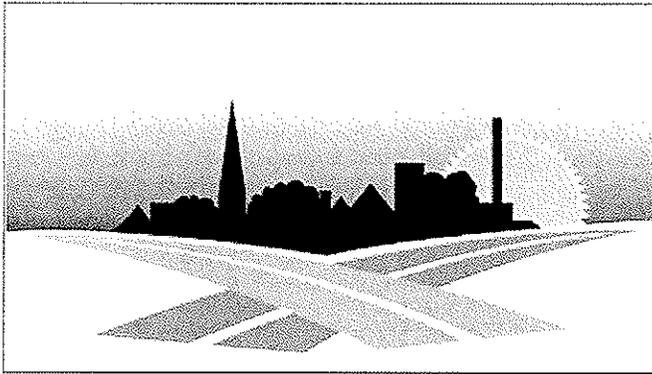
Elissa Meltesen  
Deputy Clerk/Treasurer

Village of Johnson Creek

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1100 Wisconsin Drive, East

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## **Plan Commission Report**

**June 21, 2012**

**Prepared by**

**Mark Johnsrud**

**Village Administrator/Zoning Administrator**

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 60-12

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CONDITIONAL USE PERMIT  
LAKE COUNTRY WOODSHOPPE  
250-39R ARTISAN STUDIO

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

**WHEREAS**, Lake Country Woodshoppe has requested a Conditional Use permit at 234 Union Street, zoned Central Business, to permit an Artisan Studio allowing the assembly and sale of outdoor furniture, and

**WHEREAS**, assembly and sale of outdoor wood furniture is not permitted within the Central Business district without a conditional use, and

**WHEREAS**, adequate on-site parking requirements of one parking space per 300 square feet of gross floor area cannot be met and must be excepted within the Conditional Use Permit, and

**NOW THEREFORE BE IT RESOLVED**, that the Village Board of Trustees of the Village of Johnson Creek approve a Conditional Use Permit (CUP) to permit an Artisan Studio within Central Business zoning at 234 Union Street excepting the on-site parking requirements of one parking space per 300 square feet of gross floor area, and

**BE IT FURTHER RESOLVED**, that this Conditional Use Permit (CUP) will be granted subject to compliance with all other Village Codes and that the Village Administrator and the Village Clerk/Treasurer have the ability to effectuate this resolution.

Adopted by the Village Board of Trustees this 25<sup>th</sup> day of June, 2012.

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Michelle Kaltenberg, Village President

ATTEST

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

**AGENDA ITEM – PC2012 -06-21-01**

**ROUTING:**

Village Board 6-25-12

**BACKGROUND INFORMATION:**

234 Union Street is currently Zoned - Central Business (CB) under the Village Zoning Code adopted by the Village Board of Trustees of the Village of Johnson Creek as Ordinance 07-02 on August 1, 2002.

**GENERAL LOCATION:**

Located across from Veteran's Park

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

An artisan use is permitted and consistent with the comprehensive plan within Central Business zoning.

**STAFF ANALYSIS:**

Lake Country Woodshoppe has leased the property at 234 Union Street to assemble and sell outdoor wood furniture. Central Business zoning does not permit this type of business as an allowable principal land use. A conditional use permit is necessary to permit an Artisan Studio per Village Code 250-39(R) at 234 Union Street to allow Lake Country Woodshoppe to assemble and sell outdoor furniture. 250-39(R) further requires on-site parking of one space per 300 square feet of gross floor space. 234 Union Street does not meet the zoning code for adequate on-site parking. An exception to the parking requirements is necessary to permit the Conditional Use Permit.