

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

**VILLAGE BOARD MEETING**

**March 24, 2014**

**125 Depot St**

**5:30 p.m.**

**Agenda**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Statement of Public Notice
4. Approve Finance Report – *pgs 1-11*
5. Ambulance/Fire-EMS, Building Inspector, Police – *pgs 12-15*
6. Department Reports - Public Works and Sewer/Water Utility – *pg 16*
7. Approve Village Board Minutes of February 24, 2014 and Special Village Board Minutes of March 10, 2014 – *pgs 17-21*
8. Public Comment (limited to two minutes per person)
9. Notices and Discussion
10. Committee/Commission Reports – *pgs 22-25*
11. Plan Commission
  - a.) Resolution 17-14 Extraterritorial Subdivision – Dane and Tammy Hartwig – Town of Farmington – *pgs 26-30*
  - b.) Resolution 18-14 Extraterritorial Subdivision – Daryl and Donna Hartwig – Town of Farmington – *pgs 31-35*
  - c.) Resolution 19-14 Rezoning – 385 Wright Road – Menard, Inc. – *pgs 36-38*
  - d.) Resolution 20-14 Conditional Use Permit – 385 Wright Road – Menard, Inc. – *pgs 39-40*
12. Resolution 21-14 – Development Agreement – Pat Smith/Cooney Holdings, LLC – *pgs 41-53*
13. Resolution 22-14 Additional Operators Licenses 2013/2014 – *pgs 54-55*
14. Proclamation 02-14 – Arbor Day Proclamation – *pg 56*
15. Discussion and Recommendation – Addendum to Contract for Fire Protection – Town of Farmington
16. Discussion and Recommendation – Cropland Leases
17. Closed Session  
(Pursuant to Wisconsin Statutes §§19.85(1) (c) *considering performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.*)
18. Annual Meeting: April 15, 2014 at 5:30 p.m.
19. Next Village Board Meeting: April 28, 2014 at 5:30 p.m.
20. Adjourn

Agenda Posting Information

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

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.

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Date: 03/20/2014

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Village of Johnson Creek

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Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
33743	02/27/2014	Printe		DELTA DEN	DELTA DENTAL OF WISCONSIN	DENTAL- MARCH	1,557.96
33744	02/27/2014	Printe		EWALD	EWALD CHEVROLET BUICK LLC	TAHOE 2014- PD	26,899.50
33745	02/27/2014	Printe		JC WATER/S	JC WATER AND SEWER	VH, PARKS, PD, FD, EMS, DPW, WWTP	680.33
33746	02/27/2014	Printe		KLEANLINE	KLEANLINE, LLC	RENTALS - 4 - FEB	200.00
33747	02/27/2014	Printe		UNI WISC	UNIVERSITY OF WISCONSIN-	CLASS- VILLAGE PRES	135.00
33748	02/27/2014	Printe		US CELL	US CELLULAR	CELL PHONES- FIRE/EMS	45.98
33749	03/07/2014	Printe		B-TEK	B-TEK ENTERPRISES, LLC	SERVER SET UP WORK	180.00
33750	03/07/2014	Printe		CARD SERV	CARD SERVICE CENTER	SUPPLIES,POSTAGE, DUES	883.08
33751	03/07/2014	Printe		CHARTER	CHARTER COMMUNICATIONS	CABLE,INTERNET- EMS HOUSE	172.52
33752	03/07/2014	Printe		MENARDS	MENARDS	SUPPLIES- FD, WWTP, DPW, PD	235.57
33753	03/07/2014	Printe		PREMIER	PREMIER BANK	SAFE DEPOSIT BOX RENTAL	35.00
33754	03/07/2014	Printe		TDS	TDS	TELEPHONES- VILLAGE BUILDINGS	852.70
33755	03/07/2014	Printe		US CELL	US CELLULAR	VILLAGE CELL PHONES	380.39
33756	03/07/2014	Printe		WATER ACE	WATERTOWN ACE HARDWARE	GENERATOR PARTS- DPW	77.07
33757	03/07/2014	Printe		WI - SCTF1	WI SCTF	PIN# 3391640	197.47
33758	03/07/2014	Printe		WI - SCTF1	WI SCTF	PIN 3 3391640	197.47
33759	03/07/2014	Printe		WITMER PUB	WITMER PUBLIC SAFETY GROUP	UNIFORM SHIRTS- EMS	131.69
33760	03/10/2014	Printe		JC POST OF	JOHNSON CREEK POST OFFICE	FEB WATER/SEWER BILLS	355.64
33761	03/17/2014	Printe		ELECTION	ELECTIONS DIVISION	ELECTION MANUALS	21.00
33762	03/17/2014	Printe		JEFF REG	JEFFERSON CTY REGISTER OF	SPORTS BAR/MENARDS RECORDING	30.00
33763	03/17/2014	Printe		WI - SCTF1	WI SCTF	PIN# 2300966	144.95
33764	03/19/2014	Printe		JEFF TREAS	JEFFERSON CTY TREASURERS	PLAT BOOKS	28.44
33765	03/20/2014	Printe		ADAMSON	ADAMSON INDUSTRIES CORP	WINDOW BARRIER-TAHOE2014 -PD	199.95
33766	03/20/2014	Printe		AFLAC	AFLAC	PAYDATES 1/31, 2/14,/2014	42.00
33767	03/20/2014	Printe		AIRGAS	AIRGAS USA, LLC	OXYGEN TANK RENTAL- EMS	289.57
33768	03/20/2014	Printe		AMER GIRL	AMERICAN GIRL	SUBSCRIPTION- LIBRARY	39.95
33769	03/20/2014	Printe		ASSOC APP	ASSOCIATED APPRAISAL	FEB 1182 PARCELS	1,342.73
33770	03/20/2014	Printe		AUTUMN	AUTUMN SUPPLY	SUPPLIES- DPW	73.15
33771	03/20/2014	Printe		BADGER UTI	BADGER UTILITY INC	SUPPLIES TRK # 18 - DPW	213.06
33772	03/20/2014	Printe		BENDLIN	BENDLIN FIRE EQUIPMENT, INC	FLASH LIGHT REPAIR- FD	10.79
33773	03/20/2014	Printe		BIGFOOT	BIGFOOT LABORATORIES, INC	2ND QTR RESCUE BOOKER- EMS	120.00
33774	03/20/2014	Printe		BLACK DIAM	BLACK DIAMOND	COLD PATCH FOR STREETS- DPW	502.30
33775	03/20/2014	Printe		BUSKE	TRAVIS BUSKE	SUPPLIES TRK # 25 - FD	19.85
33776	03/20/2014	Printe		CAREW HEAT	CAREW HEATING & AIR	2014-2015 MUN. BLDG SERV. AGRMT	895.00
33777	03/20/2014	Printe		CHEM TRADE	CHEMTRADE CHEMICALS US, LLC	CHEMICALS- WWTP	5,463.97
33778	03/20/2014	Printe		CRAMER, MU	CRAMER, MULTHAUF & HAMMES,	STONE CR, MEETINGS, SMITH,CBF	5,000.00
33779	03/20/2014	Printe		CREEK CAR	CREEK CAR WASH	CAR WASH TOKENS- PD	150.00
33780	03/20/2014	Printe		CULLIGAN	CULLIGAN WATER	LAB GRADE WATER- WWTP	85.00
33781	03/20/2014	Printe		DAILY JEFF	DAILY JEFFERSON CTY UNION	HELP WANTED AD- LIBRARY	67.20
33782	03/20/2014	Printe		DAWN HAINE	DAWN M. HAINES	FEB & MARCH CLEANING- PD	320.00
33783	03/20/2014	Printe		DEMCO	DEMCO INC	SUPPLIES- LIBRARY	335.71
33784	03/20/2014	Printe		DYNA SYS	DYNA SYSTEMS	SUPPLIES- DPW	42.63
33785	03/20/2014	Printe		ESSC	E.S.S.C. INC	SAFE FOR EMS	3,015.00
33786	03/20/2014	Printe		EMER. MED.	EMERGENCY MEDICAL	SUPPLIES- EMS	827.62
33787	03/20/2014	Printe		ENVIRO SPE	ENVIRONMENTAL SPECIALISTS	LIFT STATION CLEANING-WWTP	675.00
33788	03/20/2014	Printe		EVEREST PE	EVEREST PETRO	RESTITUTION	145.00
33789	03/20/2014	Printe		FASTENAL	FASTENAL COMPANY	GLOVES- WWTP	158.88
33790	03/20/2014	Printe		GALE	GALE	BOOKS- LIBRARY	182.00
33791	03/20/2014	Printe		GALL'S INC	GALLS, AN ARAMARK COMPANY	CLOTHING ALLOWANCE	196.00
33792	03/20/2014	Printe		GENERAL CO	GENERAL COMMUNICATIONS, INC.	2014 TAHOE SQUAD SET-UP	5,850.85

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<b>Checks</b>							
33793	03/20/2014	Printe		GFC	GFC LEASING WI	COPIER LEASE- LIB, VH, PD	665.62
33794	03/20/2014	Printe		GLAMOUR	GLAMOUR	SUBSCRIPTION- LIBRARY	18.00
33795	03/20/2014	Printe		GRAINGER	GRAINGER INC	EQUIPMENT- DPW	365.28
33796	03/20/2014	Printe		GRAY'S INC	GRAY'S, INC.	CURB BUMPER-SNOW PLOWS	124.00
33797	03/20/2014	Printe		GRAYBAR	GRAYBAR	STREET LIGHT BULBS- DPW	654.37
33798	03/20/2014	Printe		GRILLO ANN	GRILLO ANNIE	REIMBURSEMENT -CLASS - WWTP	10.34
33799	03/20/2014	Printe		HACH	HACH COMPANY	LAB SUPPLIES- WWTP	76.42
33800	03/20/2014	Printe		HAUSZ	HAUSZ BROS INC.	SAND FOR STREETS-DPW	1,752.24
33801	03/20/2014	Printe		HD SUPP	HD SUPPL NTL WATERWORKS-	RADIO READ BOXES- H2O	5,058.28
33802	03/20/2014	Printe		HILDRETH	LAURA HILDRETH	EMS REFRESHER COURSE	101.40
33803	03/20/2014	Printe		HUSTISFORD	HUSTISFORD VOLUNTEER FIRE	ICE RESCUE TRAINING-FD	50.00
33804	03/20/2014	Printe		INGRAM	INGRAM BOOK CO	BOOKS- LIBRARY	707.47
33805	03/20/2014	Printe		J & L TIRE	J & L TIRE INC.	TIRE PD SQUAD	136.20
33806	03/20/2014	Printe		JAECKEL BR	JAECKEL BROS.INC	WATERMAIN REPAIR-SOUTH ST	2,274.50
33807	03/20/2014	Printe		JC WATER/S	JC WATER AND SEWER	FD, EMS, VH, PD, LIB, PARKS, WWW,	593.89
33808	03/20/2014	Printe		JEFF LAND	JEFFERSON COUNTY LAND	STREET MAPS UPDATED	16.50
33809	03/20/2014	Printe		JEFF CTY F	JEFFERSON CTY FIRE CHIEF	ANNUAL DUES - 2014	100.00
33810	03/20/2014	Printe		JEFF HIGHW	JEFFERSON CTY HIGHWAY	PLOW REPAIRS- DPW	110.90
33811	03/20/2014	Printe		JEFF TREAS	JEFFERSON CTY TREASURERS	DOG LIC, FEB, MAR COURT REPORT	1,205.07
33812	03/20/2014	Printe		JOHNS DISP	JOHN'S DISPOSAL SERVICE,INC	904 RECYCLE, 904 REFUSE	13,135.12
33813	03/20/2014	Printe		JC POST OF	JOHNSON CREEK POST OFFICE	POST OFFICE BOX RENTAL- PD	60.00
33814	03/20/2014	Printe		JC PUB SCH	JOHNSON CREEK PUBLIC	MOBILE HOME TAX - MARCH	1,550.94
33815	03/20/2014	Printe		JC PUB SCH	JOHNSON CREEK PUBLIC	MOBILE HOME TAX - FEBRUARY	1,564.61
33816	03/20/2014	Printe		JONAS OFFI	JONAS OFFICE EQUIPMENT	OFFICE SUPPLIES-FD, PD, LIB, VH	745.11
33817	03/20/2014	Printe		JUNIOR LIB	JUNIOR LIBRARY GUILD	CHILDRENS BOOKS	1,836.00
33818	03/20/2014	Printe		KENNETT	KENNETT ASSOCIATES	SHELVING- LIBRARY	1,577.00
33819	03/20/2014	Printe		KLEANLINE	KLEANLINE, LLC	VH, LIB, CC CLEANING- MARCH	540.00
33820	03/20/2014	Printe		LADUE	DAVE LADUE	PARAMEDIC REFRESHER CLASS	209.24
33821	03/20/2014	Printe		LINMAR BP	LINMAR BP	RESTITUTION	20.00
33822	03/20/2014	Void	03/20/2014			Void Check	0.00
33823	03/20/2014	Printe		MENARDS	MENARDS	SUPPLIES- FD	588.53
33824	03/20/2014	Printe		MICROMARK	MICROMARKETING LLC	BOOKS ON CD- LIBRARY	83.93
33825	03/20/2014	Printe		MIDAMER	MID-AMERICAN RESEARCH	SUPPLIES PARK RESTROOMS	120.58
33826	03/20/2014	Printe		MIDWEST EL	MIDWEST ELECTRIC	REPAIRS LIFT STATION-WWTP	904.96
33827	03/20/2014	Printe		MIDWEST TA	MIDWEST TAPE, LLC	DVD'S, CD'S, BOOKS- LIBRARY	626.75
33828	03/20/2014	Printe		MILDENSTEI	JOSEPH MILDENSTEIN	EMT REFRESHER COURSE	141.96
33829	03/20/2014	Printe		MIL-BRAD	MILLER-BRADFORD & RISBERG,	BRAKE LINERPAIRS- LOADER-DPW	937.31
33830	03/20/2014	Printe		MINNESOTA	MINNESOTA LIFE	LIFE INSURANCE- APRIL	524.16
33831	03/20/2014	Printe		MOTION	MOTION INDUSTRIES, INC	RBC REPLACEMENT/ BEARING WWTP	7,813.58
33832	03/20/2014	Printe		MSA PROFES	MSA PROFESSIONALSERVICES	WATER/SEWER, SPORTS BAR	4,266.73
33833	03/20/2014	Printe		MTAW	MTAW	DEP.TREASURER DUES 2014	25.00
33834	03/20/2014	Printe		NAPA	NAPA AUTO PARTS	GASKET - DPW	0.85
33835	03/20/2014	Printe		NORTH CENT	NORTH CENTRAL LAB INC	LAB SUPPLIES- WWTP	1,024.19
33836	03/20/2014	Printe		NORTHERN L	NORTHERN LAKE SERVICE INC	LAB TESTING- WWTP	264.00
33837	03/20/2014	Printe		PAL STEEL	PAL STEEL	SUPPLIES- DPW	311.30
33838	03/20/2014	Printe		PETTY LIBR	PETTY CASH LIBRARY-L.	SUPPLIES,POSTAGE- LIBRARY	202.17
33839	03/20/2014	Printe		PETTY HALL	PETTY CASH VILL JC \ JDYKSTRA	SUPPLIES, MILEAGE- VH	74.10
33840	03/20/2014	Printe		PINECONT R	PINE CONE RESTAURANT	RESTITUTION	3.23
33841	03/20/2014	Printe		PINECONT R	PINE CONE RESTAURANT	RESTITUTION	49.25
33842	03/20/2014	Printe		PINECONT R	PINE CONE RESTAURANT	RESTITUTION	44.41

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Village of Johnson Creek

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Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>							
33843	03/20/2014	Printe		PINE CONE	PINE CONE TRAVEL PLAZA	FUEL PURCHASES- FEBRUARY	4,262.54
33844	03/20/2014	Printe		PINE CONE	PINE CONE TRAVEL PLAZA	RESTITUTION	76.00
33845	03/20/2014	Printe		POP SCIENC	POPULAR SCIENCE	SUBSCRIPTION- LIBRARY	24.97
33846	03/20/2014	Printe		PORT-A-JON	PORT-A-JOHN CORP	BELL PARK	86.00
33847	03/20/2014	Printe		PRO EQUIP	PROFESSIONAL EQUIPMENT &	CLOTHING ALLOWANCE- PD	102.95
33848	03/20/2014	Printe		QUILL CORP	QUILL CORPORATION	INK PRINTERS IN SQUADS- PD	249.69
33849	03/20/2014	Printe		RESERVE AC	RESERVE ACCOUNT	POSTAGE FOR MACHINE	1,000.00
33850	03/20/2014	Printe		ROB'S PERF	ROB'S PERFORMANCE	RESTITUTION	35.60
33851	03/20/2014	Printe		SABEL	SABEL MECHANICAL, LLC	RBC BEARINGS REPLACE-WWTP	1,375.00
33852	03/20/2014	Printe		SAFETY FIR	SAFETY FIRST INC	MASK REPAIRS- FD	3,141.19
33853	03/20/2014	Printe		6993	SCHAEFFER MRG. CO.	ANNUAL EQUIP GREASE & OIL-WWTP	2,642.40
33854	03/20/2014	Printe		SCHNEIDER	SCHNEIDER PRINTING, INC.	6 BOXES ENVELOPES WITH LOGO	274.75
33855	03/20/2014	Printe		SENSUS	SENSUS METERING SYSTEMS	SOFTWARE SUPPORT- WWTP/H2O	1,732.50
33856	03/20/2014	Printe		SLEWFOOT	SLEWFOOT SIGNS	POLICE GRAPHICS - PD	365.00
33857	03/20/2014	Printe		DSPS	STATE OF WISCONSIN	ANNUAL BOILER PERMIT - WWTP	50.00
33858	03/20/2014	Printe		STEVE'S CA	STEVE'S CAR-TRUCK SERVICE,	REPAIRS- 703	10.00
33859	03/20/2014	Printe		STRESSCRET	STRESSCRETE LIMITED	STREET LIGHT- DPW	4,515.41
33860	03/20/2014	Printe		TEEN VOGUE	TEEN VOGUE	SUBSCRIPTION- LIBRARY	15.00
33861	03/20/2014	Printe		THE OLIVER	THE OLIVER PRESS, INC	BOOKS- LIBRARY	75.38
33862	03/20/2014	Printe		THIS OLD H	THIS OLD HOUSE MAGAZINE	SUBSCRIPTION- LIBRARY	45.00
33863	03/20/2014	Printe		TOTAL ENER	TOTAL ENERGY SYSTEMS, LLC	BLOCK HEATER, WWTP	536.62
33864	03/20/2014	Printe		UNEMPLOY	UNEMPLOYMENT INSURANCE	UNEMPLOYMENT- EMS	1,304.00
33865	03/20/2014	Printe		US CELL	US CELLULAR	CELL PHONES - FIRE/EMS	35.03
33866	03/20/2014	Printe		USA BLUEBK	USA BLUEBOOK	LOCATER- WWTP	1,557.71
33867	03/20/2014	Printe		VEOLIA	VEOLIA ES TECH SOLUTIONS LLC	CHEMICAL DISPOSAL- FD	304.00
33868	03/20/2014	Printe		VIERBICHER	VIERBICHER	JC SPORTS BAR PLANNING SERVICE	364.25
33869	03/20/2014	Printe		VILL OF JC	VILLAGE OF JOHNSON CREEK	ACCOUNT TRANSFER	100,000.00
33870	03/20/2014	Printe		WATERTOWN	WATERTOWN DAILY TIMES INC	EMPLOYMENT AD, ORD PUBLISH	215.50
33871	03/20/2014	Printe		WBI	WBI - MANEY - MILLER	FEBRUARY PERMITS	4,623.33
33872	03/20/2014	Printe		WE ENERGIE	WE ENERGIES	ST LIGHTS, GAS/ELECT. VILLAGE BLDGS	21,379.02
33873	03/20/2014	Printe		WI - SCTF1	WI SCTF	PIN#3391640	197.47
33874	03/20/2014	Printe		WI COURT F	WISCONSIN COURT FINES &	COURT REPORT- JANUARY & FEB	2,832.80
33875	03/20/2014	Printe		WISC JUSTI	WISCONSIN DEPT OF JUSTICE	RECORDS CHECK EMPLOYMENT	7.00
				<b>Total Checks: 133</b>	<b>Checks Total (excluding void checks):</b>		<b>266,406.57</b>
56	03/20/2014	Printe		DEPT EMPL		HEALTH INSURANCE - APRIL	21,137.30
				<b>Total Payments: 133</b>	<b>Bank Total (excluding void checks):</b>		<b>287,543.87</b>
WATER	\$15,932.12						
SEWER	\$37,771.68						
TIF #2	\$2,505.22						
TIF #3	\$484.14						
LIBRARY	\$8,368.74						
FIRE	\$11,185.84						
EMS	\$7,931.77						
GENERAL	\$203,364.36						
TOTAL	\$287,543.87						

Approved By: \_\_\_\_\_  
 P&F Chair

Approved By: \_\_\_\_\_  
 P&F Member

REVENUE/EXPENDITURE REPORT

Village of Johnson Creek

For the Period: 1/1/2014 to 3/31/2014	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 1 - GENERAL FUND							
Revenues							
Dept: 000.000							
Acct Class: 9440 Public charges for services							
479.150 EMS RUN RECEIPTS PRIOR YEAR	90,000.00	90,000.00	21,438.18	0.00	0.00	68,561.82	23.8

REVENUE/EXPENDITURE REPORT

Village of Johnson Creek

For the Period: 1/1/2014 to 3/31/2014	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 1 - GENERAL FUND							
Expenditures							
Dept: 523.500 AMBULANCE							
Acct Class: 9510 Salary expenses							
510.200 PART-TIME SALARIES EXPENSE	121,513.00	121,513.00	25,643.75	6,806.75	0.00	95,869.25	21.1
Salary expenses	121,513.00	121,513.00	25,643.75	6,806.75	0.00	95,869.25	21.1
Acct Class: 9520 FRINGE BENEFITS							
520.100 SOCIAL SECURITY EXPENSE	8,574.00	8,574.00	1,339.24	0.00	0.00	7,234.76	15.6
520.200 WI RETIREMENT FUND EXPENSE	5,158.00	5,158.00	793.68	0.00	0.00	4,364.32	15.4
520.300 HEALTH INSURANCE EXPENSE	2,546.00	2,546.00	0.00	0.00	0.00	2,546.00	0.0
520.700 TRAINING/EDUCATION EXPENSE	3,500.00	3,500.00	1,384.99	408.60	0.00	2,115.01	39.6
520.800 OTHER FRINGE BENEFIT EXPENSE	1,000.00	1,000.00	138.00	0.00	0.00	862.00	13.8
FRINGE BENEFITS	20,778.00	20,778.00	3,655.91	408.60	0.00	17,122.09	17.6
Acct Class: 9530 OPERATING EXPENSES							
530.100 MISCELLANEOUS EXPENSE	250.00	250.00	12.20	6.10	0.00	237.80	4.9
530.200 UTILITIES EXPENSE	6,090.00	6,090.00	1,534.02	770.33	0.00	4,555.98	25.2
530.250 BUILDING EXPENSES	2,500.00	2,500.00	33.39	33.39	0.00	2,466.61	1.3
530.300 OFFICE SUPPLIES EXPENSE	800.00	800.00	111.39	26.78	0.00	688.61	13.9
530.400 OPERATING SUPPLIES EXPENSE	11,500.00	11,500.00	2,459.43	976.32	0.00	9,040.57	21.4
530.500 TRANSPORTATION EXPENSE	4,500.00	4,500.00	838.83	425.40	0.00	3,661.17	18.6
530.510 AMBULANCE REPAIR & MAINT. EXP	1,300.00	1,300.00	10.00	10.00	0.00	1,290.00	0.8
530.700 REPAIRS EXPENSE	5,000.00	5,000.00	296.92	0.00	0.00	4,703.08	5.9
530.800 PERMITS-FEES-DUES EXPENSE	1,000.00	1,000.00	100.00	0.00	0.00	900.00	10.0
OPERATING EXPENSES	32,940.00	32,940.00	5,396.18	2,248.32	0.00	27,543.82	16.4
Acct Class: 9539 OUTSIDE SERVICES EMPLOYED							
530.900 OUTSIDE SERVICES EXPENSE	24,500.00	24,500.00	6,486.08	3,909.61	0.00	18,013.92	26.5
OUTSIDE SERVICES EMPLOYED	24,500.00	24,500.00	6,486.08	3,909.61	0.00	18,013.92	26.5
AMBULANCE	199,731.00	199,731.00	41,181.92	13,373.28	0.00	158,549.08	20.6
Expenditures	199,731.00	199,731.00	41,181.92	13,373.28	0.00	158,549.08	20.6
Net Effect for GENERAL FUND	-199,731.00	-199,731.00	-41,181.92	-13,373.28	0.00	-158,549.08	20.6
Change in Fund Balance:			0.00				
Grand Total Net Effect:	-199,731.00	-199,731.00	-41,181.92	-13,373.28	0.00	-158,549.08	

Village of Johnson Creek

For the Period: 1/1/2014 to 3/31/2014	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 9 - FIRE/EMS							
Revenues							
Dept: 000.000							
Acct Class: 7400 REVENUE							
490.100 PROCEEDS FROM LONG TERM DEBT	425,000.00	425,000.00	0.00	0.00	0.00	425,000.00	0.0
REVENUE	425,000.00	425,000.00	0.00	0.00	0.00	425,000.00	0.0
Acct Class: 9413 General property taxes							
411.010 TOWN OF AZTALAN - TAXES	21,829.00	21,829.00	10,914.50	0.00	0.00	10,914.50	50.0
411.030 TOWN OF FARMINGTON - TAXES	75,987.00	75,987.00	37,993.50	0.00	0.00	37,993.50	50.0
411.040 TOWN OF MILFORD - TAXES	10,317.00	10,317.00	5,158.50	0.00	0.00	5,158.50	50.0
411.050 TOWN OF WATERTOWN - TAXES	28,358.00	28,358.00	14,179.00	0.00	0.00	14,179.00	50.0
411.060 VILLAGE OF JOHNSON CREEK - TAX	232,570.00	232,570.00	116,285.00	0.00	0.00	116,285.00	50.0
General property taxes	369,061.00	369,061.00	184,530.50	0.00	0.00	184,530.50	50.0
Acct Class: 9420 Intergovernmental revenues							
422.200 2% FIRE INSURANCE DUES	8,750.00	8,750.00	0.00	0.00	0.00	8,750.00	0.0
422.205 2% FIRE DUES FROM TOWNS	6,128.00	6,128.00	0.00	0.00	0.00	6,128.00	0.0
422.240 FEDERAL GRANTS	36,000.00	36,000.00	0.00	0.00	0.00	36,000.00	0.0
499.100 FROM RESERVES	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00	0.0
Intergovernmental revenues	84,878.00	84,878.00	0.00	0.00	0.00	84,878.00	0.0
Acct Class: 9440 Public charges for services							
448.200 FIRE INSPECTIONS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
Public charges for services	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
Acct Class: 9470 Miscellaneous revenues							
471.100 DONATIONS	0.00	0.00	75.00	50.00	0.00	-75.00	0.0
479.100 REFUND OF PRIOR YEARS EXPENSE	7,500.00	7,500.00	1,280.00	0.00	0.00	6,220.00	17.1
479.200 MISCELLANEOUS REVENUES	500.00	500.00	263.66	263.66	0.00	236.34	52.7
479.550 INS REIMBURSEMENTS	5,507.00	5,507.00	0.00	0.00	0.00	5,507.00	0.0
Miscellaneous revenues	13,507.00	13,507.00	1,618.66	313.66	0.00	11,888.34	12.0
Acct Class: 9481 Interest revenues							
481.100 INTEREST ON TEMP INVESTMENTS	1,500.00	1,500.00	164.70	0.00	0.00	1,335.30	11.0
Interest revenues	1,500.00	1,500.00	164.70	0.00	0.00	1,335.30	11.0
Dept: 000.000	895,446.00	895,446.00	186,313.86	313.66	0.00	709,132.14	20.8
Revenues	895,446.00	895,446.00	186,313.86	313.66	0.00	709,132.14	20.8
Expenditures							
Dept: 511.700 POLICE FIRE&EMS COMMISSION							
Acct Class: 9510 Salary expenses							
510.300 PER DIEMS EXPENSE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
Salary expenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
Acct Class: 9520 FRINGE BENEFITS							
520.100 SOCIAL SECURITY EXPENSE	77.00	77.00	0.00	0.00	0.00	77.00	0.0
FRINGE BENEFITS	77.00	77.00	0.00	0.00	0.00	77.00	0.0
Acct Class: 9530 OPERATING EXPENSES							
530.300 OFFICE SUPPLIES EXPENSE	100.00	100.00	0.00	0.00	0.00	100.00	0.0
OPERATING EXPENSES	100.00	100.00	0.00	0.00	0.00	100.00	0.0
POLICE FIRE&EMS COMMISSION	1,177.00	1,177.00	0.00	0.00	0.00	1,177.00	0.0
Dept: 514.100 ADMINISTRATOR							
Acct Class: 9510 Salary expenses							
510.100 FULL-TIME SALARIES EXPENSE	18,985.00	18,985.00	0.00	0.00	0.00	18,985.00	0.0

Village of Johnson Creek

For the Period: 1/1/2014 to 3/31/2014	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 9 - FIRE/EMS							
Expenditures							
Dept: 514.100 ADMINISTRATOR							
Salary expenses	18,985.00	18,985.00	0.00	0.00	0.00	18,985.00	0.0
ADMINISTRATOR	18,985.00	18,985.00	0.00	0.00	0.00	18,985.00	0.0
Dept: 514.200 CLERK & ASSISTANT							
Acct Class: 9510 Salary expenses							
510.100 FULL-TIME SALARIES EXPENSE	18,985.00	18,985.00	7,534.58	0.00	0.00	11,450.42	39.7
Salary expenses	18,985.00	18,985.00	7,534.58	0.00	0.00	11,450.42	39.7
CLERK & ASSISTANT	18,985.00	18,985.00	7,534.58	0.00	0.00	11,450.42	39.7
Dept: 514.700 CENTRAL INFORMATION SYSTEMS							
Acct Class: 9539 OUTSIDE SERVICES EMPLOYED							
530.900 OUTSIDE SERVICES EXPENSE	1,030.00	1,030.00	0.00	0.00	0.00	1,030.00	0.0
OUTSIDE SERVICES EMPLOYED	1,030.00	1,030.00	0.00	0.00	0.00	1,030.00	0.0
CENTRAL INFORMATION SYSTEMS	1,030.00	1,030.00	0.00	0.00	0.00	1,030.00	0.0
Dept: 515.700 AUDITOR							
Acct Class: 9539 OUTSIDE SERVICES EMPLOYED							
530.900 OUTSIDE SERVICES EXPENSE	3,180.00	3,180.00	0.00	0.00	0.00	3,180.00	0.0
OUTSIDE SERVICES EMPLOYED	3,180.00	3,180.00	0.00	0.00	0.00	3,180.00	0.0
AUDITOR	3,180.00	3,180.00	0.00	0.00	0.00	3,180.00	0.0
Dept: 516.100 ATTORNEY							
Acct Class: 9539 OUTSIDE SERVICES EMPLOYED							
530.900 OUTSIDE SERVICES EXPENSE	3,500.00	3,500.00	142.50	0.00	0.00	3,357.50	4.1
OUTSIDE SERVICES EMPLOYED	3,500.00	3,500.00	142.50	0.00	0.00	3,357.50	4.1
ATTORNEY	3,500.00	3,500.00	142.50	0.00	0.00	3,357.50	4.1
Dept: 518.100 RISK MANAGEMENT							
Acct Class: 7700 EXPENDITURES							
560.110 PROPERTY INSURANCE	1,175.00	1,175.00	0.00	0.00	0.00	1,175.00	0.0
560.120 LIABILITY INSURANCE	3,000.00	3,000.00	721.43	0.00	0.00	2,278.57	24.0
560.130 AUTO INSURANCE	9,250.00	9,250.00	2,242.75	0.00	0.00	7,007.25	24.2
560.140 WORKMAN'S COMP INSURANCE	1,550.00	1,550.00	365.75	0.00	0.00	1,184.25	23.6
560.145 ACCIDENT INSURANCE	1,950.00	1,950.00	1,899.00	0.00	0.00	51.00	97.4
EXPENDITURES	16,925.00	16,925.00	5,228.93	0.00	0.00	11,696.07	30.9
RISK MANAGEMENT	16,925.00	16,925.00	5,228.93	0.00	0.00	11,696.07	30.9
Dept: 523.100 FIRE PROTECTION							
Acct Class: 9510 Salary expenses							
510.200 PART-TIME SALARIES EXPENSE	90,336.00	90,336.00	9,795.20	0.00	0.00	80,540.80	10.8
Salary expenses	90,336.00	90,336.00	9,795.20	0.00	0.00	80,540.80	10.8
Acct Class: 9520 FRINGE BENEFITS							
520.100 SOCIAL SECURITY EXPENSE	9,818.00	9,818.00	1,209.41	0.00	0.00	8,608.59	12.3
520.200 WI RETIREMENT FUND EXPENSE	7,044.00	7,044.00	1,020.46	0.00	0.00	6,023.54	14.5
520.300 HEALTH INSURANCE EXPENSE	12,290.00	12,290.00	5,593.48	1,708.52	0.00	6,696.52	45.5
520.700 TRAINING/EDUCATION EXPENSE	3,000.00	3,000.00	194.00	94.00	0.00	2,806.00	6.5
520.720 OUTSIDE SEMINARS	500.00	500.00	0.00	0.00	0.00	500.00	0.0
520.740 FIRE PREVENTION DUES & MATERIA	500.00	500.00	0.00	0.00	0.00	500.00	0.0
520.800 OTHER FRINGE BENEFIT EXPENSE	2,500.00	2,500.00	708.03	0.00	0.00	1,791.97	28.3
FRINGE BENEFITS	35,652.00	35,652.00	8,725.38	1,802.52	0.00	26,926.62	24.5
Acct Class: 9530 OPERATING EXPENSES							

Village of Johnson Creek

For the Period: 1/1/2014 to 3/31/2014	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 9 - FIRE/EMS							
Expenditures							
Dept: 523.100 FIRE PROTECTION							
Acct Class: 9530 OPERATING EXPENSES							
530.100 MISCELLANEOUS EXPENSE	400.00	400.00	167.00	7.00	0.00	233.00	41.8
530.105 FIRE/EMS BAD DEBT EXPENSE	100.00	100.00	0.00	0.00	0.00	100.00	0.0
530.200 UTILITIES EXPENSE	13,000.00	13,000.00	3,223.43	1,700.33	0.00	9,776.57	24.8
530.250 BUILDING EXPENSES	8,000.00	8,000.00	138.95	0.00	0.00	7,861.05	1.7
530.300 OFFICE SUPPLIES EXPENSE	2,000.00	2,000.00	434.41	334.30	0.00	1,565.59	21.7
530.400 OPERATING SUPPLIES EXPENSE	4,000.00	4,000.00	640.60	63.76	0.00	3,359.40	16.0
530.500 TRANSPORTATION EXPENSE	4,000.00	4,000.00	635.20	215.51	0.00	3,364.80	15.9
530.600 TOOLS & EQUIPMENT EXPENSE	11,000.00	11,000.00	1,758.18	1,620.67	0.00	9,241.82	16.0
530.700 REPAIRS EXPENSE	10,000.00	10,000.00	963.68	569.98	0.00	9,036.32	9.6
530.800 PERMITS-FEES-DUES EXPENSE	1,500.00	1,500.00	200.00	100.00	0.00	1,300.00	13.3
OPERATING EXPENSES	54,000.00	54,000.00	8,161.45	4,611.55	0.00	45,838.55	15.1
Acct Class: 9539 OUTSIDE SERVICES EMPLOYED							
530.900 OUTSIDE SERVICES EXPENSE	10,000.00	10,000.00	3,256.10	1,480.00	0.00	6,743.90	32.6
OUTSIDE SERVICES EMPLOYED	10,000.00	10,000.00	3,256.10	1,480.00	0.00	6,743.90	32.6
Acct Class: 9540 CAPITAL OUTLAYS							
540.100 CAPITAL OUTLAY	495,000.00	495,000.00	3,122.65	3,122.65	0.00	491,877.35	0.6
CAPITAL OUTLAYS	495,000.00	495,000.00	3,122.65	3,122.65	0.00	491,877.35	0.6
FIRE PROTECTION	684,988.00	684,988.00	33,060.78	11,016.72	0.00	651,927.22	4.8
Dept: 591.100 DEBT EXPENSE: PRINCIPAL							
Acct Class: 7700 EXPENDITURES							
580.200 FEES & DISCOUNT LONG-TERM NOTE	113,160.00	113,160.00	92,000.00	0.00	0.00	21,160.00	81.3
EXPENDITURES	113,160.00	113,160.00	92,000.00	0.00	0.00	21,160.00	81.3
DEBT EXPENSE: PRINCIPAL	113,160.00	113,160.00	92,000.00	0.00	0.00	21,160.00	81.3
Dept: 591.200 DEBT EXPENSE: INTEREST							
Acct Class: 7700 EXPENDITURES							
580.200 FEES & DISCOUNT LONG-TERM NOTE	31,198.00	31,198.00	8,090.00	0.00	0.00	23,108.00	25.9
EXPENDITURES	31,198.00	31,198.00	8,090.00	0.00	0.00	23,108.00	25.9
DEBT EXPENSE: INTEREST	31,198.00	31,198.00	8,090.00	0.00	0.00	23,108.00	25.9
Dept: 599.900 TRANSFERS							
Acct Class: 9530 OPERATING EXPENSES							
590.200 OPERATING TRANSFER TO GENERAL	2,318.00	2,318.00	0.00	0.00	0.00	2,318.00	0.0
OPERATING EXPENSES	2,318.00	2,318.00	0.00	0.00	0.00	2,318.00	0.0
TRANSFERS	2,318.00	2,318.00	0.00	0.00	0.00	2,318.00	0.0
Expenditures	895,446.00	895,446.00	146,056.79	11,016.72	0.00	749,389.21	16.3
Net Effect for FIRE/EMS	0.00	0.00	40,257.07	-10,703.06	0.00	-40,257.07	0.0
Change in Fund Balance:			40,257.07				
Grand Total Net Effect:	0.00	0.00	40,257.07	-10,703.06	0.00	-40,257.07	



## Johnson Creek Fire & Ems Dept

### Income and Expenditures

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February 2014

All Phases

Charges	Billing Phase 1	Collections Phases 2 & 3	Total
Collection Placements / Charges	\$31,483.33	\$3,123.33	\$34,606.66
Interest on Delinquent Accounts	\$0.00	\$534.77	\$534.77
Insurance Interest	\$0.00	\$0.00	\$0.00
Transaction Fees	\$0.00	\$0.00	\$0.00
Probate Fees	\$0.00	\$0.00	\$0.00
Subtotal of Charges	\$31,483.33	\$3,658.10	\$35,141.43
<b>Account Transfers</b>	\$1,410.70	\$1,712.63	\$3,123.33
<b>Credit Summary</b>			
Total Credits - All Types	\$20,394.33	\$3,273.82	\$23,668.15
Total Credit Adjustments	\$6,179.26	\$0.00	\$6,179.26
Total Closed Account Adjustments	\$0.00	\$255.13	\$255.13
Total Payments Received (Applied to Acct Bal's)	\$14,215.07	\$3,018.69	\$17,233.76
Total Overpayments (OP)	\$(115.33)	\$0.00	\$(115.33)
Total Payments Received (plus overpayments)	\$14,330.40	\$3,018.69	\$17,349.09
Total Overpayment Returns (\$ not deposited)	\$(115.33)	\$0.00	\$(115.33)
Total Payments Received (less OP returns)	\$14,215.07	\$3,018.69	\$17,233.76
Less Payment Kept By (PKB, \$ kept by service)	\$0.00	\$0.00	\$0.00
Total Deposits	\$14,215.07	\$3,018.69	\$17,233.76
<b>Summary of Disbursement</b>			
Total Deposits & Payments Kept By	\$14,215.07	\$3,018.69	\$17,233.76
Less Overpayment Refunds (patient / ins reimbursement)	\$0.00	\$0.00	\$0.00
Gross Revenue	\$14,215.07	\$3,018.69	\$17,233.76
Total LifeQuest Fee	\$995.05	\$996.17	\$1,991.22
Probate Fees	\$0.00	\$0.00	\$0.00
Other / Fees			\$0.00
Total Due LifeQuest	Check #	EFT	\$1,991.22
Total Service Revenue	\$13,220.02	\$2,022.52	\$15,242.54
Total Payment Kept By	\$0.00	\$0.00	\$0.00
Total Service Payable	\$0.00	\$0.00	\$0.00
Probate Fees	\$0.00	\$0.00	\$0.00
Other / Fees	\$0.00	\$0.00	\$0.00
Total Due Service	Check #	EFT	\$15,242.54

**Messages:**

Quality • Speed • Service



### JOHNSON CREEK FIRE & EMS DEPT

Billing Reconciliation Summary  
February 2014

155

#### Charges

Prior Month's Balance	\$54,878.70
February Charges	\$31,483.33

**Subtotal of Charges** **\$86,362.03**

#### Adjustments

Intercept	\$0.00
Credit Tagged	\$0.00
Per Contract	\$0.00
LifeQuest Collections	\$1,410.70
Closed	\$0.00
Other	\$4,768.56

**Total Adjustments for the Month** **\$6,179.26**

#### Credits

Cash / Check	\$2,746.27
Contract Payments	\$0.00
Credit Card	\$0.00
Direct Deposit	\$2,516.23
Hospital	\$0.00
Insurance	\$9,067.90
Payment Kept By	\$0.00

**Total Payments Received for the Month** **\$14,330.40**

#### Overpayment

Recoopment	\$0.00
Refunds	\$0.00
Returns	\$-115.33
Service Payable	\$0.00
Other	\$0.00

**Total Overpayments for the Month** **-\$115.33**

**Total for Reconciliation Summary** **\$65,967.70**

**Ending Balance of Accounts Receivables** **\$65,967.70**



## Johnson Creek Fire Department

### Income and Expenditures

155A

February 2014

All Phases

Charges	Billing Phase 1	Collections Phases 2 & 3	Total
Collection Placements / Charges	\$2,560.00	\$12,750.00	\$15,310.00
Interest on Delinquent Accounts	\$0.00	\$28.39	\$28.39
Insurance Interest	\$0.00	\$0.00	\$0.00
Transaction Fees	\$0.00	\$0.00	\$0.00
Probate Fees	\$0.00	\$0.00	\$0.00
Subtotal of Charges	\$2,560.00	\$12,778.39	\$15,338.39
<b>Account Transfers</b>	\$12,750.00	\$0.00	\$12,750.00
<b>Credit Summary</b>			
Total Credits - All Types	\$12,750.00	\$0.00	\$12,750.00
Total Credit Adjustments	\$12,750.00	\$0.00	\$12,750.00
Total Closed Account Adjustments	\$0.00	\$0.00	\$0.00
Total Payments Received (Applied to Acct Bal's)	\$0.00	\$0.00	\$0.00
Total Overpayments (OP)	\$(30.00)	\$0.00	\$(30.00)
Total Payments Received (plus overpayments)	\$30.00	\$0.00	\$30.00
Total Overpayment Returns (\$ not deposited)	\$(30.00)	\$0.00	\$(30.00)
Total Payments Received (less OP returns)	\$0.00	\$0.00	\$0.00
Less Payment Kept By (PKB, \$ kept by service)	\$0.00	\$0.00	\$0.00
Total Deposits	\$0.00	\$0.00	\$0.00
<b>Summary of Disbursement</b>			
Total Deposits & Payments Kept By	\$0.00	\$0.00	\$0.00
Less Overpayment Refunds (patient / ins reimbursement)	\$0.00	\$0.00	\$0.00
Gross Revenue	\$0.00	\$0.00	\$0.00
Total LifeQuest Fee	\$0.00	\$0.00	\$0.00
Probate Fees	\$0.00	\$0.00	\$0.00
Other / Fees			\$0.00
Total Due LifeQuest	Check #	N/A	\$0.00
Total Service Revenue	\$0.00	\$0.00	\$0.00
Total Payment Kept By	\$0.00	\$0.00	\$0.00
Total Service Payable	\$0.00	\$0.00	\$0.00
Probate Fees	\$0.00	\$0.00	\$0.00
Other / Fees	\$0.00	\$0.00	\$0.00
Total Due Service	Check #	N/A	\$0.00

**Messages:**

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### Johnson Creek Fire Department

**Billing Summary**

155A

February 2014

Phase 1 - 7.00%

**Charges**

Charges	\$2,560.00	
Interest on Delinquent Accounts	\$0.00	
Insurance Interest	\$0.00	
Transaction Fees	\$0.00	
Probate Fees	\$0.00	
Subtotal of Charges		\$2,560.00

**Account Transfers**

Transferred out of Phase 1	\$12,750.00	
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**Credit Summary**

Total Credits - All Types	\$12,750.00	
Total Credit Adjustments	\$12,750.00	
Total Closed Account Adjustments	\$0.00	
Total Payments Received (Applied to Acct Bal's)	\$0.00	
Total Overpayments (OP)	\$(30.00)	
Total Payments Received (plus overpayments)	\$30.00	
Less Overpayment Returns (\$ not deposited)	\$(30.00)	
Total Payments Received (less OP returns)	\$0.00	

**Net Monthly Activity**

\$(10,190.00)

**Summary of Disbursement**

Total Deposits & Payments Kept By	\$0.00	
Less Overpayment Refunds (patient / ins reimbursement)	\$0.00	
Gross Revenue	\$0.00	
Total LifeQuest Fee	\$0.00	
Probate Fees	\$0.00	
Total Due LifeQuest	\$0.00	
Total Service Revenue	\$0.00	
Total Payment Kept By	\$0.00	
Total Service Payable	\$0.00	
Probate Fees	\$0.00	
Other / Fees	\$0.00	
Total Due Service	0.00	

**Messages:**



**WBI/MANEY - MILLER INSPECTIONS, LLC**  
**Building Inspector: Archie Stigney**

**PLUMBING PERMITS**

<u>Permit #</u>	<u>Date</u>	<u>Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>Contractor</u>	<u>Type</u>	<u>Fee</u>
P14-003	2/10/2014	125 Villa Court	141-0714-1321-13	Loos homes	Gallitz Grading	S/W	110.00
P14-004	2/10/2014	129 Villa Court	141-0714-1321-14	Loos homes	Gallitz Grading	S/W	110.00
P14-005	2/10/2014	1104 Red Oak Circle	141-0715-0634-05	Loos homes	Gallitz Grading	S/W	110.00
P14-006	2/14/2014	595 W. Linmar Ste b-10		Direct Tools	SP Architects, LLC	<b>Sprinkler</b>	135.08
P14-007	2/19/2014	1129 Red Oak	141-0715-0634-014	Loos homes	Loos Homes	NSF	155.00
P14-008	2/19/2014	243 Jefferson Street	141-0714-1314-017	Gessay	Owner	Remodel	35.00
P14-009	2/24/2014	1116 Red Oak Circle	141-0715-0634-018	Loos homes	Gallitz Grading	S/W	110.00
P14-010	2/24/2014	125/129 Villa Ct	141-0714-1321-13/14	Loos homes	Loos Homes	NTF	264.00
P14-011	2/24/2014	1104 Red Oak Circle	141-0715-0634-02	Loos homes	Loos Homes	NSF	146.00
<b>Total Fees</b>							<b>1,175.08</b>

**BUILDING PERMITS**

<u>Permit #</u>	<u>Date</u>	<u>Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>Contractor</u>	<u>Type</u>	<u>Fee</u>	<u>Est. Cost</u>
B14-004	2/10/2014	125/129 Villa Court	141-0714-1321-13	Loos Homes	Loos Homes	Duplex	1,354.00	\$331,600.00
B14-005	2/10/2014	430 Hunters Glen	141-0715-1841-57	Eckel	Eckel	Deck	40.00	\$10,000.00
B14-006	2/17/2014	116/120 Villa Court	141-0714-1321-07/08	Loos Homes	Loos Homes	Duplex	980.00	\$362,000.00
B14-007	2/14/2014	595 W. Linmar B-10		Direct Tools	SP Architects, LLC	Commercial	480.00	\$30,000.00
B14-008	2/24/2014	1116 Red Oak Circle	141-0715-0634-018	Loos Homes	Loos Homes	NSF	841.00	\$211,700.00
B14-009	2/28/2014	417 Saratoga	141-0714-4326-0	Kaerek homes	Kaerek Homes	Remodel	290.00	\$40,000.00
<b>Total Fees</b>							<b>3,985.00</b>	

**ELECTRICAL PERMITS**

<u>Permit #</u>	<u>Date</u>	<u>Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>Contractor</u>	<u>Type</u>	<u>Fee</u>
E14-007	2/17/2014	335 Union Street	141-0715-0733-011	West	Lake County Electric	Remodel	50.00
E14-008	2/17/2014	595 W. Linmar B-10		Direct Tools	SP Architects, LLC	Commercial	135.08
E14-009	2/19/2014	120 West St	141-0714-1244	Huth	Midwest Electric	Elect Service	50.00
E14-010	2/19/2014	322 N Watertown	141-0715-0733-045	JWR Inc	Midwest Electric	Remodel	35.00
E14-011	2/24/2014	125/129 Villa Court	141-0714-1321-13/14	Loos Homes	Advance Electric	NTF	264.00
<b>Total Fees</b>							<b>534.08</b>

**HEATING & AC**

<u>Permit #</u>	<u>Date</u>	<u>Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>Contractor</u>	<u>Type</u>	<u>Fee</u>
H14-002	2/5/2014	612 Linmar	141-0715-0712-000	Adidas	Air Temperature Service	Duct work	35.00
H14-003	2/24/2014	1129 Red Oak Circle	141-0715-0634-14	Loos Homes	Loos Homes	NSF	155.00
<b>Total Fees</b>							<b>190.00</b>
<b>Total Fees</b>							<b>5,884.16</b>
<b>State Seal</b>							<b>-105.00</b>
<b>20% Village Retainage</b>							<b>-1,155.83</b>
<b>Total Due Building Inspector</b>							<b>4,623.33</b>

# Incident Summary by Nature

## JOHNSON CREEK POLICE DEPT.

Incidents From: 2/1/2014 to: 2/28/2014

Date Run: 3/10/2014 11:23AM

Nature of Offense	Total
15 Day Equipment Warning	17
911 Hangups	2
Alcohol Operator License Check	2
Animal Loose	3
Assist - Motorist	7
Assist Citizen	1
Assist EMS	6
Assist Jefferson County Sheriff Dept.	3
BUSINESS CHECK	13
Criminal Damage to Property	4
Death Investigation	1
Disorderly Conduct	1
Disorderly Conduct - Warning	2
Family Disturbance	2
Found Items / Property	2
Fraud - NSF Checks	1
Information	1
Lockout - Vehicles	1
Lost Items / Property	1
Loud Noise	1
Operating After Revocation	1
Operating Without Vehicle Insurance	1
PARK CHECK	131
Parking - Misc. Violation	3
Parking - Snow Emergency Violation	25
Parking Complaint - Residential	1
Registration / Title Violation	2
Seatbelt Violation	2
Sexual Assault of a Child	1
Snow Removal Violation / Sidewalks	124

<b>Nature of Offense</b>	<b>Total</b>
Speed Warning	15
Speeding Violation	18
Theft - All Other	2
Theft - Gas Drive Off	7
Theft - Retail/Shoplifting	4
Traffic Accident - Hit and Run	1
Traffic Accident - Personal Injury	3
Traffic Accident - Property Damage	5
Traffic Violation - Warning	4
Truancy	3
Turn, Stop, Signal Violation	2
Vandalism	3
Village Ordinance Violation	7
Warrant Pickup	2
Weapon Violation	1
Welfare Check	2
<b><i>Total Number of Offenses for Period:</i></b>	<b>441</b>

**DPW jobs to do**

Do all Village utility locates.

Remove Ash tree's if weather ever permits.

Fill potholes with cold patch.

Trim trees weather permitting.

Straightening street signs

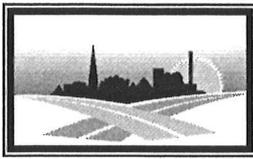
**WWTP**

Review/Maintain Water System Operations

Review/Maintain WWTP Operations

Hydrant Flushing – commences April 21<sup>st</sup>

Repair Valve at 258/260 Grell Ln



President Schopp called the Village Board meeting to order at 5:30 p.m. The Pledge of Allegiance was recited.

In attendance: President Greg Schopp, Trustees: Fred Albertz, Tim Semo, John Swisher and Steven Wollin. Absent and excused: Trustee David Blend and Rory Holland. Also in attendance: Administrator Mark Johnsrud, WWTP Superintendent Peter Hartz, Fire Chief Jim Wolf, Police Chief Gary Bleecker, Attorney James Hammes and Clerk-Treasurer Joan Dykstra.

#### **Statement of Public Notice**

This meeting was posted and noticed according to law.

#### **Approve Finance Report**

A Wollin/Semo motion carried on a 5-0 roll call vote to approve the Finance Report

#### **Ambulance/Fire-EMS, Building Inspector, Police**

Information Only

#### **Department Reports - Public Works and Sewer/Water Utility**

Information Only

#### **Approve Village Board Minutes of January 27, 2014**

A Semo/Albertz motion carried on a unanimous vote to approve the Village Board minutes of January 27, 2014

#### **Public Comment**

Paula Constable – 200 Steeple Court spoke in support of the referendum to build a new school in Johnson Creek. 4 Our KIDS is having a Chili Dinner on March 20<sup>th</sup> from 5:00 p.m. to 7:00 p.m. at the High School.

Jeff Constable – 200 Steeple Court thanked the Village Board for what they do. Expressed concern about disconnect in communications between Johnson Creek School Board and the Johnson Creek Village Board.

#### **Notices and Discussion**

Tim Semo noted that the Community Center floor looks nice but the floor outlets have been waxed over.

Steve Wollin cited frustration over the process to change Village code on snow and ice. The ordinance change really did not reflect the simple change to permit snow plowing across a village street with permission of the other property owner. At the Improvement and Services Committee he felt misled when accused by Trustee Semo of unethical conduct for introducing and speaking on the ordinance.

Tim Semo apologized if Steve Wollin felt that his comment was inappropriate.

Greg Schopp expressed concern over Steve Wollin requesting that the Administrator prepare an ordinance change to the Village code on snow and ice for introduction directly to the Village Board.

Fred Albertz agreed that the ordinance change should have been sent to Improvement and Service Committee prior to Village Board for a recommendation.

Steve Wollin explained that he has quoted a bid to construct a business sign for Rock River Power Sports and does not feel that this is a violation of the code of ethics as a Village Trustee.

VILLAGE BOARD MEETING  
February 24, 2014

Johnsrud stated that Peter Hartz has presented a letter of resignation from the position of Water and Sewer Superintendent effective March 25<sup>th</sup>. Hartz indicated that he is taking a position with Crane Engineering.

Greg Schopp stated that he supports the referendum and would like to have the Village Board provide a statement of support to be discussed at the next Village Board meeting.

**Committee/Commission Reports**

Tim Semo noted a correction to the attendance of committee member Kyle Hans in the CIC minutes.

**Community Development Authority Appointment – Andy Flint – 104 Sanctuary Court**

A Semo/Albertz motion carried unanimously to approve the appointment of Andy Flint to the Community Development Authority.

**Library Board Appointment – Sara Hackbarth – 121 Chapel Hill Drive**

A Semo/Wollin motion carried unanimously to approve the appointment of Sara Hackbarth to the Library Board.

**Zoning Board of Appeals Appointment – Alternate– Andy Flint – 104 Sanctuary Court**

An Albertz/Wollin motion carried unanimously to approve the appointment of Andy Flint as an alternate to the Zoning Board of Appeals.

**Discussion and Recommendation – Job Description – Deputy Clerk - Treasurer – pgs 25-26**

Albertz expressed concern over filling this position without a committee discussion. He suggested having the Committee of the Whole take action.

Greg Schopp said that the Village does not have the luxury of time to redo this job description as the position needs to be filled.

Johnsrud agreed stating that the Deputy Clerk position is a key position in providing utility billing and payroll.

A Semo/Swisher motion to amend the job description to include “exempt” carried on a 3- 2 roll call vote with Albertz and Wollin dissenting.

A Semo/Swisher motion to approve the job description as amended carried on a 3-2 roll call vote with Albertz and Wollin dissenting.

**Reconsideration**

**Resolution 05-14 Amend 2014 Employee Pay Table**

An Albertz/Wollin motion carried on a 3-2 roll call vote with Schopp and Semo dissenting to reconsider amending the 2014 Employee Pay Table.

Johnsrud said that the 2014 Employee Pay Table was recommended for revision to change this position from an hourly non-exempt position to a salaried exempt position with the salary the same as the full-time hourly rate. In accordance with changes made by state law requiring utility billing information be kept confidential and allowing this position to prepare documents for contractual negotiations with developers it is recommended that this position be a confidential, exempt salaried position.

Board requested recommendation from Personnel and Finance Committee to appoint this position.

A Semo/Albertz motion carried on a 5-0 roll call vote to approve Resolution 05-14 amending the 2014 employee pay table.

VILLAGE BOARD MEETING

February 24, 2014

**Resolution 06-14 Writing Off Uncollectible 2012 Personal Property Tax**

A Semo/Albertz motion carried on a 5-0 roll call vote to approve Resolution 06-14 Writing off Uncollectible 2012 Personal Property Tax.

**Resolution 07-14 New Business – Rock River Power Sports, Inc.**

A Semo/Albertz motion carried on a 5-0 roll call vote to approve Resolution 07-14 New Business – Rock River Power Sports, Inc. at 400 N. Watertown St.

**Plan Commission**

**Resolution 08-14 Certified Survey Map – 365 & 385 Wright Road – Menard – Johnson Creek Crossing Subdivision**

A Semo/Albertz motion carried unanimously to approve the Plan Commission recommendation including the amendment for an easement across the NE corner of Lot 1 for a sewer and water lateral to Lot 1 of Resolution 08-14 Certified Survey Map – 365& 385 Wright Road – Menard – Johnson Creek Crossing Subdivision.

**Resolution 09-14 Site Plan – JC Sports Bar & Restaurant**

An Albertz/Wollin motion carried on a 5-0 roll call vote to approve Resolution 09-14 Site Plan – JC Sports Bar & Restaurant at 385 Wright Rd.

**Resolution 10-14 Award Bid – Police Squad**

An Albertz/Wollin motion carried on a 5-0 roll call vote to approve Resolution 10-14 awarding the bid for the police squad to Ewald Ford for a 2014 Chevrolet Tahoe – 2WD – police package vehicle in the amount of \$26,825.

**Resolution 11-14 Temporary Employee – Elissa Meltesen**

A Semo/Albertz motion carried on a 5-0 roll call vote to approve Resolution 11-14 hiring Elissa Meltesen as a temporary employee for a not to exceed 100 hours or six months whichever comes first.

**Resolution 12-14 Transfer of Impact Fees for General Obligation Debt Service**

A Semo/Albertz motion carried on a 5-0 roll call vote to approve Resolution 12-14 transferring of Impact Fees for General Obligation Debt Service in the amount of \$4,840.

**Resolution 13-14 Rescinding General Property Tax from 2012 Tax Roll**

A Semo/Swisher motion carried on a 5-0 roll call vote to approve Resolution 13-14 Rescinding General Property Tax from 2012 Tax Roll in the amount of \$2,316.27.

**Discussion and Recommendation – Fire Protection Contract – Town of Farmington**

Albertz questioned allowing the Town of Farmington to not pay for the additional service area until 2015.

Johnsrud said that he and President Schopp attended the Farmington Town Board meeting in February. Farmington approved the amendment to the Fire Protection Contract subject to getting the final map of the service area.

Attorney Jim Hammes recommended requiring that the Town of Farmington provide a signed copy of the amendment by March 20<sup>th</sup>.

An Albertz/Semo motion carried on a 5-0 roll call vote to approve the amendment to the Fire Protection Contract subject to receipt of the signed amendment from the Town of Farmington by March 20, 2014.

**Improvement and Services**

**Ordinance 03-14 Repeal and Recreate Section §210-9 Snow and Ice Removal**

An Albertz/Wollin motion carried on a 5-0 roll call vote to deny Ordinance 03-14 Repeal and Recreate Section §210-9 Snow and Ice Removal.

**Closed Session**

A Wollin/Albertz motion carried on a 5-0 roll call vote to convene into closed session at 7:15 p.m. pursuant to Wisconsin Statutes §§19.85(1) (e) *the investing of public funds and negotiating a development at 385 Wright Road* and §§19.85(1) (g) *conferring with legal counsel over litigation – Jim Hartung – Stoney Creek Condominiums of Johnson Creek, LLC* and §§19.85(1) (c) *considering performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.*)

A Semo/Wollin motion carried on a 5-0 roll call vote to reconvene into open session at 8:59 p.m.

**Action of Closed Session**

A Semo/Albertz motion carried on a 5-0 roll call vote to approve an amendment to the Purchase and Sale Agreement with Menard, Inc. on 385 Wright Road to reflect the assignment of the contract to Pat Smith as prepared by the Village Attorney Jim Hammes.

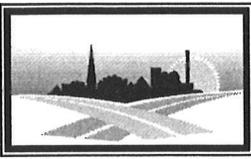
**Next Village Board Meeting:** March 24, 2014 at 5:30 p.m.

**Adjourn**

An Albertz/Semo motion carried unanimously to adjourn at 9:01 p.m.

Joan Dykstra  
Village Clerk - Treasurer

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



President Schopp called the Village Board meeting to order at 5:32 p.m. The Pledge of Allegiance was recited.

In attendance: President Greg Schopp, Trustees: Fred Albertz, David Blend, Rory Holland seated at 5:33 p.m., Tim Semo, John Swisher and Steven Wollin. Also in attendance: Administrator Mark Johnsrud and Clerk-Treasurer Joan Dykstra.

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

### **Notices and Discussion**

#### **Committee/Commission Reports** –*information only*

#### **Resolution 14-14 Deputy Clerk-Treasurer – Lisa Trebatoski**

A Holland/Semo motion carried unanimously, on a roll call vote, to amend Resolution 14-14 to include one week's vacation (five days) to Lisa Trebatoski.

A Semo/Blend motion carried unanimously on a roll call vote to approve Resolution 14-14 hiring Lisa Trebatoski with amendment to include one week vacation her first year.

#### **Resolution 15-14 Job Description – Utilities Director**

A Holland/Blend motion carried unanimously on a roll call vote to approve the job description for the Utilities Director.

**Next Village Board Meeting:** March 24, 2014 at 5:30 p.m.

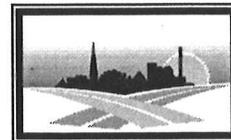
### **Adjourn**

A Wollin/Blend motion carried to adjourn at 5:55 p.m.

Joan Dykstra  
Village Clerk - Treasurer

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**Personnel & Finance Committee**  
**March 6, 2014**



Chair David Blend called the meeting to order at 5:32 p.m. In attendance: Trustees David Blend, Rory Holland and President Greg Schopp. Absent and excused Trustee John Swisher. Also in attendance: Trustees: Fred Albertz and Steven Wollin, Administrator Mark Johnsrud and Clerk-Treasurer Joan Dykstra.

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

**Approve Minutes of August 8, 2013 Meeting**

A Holland/Blend motion carried unanimously to approve the minutes of August 8, 2013.

**Closed Session**

A Schopp/Holland motion carried on a roll call vote to convene into closed session at 5:33 p.m. *Pursuant to Wisconsin Statutes §§19.85 (1)(C) considering employment of any public employee over which the government body has jurisdiction or exercises responsibility.*

**Reconvene into Open Session**

A Holland/Blend motion carried on a roll call vote to reconvene into open session at 7:22 p.m.

**Recommendation on filling the position of Deputy Clerk Treasurer**

A Blend/Holland motion carried unanimously to recommend to the Village Board that Lisa Trebatoski be hired as Deputy Clerk-Treasurer.

**Discussion and Recommendation – Job Description – Utilities Director**

Johnsrud reviewed the draft of a job description prepared by Peter Hartz based on his current duties and responsibilities. Johnsrud said that he is recommending the desired qualifications include the applicant be a professional engineer. Hartz suggested changing the qualification from a State of Wisconsin Class 4 to a Class 2 to reflect two years of experience.

Holland suggested changing the pay to \$67,404 Depending on Qualifications.

A Blend/Holland motion carried on a unanimous vote to recommend approval of the job description as amended to include the salary depending on qualifications and changing qualifications to Class 2.

**Discussion and Recommendation – Chamber of Commerce – Room Tax**

Leigh Price presented a letter from the Johnson Creek Chamber of Commerce requesting an increase in room tax funding to expand the Executive Director position to a full-time position from a part-time position. The request is for an increase in room tax funding to the Chamber from a guaranteed amount of \$21,120 to a guaranteed amount of \$44,728. Johnsrud explained that the Chamber Board is requesting the increase in expenditures in support of visitor and convention activities. The position will be funded 20% by the Chamber of Commerce and 80% through the use of room tax to support the Comfort Suites.

Holland questioned the cost of benefits including the amount toward 401K and telephone reimbursement.

Johnsrud said that the Chamber Board will be meeting on March 18 to discuss details further.

A Holland/Blend motion carried unanimously to refer to the next P & F meeting.

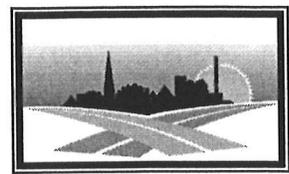
**Adjourn** - A Schopp/Holland motion carried to adjourn at 7:55 p.m.

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David Blend, Chair  
Personnel & Finance

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Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, David Blend, Carol O'Neil, Greg Schopp and Scott Thomas. Chad Chapman was absent and excused. Village Trustees in attendance: Fred Albertz, John Swisher and Steven Wollin. Also in attendance: Village Administrator Mark Johnsrud, Village Planner Sarah Pittz with Vierbecher and Associates, and Clerk/Treasurer Joan Dykstra.

**Statement of Public Notice**

This meeting was posted and noticed according to law.

**Approve Minutes of February 20, 2014**

An Armstrong/Blend motion carried to approve February 20, 2014 minutes.

**Open Conditional Use Public Hearing**

An Ansay/Blend motion carried unanimously to open the public hearing at 5:31 p.m.

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.

Andy Swanson of 405 Whispering Way expressed concern over drainage of development, pedestrian traffic, extension of Whispering Way. Not opposed to development but wanted reassurance that development will benefit the neighborhood.

Paul Kovar of 131 Deer Crossing expressed concern over pond and tree line because it provides habitat for the sandhill cranes.

David Ryfinski of 146B Pheasant Run expressed concern over property values.

Johnsrud indicated that the conceptual plan does not affect the tree line, stormwater will be managed on site per DNR NR151 regulations for development sites greater than one acre and the development is not likely to reduce property values with a construction cost of \$3.5 million.

**Close Public Hearing**

A Blend/Armstrong motion carried to close the public hearing at 5:37 p.m.

**Open Rezoning Public Hearing – pg**

An O'Neil/Thomas motion carried unanimously to open the public hearing at 5:37p.m.

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

No Comments

**Close Public Hearing**

An Ansay/Armstrong motion carried unanimously to close the public hearing at 5:38 p.m.

**Open Conditional Use Public Hearing**

An O'Neil/Thomas motion carried unanimously to open the public hearing at 5:38 p.m.

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.

No Comment

**Close Public Hearing**

An O'Neil/Ansay motion carried unanimously to close the public hearing at 5:39 p.m.

**Resolution 16-14 Conditional Use Permit – Top Leaf Development, LLC – Outlot 8 – Hunters Glen**  
Sarah Pittz reviewed the Conditional Use Permit application and the six conditions to determine approval. Pittz indicated a Conditional Use to permit Community Living Arrangements (16 or more) in Institutional Residential Zoning cannot be within 2500 feet of another facility providing Community Living Arrangements and if it exceeds 1% of the population of the Village the issuance of a Conditional Use Permit requires a public hearing at the Village Board.

Pittz stated that the application for Conditional Use meets all six conditions to determine approval.

David Blend requested an explanation of the process from Administrator Johnsrud.

Johnsrud explained that Attorney Hammes could not attend the meeting but has recommended that the Conditional Use Permit application be referred until a Site Plan application is submitted for approval. This parcel was annexed in 1998 and zoned Institutional Residential for 55 and older senior housing. The initial conceptual plan was to construct a three story 55 and older senior housing development. Top Leaf Development, LLC is proposing three – 25 unit one story buildings. The wetland pond behind this development in the Quiet Meadow subdivision did not have ponding water for wildlife until the surrounding developments discharged stormwater into this area. Therefore, Top Leaf Development, LLC will need a wetland delineation report to determine the location of the wetlands on the parcel prior to submitting a site plan. This report is dependent on the growing season so it is likely that the site plan will not be submitted until the May Plan Commission meeting.

Staff recommendation is to refer the Conditional Use Permit application until submittal of the Site Plan application and then have the Plan Commission consider both at the same time.

Nick Ansay disclosed that the general contractor building a community based residential facility in Jefferson for Top Leaf Development, LLC is his client. However, Top Leaf Development, LLC is not a client.

Pittz indicated that Community Residential Facilities (CBRF) are fully regulated by the State of Wisconsin.

Shari Luther indicated that one 25 unit building is expected to be completed this year. Demand will determine the timing of construction of additional buildings. The first building will house advanced age seniors and additional buildings may house either advanced age or dementia patients.

**Resolution 17-14 Extraterritorial Subdivision – Dane and Tammy Hartwig – Town of Farmington**

Johnsrud reviewed the ETZA application indicating that the subdivision has provided a 7 foot easement for a public roadway in accordance with a 80 foot right of way easement in accordance with the Village Comprehensive Plan. Approval of this subdivision does not provide the property owner any right to future subdivision in accordance with County zoning.

Ansay and Thomas were excused from the discussion and vote.

An O'Neil/Blend motion carried unanimously on a 4-0 roll call vote to recommend approving Resolution 17-14 Extraterritorial Subdivision – Dane and Tammy Hartwig – Town of Farmington.

**Resolution 18-14 Extraterritorial Subdivision – Daryl and Donna Hartwig – Town of Farmington**

Johnsrud reviewed the ETZA application stating the subdivision is in accordance with the Village Comprehensive Plan providing a 50 foot right of way from the centerline of CTH B. Approval of this Subdivision does not provide the property owner any right to future subdivision in accordance with County zoning.

Ansay and Thomas were excused from the discussion and vote.

An O'Neil/Armstrong motion carried unanimously on a 4-0 roll call vote to recommend approving Resolution 18-14 Extraterritorial Subdivision – Daryl and Donna Hartwig – Town of Farmington.

**Resolution 19-14 Rezoning – 385 Wright Road – Menard, Inc.**

A Thomas/Ansay motion carried unanimously on a 6-0 roll call vote to recommend approving Resolution 19-14 Rezoning – 385 Wright Road – Menard, Inc. from Planned Industrial to General Business Zoning.

**Resolution 20-14 Conditional Use Permit – 385 Wright Road – Menard, Inc.**

A Blend/Armstrong motion carried unanimously on a 6-0 roll call vote to recommend approving Resolution 20-14 Conditional Use Permit – 385 Wright Road – Menard, Inc. permitting Indoor Commercial Entertainment (§250-39H) within General Business Zoning.

**Next Meeting** – April 17, 2014 – 5:30 p.m.

**Adjourn**

A O'Neil/Armstrong motion carried to adjourn at 6:08 p.m.

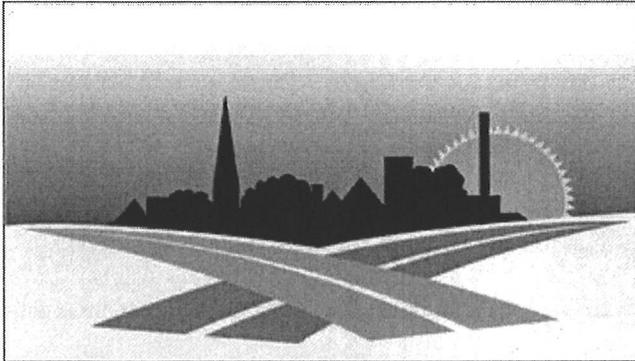
Joan Dykstra  
Clerk – Treasurer

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

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 17-14

### EXTRATERRITORIAL SUBDIVISION DANE AND TAMMY HARTWIG - TOWN OF FARMINGTON

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Plan Commission 3-20-14 *approved 4-0 (Ansay and Thomas Excused)*

Village Board 3-24-14

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Requested by: Dane and Tammy Hartwig

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Introduced by: Village President Greg Schopp

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**RESOLUTION 17-14**

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**EXTRATERRITORIAL SUBDIVISION  
DANE AND TAMMY HARTWIG - TOWN OF FARMINGTON**

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

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

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

**WHEREAS**, 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



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



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 HERINAFTER DESCRIBED; HERINAFTER DESCRIBED; THENCE CONTINUING SOUTH 88°-31'-05" EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT 1 AND ITS EXTENSION, 201.00 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 10<sup>th</sup> DAY OF November, 2013.



**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) ss  
PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
- NOTARY PUBLIC MY COMMISSION EXPIRES:

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

202 West Street Johnson Creek, WI 53038 (920) 699-3305

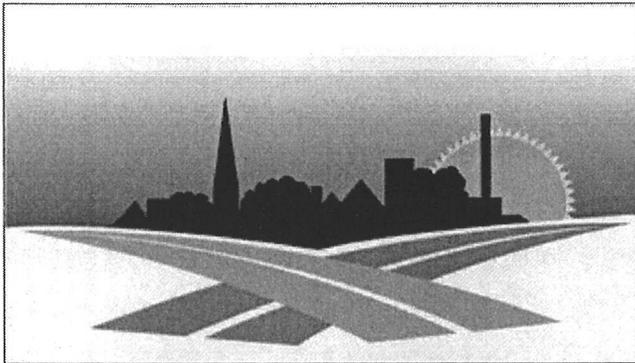
This Instrument prepared by: Scott D. Thomas, S-2354

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

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 18-14

### EXTRATERRITORIAL SUBDIVISION DARYL AND DONNA HARTWIG - TOWN OF FARMINGTON

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Plan Commission 3-20-14 *approved 4-0 (Ansay and Thomas Excused)*

Village Board 3-24-14

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Requested by: Daryl and Donna Hartwig

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Introduced by: Village President Greg Schopp

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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 Statute the Village has the right to review subdivisions of land within one and one half miles of the Village’s corporate limits,

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

**WHEREAS**, 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

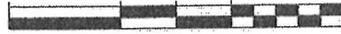
ATTEST:

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

# 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'



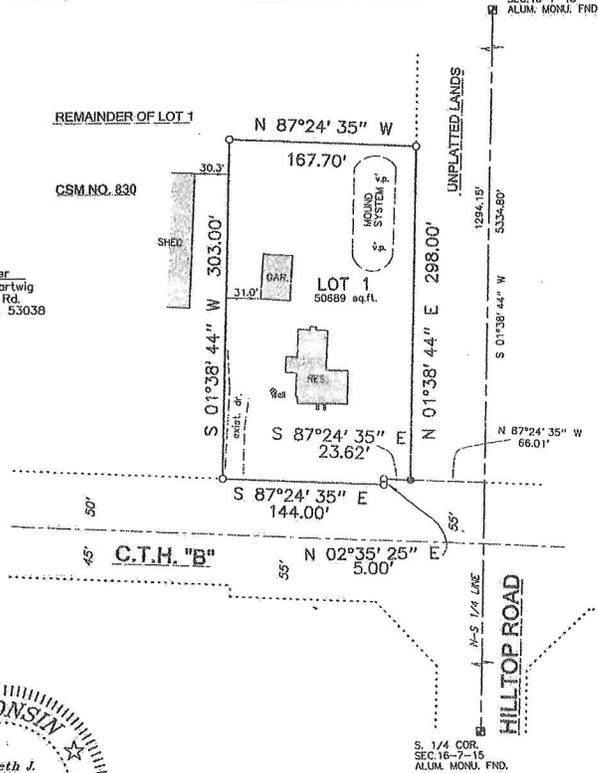
BEARINGS ARE REFERENCED TO THE N-S 1/4 LINE OF SEC. 16 AS S 01°38'44" W PER CSM NO. 830

- - INDICATES 1" IRON PIPE FOUND.
- - 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

N. 1/4 COR. SEC. 16-7-15 ALUM. MONU. FND.

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



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

DATED THIS 6TH DAY OF MARCH, 2014.

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 Statutes.

Witness the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
**Darryl Hartwig**  
 \_\_\_\_\_  
**Donna Hartwig**

STATE OF WISCONSIN)  
 )  
 JEFFERSON COUNTY)

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**

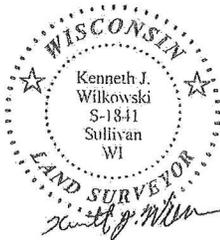
Approved by the Jefferson County Planning and Zoning Committee on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
**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



**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 Statutes and the Subdivision Regulations of Jefferson County.

  
Kenneth J. Wilkowski, R.L.S.



**JOHNSON CREEK EXTRATERRITORIAL APPROVAL**

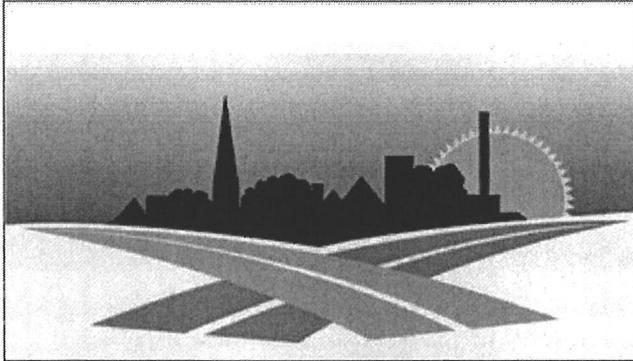
Approved by the Village of Johnson Creek this \_\_\_\_\_ of \_\_\_\_\_, 201\_\_\_\_\_

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

# Village of Johnson Creek

## Crossroads With A Future

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### RESOLUTION 19-14

**REZONING APPLICATION  
385 WRIGHT ROAD  
MENARD, INC.**

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Plan Commission 3-20-14 *approved 6-0*

Village Board 3-24-14

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Requested by: Pat Smith & Menard, Inc.

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Introduced by: Village President Greg Schopp

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RESOLUTION 19-14

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**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

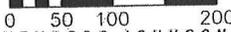
# CERTIFIED SURVEY MAP No.

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-SE¼ OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 15 EAST, VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN

## SURVEY LEGEND

- FOUND 1-1/4" # IRON ROD
- FOUND 3/4" # IRON ROD
- ⊠ SET 3/4" dia x 24" SOLID IRON ROD WT. 1.50 lbs./lin. ft.
- //// NO ACCESS ALLOWED PER PLAT, Doc #1059233

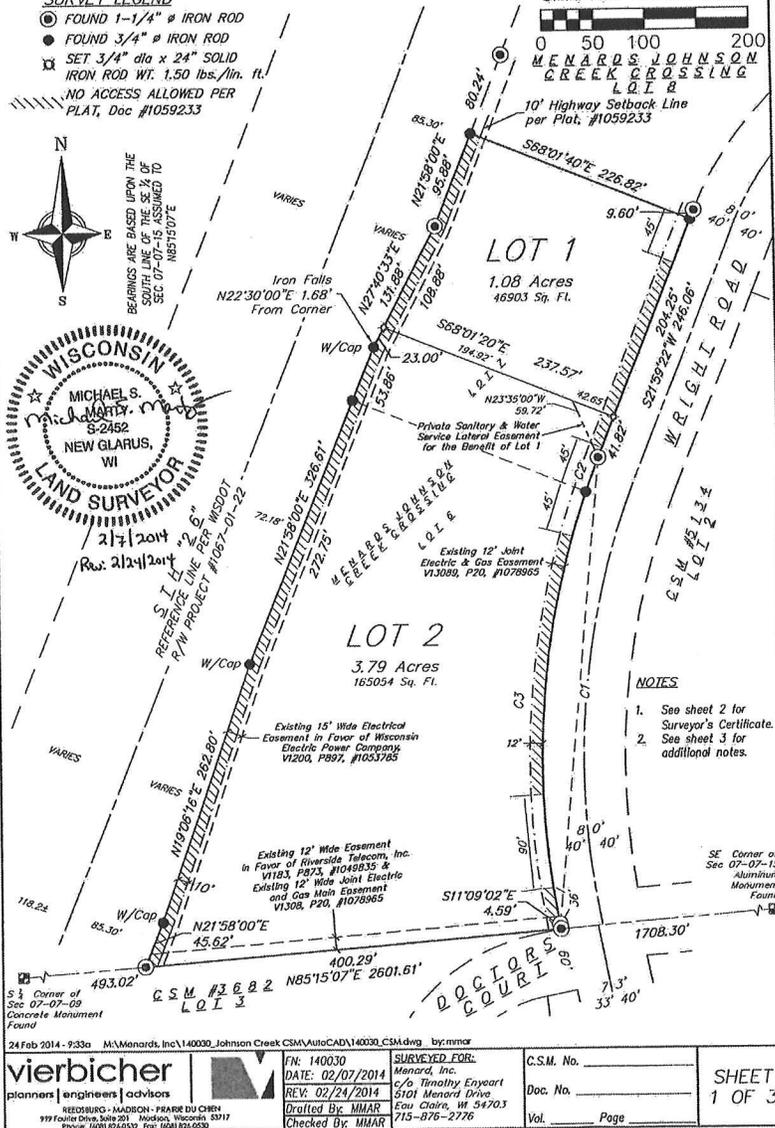
GRAPHIC SCALE FEET



BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SE¼ OF SEC 07-07-15 ASSUMED TO BE 183°15'07"E



2/7/2014  
Rev. 2/24/2014



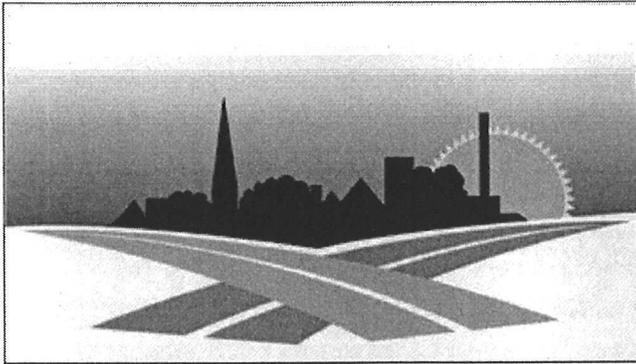
- NOTES**
1. See sheet 2 for Surveyor's Certificate.
  2. See sheet 3 for additional notes.

<b>vierbicher</b> planners   engineers   architects 999 Foulie Drive, Suite 201   Madison, Wisconsin, 53717 Phone: (608) 824-0532 Fax: (608) 825-0530	24 Feb 2014 - 9:33a M:\Menards, Inc\140030_Johnson Creek CSM\AutoCAD\140030_CSM.dwg by:mmar	SURVEYED FOR: Menard, Inc. c/o Timothy Enyaart 5101 Menard Drive East Chalm, WI 54703	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 3
		DATE: 02/07/2014 REV: 02/24/2014 Drafted By: MMAR Checked By: MMAR	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 20-14

**CONDITIONAL USE PERMIT  
385 WRIGHT ROAD  
MENARD, INC.**

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Plan Commission 3-20-14 *approved 6-0*

Village Board 3-24-14

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Requested by: Pat Smith & Menard, Inc.

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Introduced by: Village President Greg Schopp

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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

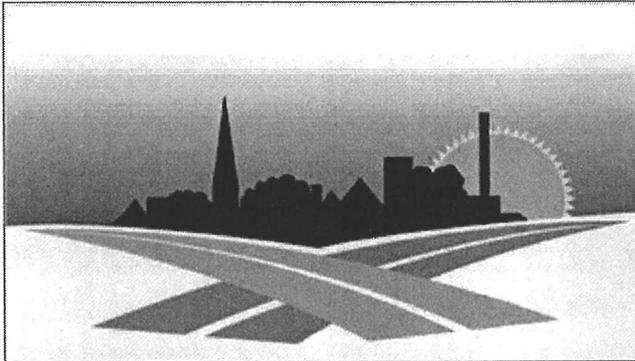
ATTEST:

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

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 21-14

**APPROVAL  
DEVELOPMENT AGREEMENT  
JC SPORTS BAR AND GRILL  
PAT SMITH**

---

Village Board 3-24-14

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Requested by: Pat Smith

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Introduced by: Village President Greg Schopp

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RESOLUTION 21-14

APPROVAL  
DEVELOPMENT AGREEMENT  
JC SPORTS BAR AND GRILL  
PAT SMITH

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

**WHEREAS**, the Village entered into a Terms Agreement with Pat Smith for the construction of a restaurant at 385 Wright Road, and

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

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

**NOW THEREFORE BE IT RESOLVED**, that the Village Board of Trustees of the Village of Johnson Creek approve the Development Agreement with Pat Smith., individually, to construct a proposed 5,000 square foot commercial building in General Business zoning at 385 Wright Road, and

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

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

Attest:

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

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

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between Patrick Smith and Cooney Holdings, LLC, a Wisconsin limited liability company (herein collectively the "Developer") and, and the Village of Johnson Creek, a Wisconsin municipal corporation (herein the "Village").

### WITNESSETH:

WHEREAS, Developer has contracted to purchased 1.076 acres of land from Menard, Inc., which property is being created by certified survey map, a copy of which is appended hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Developer has proposed to improve the Property by constructing a commercial restaurant building in accordance with site plans, a plan of operation, lighting plans, landscaping and erosion control plans and storm water management plans (herein collectively the "Site Plans"); and

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

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is agreed by and between the Developer and the Village as follows:

### I. CONSTRUCTION OF BUILDING AND IMPROVEMENTS

A. Developer shall, within five (5) days of the execution of this Agreement, deliver to the Village Deliver to the Village an executed purchase contract under the terms of which the Developer agrees to purchase the 1.076 acres of land from Mendard, Inc. ("Seller").

B. Developer shall enter into such contract or contracts with third parties as may be necessary to undertake and complete construction of the proposed commercial restaurant building. Developer will install all improvements on the Property in strict conformance with the Site Plans approved by the Village Board on February 24, 2014, copies of which have been identified on Exhibit B of this Agreement. No deviation or modification of the Site Plans shall be permitted without approval of the Village Board and/or Village Plan Commission.

### II. INCENTIVES

A. The Property is located in an existing Tax Incremental Finance District. The Village agrees to provide the Developer with financial incentives in the form of a cash grant to be used for the purchase of the property, construction of the building and site improvements described and depicted on the Site Plans. The Village shall pay to the Developer a cash grant in the amount of \$212,355.00. The cash grant shall be paid to the Developer within fifteen (15) days of completion of the improvements depicted on the site plan, and issuance of an occupancy permit authorizing the Developer to occupy and use the commercial restaurant facility.

**B.** The cash grant to be paid to Developer is based upon the mutual understanding that the assessed value of improvements to be constructed on the property will equal or exceed \$900,000.00. In the event the assessed value of improvements on the property, as determined by the Assessor and placed on the tax roll as of January 1, 2015, is less than \$900,000.00, then the Developer will pay to the Village a payment in lieu of taxes (herein "Payment") in an amount reflecting the difference between the tax revenue that the Village would have received had the Property been assessed at a value of \$900,000.00 and the actual assessed value of the Property. This obligation shall remain in effect for each tax year during which the assessed value of improvements was less than \$900,000.00 but shall terminate upon closing of the TID District. Payments due the Village under the terms of this section shall be invoiced the Developer and shall be payable within thirty (30) days following issuance of the invoice.

**C.** Upon application by the Developer, and upon satisfaction of all conditions required for issuance of a Reserve Combination Class B Beer and Liquor license (herein the "Liquor License"), Developer acknowledges that Village ordinances require payment of a \$10,000.00 Reserve Liquor License application fee, in addition to other fees and expenses associated with issuance of the Liquor License. The Village agrees to reimburse the \$10,000.00 Reserve Liquor License fee as an additional economic development incentive, such reimbursement occurring at the same time as the payment of the cash grant referenced in this paragraph.

**D.** In consideration of the Village's agreement to reimburse the \$10,000.00 Reserve Liquor License fee, the Developer will, at the request of the Village, surrender the Reserve Liquor License, provided that the Village issue the Developer a Combination Class B Beer and Liquor license that allows the Developer to operate the restaurant facility without interruption, and to the same extent that the Developer operates the commercial restaurant facility under the terms and conditions relating to issuance of the Reserve Liquor License.

### **III. FEES**

**A.** The Developer has previously executed a Reimbursable Fee Agreement with the Village, under the terms of which the Developer has agreed to reimburse to the Village all professional fees and related expenses incurred as a result of the submittal, review and approval of the Site Plans referenced herein. That obligation remains in effect and is not altered or amended by this Agreement. To the extent these fees have not been reimbursed the Village, these fees shall be deducted from any cash grant or economic incentive due the Developer under the terms of this Agreement.

**B.** The impact fees resulting from the proposed development which are estimated to be in the amount of \$1,152.00 are waived, and the Developer is relieved of the obligation of paying the impact fees otherwise be due the Village under the terms of the municipal code.

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

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

The Developer agrees that in the event this provision of the Agreement is breached, the Village will sustain continuing and irreparable damages in that the Village will have lost tax revenue necessary to satisfy various Village obligations, including indebtedness incurred as a result of improvements constructed by the Village within Tax Incremental Finance District No. 2. Accordingly, the Developer agrees that the Village shall be entitled to liquidated damages in the event the Developer, or the Developer's heirs, successor or assigns, obtains a real estate tax exemption in violation of the terms of this Agreement. The Developer, for the Developer, its heirs, successors and assigns, agrees that a court of competent jurisdiction can, and shall, impose liquidated damages against the Developer or the Developer's heirs, successors or assigns, in an amount equal to the real estate taxes which the Developer would have been paid had the Property remained on the Village tax roll. Such damages shall be paid annually on or before January 31<sup>st</sup> of each year, and if not paid, the damages together with interest accruing at the rate of 12% per annum, shall be placed on the tax roll and collected with all other real estate taxes owed to the Village or any other taxing authority.

## **V. MISCELLANEOUS**

### **A. Assignment.**

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

### **B. Incorporation by Reference.**

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

### **C. Entire Agreement.**

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

### **D. Amendments.**

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

### **E. Time is of the Essence.**

Time is of the essence with respect to all obligations referenced in this Agreement, including but not limited to the obligation to accept assignment of the Purchase and Sale Agreement between Menard, Inc. and the Village.

**F. Situs.**

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

**G. Binding Effect.**

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

**H. Authority to Execute Contract.**

Developer represents that Cooney Holdings, LLC is a limited liability company in good standing in the State of Wisconsin, and that Pat Smith is authorized to execute this Agreement on behalf of the limited liability company, and to bind the limited liability company to all terms and conditions of this Agreement.

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

**COONEY HOLDINGS, LLC,**  
a Wisconsin Limited Liability Company

By: \_\_\_\_\_  
Patrick Smith, Member

\_\_\_\_\_  
Patrick Smith, Individually

STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF JEFFERSON )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named Pat Smith, individually and as a Member of Cooney Holdings, LLC, who executed the foregoing instrument and acknowledged the same.

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

VILLAGE OF JOHNSON CREEK

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

STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF JEFFERSON )

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

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

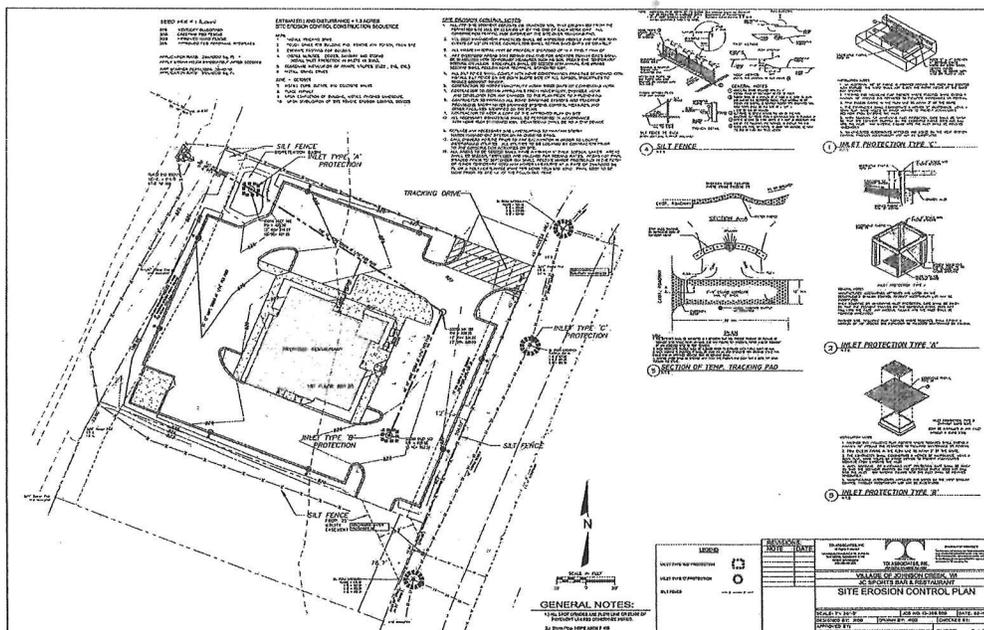
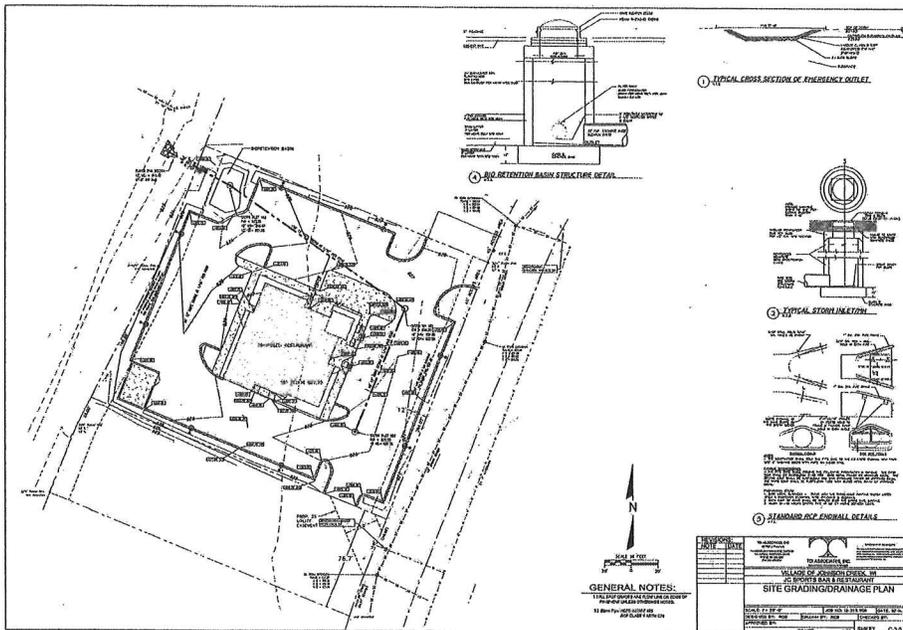
**ATTEST:**

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

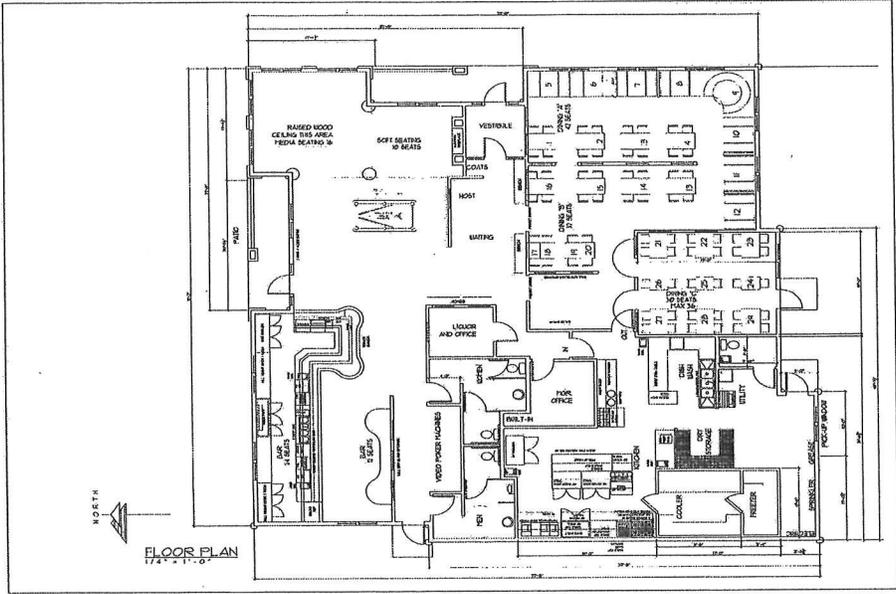
This document drafted by:  
Attorney James W. Hammes  
CRAMER, MULTHAUF & HAMMES, LLP  
1601 East Racine Avenue • Suite 200  
P.O. Box 558  
Waukesha, WI 53187  
(262)-542-4278











**TJM ASSOCIATES, INC.**  
 ARCHITECTS  
 44 SOUTH PARKWAY, SUITE 200  
 JOHNSON CREEK, WISCONSIN 53031

**J.C. SPORTS BAR & RESTAURANT**  
 100 W. MARKET ROAD  
 VILLAGE OF JOHNSON CREEK, WISCONSIN

**TJM ASSOCIATES, INC.**  
 ARCHITECTS  
 44 SOUTH PARKWAY, SUITE 200  
 JOHNSON CREEK, WISCONSIN 53031

Sheet Title  
**FIRST FLOOR PLAN**

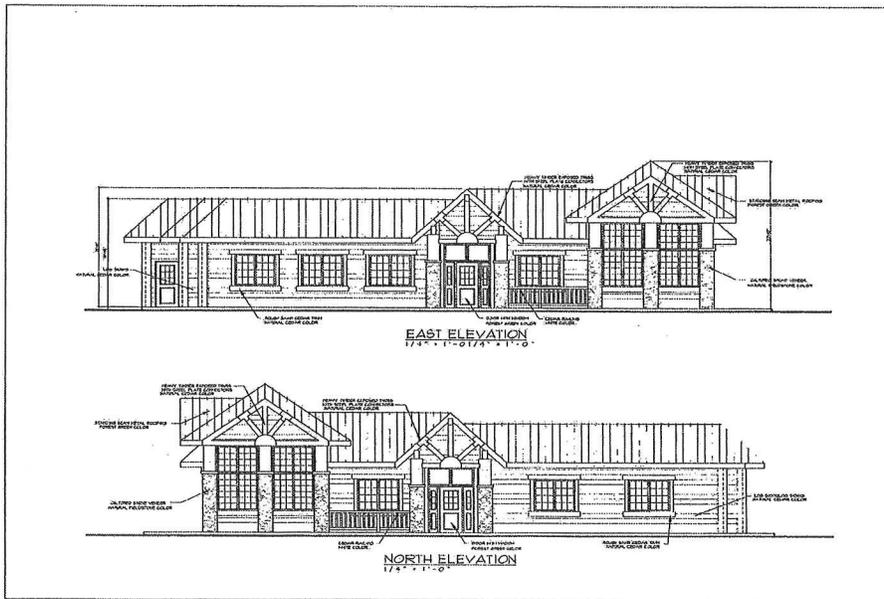
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Date: 02/10/11

Drawn By: GSK/SPD

Sheet No: **A1.1**





**TJA ASSOCIATES, INC.**  
ARCHITECTS

340 WISCONSIN ROAD  
VILLAGE OF JOHNSON CREEK, WISCONSIN

**J.C. SPORTS BAR & RESTAURANT**

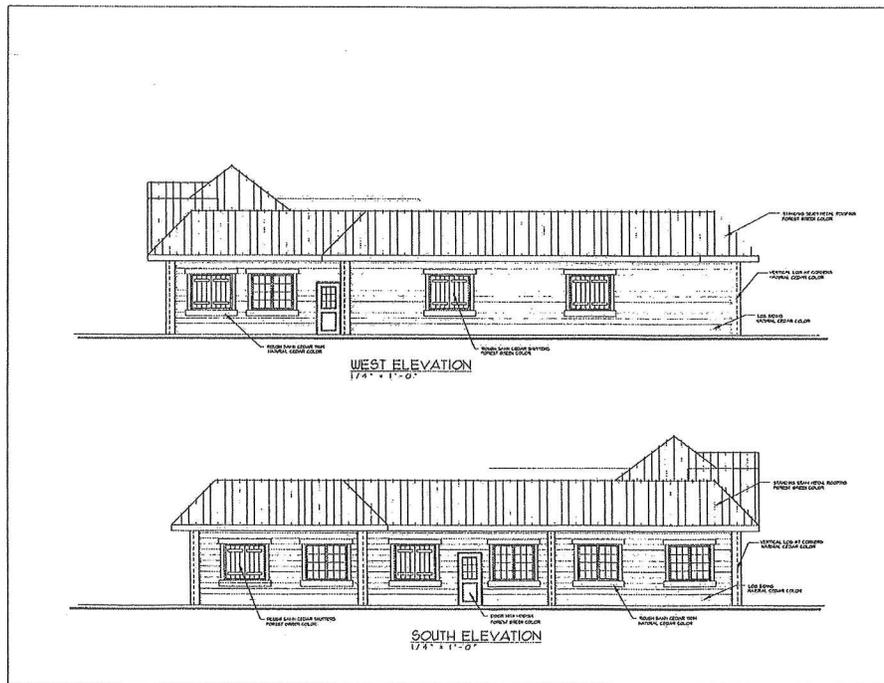
**TJA ASSOCIATES, INC.**  
ARCHITECTS

CONVEYERS OF DOCUMENTS  
THE SIGNATURE OF ARCHITECTS  
IS REQUIRED FOR ALL CONTRACTS  
AND PERMITS. THIS DOCUMENT  
IS NOT VALID UNLESS SIGNED BY  
A LICENSED ARCHITECT.

Sheet Title  
**ELEVATIONS**

Sheet No. **A2.1**

Date: 08/08/00  
Job No.: 0306-000  
Drawn By: RDM  
Sheet No.



**TJA ASSOCIATES, INC.**  
ARCHITECTS

340 WISCONSIN ROAD  
VILLAGE OF JOHNSON CREEK, WISCONSIN

**J.C. SPORTS BAR & RESTAURANT**

**TJA ASSOCIATES, INC.**  
ARCHITECTS

CONVEYERS OF DOCUMENTS  
THE SIGNATURE OF ARCHITECTS  
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AND PERMITS. THIS DOCUMENT  
IS NOT VALID UNLESS SIGNED BY  
A LICENSED ARCHITECT.

Sheet Title  
**ELEVATIONS**

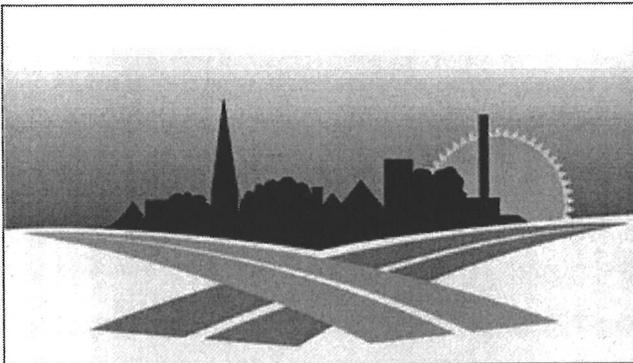
Sheet No. **A2.2**

Date: 08/08/00  
Job No.: 0306-000  
Drawn By: RDM  
Sheet No.

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 22-14

### ADDITIONAL OPERATORS LICENSES FOR 2013/2014

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Village Board 3-24-14

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Requested by: Village Clerk-Treasurer Joan Dykstra

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Introduced by: Village Trustee David Blend

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RESOLUTION 22-14

ADDITIONAL OPERATORS LICENSES FOR 2013/2014

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

WHEREAS, applications have been received and filed with the Village Clerk for operator’s licenses,

NOW THEREFORE BE IT RESOLVED that operator licenses be issued to the following individual(s) for the year ending June 30, 2014:

OPERATORS LICENSE:

Bases Loaded

Brooke L. Thomas

Fiesta Garibaldi

Hannah Grochowski

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

Greg Schopp, Village President

ATTEST:

Joan Dykstra, Clerk-Treasurer

**PROCLAMATION 02-14**

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**ARBOR DAY PROCLAMATION**

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**WHEREAS**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

**WHEREAS**, this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world, and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, and

**WHEREAS**, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

**THEREFORE**, I, Greg Schopp, by virtue of the authority vested in me as Village President of Johnson Creek,

Do hereby proclaim April 25, 2014 as Arbor Day in the Village of Johnson Creek, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

**FURTHER**, I would like to thank all of the residents of Johnson Creek who observe Arbor Day and plant a tree within our community.

**DATED THIS** 24<sup>th</sup> day of March, 2014

Seal

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Greg Schopp, Village President