

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

PLAN COMMISSION
March 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 January 11, 2016 - *pg 2*
4. Resolution 36-16 Certified Survey Map Re-Division of Lot 4 and Lot 5 Serenity Pines Subdivision - *pgs 4-8*
5. Next Meeting – April 11, 2016 – 5:00 p.m.
6. Adjourn

Members: Laurie Adams, David Armstrong, Mary Nimm, Matthew Silkey, John L. Swisher, Scott Thomas and Trustee Tim Semo.

*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.

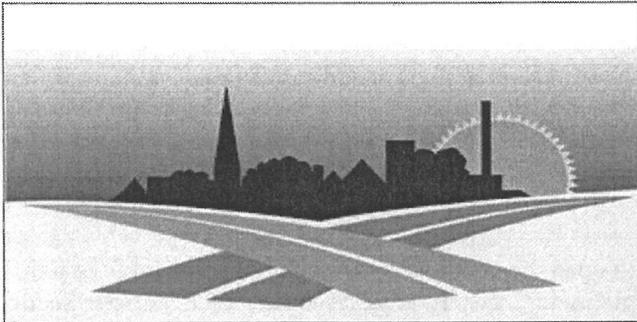
Requests from persons with hearing or sight disabilities who need assistance to participate in this meeting should be made to the Village Clerk's Office at (920) 699-2296 with as much advance notice as possible.

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

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Village of Johnson Creek

Crossroads With A Future



Plan Commission Report

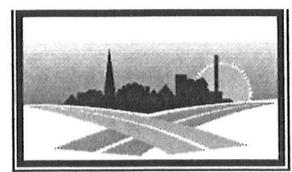
March 14, 2016

Prepared by

Mark Johnsrud

Village Administrator/Zoning Administrator

PLAN COMMISSION
January 11, 2016



Trustee Tim Semo called the Plan Commission meeting to order at 5:10 p.m. in the excused absence of chair, John L. Swisher. In attendance: Plan Commissioners: Mary Nimm, Tim Semo, Matthew Silkey and Scott Thomas. Absent and excused: John L. Swisher, Laurie Adams and David Armstrong, Also in attendance: Village Administrator Mark Johnsrud and Clerk/Treasurer Joan Dykstra.

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

Approve Minutes of December 14, 2015

A Nimm/Thomas motion carried unanimously to approve Plan Commission minutes of December 14, 2015.

Open Conditional Use Public Hearing

A Nimm/Thomas motion carried unanimously to open the conditional use public hearing at 5:12 p.m. for the proposed conditional use for Patio of Marshfield, Inc. – Lyle Wuestenberg/J&L Tire per Section 250-113(A)(3) which requires a conditional use to permit a double sided electronic message sign of 104 square feet each side within Planned Industrial (PI) Zoning. Parcel #141-0715-0714-006, 855 Wright Rd.

Lyle Wuestenberg stated with this new electronic message sign, the message is crystal clear and is needed to get the word out as what services are offered through J&L Tire.

Close Public Hearing

A Thomas/Nimm motion carried unanimously to close the conditional use public hearing at 5:13 p.m.

Resolution 04-16 Conditional Use Permit -Electronic Message Sign – J & L Tire, Inc.- 855 Wright Rd.

Johnsrud stated that the current signage is legal nonconforming and in place prior to August, 2002. The current sign is a monument sign of 36.5 feet to the top of two double faced signs. The top sign is being replaced with a new backlit double sided sign showing “GOODYEAR” and the lower sign “TIRES & SERVICE NETWORK” will be removed and is to be replaced with an electronic message sign per the conditional use permit application. The total signage of the existing signage is approximately 200 square feet per side. The new signage if the conditional use permit is granted will not exceed 36.5 feet tall and 262 square feet of total signage per side.

A Thomas/Nimm motion carried to recommend the Village Board approve Resolution 04-16 a conditional use permit for an electronic message sign – J & L Tire, Inc.- 855 Wright Rd.

Next Meeting – February 8, 2016 – 5:00 p.m.

Adjourn

A Nimm/Silkey motion carried to adjourn at 5:17 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.

AGENDA ITEM – PC2016-3-01

ROUTING:

Village Board 3-28-16

BACKGROUND INFORMATION:

Serenity Court is a part of the Serenity Pines subdivision South of Aztalan Street.

GENERAL LOCATION:

208 and 210 Serenity Court are Lot 4 and Lot 5 of the Serenity Pines subdivision.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

A certified survey map is required to combine lots with the Village in accordance with the Comprehensive Plan.

STAFF ANALYSIS:

Combining of lots is generally discouraged because it reduces the density within a single family subdivision. Under the circumstances 208 Serenity Court is an unbuildable lot because of greater than 20% grade. Combining of the lots will permit the development of one single family home based on a driveway on 210 Serenity Court.

The Village owns the lot directly to the South of this CSM. The future use of the Village lot is the construction of a water tower which would serve future development to the West and South. A single family home built near the property line to the rear of the lot may be affected by condensation dripping from or ice forming and falling from the tower.

Therefore, as a condition of the approval of the CSM and protection of the adjacent Village property for the use of a water tower, the CSM should be approved subject to a possible utility easement along the South property line of the CSM to prevent construction of building too close to the water tower. In addition, it should be noted within the CSM text the purpose of the utility easement is to prevent conflict between a single family dwelling constructed on this CSM and the Village property to the South.

RESOLUTION 36-16

CERTIFIED SURVEY MAP
RE-DIVISION OF LOT 4 AND LOT 5
SERENITY PINES SUBDIVISION

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 combine lot 4 and lot 5 of the Serenity Pines Subdivision, and

WHEREAS, 208 Serenity Court, Lot 4, is unbuildable due to steep grade greater than 20%, and

WHEREAS, combining 208 Serenity Court, Lot 4, with 210 Serenity Court, Lot 5, will enable the owner of the parcels to build a single family home, and

WHEREAS, the adjacent lot to the south is owned by the Village and is a likely location for a second water tower to serve development to the West and South of current Village limits,

NOW THEREFORE BE IT RESOLVED, the Plan Commission recommends that the Village Board of Trustees of the Village of Johnson Creek approve the CSM subject to approval of the Village attorney, Village engineer and Village planner in requiring any easements or language to ensure the planning of a potential water tower site on the adjacent lot 50, 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 28th day of March, 2016.

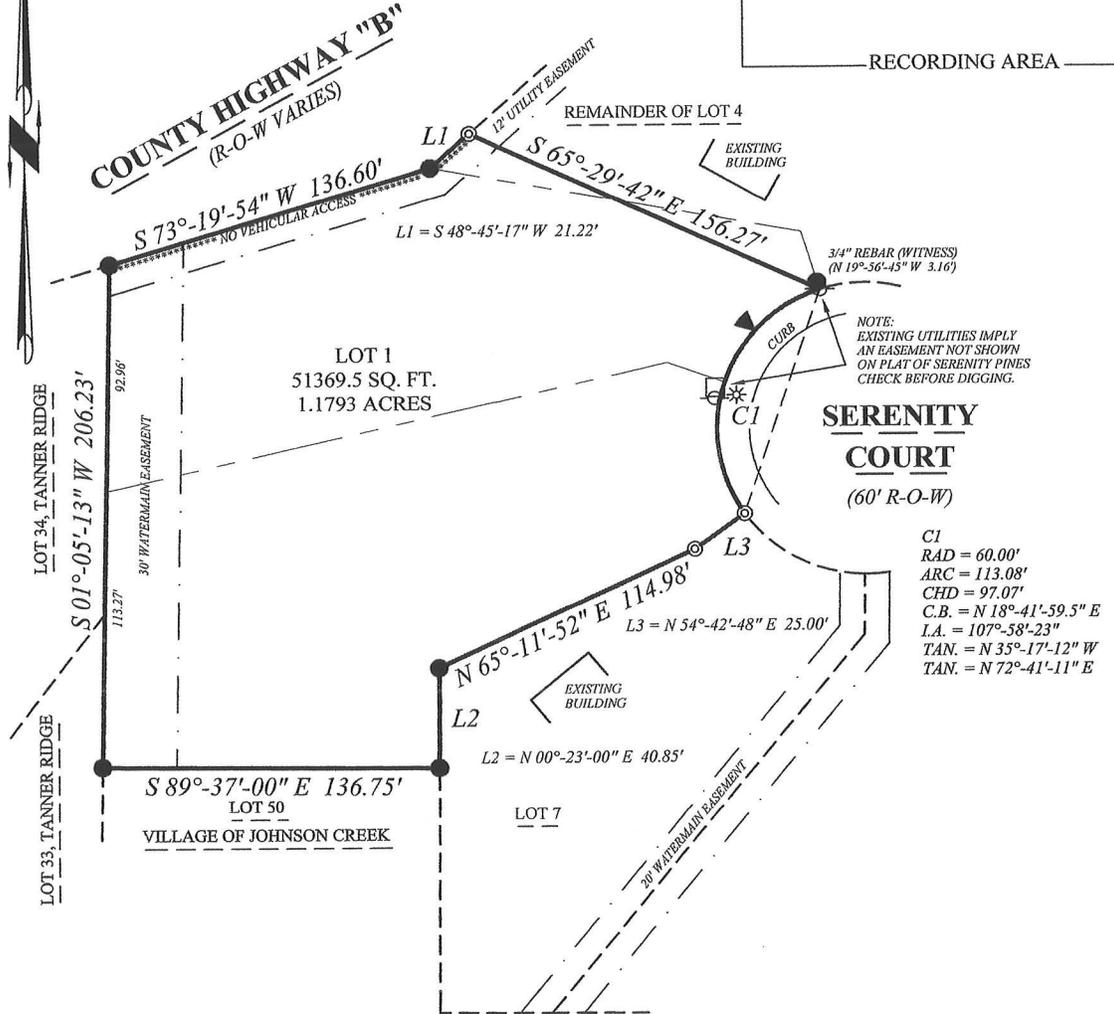
John L. Swisher, Village President

ATTEST:

Joan Dykstra, Clerk-Treasurer

CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF PART OF LOTS 4 & 5 AND ALL OF LOT 6 OF SERENITY PINES, BEING A SUBDIVISION OF THE SE 1/4 OF THE NORTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 14 EAST, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.



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

- 3/4" Dia. Rebar (Found)
- ⊙ 1" I.D. IP (Found) Unless Noted
- ▼ Proposed Access Point
- Elec. Trans. Box
- Utility Pedestal
- * Light Post
- Former Lot Line
- - - Easement Boundary

Petition# N/A Zoning R-1

Check for subsequent zoning changes with Jefferson County Zoning.

BEARINGS ARE REFERENCED TO THE PLAT OF "1ST ADDITION TO CHAPEL HILL", WHERE THE EAST LINE OF THE NW 1/4 BEARS S 00°-25'-47" 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: Barry E. Lengfeld 204 E. Northlawn Dr. Cottage Grove, WI 53527

SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF PART OF LOTS 4 & 5 AND ALL OF LOT 6 OF
SERENITY PINES, BEING A SUBDIVISION OF THE SE 1/4 OF THE
NORTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH,
RANGE 14 EAST, VILLAGE OF JOHNSON CREEK,
JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION:

I, SCOTT D. THOMAS, WISCONSIN LICENSED, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF JOHNSON CREEK AND UNDER THE DIRECTION OF BARRY E. LENGFELD, OWNER, I HAVE SURVEYED, RE-DIVIDED AND MAPPED ALL THAT PART OF "SERENITY PINES", BEING A RECORDED SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWN 7 NORTH, RANGE 14 EAST, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PER WARRANTY DEED RECORDED AS DOCUMENT NO. 1364572:

PARCEL 1
LOT 5, SERENITY PINES, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN. TOGETHER WITH AND SUBJECT TO A 1/8 INTEREST IN AND TO OUTLOT 1 OF SERENITY PINES. EXCEPTING THEREFROM PART OF LOT 5 OF SERENITY PINES, BEING A SUBDIVISION OF PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 14 EAST, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER BETWEEN SAID LOT 5 AND LOT 4 ON THE NORTHERLY RIGHT-OF-WAY OF SERENITY COURT, PER SAID PLAT OF SERENITY PINES; THENCE NORTH 17°18'49" WEST, ALONG THE PLATTED COMMON LINE BETWEEN SAID LOTS, 25.00 FEET; THENCE NORTH 79°51'33" WEST, ALONG SAID COMMON LINE, 75.10 FEET; THENCE SOUTH 65°29'42" EAST, 89.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO AND ALL EASEMENTS AND/OR AGREEMENTS, RECORDED AND UNRECORDED.

PARCEL 2
PART OF LOT 4 OF SERENITY PINES, BEING A SUBDIVISION OF PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 14 EAST, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS THE COMMON CORNER OF SAID LOT 4 AND LOT 5 ON THE NORTHERLY RIGHT-OF-WAY OF SERENITY COURT, PER SAID PLAT OF SERENITY PINES; THENCE NORTH 17°18'49" WEST, ALONG THE PLATTED COMMON LINE BETWEEN SAID LOTS, 25.00 FEET; THENCE NORTH 79°51'33" WEST, ALONG SAID COMMON LINE, 75.10 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY B; THENCE NORTH 48°45'17" EAST, ALONG SAID RIGHT-OF-WAY, 21.22 FEET; THENCE SOUTH 65°29'42" EAST, 66.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO ANY AND ALL EASEMENTS AND/OR AGREEMENTS, RECORDED AND UNRECORDED.

PER WARRANTY DEED RECORDED AS DOCUMENT NO. 1362673:

LOT 6, SERENITY PINES, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

COMBINED PARCEL CONTAINING 51,369.5 SQUARE FEET, OR 1.1793 ACRES, OF LAND, MORE OR LESS.

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

SCOTT D. THOMAS - WI REG. NO. 2354

DATED THIS ____ DAY OF _____, 2016.

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: Barry E. Lengfeld 204 E. Northlawn Dr. Cottage Grove, WI 53527

SHEET 2 OF 3

CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF PART OF LOTS 4 & 5 AND ALL OF LOT 6 OF
SERENITY PINES, BEING A SUBDIVISION OF THE SE 1/4 OF THE
NORTHEAST QUARTER OF SECTION 13, TOWN 7 NORTH,
RANGE 14 EAST, VILLAGE OF JOHNSON CREEK,
JEFFERSON COUNTY, WISCONSIN.

INDIVIDUAL OWNER'S CERTIFICATE:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, RE-DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY, VILLAGE OF JOHNSON CREEK.

BARRY E. LENGFELD - OWNER

VILLAGE BOARD APPROVAL:

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

JOHN L. SWISHER - VILLAGE PRESIDENT

COUNTY APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY.

DATE: _____

ROBERT KLOTZ - ZONING ADMINISTRATOR

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

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SHEET 3 OF 3



Google earth

feet
meters

