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

PLAN COMMISSION
March 20, 2014
Village Hall
125 Depot Street
5:30 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of February 20, 2014
4. Open Conditional Use Public Hearing - *pg*
   Proposed Conditional Use by Mike Bertram/Regency Investments/Shari Luther/Top Leap Development, LLC per Section 250-38(I) requires a conditional use to permit a Community Living Arrangement (16 or more residents) within Institutional Residential (IR) Zoning. The property is 5.72 acres, parcel #141-0715-1842-001.
5. Close Public Hearing
6. Open Rezoning Public Hearing – *pg*
   Proposed rezoning for Menard, Inc./ Pat Smith/Cooney Holdings, LLC, 385 Wright Road, Lot 1 of CSM of Menard – Johnson Creek Crossing Subdivision, 1.08 acres from §250-23(G) Planned Industrial (PI) to §250-23(E) General Business
7. Close Public Hearing
8. Open Conditional Use Public Hearing – *pg*
   Proposed conditional Use for Menard, Inc./ Pat Smith/Cooney Holdings, LLC, 385 Wright Road, Lot 1 of CSM of Menard – Johnson Creek Crossing Subdivision, 1.08 acres requires a conditional use permit per Section §250-39(I) to allow Indoor Commercial Entertainment within General Business Zoning.
9. Close Public Hearing
10. Resolution 16-14 Conditional Use Permit – Top Leaf Development, LLC – Outlot 8 – Hunters Glen
11. Resolution 17-14 Extraterritorial Subdivision – Dane and Tammy Hartwig – Town of Farmington
12. Resolution 18-14 Extraterritorial Subdivision – Daryl and Donna Hartwig – Town of Farmington
13. Resolution 19-14 Rezoning – 385 Wright Road – Menard, Inc.
14. Resolution 20-14 Conditional Use Permit – 385 Wright Road – Menard, Inc.
15. Next Meeting – April 17, 2014 – 5:30 p.m.
16. Adjourn

Members: David Armstrong, Nick Ansay, David Blend, Chad Chapman, Greg Schopp, C.J. O'Neil 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.

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

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Village of Johnson Creek

Crossroads With A Future

Plan Commission Report

March 20, 2014

Prepared by

Mark Johnsrud

Village Administrator/Zoning Administrator

MEETING NOTICE

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March 20, 2014
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10. Resolution 16-14 Conditional Use Permit – Top Leaf Development, LLC – Outlot 8 – Hunters Glen *pgs 4-17*
11. Resolution 17-14 Extraterritorial Subdivision – Dane and Tammy Hartwig – Town of Farmington *pgs 18-22*
12. Resolution 18-14 Extraterritorial Subdivision – Daryl and Donna Hartwig – Town of Farmington *pgs 23-28*
13. Resolution 19-14 Rezoning – 385 Wright Road – Menard, Inc. *pgs 29-30*
14. Resolution 20-14 Conditional Use Permit – 385 Wright Road – Menard, Inc. *pgs 31-32*
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PLAN COMMISSION
FEBRUARY 20, 2014

Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, Chad Chapman, Carol O'Neil and Greg Schopp. Absent and excused: David Blend 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 and Clerk/Treasurer Joan Dykstra.

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

Approve Minutes of December 19, 2013
An Armstrong/Ansay motion carried unanimously to recommend approving the minutes of December 19, 2013.

Resolution 111-13 Conditional Use Permit – Wisconsin Lakers, LLC - 125 Resort Drive – Indoor Institutional
Johnsrud indicated the applicant has not submitted a site plan for consideration. A conditional use should not be granted without a proposed development. Recommendation is to table to allow Plan Commission and Village Board to reconsider should the applicant submit a proposed development plan.

An Ansay/Armstrong motion carried unanimously to recommend tabling Resolution 111-13 Conditional Use Permit – Wisconsin Lakers, LLC – 125 Resort Drive – Indoor Institutional.

Resolution 08-14 Certified Survey Map – 365 & 385 Wright Road – Menard – Johnson Creek Crossing Subdivision
Johnsrud revised the CSM application of Menard, Inc. creating two lots from Lot 6 and Lot 7 of the Menard Johnson Creek Crossing Subdivision. The restaurant needed only 1.08 acres of Lot 7 with the remaining portion being attached to Lot 6 creating Lot 1 of 1.08 acres and Lot 2 of 3.79 acres by Certified Survey Map.

Kevin Lord recommended a twelve foot utility easement across the NE corner of Lot 2 to accommodate the sewer and water laterals connecting to Lot 1.

An Ansay/Chapman motion carried 5-0 to recommend approving Resolution 08-14 Certified Survey Map – 365 & 385 Wright Road – Menard – Johnson Creek Crossing Subdivision subject to amending the CSM to provide a twelve foot utility easement across the NE corner of Lot 2.

Resolution 09-14 Site Plan – JC Sports Bar and Restaurant
TDI Associates reviewed the site plan of the proposed JC Sports Bar and Restaurant. Johnsrud reviewed the site plan review of the Village Planner, Sarah Pittz who was not able to attend. Citing that Wright Road is a designated bicycle route, a bike rack should be placed in the site plan. Kevin Lord reviewed his recommendations including widening the sidewalks to six feet. TDI Associates indicated that the sidewalks have all been widened to six feet from the preliminary plan to the final plan. Lord also cited that the calculations in determination of the storm water plan need to be provided.

Johnsrud said that approval of the resolution is contingent upon final approval of the site plan by the Village Engineer and Village Planner and approval of a rezoning of the property from Planned Industrial to General Business with a conditional use to permit indoor commercial entertainment as required for a restaurant use

O'Neil questioned the issuance of a liquor license. Johnsrud said the issuance of a liquor license will be addressed in a development agreement to be presented to the Village Board in March. An application to rezone Lot 1 to General Business and an application for a CUP will be before the Plan Commission and Village Board in March. Pat Smith confirmed that construction will begin in April with completion by September 1st subject to approvals.

An Armstrong/Chapman motion carried on a 5-0 roll call vote to recommend approving Resolution 09-14 JC Sports Bar and Restaurant contingent upon final approval of the Village Planner and Village Engineer.

Discussion and Recommendation – Revision of Signage – Home Occupation (250-43J)
Steve Wollin requested consideration of 250-43J Home Occupation to permit an increase in the size of signage three square feet to four square feet.

Greg Schopp asked if Steve Wollin was owner of Simply Signs and would this constitute a conflict of interest if Trustee Steve Wollin was requesting a change to signage within the zoning code. Steve Wollin said that his wife owns the Simply Signs business.

Johnsrud indicated that a discussion of home occupation signage by Steve Wollin was not a conflict with the Village code of ethics however if legislation was introduced to change the code which may provide financial benefit to Simply Signs and/or Steve Wollin that it would be recommended that Wollin recuse himself from any discussion of said legislation.

David Armstrong expressed reservations about changing the size of permitted signage within residential districts.

Nick Ansay agreed indicating that most homeowner associations do not permit signage in residential subdivisions.

Johnsrud indicated that 250-43(J)(2)(j) permits an application of a conditional use permit to the Plan Commission to allow larger signage. The Village Board did approve reductions in conditional use permit fees for signage a few months ago.

The commission requested Johnsrud review the conditional use permit fees for signage and report back to the Plan Commission at the next meeting with no other action taken.

Next Meeting – March 20, 2014 – 5:30 p.m.

Adjourn
An O'Neil/Armstrong motion carried to adjourn at 6:12 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.

AGENDA ITEM – PC2014-0320-01

ROUTING:

Village Board 3-24-14

BACKROUND INFORMATION:

Parcel #141-0715-1842-001 – Outlot 8 – Hunters Glen Subdivision was annexed in 1998 and zoned Institutional Residential in accordance with a proposed use of 55 and older senior housing.

GENERAL LOCATION:

Southwest corner of Deer Crossing and Wright Road

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

This conditional use is to permit Community Living Arrangements (16 or more residents) within Institutional Residential which is consistent with the comprehensive plan.

STAFF ANALYSIS:

The developer, Top Leaf Development, LLC, has requested a Conditional Use Permit (CUP) to permit community living arrangements (16 or more residents) for the placement of three, 24 unit, Community Based Residential Facilities (CBRF) on Outlot 8 – Hunters Glen, a 5.72 acre parcel, currently zoned Institutional Residential.

The developer has provided a conceptual plan of the development but has not submitted a site plan application for review. Staff review from the Village Planner, Village Engineer and Village Attorney are requesting that the Plan Commission consider referring the CUP until a site plan is submitted by the developer.

A wetland delineation will be required by the Wisconsin Department of Natural Resources as a part of a site plan application to ensure that the development does not encroach on existing wetlands. Wetland delineation often requires the presence of growing plants to make the necessary determinations. It is likely that a site plan application submittal will be dependent on the spring growing season.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 16-14

CONDITIONAL USE PERMIT
TOP LEAF DEVELOPMENT, LLC
OUTLOT 8 – HUNTERS GLEN

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

WHEREAS, Outlot 8, Hunters Glen, #141-0715-1842-001, is a 5.72 acre parcel zoned Institutional Residential, and

WHEREAS, Top Leaf Development, LLC is requesting a Conditional Use Permit (CUP) to permit Community Living Arrangement (16 or more residents) per §250-38I, and

WHEREAS, Top Leaf Development, LLC has provided a conceptual plan with three buildings of 25 units each to be used as Community Based Residential Facilities (CBRF), and

WHEREAS, any CUP will be subject to approval of a final site plan, 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 Community Living Arrangement (16 or more residents) within Institutional Residential per §250-38I on parcel # 141-0715-1842-001, subject to Plan Commission and Village Board approval of a site plan as submitted by Top Leaf Development, LLC, and

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

PASSED AND ADOPTED by the Village Board of Trustees this 24th day of March 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

RECEIVED
FEB 28 2014

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 None	Parcel # 141-0715-1842-001
Name of Architect, Professional Engineer, or Contractor Top Leaf Development, LLC	
Property is presently used as: Vacant	Present Zoning IR
Type of structure and proposed use of structure or site (including number of employees, if applicable Three (3) single story assisted living buildings (CBRF-Community Based Residential Facilities) for advanced age and Dementia/Alzheimer's. Each building will have about 18-22 employees.	
Zoning Code Ordinance Number for Conditional Use #250 - 22G	
Reason/Nature of requested Conditional Use: Consideration of "community living arrangements" as the principal land use in accordance with Chapter 250-22G of the Village of Johnson Creek Zoning Code.	

Applicant

Name Shari Luther			
Company Top Leaf Development, LLC			
Address 342 Hillside Road	City Colgate	WI State	53017 Zip
Daytime Phone (262) 923-0469	Fax		
Cell Phone (262) 923-0469	E-mail topleafdevelopment@gmail.com		

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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

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 use will provide options for seniors in the Village of Johnson Creek and the surrounding communities access to state licensed supportive living facility in an environment that promotes and enhances independence.

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

   The use allows citizens of Johnson Creek to age in their neighborhood. Single family and multi-family residential uses are adjacent to the site and nursing homes and hospice facilities are in close proximity to the site.

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?

   The conceptual plan respects the environmental corridors that exist on the property while providing convenient access to nearby retail, recreational and health care businesses. The parcel is part of an existing development with public streets and utility services available.

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 use is consistent with the Village of Johnson Creek Comprehensive Plan and the present zoning - Institutional Residential.

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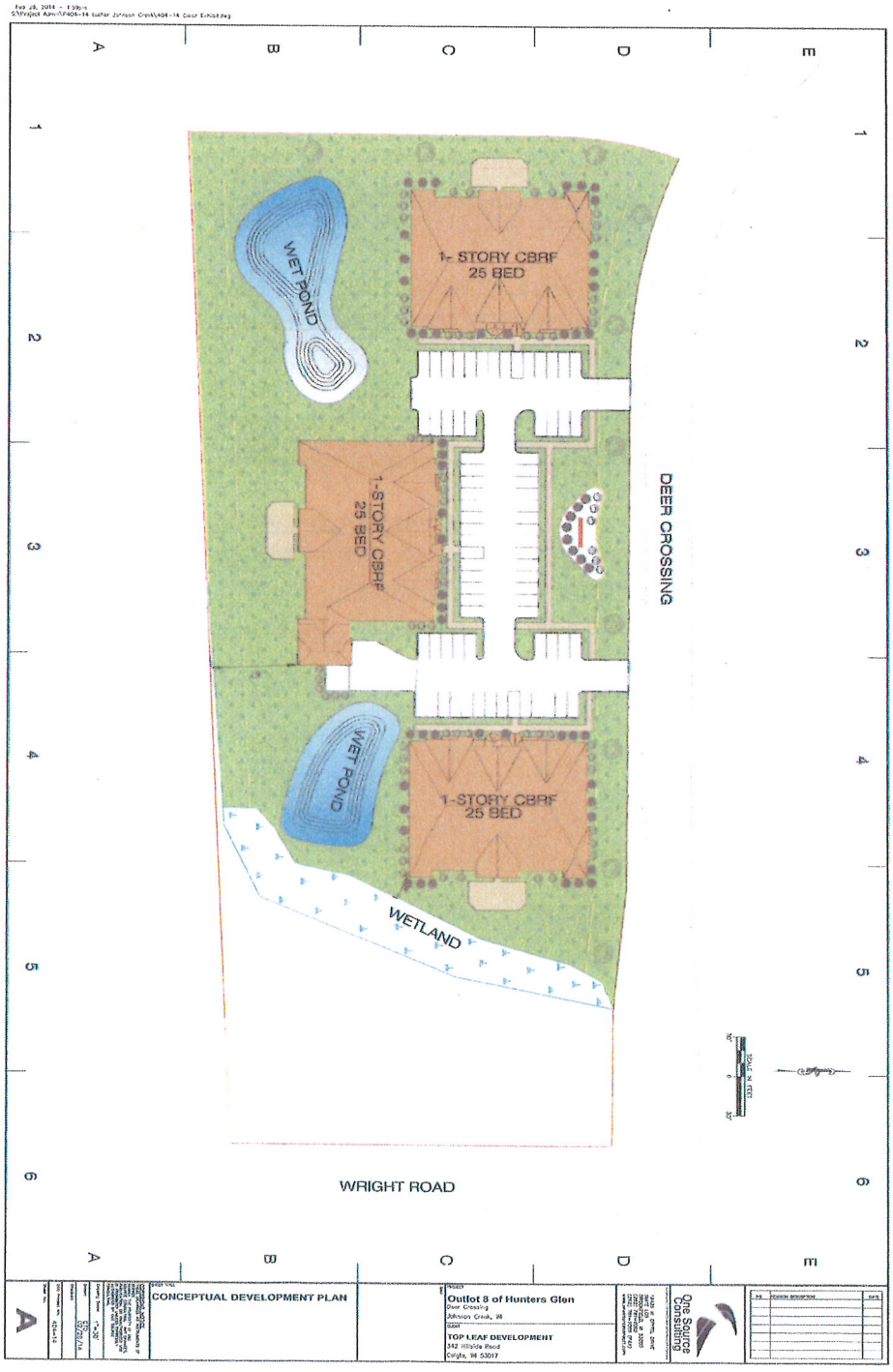
CONDITIONAL USE APPLICATION

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?

   The subject parcel is located within an existing subdivision with public sanitary sewer, water main and storm sewer available within the adjacent Deer Crossing right-of-way.

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?

   The use will add $3.5M in tax basis upon full build-out in 2018. Demand on part-time and volunteer EMS resource for similar facilities results in one (1) call/transport every two (2) weeks per 25-bed building.


1- STORY CBRF
25 BED
WET POND
1-STORY CBRF
25 BED
WET POND
1-STORY CBRF
25 BED
WETLAND
DEER CROSSING
WRIGHT ROAD
CONCEPTUAL DEVELOPMENT PLAN
Outlot 8 of Hunters Glen
Deer Crossing
Johnson Creek, WI
TOP LEAF DEVELOPMENT
342 Hillside Road
Colgate, WI 53017
One Source Consulting

Single Story 19 Unit (25 bed) CBRF

vierbicher
planners engineers advisors

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

March 12, 2014

Village of Johnson Creek Plan Commission
c/o Mark Johnsrud, Administrator
125 Depot Street
Johnson Creek, WI 53038

RE: Review of Conditional Use Permit Application for Deer Crossing CBRF, Johnson Creek

Dear Plan Commission Members,

This letter provides a review of the Conditional Use Application submitted by Shari Luther of Top Leaf Development, LLC on February 28, 2013. The application proposes the construction of three 25-unit Community Based Residential Facility (CBRF) buildings. The site being proposed for development is located at the southern corner of Deer Crossing and Wright Road and is zoned Institutional Residential (IR). Within the Village's zoning ordinance, the IR zoning designation is "*intended to permit institutional development, including market-rate and non-market-rate senior housing. Housing units that are not institutional or senior housing shall not be permitted in this district*" (250-22(G)). Under this zoning classification, a conditional use permit is required for "community living arrangements" housing 16 or more residents (250-22(G)(b)(8)).

Within the Village's zoning ordinance, a "community living arrangement" includes "*all facilities provided for in Section 46.03(22), Wis. Stats., including child welfare agencies, group homes for children, and community-based residential facilities. Community living arrangements do not include nursing homes (an institutional residential land use)*" (250-38(G)).

Community Based Residential Facilities, under the definition of Wis. Stats. 50.01(1g) is a "*place where 5 or more adults who are not related to the operator or administrator and who do not require care above intermediate level nursing care reside and receive care, treatment or services that are above the level of room and board but that include no more than 3 hours of nursing care per week per resident*. CBRF facilities are licensed under Chapter DHS 83 of the Wisconsin Administrative Code.

Within the context of this discussion, it will be helpful for the applicant to provide additional detail about how these facilities will operate. The application indicates that each of the three buildings will be a CBRF facility for "advanced age and Dementia/Alzheimer's"; however, the care could vary widely based on the model of the facility. For example, is the model for each of the three buildings the same? Are the units individual apartments? Will there be common areas or common meals? Are these residents able to drive and will any of them maintain vehicles on the site? It is appropriate for the applicant to provide additional details to the Plan Commission regarding the operations of the buildings so that they may accurately consider the format of the programming in the evaluation of the Conditional Use request.

Existing Conditions
The proposed development site is currently vacant with some wooded areas and wetlands located along the eastern boundary of the site. It is bordered by existing residential units across Deer Crossing to the north (Hunter's Glen duplex condominiums) and to the east on the opposite side of Hunters Glen Park. Residential homes also exist to the south of the site on Whispering Way in the Quiet Meadows subdivision. The parcel directly adjacent to the west is currently vacant but is zoned for Planned Office. The site is currently served with public utilities and infrastructure that is available in the Deer Crossing right-of-way.

Special Requirements for Community Living Arrangements
There are two stipulations outlined under Section 250-38(I) in the zoning code regarding community living arrangements of 16 or more residents, including:

1. *No community living arrangement shall be established within 2,500 feet of any other such facility, regardless of capacity.*

   There are currently no other community living arrangements in operation within 2,500 feet of the proposed development site.

2. *The total capacity of all community living arrangements (of all capacities) in the Village shall not exceed 1% of the Village's population (unless specifically authorized by the Village Board following a public hearing).*

   The Department of Administration's estimate for the Village's municipal population in 2013 was 2,818 residents. The capacity of the proposed facility is 75 residents. Therefore, without incorporating any of the existing population within community living arrangements within the Village's boundaries, this project would account for 2.6 percent of the Village's total population. Therefore, this application requires authorization from the Village Board following a public hearing in order to allow the Village to exceed the 1% rule as identified in Section 250-38(I).

Conditional Use Permit Requirements
Conditional use review and approval procedures are governed under Section 250-124 of the zoning code. The ordinance outlines six specific decision criteria for determining the appropriateness of a conditional use, which are outlined below with commentary regarding the application in regards to each item. It is appropriate for the Plan Commission to make determinations on each of these conditions individually when developing a recommendation for the application.

a. *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, this chapter, and any other plan, program or ordinance adopted or under consideration pursuant to official notice by the Village?*

   The Comprehensive Plan is the adopted document utilized to assist with guiding future growth within the Village. Its purpose is to identify areas appropriate for development and preservation and recommend appropriate types of land use for specific areas of the Village. It does this by developing goals, objectives and policies for areas impacting community development, such as transportation, housing, and community facilities.

   The land use goals, objectives and policies of the Village's Comprehensive Plan outline promoting development that is well-planned, maintains Village character, is economically efficient and environmentally friendly, and helps maintain property values. The proposed conditional use application fits into the surrounding context of its neighborhood and continues development in an orderly manner while being sensitive to the environmental properties of the

site. While the Community Facilities section of the Plan does not specifically address assisted-care facilities, the housing goals states that the Village shall "provide a variety of housing types at a range of densities, arrangements, and costs to accommodate the needs and desires of existing and future residents". It is important that the Village identifies opportunities for existing residents to "age-in-place", which includes special needs senior care. Specifically, the policies under the Plan's housing section indicate a desire to "promote development of an adequate supply of high-quality senior housing options," which this application helps to accomplish.

As Village Planner, I have not found the proposed conditional use of a CBRF facility to be inconsistent with any of the overall purposes, goals, objectives, or policies of Village plans, programs or ordinances.

b. *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, this chapter, and any other plan, program or ordinance adopted or under consideration pursuant to official notice by the Village?*

The site for proposed development is located within a current development zone as identified in the Village's Comprehensive Plan and is located within the Southeast Side Neighborhood Growth Area, which is intended to be a targeted development area. While the site is currently vacant, it is targeted for Community Facilities on the Future Land Use and Community Facilities Maps within the Comprehensive Plan. Within the Plan, a Community Facility includes special-care facilities, which includes a CBRF. The Future Land Use Map indicates the desire to maintain the eastern portion of the parcel as open space due to the location of woodlands and a wetland area, which the proposed site plan is consistent with.

This particular site has direct access onto Deer Crossing, which can also be accessed from Wright Road. Both of these roads are connectors that do not impact local neighborhood streets. Therefore traffic will not have adverse impacts on the local transportation network.

The proposed use is consistent with the existing zoning for the site (Institutional Residential), which provides a reasonable transition between commercial uses to the west and residential uses to the east.

As the Village Planner, I have not found the proposed conditional use to be inconsistent with any of the objectives, policies or standards of Village plans or programs for this specific location.

c. *Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a 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 this chapter, the Comprehensive Plan, or any other plan, program, map or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?*

As discussed elsewhere in this review, the proposed use is consistent with the long-term vision of the Village, as identified in the Comprehensive Plan and Zoning Map.

The primary concern regarding public impact is ensuring the maintained protection of the wetland on the site, which will be determined through a wetland delineation and adequate stormwater management design of the site. Environmental stewardship is a priority for the Village, and ensuring the maintenance of these resources is critical as development pressure

expands into undeveloped sites. As part of this development, a wetland determination will be required that clearly identifies the restrictions of the existing environmental conditions on the site.

The site is part of a previously platted subdivision that provides adequate infrastructure and is easily accessible in close proximity to many of the Village's amenities. Traffic generation is not a concern for this particular type of use, and therefore is not anticipated to cause any burden on public roadways or negatively impact surrounding properties.

The conditional use application includes representative photographs of the proposed facilities, which reflects a high quality of design for the structures that promotes the single-family context of the community and enhances the aesthetic appeal of the surrounding neighborhood. The design of the facility incorporates a residential aesthetic that includes high amounts of glass and brick with varying roof heights. The single-story height of the facility minimizes scale so as not to be overwhelming within the context of the surrounding residences. Therefore, the project compliments the character of the surrounding neighborhood.

As the Village Planner, I have not identified any undue adverse impacts on any matters affecting the public health, safety or general welfare of the Village.

d. *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 conditional use includes three single-story assisted living buildings. As a transition site between Planned Office (to the west) and residential uses to the north, east and south, a higher-density residential use is appropriate in this location. It was previously considered appropriate for this use during the creation of the Comprehensive Plan and during designation zoning upon annexation, as the existing zoning indicates. As shown in the representative photographs, the structures are intended to compliment the design of a single-family residential structure by providing many of the same design characteristics as one would expect in a residential neighborhood. The preliminary design indicates colors, materials and details that meet the Village's group development requirements. Therefore, as designed, the proposed use compliments and blends into the homes in the surrounding neighborhood.

The land use impacts of a higher-density residential use are somewhat different than a single-family home as the site design must incorporate elements of a commercial development, including a parking lot and stormwater management systems. With the proposed parking lot located adjacent to the street and not abutting any residential properties, the location is appropriate and does not cause any unnecessary impacts on surrounding properties. In addition, while the density is higher in terms of number of residents, the traffic impacts will actually be less than those of a standard multi-family residential site, as many of the residents will not be driving; therefore, the primary traffic to and from the site is anticipated to be employees and visitors. In addition, this traffic will have minimal impacts on the surrounding neighborhoods because it will primarily travel down Deer Crossing or Wright Road, rather than local, residential streets.

As the Village Planner, I have not identified any inconsistencies with the proposed conditional use application in terms of land uses, intensities, or impacts related to the subject property.

e. *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 site of the proposed conditional use is located within an area that is adequately served by public infrastructure and utilities. There are no additional public improvements that would need to be made in order to accommodate the development, outside of extending sewer and water into the site, which will be the responsibility of the developer. There is an existing public park adjacent to the site to the east, but there are no anticipated conflicts or undue burden created on this park in regards to the proposed use.

As the Village Planner, I have not identified any undue burden created by the proposed use on improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. *Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?*

The proposed conditional use provides a service to the existing aging population within the Village, as well as residents from elsewhere in Jefferson County, which appropriately serves a specific need. Currently, the Sunset Ridge Assisted Living Facility on Remmel Drive has capacity for 24 residents and is also a licensed CBRF with memory care services, and the Rainbow Hospice Care Inpatient Facility provides end-of-life services. As our nation's population is aging, there will be an increased need for specialty care facilities to adequately serve this population. Therefore, the proposed conditional use provides a public benefit by offering alternative residential options for the community's senior population.

As the Village Planner, I have not identified any adverse impacts of the proposed conditional use.

Group Development
Per the requirements of 250-47, the proposed development is also considered a group development as it contains two or more structures containing principal land uses on the same lot. Group developments are accommodated within the IR zoning district as a conditional use. The ordinance identifies specific requirements for group developments. These requirements relate to the specific site and structure design of the project. At such time that a formal site plan and elevations are submitted, they shall be reviewed based upon the design requirements outlined for group developments.

Conclusion
In each of its recommendations, it is appropriate for the Plan Commission to cite the evidence upon which it has based its recommendation for each of the Conditional Use criteria individually. It is important to note that this review is for a Conditional Use application only, which is based on a conceptual site plan. Detailed site development plans have not yet been submitted, and this review does not include comments related to the requirements of a site plan review under 250-127 of the Village's zoning code. Those comments will be supplied at such time as the formal site plan package is submitted. If you should have any questions or need additional information prior to the March Plan Commission meeting, please do not hesitate to contact me at (608) 768-4812 or by e-mail at smpit@vierbicher.com.

Sincerely,

Sarah M. Pittz

Sarah Pittz, AICP
Village Planner

vierbicher

MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

March 7, 2014

Mark Johnsrud, Administrator
Village of Johnson Creek
125 Depot Street
Johnson Creek, WI 53038-0238

Re: CBRF Buildings – Deer Crossing
Conceptual CUP Site Plan Review
MSA PN 05114017

Dear Mark Johnsrud;

MSA has reviewed the conceptual plan documents and CUP request received on March 3, 2014 for the CBRF Buildings along Deer Crossing within Outlot 8 of Hunters Glen in the Village of Johnson Creek. MSA has the following comments to be considered with the site plans:

Utilities:

1. Based on record drawing information it appears a single 1 ¼" water service exists for the site. With anticipated fire protection needs, an increased water service may be necessary.

Site:

1. The wetland locations will be required to be verified and setbacks maintained throughout the site.
2. Whispering Way near the southwest corner of the lot has sidewalk that extends to the north. It appears this sidewalk would continue in the future but would be westerly of this lot and included with a development to the west.
3. Ideally a site zoned for IR would have entrances on a collector or arterial street per Section 250-38 B(1)(c). Deer Crossing is a local street however it is the only frontage available due to wetlands and acceptable per Section 250-85 E.

Parking:

1. Parking stall requirements should be reviewed. Per the ordinance Section 250-38 F(2)(b), it appears the site may be short on parking stalls. The requirement dictates one space per six patient beds plus one stall per employee plus one space per staff member and visiting doctor. Based on the numbers provided it appears each building would need a minimum of 27-30 stalls (5 spaces for patients and 22 for employees per building) and this does not account for visiting doctors or staff members.

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., R.L.S.
Consulting Village Engineer

KCL:jhb

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\CBRF Buildings - Top Leaf Development\Conceptual CUP Review 03072014.doc

AGENDA ITEM – PC2014-0320-02

ROUTING:

Village Board 3-24-14

BACKROUND INFORMATION:

Dane and Tammy Hartwig are requesting to subdivide Parcel #008-0715-1622-002 located at N6468 Switzke Road, Watertown, WI, located in the Town of Farmington, Lot 1, a 1.6866 acre parcel from the balance of the agricultural zoned parcel

GENERAL LOCATION:

East of the Village on Switzke Road.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Chapter 245-29 requires approval of any Extraterritorial Subdivision (EZTA) within 1.5 miles of the Village in accordance with the comprehensive plan.

STAFF ANALYSIS:

The Village comprehensive plan provides for a 40 foot right of way (ROW) on either side of the centerline of Switzke Road. The certified survey map provides for a seven (7) foot dedication of the parcel for public roadway purposes to provide the full 40 foot ROW in accordance with the Village Comprehensive Plan.

The property was previously subdivided with this being a re-division of Certified Survey Map 4753 extending the northern property line.

This re-division does not provide the property owner with any right of further subdivision of the remaining parcel per county zoning code.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 17-14

EXTRATERRITORIAL SUBDIVISION
DANE AND TAMMY HARTWIG - TOWN OF FARMINGTON

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

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

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

WHEREAS, Dane and Tammy Hartwig, the owners of Parcel # 008-0715-1622-002, N6468 Switzke Road, Watertown, WI, located in the Town of Farmington, have requested to subdivide, Lot 1, a 1.6866 acre parcel, and

WHEREAS, Lot 1 has improvements of a residence and storage structures, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek Village Board to approve the subdivision of parcel # 008-0715-1622-002 to include Lot 1 subject to Dane and Tammy Hartwig submitting a Certified Survey Map (CSM) with a forty (40) foot right of way to include, an additional seven (7) foot easement dedicated for public roadway purposes, from the centerline of Switzke Road, and

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

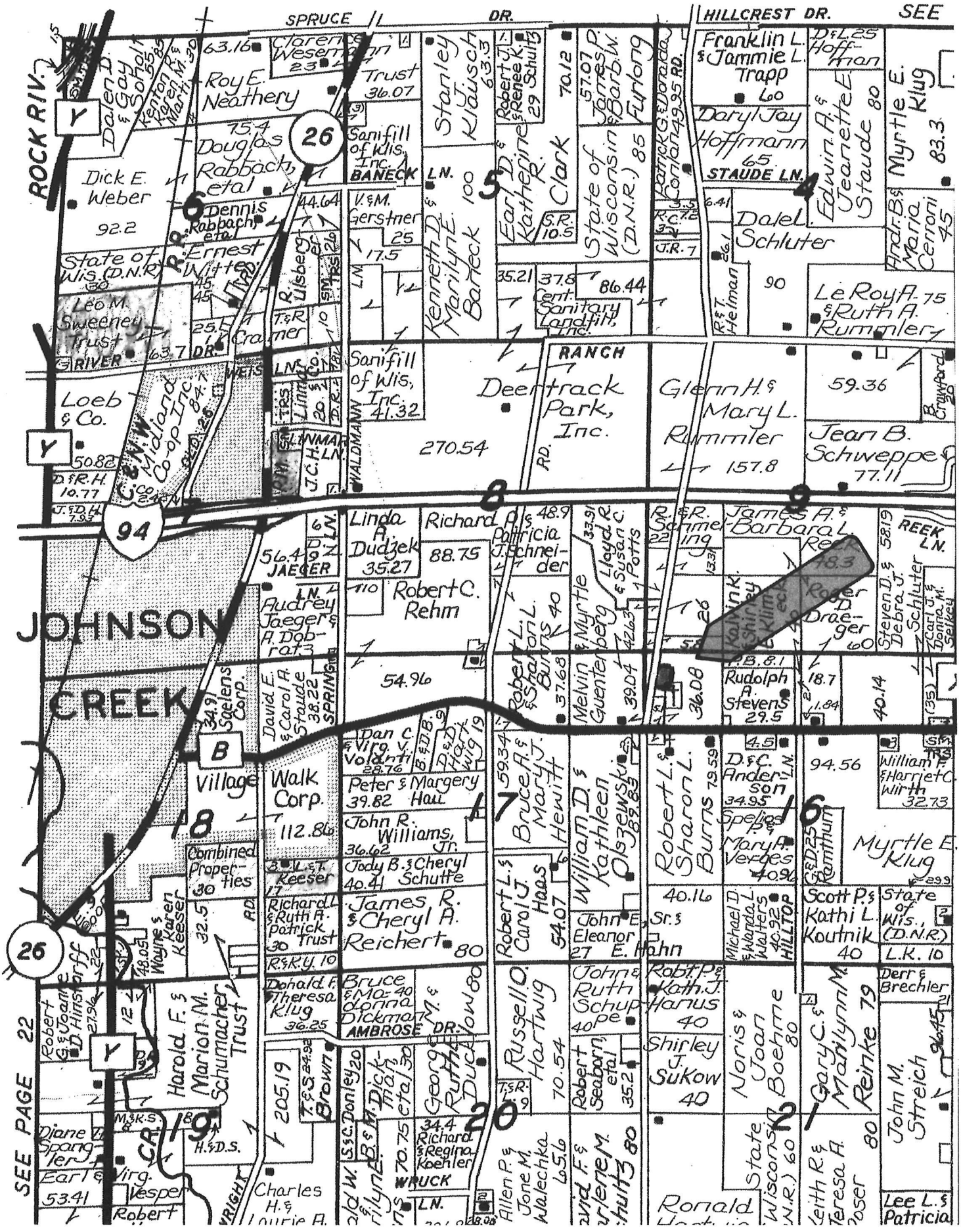
PASSED AND ADOPTED by the Village Board of Trustees this 24th day of March 2014.

_____
Greg Schopp, Village President

ATTEST:

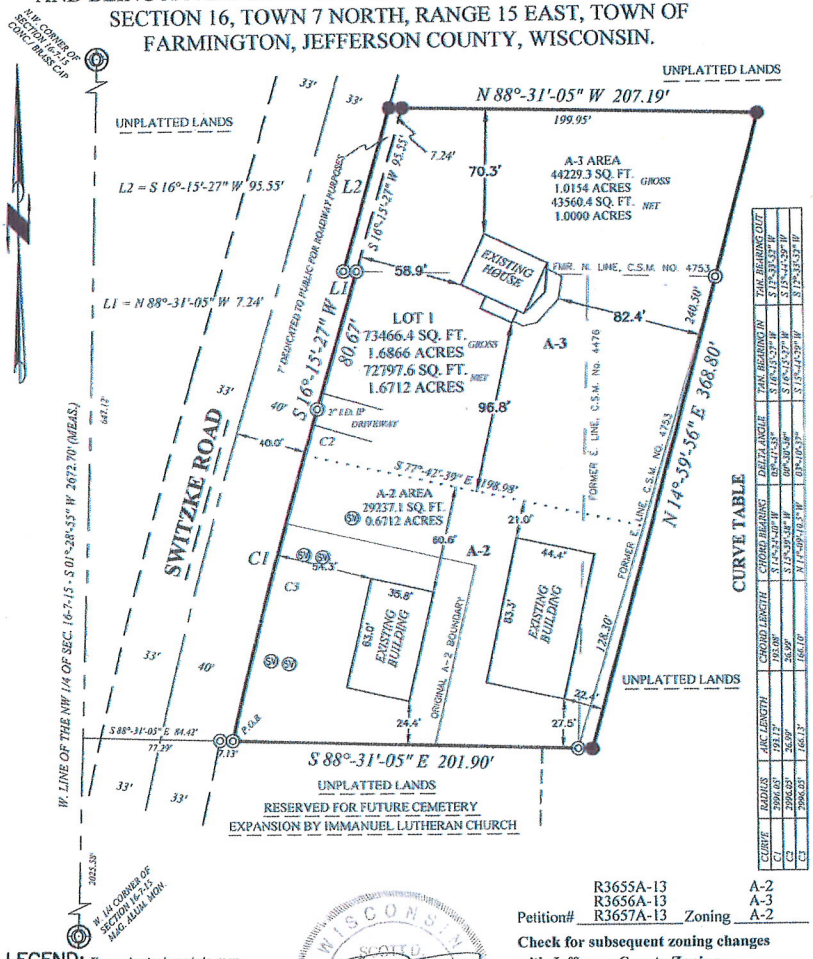
_____
Joan Dykstra Clerk-Treasurer

EAST PART FARMINGTON



CERTIFIED SURVEY MAP No._____

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 4753 AND LANDS, AND BEING A PART OF THE NW 1/4 OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TAN. BEARING IN	TAN. BEARING OUT
C1	2996.65'	193.12'	193.08'	S 14°-53'-40" W	03°-41'-35"	S 16°-35'-29" W	S 13°-30'-53" W
C2	2996.65'	26.59'	26.59'	S 15°-39'-48" W	00°-30'-58"	S 15°-24'-25" W	S 15°-54'-23" W
C3	2996.65'	169.13'	169.10'	N 17°-09'-03" W	03°-13'-51"	S 17°-47'-27" W	N 14°-59'-56" W

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
Instrument Prepared for Owner/Subdivider: Dane M. Hartwig N6468 Switzke Rd. Watertown, WI 53094. SHEET 1 OF 3

CERTIFIED SURVEY MAP No._____

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 4753 AND LANDS, AND BEING A PART OF THE NW 1/4 OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL:

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF JOHNSON CREEK ON _____, 2013.

_____
– VILLAGE PRESIDENT

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF FARMINGTON ON _____, 2013.

_____
– 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_____, 2013 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

WISCONSIN SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN LAND SURVEYOR

11/26/13

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
Instrument Prepared for Owner/Subdivider: Dane M. Hartwig N6468 Switzke Rd. Watertown, WI 53094. *SHEET 3 OF 3*

CERTIFIED SURVEY MAP No._____

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 4753 AND LANDS, AND BEING A PART OF THE NW 1/4 OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION:

I, SCOTT D. THOMAS, WISCONSIN REGISTERED, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE COUNTY OF JEFFERSON AND UNDER THE DIRECTION OF DANE HARTWIG, OWNER, I HAVE SURVEYED, RE--DIVIDED, MAPPED AND DEDICATED ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, IN THE TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°--28'--55" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 647.12 FEET; THENCE SOUTH 88°--31'--05" EAST, 84.42 FEET TO A POINT ON THE EAST RIGHT--OF--WAY LINE OF SWITZKE ROAD, SAME BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 4753 AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 88°--31'--05" EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT 1 AND ITS EXTENSION, 201.90 FEET; THENCE NORTH 14°--59'--56" EAST, 368.80 FEET; THENCE NORTH 88°--31'--05" WEST, 207.19 FEET TO SAID EAST RIGHT--OF--WAY LINE; THENCE SOUTH 16°--15'--27" WEST, ALONG SAID RIGHT--OF--WAY, 95.55 FEET; THENCE NORTH 88°--31'--05" WEST, ALONG SAID RIGHT--OF--WAY, 7.24 FEET; THENCE SOUTH 16°--15'--27" WEST, ALONG SAID RIGHT--OF--WAY, 80.67 FEET TO THE BEGINNING OF A CURVE OF RADIUS 2996.05 FEET, THE CENTER OF WHICH LIES TO THE EAST; THENCE SOUTHWESTERLY, ALONG SAID RIGHT--OF--WAY AND ALONG THE ARC OF SAID CURVE, 193.12 FEET, THE CHORD OF WHICH BEARS SOUTH 14°--24'--40" WEST, 193.08 FEET TO THE POINT OF BEGINNING. DEDICATING THE WEST 7.00 FEET OF THE NORTH 92.39 FEET TO THE PUBLIC FOR ROADWAY PURPOSES.

SAID PARCEL SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

SAID PARCEL CONTAINING 73,466.4 SQUARE FEET OR 1.6866 ACRES OF LAND, GROSS, AND 72,797.6 SQUARE FEET, OR 1.6712 ACRES, OF LAND NET TO THE NEW RIGHT--OF--WAY OF "SWITZKE ROAD", 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 DIVISION OF IT.

SCOTT D. THOMAS -- WI REG. NO. 2354

DATED THIS 6th DAY OF November, 2013.

WISCONSIN SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN LAND SURVEYOR

INDIVIDUAL OWNERS CERTIFICATE:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, RE--DIVIDED, MAPPED AND DEDICATED 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; TOWN OF FARMINGTON; VILLAGE OF JOHNSON CREEK.

_____
DANE M. HARTWIG -- OWNER

STATE OF WISCONSIN) ss
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____ MY COMMISION EXPIRES:
-- NOTARY PUBLIC

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
Instrument Prepared for Owner/Subdivider: Dane M. Hartwig N6468 Switzke Rd Watertown, WI 53094. *SHEET 2 OF 3*

AGENDA ITEM – PC2014-0220-03

ROUTING:

Village Board 3-24-14

BACKROUND INFORMATION:

Daryl & Donna Hartwig are requesting to subdivide Parcel #008-0715-1621-002 located at W3912 CTH B, Johnson Creek, WI, located in the Town of Farmington, Lot 1, a 1.1636 acre parcel from the balance of the agricultural zoned parcel

GENERAL LOCATION:

East of the Village on CTH B

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Chapter 245-29 requires approval of any Extraterritorial Subdivision (EZTA) within 1.5 miles of the Village in accordance with the comprehensive plan.

STAFF ANALYSIS:

The Village Comprehensive Plan provides for a 50 foot right of way (ROW) on either side of the centerline of CTH B. The certified survey map provides for the full 50 foot ROW in accordance with the Village Comprehensive Plan.

The subdivision of the parcel does not provide the property owner with any right of further subdivision of the remaining parcel per county zoning code.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 18-14

EXTRATERRITORIAL SUBDIVISION
DARYL AND DONNA HARTWIG - TOWN OF FARMINGTON

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

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

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

WHEREAS, Daryl and Donna Hartwig, the owners of Parcel # 008-0715-1621-002, W3912 CTH B, Johnson Creek, WI, located in the Town of Farmington, have requested to subdivide, Lot 1, a 1.1636 acre parcel, and

WHEREAS, Lot 1 has improvements of a residence and storage structures, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek Village Board to approve the subdivision of parcel # 008-0715-1621-002 to include Lot 1 subject to Daryl and Donna Hartwig submitting a Certified Survey Map (CSM) with a forty (50) foot right of way from the centerline of CTH B, and

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

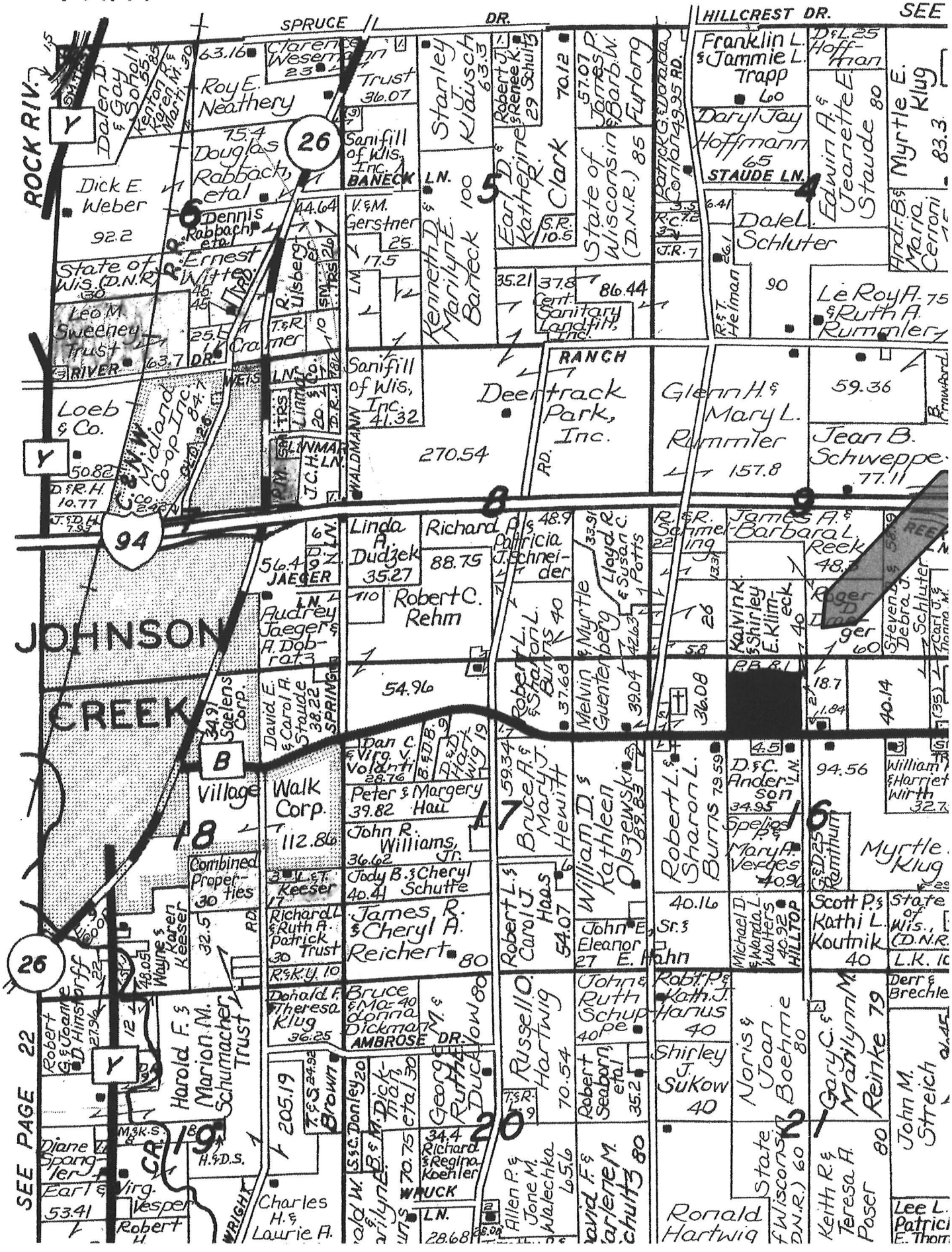
PASSED AND ADOPTED by the Village Board of Trustees this 24th day of March 2014.

_____
Greg Schopp, Village President

ATTEST:

_____
Joan Dykstra Clerk-Treasurer

EAST PART FARMINGTON



CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 830, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

200' 100' 50' 0' 100'

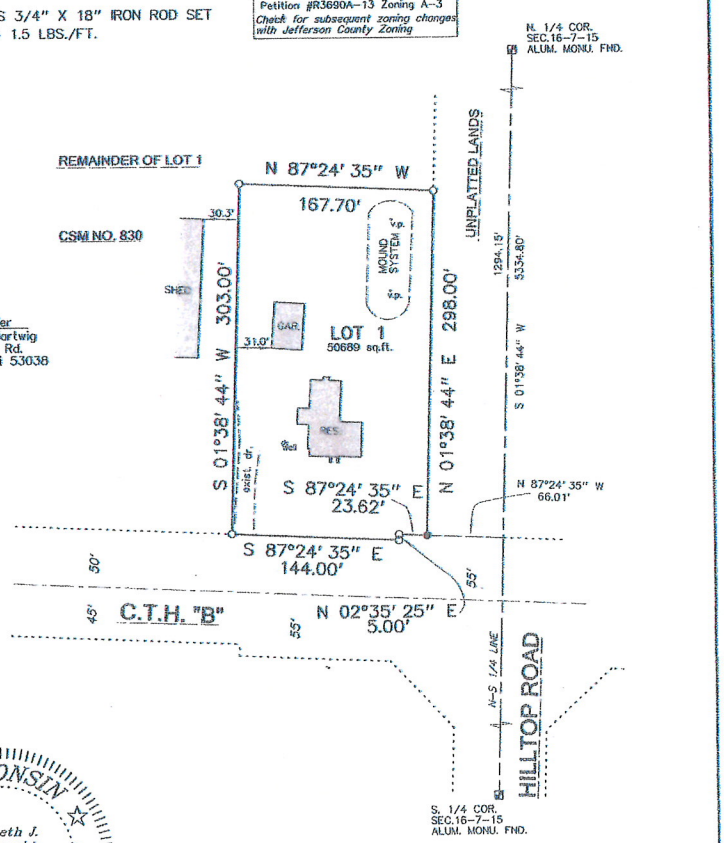
SCALE:1"=100'

BEARINGS ARE REFERENCED TO THE N-S 1/4 LINE OF SEC. 16 AS S 01°38' 44" W PER CSM NO. 830

● – INDICATES 1" IRON PIPE FOUND

o – INDICATES 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS./FT.

Petition #R3690A-13 Zoning A-3
Check for subsequent zoning changes with Jefferson County Zoning



Owner & Subdivider
Darryl & Donna Hartwig
N6383 Christberg Rd.
Johnson Creek, Wi 53038

WISCONSIN
Kenneth J. Wilkowski
S-1841
Sullivan
WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MARCH, 2014.

KW SURVEYING, INC.
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

JOB NO. 1499

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 830, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owners of the lands described in the foregoing certificate of Kenneth J. Wilkowski, Registered Land Surveyor, we hereby certify that we caused the said lands to be surveyed, divided and mapped as represented on the map of said survey in accordance with the provisions of Chapter 236 of the Wisconsin Statues.

Witness the hand and seal of said owners this_____day of _____, 201___

_____ _____

Darryl Hartwig

_____ _____

Donna Hartwig

STATE OF WISCONSIN)
JEFFERSON COUNTY) ss

Personally came before me this_____ day of _____, 201___the above named, Darryl and Donna Hartwig, owners known to me to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires:_____ _____

Notary public,_____ Co., WI

JEFFERSON COUNTY APPROVAL

Approved by the Jefferson County Planning and Zoning Committee on this _____day of _____, 201__.

_____

Zoning Administrator

Received for recording this _____ day of _____, 201____at _____o'clock

___.m. and recorded on Volume ____ of Certified Surveys of Jefferson County at Pages _____thru _____.

Document No. _____

Certified Survey Map No. _____ _____

Staci M. Hoffman, Register of Deeds

WISCONSIN
Kenneth J.
Wilkowski
S-1841
Sullivan
WI
LAND SURVEYOR

DATED THIS 5TH DAY OF MARCH, 2014
SHEET 3 OF 3
THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 830, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, Kenneth J. Wilkowski, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of Lot 1, Certified Survey Map No. 830, located in the Northeast 1/4 of the Northwest 1/4 of Section 16, Town 7 North, Range 15 East, Town of Farmington, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 16; Thence South 01°38'44" West along the North-South 1/4 line, 1294.15 feet to a point; Thence North 87°24'35" West, 66.01 feet to the Southeast corner of said Lot 1 and the Point of Beginning of the following description:

Thence North 01°38'44" East, 298.00 feet to a point; Thence North 87°24'35" West, 167.70 feet to a point; Thence South 01°38' 44" West, 303.00 feet to a point; Thence South 87°24'35" East, 144.00 feet to a point; Thence North 02°35'25" East, 5.00 feet to a point; Thence South 87°24'35" East, 23.62 feet to the Point of Beginning. Containing 50689 sq. ft. or 1.1636 acres more or less.

That I have made such survey, land division, and map by the direction of, Darryl Donna Hartwig, owners of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of Wisconsin Statues and the Subdivision Regulations of Jefferson County.

Kenneth J. Wilkowski, R.L.S.

WISCONSIN
Kenneth J.
Wilkowski
S-1841
Sullivan
WI
LAND SURVEYOR

JOHNSON CREEK EXTRATERRITORIAL APPROVAL

Approved by the Village of Johnson Creek this _____ of _____, 201___

_____ _____

DATED THIS 5TH DAY OF MARCH, 2014
SHEET 2 OF 3
THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

AGENDA ITEM – PC2014-0220-04

ROUTING:

Village Board 3-24-14

BACKROUND INFORMATION:

Parcel #141-0715-0743-010, 385 Wright Road is a subdivided parcel, Lot 1 of a CSM, of 1.08 acres located within the Menard – Johnson Creek Subdivision.

GENERAL LOCATION:

West of Wright Road and South of Hartwig Blvd

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Chapter 250-23(E) General Business zoning is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

Parcel #141-0715-0743-010, 385 Wright Road is zoned Planned Industrial (PI). General Business (GB) zoning is required to permit the approved site plan for the JC Sports Bar and Grill. The site plan as approved has 20% minimum landscape ratio. PI zoning requires 25% minimum landscape ratio. GB zoning permits a 15% minimum landscape ratio. The approved site plan of the JC Sports Bar and Grill reduced the minimum landscape ratio to 20% to accommodate additional parking on site to prevent parking overflow issues. Total landscaping exceeds the point total for PI zoning.

A conditional use permit (CUP) is required to permit Indoor Commercial Entertainment within GB zoning.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 19-14

REZONING APPLICATION
385 WRIGHT ROAD
MENARD, INC.

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

WHEREAS, the Village Plan Commission and Village Board approved a site plan for a restaurant development by Pat Smith and Cooney Holdings, LLC at 385 Wright Road, and

WHEREAS, the approved site plan requires that the parcel be rezoned from Planned Industrial to General Business to permit a 20% minimum landscape ratio, and

WHEREAS, General Business (GB) zoning will still require a conditional use permit to permit indoor commercial entertainment as a restaurant use, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek to approve the rezoning of 385 Wright Road, parcel #141-0715-0743-010, from Planned Industrial (PI) to General Business (GB) subject to the construction of the development in accordance with the approved site plan for the JC Sports Bar and Grill, and

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

PASSED AND ADOPTED by the Village Board of Trustees this 24th day of March 2014.

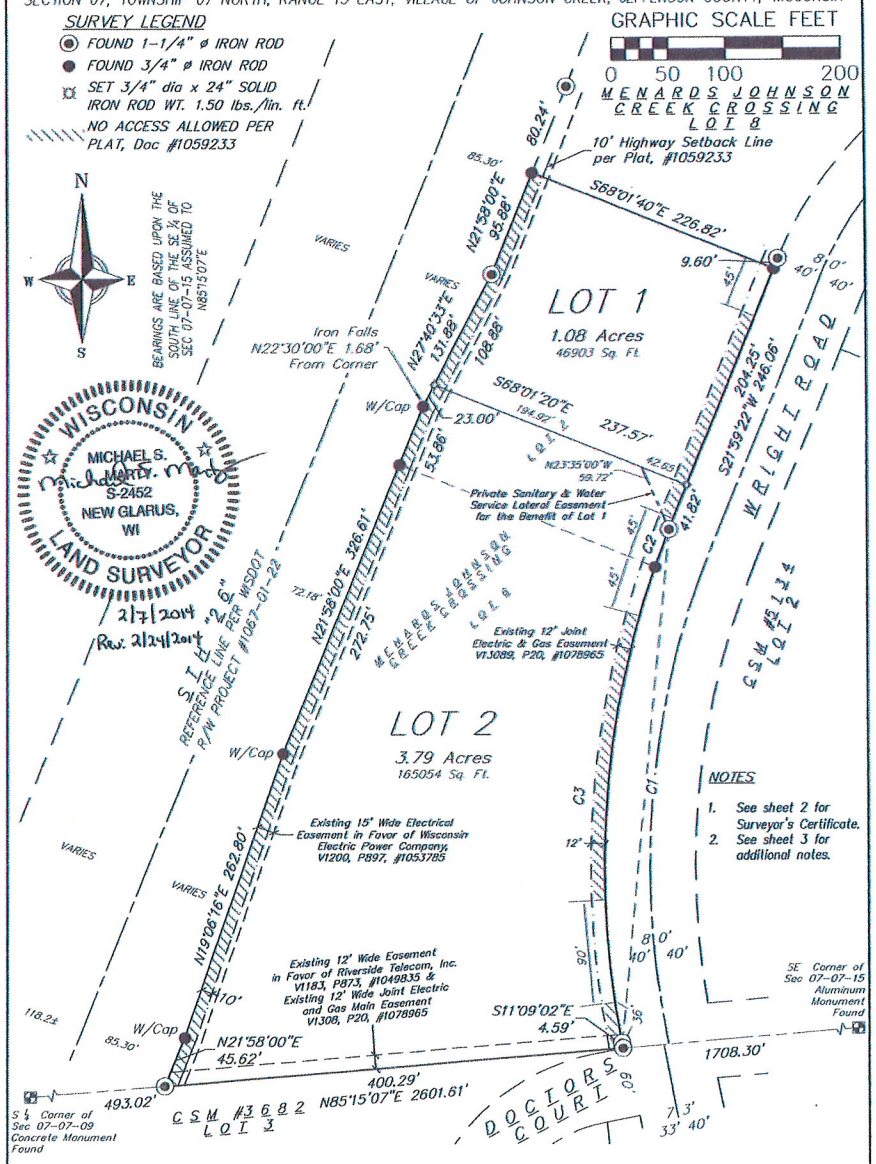
_____
Greg Schopp, Village President

ATTEST:

_____
Joan Dykstra Clerk-Treasurer

CERTIFIED SURVEY MAP No.

LOTS 6 & 7, MENARDS-JOHNSON CREEK CROSSING, AS RECORDED IN VOLUME 12 OF PLATS, ON PAGES 34-34B, AS DOCUMENT NUMBER 1059233, JEFFERSON COUNTY REGISTER OF DEEDS, LOCATED IN THE SW¼-SE ¼ OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 15 EAST, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN



24 Feb 2014 - 9:33a M:\Menards, Inc\140030_Johnson Creek CSM\AutoCAD\140030_CSM.dwg by: mmar

vierbicher planners | engineers | advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	FN: 140030 DATE: 02/07/2014 REV: 02/24/2014 Drafted By: MMAR Checked By: MMAR	SURVEYED FOR: Menard, Inc. c/o Timothy Enyeart 5101 Menard Drive Eau Claire, WI 54703 715-876-2776	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 3

AGENDA ITEM – PC2014-0220-05

ROUTING:

Village Board 3-24-14

BACKROUND INFORMATION:

Parcel #141-0715-0743-010, 385 Wright Road is a subdivided parcel, Lot 1 of a CSM, of 1.08 acres located within the Menard – Johnson Creek Subdivision.

GENERAL LOCATION:

West of Wright Road and South of Hartwig Blvd

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Chapter 250-23(E) General Business zoning is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

Parcel #141-0715-0743-010, 385 Wright Road is zoned General Business. The Plan Commission and Village Board have approved a site plan for JC Sports Bar and Grill. Chapter 250-39(H) Indoor Commercial Entertainment permits the use of a bar and restaurant as a conditional use.

A conditional use permit (CUP) for a restaurant development within the Menard – Johnson Creek subdivision is in harmony with the purposes, goals, objectives, policies and standards of the Village Comprehensive Plan and does not provide any hardship to infrastructure or services provided to the subject property.

STATE OF WISCONSIN VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY

RESOLUTION 20-14

CONDITIONAL USE PERMIT
385 WRIGHT ROAD
MENARD, INC.

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

WHEREAS, the Village Plan Commission and Village Board approved a site plan for a restaurant development by Pat Smith and Cooney Holdings, LLC at 385 Wright Road, Parcel #141-0715-0743-010, and

WHEREAS, Indoor Commercial Entertainment (§250-39H) is a permitted use within General Business zoning as a conditional use, and

WHEREAS, any conditional use permit will be subject to construction of the approved site plan of the JC Sports Bar and Grill, 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 permitting Indoor Commercial Entertainment (§250-39H) for 385 Wright Road, parcel #141-0715-0743-010, subject to the construction of the development in accordance with the approved site plan for the JC Sports Bar and Grill, and

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

PASSED AND ADOPTED by the Village Board of Trustees this 24th day of March 2014.

_____
Greg Schopp, Village President

ATTEST:

_____
Joan Dykstra Clerk-Treasurer