

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

**PLAN COMMISSION**

**April 11, 2016**

**Village Hall**

**125 Depot Street**

**5:35 p.m. or immediately following Joint Plan Commission/Village Board Meeting held at 5:30 p.m.**

*(note change of start time of meeting)*

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of March 14, 2016 – *pg 2*
4. Plan Commission Resolution 01-16 Amend 2009 Comprehensive Plan- *pgs 3-10*
5. Plan Commission Resolution 02-16 Annexing Land (West Parcel) from the Town of Farmington – Petition #13918 to the Village of Johnson Creek – *pgs 11-14*
6. Plan Commission Resolution 03-16 Annexing Land (East Parcel) from the Town of Farmington – Petition #13918 to the Village of Johnson Creek – *pgs 15-18*
7. Open Public Hearing: Permanent Zoning – Planned Industrial (PI) – Lot 1 (West Parcel) from Town of Farmington – Petition #13918 and Lot 2 (East Parcel) from Town of Farmington – Petition #13918; and Re-Zoning of Lot 5 and Lot 6 of the River Creek Centre subdivision and Vacated Right of Way of Paradise Lane from Planned Business to Planned Industrial (PI) in accordance with Amendment of Comprehensive Plan.
8. Close Public Hearing
9. Plan Commission Resolution 04-16 Permanent Zoning- Planned Industrial (PI) – Lot 1 and Lot 2 – Annexation Petition 13918 – *pgs 19-21*
10. Plan Commission Resolution 05-16 Re-Zoning Lot 5 and Lot 6 of River Creek Centre Subdivision and Vacated Public Right of Way of Paradise Lane from Planned Business (PB) to Planned Industrial (PI) –*pgs 22-24*
11. Resolution 39-16 Certified Survey Map (CSM) – Lot 1 and Lot 2 of Annexation Petition #13918 – *pgs 25-28*
12. Resolution 40-16 Certified Survey Map (CSM) Combining Lot 1 and Lot 2 of a CSM of Annexation Petition #13918 and Lot 5 and Lot 6 – River Creek Centre Subdivision and Vacated Right of Way (ROW) of Paradise Lane –*pgs29-32*
13. Resolution 41-16 Site Plan – North Resort Drive, LLC – 150 Resort Drive – *pgs 33-45*
14. Next Meeting - May 9, 2016 - 5:00 p.m.
15. Adjourn

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

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

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

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

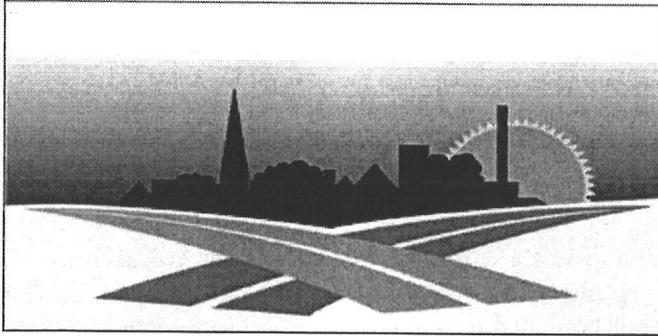
<i>Agenda Posting Information</i>	
Date Posted	
Time	a.m. / p.m.
Initials	

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# Village of Johnson Creek

Crossroads With A Future

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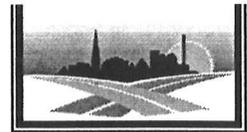
## Plan Commission Report

April 11, 2016

Prepared by

**Mark Johnsrud**

**Village Administrator/Zoning Administrator**



Chair John Swisher called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Tim Semo, Matthew Silkey, John Swisher and Scott Thomas. Absent and excused: Mary Nimm. Also in attendance: Village Administrator Mark Johnsrud, Village Planner Mike Slavney with Vandewalle & Associates and Clerk-Treasurer Joan Dykstra.

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

**Approve Minutes of January 11, 2016**

An Armstrong/Semo motion carried unanimously to recommend approving January 11, 2016 minutes.

**Resolution 36-16 Certified Survey Map Re-Division of Lot 4 and Lot 5 Serenity Pines Subdivision**

Johnsrud reviewed Resolution 36-16, a certified survey map (CSM) showing a re-division of lots 4 and 5 of the Serenity Pines subdivision. Johnsrud stated the Village typically discourages combining residential lots because it reduces density in a platted subdivision, however, Lot 4 is unbuildable due to steep grade. This CSM will combine Lot 4 and Lot 5 of the Serenity Pines subdivision to permit construction on the combined lot. The Village owns the adjacent lot, Lot 50, which is a likely location for a second water tower to serve development to the West and South of the current Village limits.

Adams questioned what the population would need to be for the construction of another water tower? Johnsrud said it is not an issue of population but a service issue as it depends on maintaining water pressure to development that may occur to the West and South of the Village. Slavney said if the Village extends to the West side of the Rock River, there would be a need.

Planner Slavney recommended that the Southern lot line of the CSM should indicate a utility or setback easement of 30 feet and will work with the Village attorney to write a document for recording at the Register of Deeds against the combined parcel regarding the possibility of a future water tower site to the South on the Village owned Lot 50. Johnsrud said the reason for the easement or setback is because condensation could drip or form ice and fall from the tower near the property line. Thomas recused himself and asked that it be placed on the CSM or have the CSM referenced to this document.

An Armstrong/Semo motion carried 5-0-1 with Thomas recusing himself to recommend approving Resolution 36-16 a certified survey map re-division of Lot 4 and Lot 5 Serenity Pines subdivision to include a 30 foot utility easement/setback and also language on a recordable document regarding the possibility of a future water tower site to the South of the certified survey map (CSM).

**Next Meeting** – April 11, 2016 – 5:00 p.m.

**Adjourn**

A Semo/Armstrong motion carried to adjourn at 5:17 p.m.

Joan Dykstra  
Clerk – Treasurer

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

**AGENDA ITEM – PC2016-4-01**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

The Village Comprehensive Plan was adopted in 2009.

**GENERAL LOCATION:**

N/A

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Amending the Adopted Comprehensive Plan per State Statute 66.1001 is in accordance with the Comprehensive Plan.

**STAFF ANALYSIS:**

North Resort Drive, LLC has proposed an industrial development for Lot 5 and Lot 6 of the River Creek Centre Subdivision. The Comprehensive Plan needs to be amended to permit Planned Industrial (PI) as a “Mixed Use” within TID 3.

In addition, the lands located on the northern end of Rimmel Drive are recommended for “Planned Mixed Use” as the Rainbow Hospice and Sunset Ridge Assisted Living developments are exceptions to Planned Office development. Future development proposals of this subdivision will likely follow a mixed use which may include senior housing.

Consequently, the subdivision behind the Premium Outlet Mall including the lands to the north of River Drive and south to I-94 are recommended for “Planned Mixed Use”. Future development of these lands may hold a mixture of mixed residential to commercial to planned industrial proposals.

The properties to the east and south of Menards are recommended for “Planned Mixed Use”. The commercial corridor along I-94 will likely continue to develop however future development of the land to County Highway B may contain mixed use as single family residential is located in the Grey Hawk subdivision located to the south of County Highway B.

Therefore, the Plan Commission Resolution 01-16 recommends the following proposed amendments to the Comprehensive Plan:

1. The proposed change from “Planned Neighborhood” or “Public Parks & Open Space” land use category to “Planned Mixed Use” for the area north of Resort Drive, between County Highway Y and the Rock River Floodplain, and the southwest corner of the intersection of River Drive, Red Oak Circle and railroad right of way; and

2. The proposed vacation of the northern portion of public right of way on Paradise Lane; and
3. The proposed annexation of portions of two parcels south of River Drive from the Town of Farmington, and changing their future land use category to “Planned Mixed Use” or “Environmental Corridor” to follow current wetland boundaries and remove trail connections; and
4. The proposed change from the “Planned Neighborhood” category to “Public Parks & Open Space” to follow the current floodplain boundary for the area northwest of Rainbow Lane and east of the Rock River; and
5. The proposed changes from the “Planned Commercial” or “Planned Office” categories to “Planned Mixed Use” for the lands adjacent to the northern end of Remmel Drive, and adjacent natural features from “Environmental Corridor” to Planned Mixed Use” to follow the current woodland extent; and
6. The proposed change from the “Planned Commercial” or “Planned Industrial” to “Planned Mixed Use” for lands on the west side of Old 26 Road, adjacent to I-94, Crossroads Way and River Drive; and
7. The proposed change from “Planned Commercial” to Planned Mixed Use” for the area on the east side of Spring Lane between I-94 and County Highway B.

**PLAN COMMISSION  
RESOLUTION 01-16**

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**AMEND  
2009 COMPREHENSIVE PLAN**

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

**WHEREAS**, the Village of Johnson Creek on January 26, 2009 adopted the Village of Johnson Creek Comprehensive Plan, (hereinafter "Plan") as the Village's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of amendments to it; and

**WHEREAS**, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

**WHEREAS**, the Village of Johnson Creek Plan Commission has the authority and responsibility to recommend amendments to the Plan to the Village Board, under Section 66.1001(4)(b); and

**WHEREAS**, on April 11, 2016, the Plan Commission reviewed proposed amendments to the Plan that were contained in reports from the Village Planner dated March 7, 2016 which recommends:

1. The proposed change from "Planned Neighborhood" or "Public Parks & Open Space" land use category to "Planned Mixed Use" for the area north of Resort Drive, between County Highway Y and the Rock River Floodplain, and the southwest corner of the intersection of River Drive, Red Oak Circle and railroad right of way; and
2. The proposed vacation of the northern portion of public right of way on Paradise Lane; and
3. The proposed annexation of portions of two parcels south of River Drive from the Town of Farmington, and changing their future land use category to "Planned Mixed Use" or "Environmental Corridor" to follow current wetland boundaries and remove trail connections; and
4. The proposed change from the "Planned Neighborhood" category to "Public Parks & Open Space" to follow the current floodplain boundary for the area northwest of Rainbow Lane and east of the Rock River; and
5. The proposed changes from the "Planned Commercial" or "Planned Office" categories to "Planned Mixed Use" for the lands adjacent to the northern end of Remmel Drive, and adjacent natural features from "Environmental Corridor" to Planned Mixed Use" to follow the current woodland extent; and
6. The proposed change from the "Planned Commercial" or "Planned Industrial" to "Planned Mixed Use" for lands on the west side of Old 26 Road, adjacent to I-94, Crossroads Way and River Drive; and
7. The proposed change from "Planned Commercial" to Planned Mixed Use" for the area on the east side of Spring Lane between I-94 and County Highway B; and

In addition, the following text is recommended for deletion (as shown by strikethrough on page 88) to reflect vacation of Paradise Lane as part of the North Resort Drive, LLC development on Resort Drive:

The Village will plan for the extension of the following roads:

~~"An extension of Paradise Lane (66' Right of Way)"~~

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the Village of Johnson Creek hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendments to the 2009 Village of Johnson Creek Comprehensive Plan that the Plan Commission recommended for approval at its April 11, 2016 Plan Commission Meeting.

**PASSED AND ADOPTED** by the Village Board of the Village of Johnson Creek, Jefferson County, Wisconsin this 11<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
John L. Swisher, President Plan Commission

ATTEST:

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



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek  
From: Michael A. Slavney, FAICP, Village Planner  
CC: Dan Johns, AICP, Assistant Planner; Jackie Mich, AICP, Assistant Planner  
Date: March 7, 2016  
Re: Proposed Amendments to the Comprehensive Plan

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## **Purpose**

The purposes of the proposed amendments to the Comprehensive Plan are to:

1. Reflect the North Resort Drive Development project on the Future Land Use Map (page 79) through partial annexation of lands from the Town of Farmington, vacation of existing right of way on Paradise Lane, and changing land use designations for the immediate area to “Planned Mixed Use;”
2. Change the future land use designations of anticipated growth areas in the Village from more restrictive categories such as “Planned Commercial”, “Planned Neighborhood” and/or “Planned Industrial” to the more flexible “Planned Mixed Use” designation.

## **Description**

The proposed construction of a new industrial facility on the north side of Resort Drive requires a series of actions to rezone and annex property, approve a new CSM, and vacate public right-of-way, as well as concurrent amendments to the Comprehensive Plan to maintain consistency between the Village’s zoning map, future land use map and related Plan recommendations and land use descriptions.

Amendments to the Comprehensive Plan adopted by the Village in 2014 enable the Village to consider any of six narrower land use categories in areas designated for Planned Mixed Use (PMU):

- Planned Office (orange)
- Planned Commercial (salmon)
- Mixed Residential (brown)
- Community Facilities (blue)
- Public Parks and Open Space (light green)
- Planned Industrial (light gray)

This combination of moderate-intensity land use categories enables a wide variety of options when the Village considers amendments to the Zoning Map in locations with the PMU designation on the Future Land Use Map, including the JC North Development area expected to be rezoned by Plan Commission and Village Board action on April 11th. Additional areas of

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

anticipated future development are also proposed for amendment of their respective future land use designations in order to facilitate future Village rezoning and approval processes, as described in the following pages.

Proposed Text Amendment for page 69 of the Comprehensive Plan:

- Text recommended for addition is shown as underlined.
- Text recommended for addition is shown as ~~strike through~~.

**g. Planned Mixed Use**

**Description:** This future land use category includes a carefully designed blend of Planned Office, Planned Commercial, Planned Industrial, Mixed Residential, Public Parks and Open Space, and/or Community Facility land uses, described in detail elsewhere in this chapter. Approvals for such projects should be granted only after submittal, public review, and Village approval of detailed site, landscaping, signage, lighting, stormwater, erosion control, and utility plans – usually as part of a Planned Unit Development or a combination of individual development projects. Planned Mixed Use areas are intended to be vibrant urban places that should function as community gathering spots. This land use category is shown on Map 7 north of County Highway B and east of State Highway 26, along the Resort Drive area north of I-94 between the Rock River, River Drive and County Highway Y Old 26 Road, the east side of Rommel Drive, and on the east side of State Highway 26 between County Highway B and County Highway Y.

Proposed Future Land Use Map Amendment for page 79 of the Comprehensive Plan:

The attached Draft Future Land Use Map depicts:

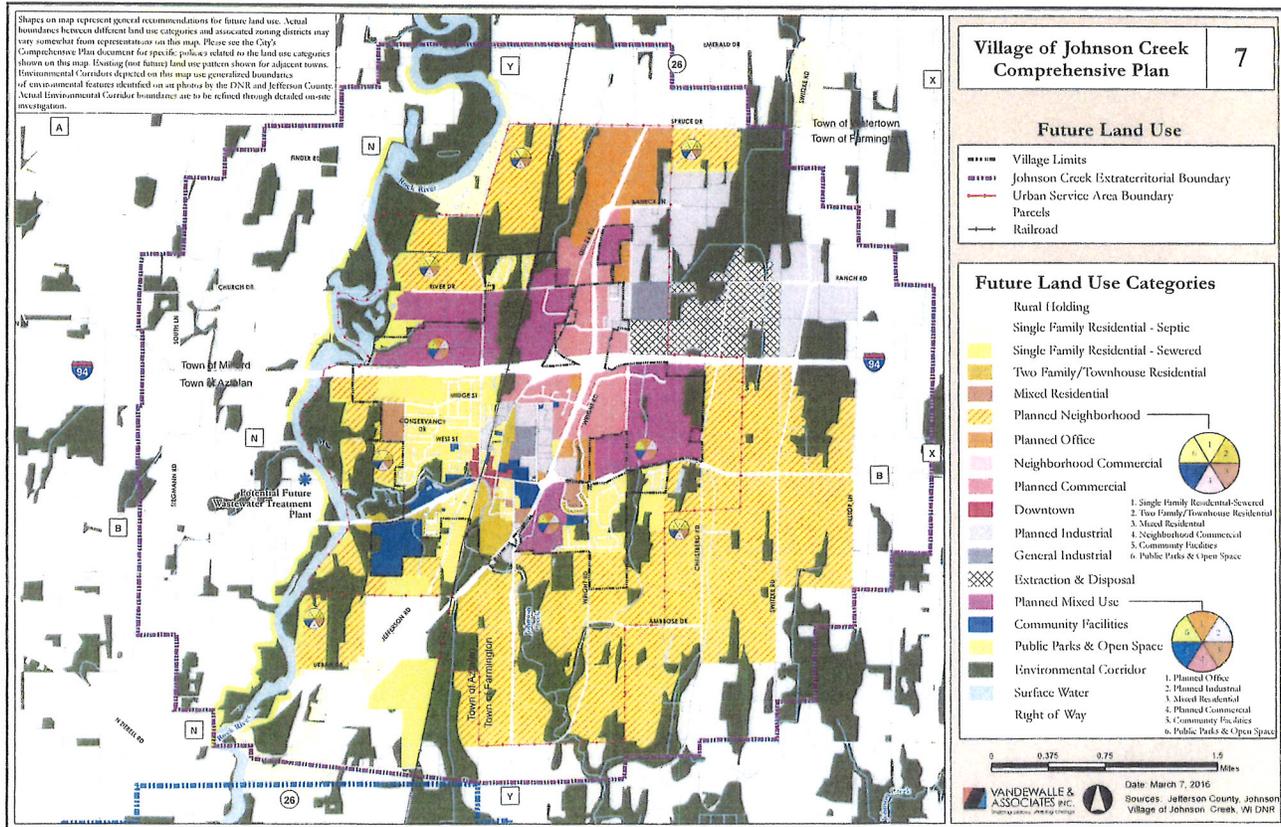
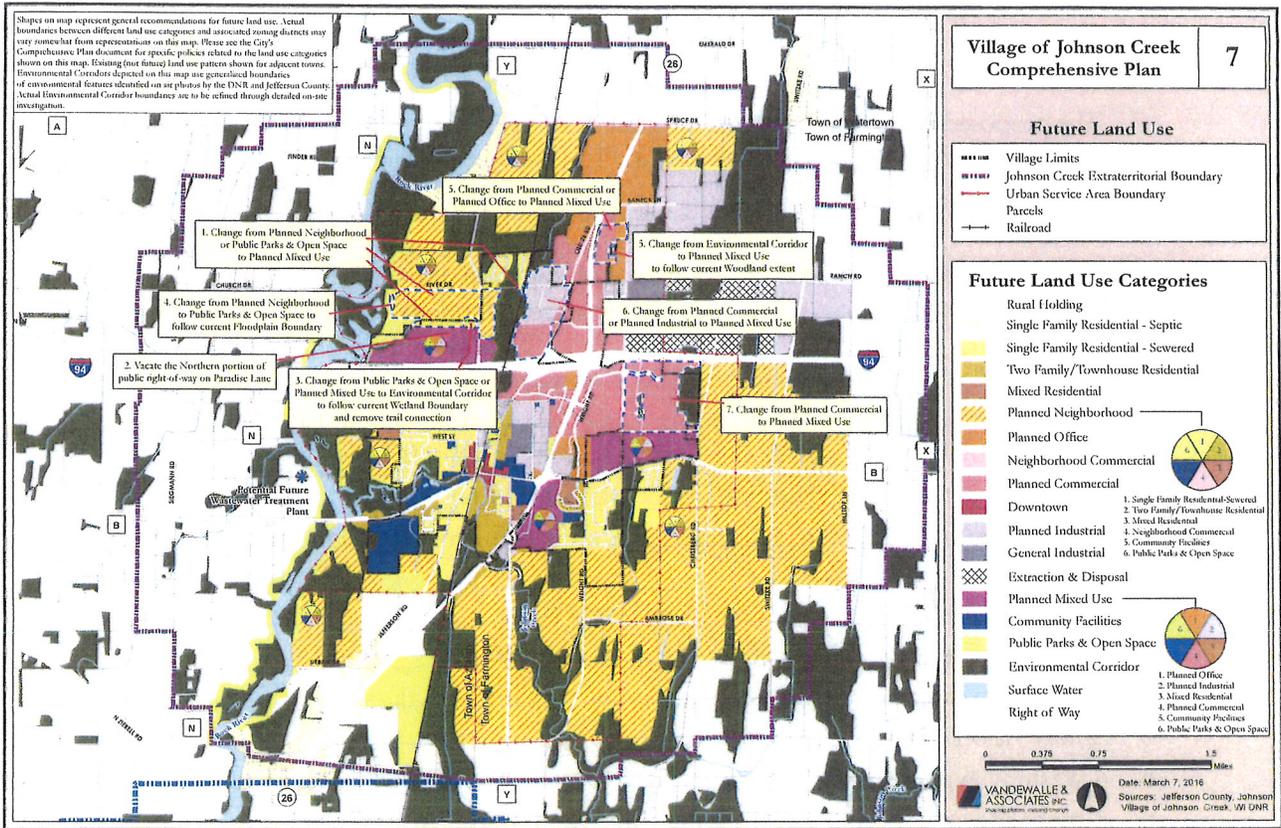
1. The proposed change from “Planned Neighborhood” or “Public Parks & Open Space” land use category to “Planned Mixed Use” for the area north of Resort Drive, between County Highway Y and the Rock River Floodplain, and the southwest corner of the intersection of River Drive, Red Oak Circle and railroad right of way;
2. The proposed vacation of the northern portion of public right of way on Paradise Lane;
3. The proposed annexation of portions of two parcels south of River Drive from the Town of Farmington, and changing their future land use category to “Planned Mixed Use” or “Environmental Corridor” to follow current wetland boundaries and remove trail connections;
4. The proposed change from the “Planned Neighborhood” category to “Public Parks & Open Space” to follow the current floodplain boundary for the area northwest of Rainbow Lane and east of the Rock River;
5. The proposed changes from the “Planned Commercial” or “Planned Office” categories to “Planned Mixed Use” for the lands adjacent to the northern end of Rommel Drive, and adjacent natural features from “Environmental Corridor” to “Planned Mixed Use” to follow the current woodland extent;
6. The proposed change from the “Planned Commercial” or “Planned Industrial” to “Planned Mixed Use” for lands on the west side of Old 26 Road, adjacent to I-94, Crossroads Way and River Drive;

7. The proposed change from “Planned Commercial to “Planned Mixed Use” for the area on the east side of Spring Lane between and I-94 and County Highway B.

Proposed Text Amendment for page 88 of the Comprehensive Plan:

The following text is recommended for deletion to reflect vacation of Paradise Lane as part of the JC North Development on Resort Drive, and is shown as ~~strike through~~.

- The Village will plan for the extension of the following roads:
  - A north-south extension of Waldmann Lane from Baneck Lane to Emerald Road (80’ Right-of-Way) to provide access to properties east of Highway 26.
  - A westerly extension of Baneck Lane (80’ Right-of-Way).
  - A north-south extension of Rainbow Lane, connecting to Woodside Lane (66’ Right-of-Way)
  - ~~An extension of Paradise Lane (66’ Right-of-Way).~~
  - A westerly extension of Linmar Lane (66’ Right-of-Way).
  - A southerly extension of Crossroads Way (66’ Right-of-Way).
  - An extension of Cedar Street (66’ Right-of-Way).
  - A westerly extension of Midge Street (80’ Right-of-Way to 66’ Right-of-Way).
  - A northerly extension of Gosdeck Lane (66’ Right-of-Way).
  - An extension of Maple Street to North Watertown Street (66’ Right-of-Way).
  - A westerly extension of Meadowview Lane to County Highway Y (80’ Right-of-Way), with a southeast extension to Wright Road (66’ Right-of-Way).
  - An easterly extension of Biederman Drive to County Highway Y (80’ Right-of-Way).



**AGENDA ITEM – PC2016-4-02**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

Petition for direct annexation of a parcel from a Township to a Village is permitted by State Statute 66.0217(2)

**GENERAL LOCATION:**

This parcel is located north of Rainbow Lane in the River Creek subdivision.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Petition for direct annexation is permitted within the comprehensive plan.

**STAFF ANALYSIS:**

This is the west parcel of 3.431 acres which is petitioned for direct annexation in accordance with 66.0217(2).

North Resort Drive, LLC holds an option to purchase this parcel for a Planned Industrial development to include this parcel and Lot 5 and Lot 6 of the River Creek Centre subdivision plus the vacated public right of way of Paradise Lane.

Plan Commission Resolution 02-16 recommends approval of the annexation to the Village Board.

PLAN COMMISSION  
RESOLUTION 02-16

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ANNEXING LAND (WEST PARCEL) FROM THE TOWN OF FARMINGTON  
PETITION #13918  
TO THE VILLAGE OF JOHNSON CREEK

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

**WHEREAS**, a Petition for Direct Annexation has been presented to the Village of Johnson Creek under statutory authority 66.0217(2), Wisconsin Statutes as amended; and

**WHEREAS**, the petition was signed by all of owners of the property within the proposed area for annexation; and,

**WHEREAS**, said Petition for Annexation and Notice contains a legal description of the territory proposed to be annexed sufficiently accurate to determine its location, designates the area to be annexed to the Village of Johnson Creek and designates the area as being proposed to be detached from the Town of Farmington, as located in Jefferson County; and

**WHEREAS**, the Village Board of the Village of Johnson Creek has determined that the proposed annexation is in the best interest of the Village of Johnson Creek and the owners of real estate in the proposed annexation area; and,

**NOW THEREFORE BE IT RESOLVED** that the Plan Commission of the Village of Johnson Creek hereby recommends to the Village Board of the Village of Johnson Creek, Jefferson County, State of Wisconsin as follows:

1. That the following described real estate be, and upon enactment, posting and/or publication of this ordinance as required by law, shall annex from the Town of Farmington the following described property:

Being a part of the Northeast ¼ of Section 12, Township 7 North Range 14 East, in the Town of Farmington, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast ¼ of Section 12, thence S 00°45'13" W along the east line of said Northeast ¼ Section 1327.98 feet; thence S 89°13'20" W, 1336.38 feet to the west line of the Northeast ¼ of the Northeast ¼ of said Section 12 and the point of beginning; thence continuing S 89°13'20" W, 745.32 feet; thence N 00°42'54"W, 200.00 feet; thence N 89°13'20" E, 749.27 to the west line of the Northeast ¼ of the Northeast ¼ of said Section, thence S 00°25'04" W, along said west line of the Northeast ¼ of the Northeast ¼ of said Section 12, 200.04 feet to the point of beginning.

Containing 149,459 square feet, 3.431 acres

2. That a scale map of the area, showing the boundaries of annexed territory and the relationship to the boundaries of the Village of Johnson Creek, is attached to this ordinance as Exhibit A and is deemed an integral part of this annexation ordinance.

3. That the current population of the territory being annexed is zero (0) persons, in Ward 3, determined in accordance with the definition under Section 66.0217(3), Wisconsin Statutes.
4. This Annexation Ordinance shall be effective upon its enactment by a two-thirds vote of the members of the Village Board of the Village of Johnson Creek.
5. That, in accordance with the requirements Wis. Stat. § 66.0217(14), the Village of Johnson Creek, by enactment of this annexation ordinance, agrees to pay annually to the Town of Farmington, for five years, an amount equal to the amount of property taxes that the Town of Farmington levied on the annexed territory as shown by the tax roll under Wis. Stat. § 70.65 in the year in which the annexation is final.
6. The Village Clerk of the Village of Johnson Creek shall file with the Wisconsin Secretary of State a certified copy of this Annexation Ordinance and with each company providing utility services in the area annexed. One original copy of this Annexation Ordinance shall be provided to the Jefferson County Register of Deeds for recording/filing purposes, and one certified copy shall be filed with the Clerk of the affected school district and the Town of Farmington.

**PASSED AND ADOPTED** by the Plan Commission of the Village of Johnson Creek, Jefferson County, Wisconsin this 11<sup>th</sup> day of April, 2016.

VILLAGE OF JOHNSON CREEK

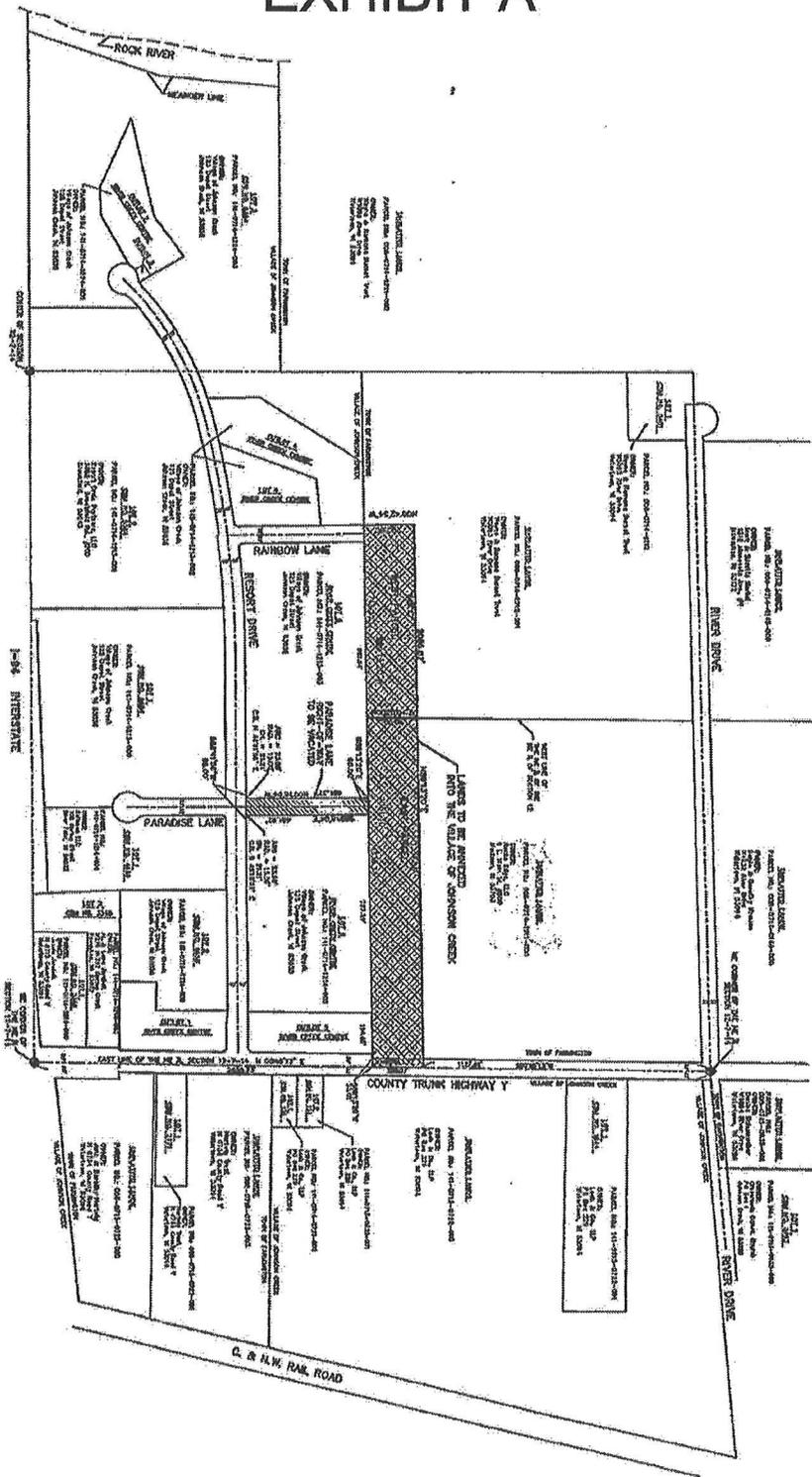
ATTEST:

BY: \_\_\_\_\_  
John L. Swisher, Plan Commission - Chair

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

Date Introduced: April 11, 2016  
Date Adopted: April 11, 2016  
Date Posted:  
Date Published: n/a

# EXHIBIT A



ANNEXATION AND  
ROAD VACATION  
PLAT AND AREA MAP



C/E NO. 15281  
FEBRUARY 05, 2006

**JOHNSON CREEK - NORTH**  
JOHNSON CREEK, WI



**AGENDA ITEM – PC2016-4-03**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

Petition for direct annexation of a parcel from a Township to a Village is permitted by State Statute 66.0217(2)

**GENERAL LOCATION:**

This parcel is located north of former Paradise Lane in the River Creek subdivision.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Petition for direct annexation is permitted within the comprehensive plan.

**STAFF ANALYSIS:**

This is the east parcel of 6.138 acres which is petitioned for direct annexation in accordance with 66.0217(2).

North Resort Drive, LLC holds an option to purchase this parcel for a Planned Industrial development to include this parcel, the west parcel recommended for annexation and Lot 5 and Lot 6 of the River Creek Centre subdivision plus the vacated public right of way of Paradise Lane.

Plan Commission Resolution 03-16 recommends approval of the annexation to the Village Board.

**PLAN COMMISSION  
RESOLUTION 03-16**

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**ANNEXING LAND (EAST PARCEL) FROM THE TOWN OF FARMINGTON  
PETITION #13918  
TO THE VILLAGE OF JOHNSON CREEK**

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

**WHEREAS**, a Petition for Direct Annexation has been presented to the Village of Johnson Creek under statutory authority 66.0217(2), Wisconsin Statutes as amended; and

**WHEREAS**, the petition was signed by all of owners of the property within the proposed area for annexation; and,

**WHEREAS**, said Petition for Annexation and Notice contains a legal description of the territory proposed to be annexed sufficiently accurate to determine its location, designates the area to be annexed to the Village of Johnson Creek and designates the area as being proposed to be detached from the Town of Farmington, as located in Jefferson County; and

**WHEREAS**, the Village Board of the Village of Johnson Creek has determined that the proposed annexation is in the best interest of the Village of Johnson Creek and the owners of real estate in the proposed annexation area; and,

**NOW THEREFORE BE IT RESOLVED** that the Plan Commission of the Village of Johnson Creek hereby recommends to the Village Board of the Village of Johnson Creek, Jefferson County, State of Wisconsin as follows:

1. That the following described real estate be, and upon enactment, posting and/or publication of this ordinance as required by law, shall annex from the Town of Farmington the following described property:

Being a part of the Northeast  $\frac{1}{4}$  of Section 12, Township 7 North Range 14 East, in the Town of Farmington, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast  $\frac{1}{4}$  of Section 12, thence S  $00^{\circ}45'13''$  W along the east line of said Northeast  $\frac{1}{4}$  Section 1127.91 feet to the point of beginning; thence S  $89^{\circ}13'20''$  W, 1337.55 feet to the west line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 12; thence S  $00^{\circ}25'04''$  W along said west line, 200.04 feet; thence N  $89^{\circ}13'20''$  E, 1336.38 feet; thence N  $00^{\circ}45'17''$  E, 200.07 feet to the point of beginning.

Containing 267,393 square feet, 6.138 acres

2. That a scale map of the area, showing the boundaries of annexed territory and the relationship to the boundaries of the Village of Johnson Creek, is attached to this ordinance as Exhibit A and is deemed an integral part of this annexation ordinance.
3. That the current population of the territory being annexed is zero (0) persons, in Ward 3, determined in accordance with the definition under Section 66.0217(3), Wisconsin Statutes.

4. This Annexation Ordinance shall be effective upon its enactment by a two-thirds vote of the members of the Village Board of the Village of Johnson Creek.
5. That, in accordance with the requirements Wis. Stat. § 66.0217(14), the Village of Johnson Creek, by enactment of this annexation ordinance, agrees to pay annually to the Town of Farmington, for five years, an amount equal to the amount of property taxes that the Town of Farmington levied on the annexed territory as shown by the tax roll under Wis. Stat. § 70.65 in the year in which the annexation is final.
6. The Village Clerk of the Village of Johnson Creek shall file with the Wisconsin Secretary of State a certified copy of this Annexation Ordinance and with each company providing utility services in the area annexed. One original copy of this Annexation Ordinance shall be provided to the Jefferson County Register of Deeds for recording/filing purposes, and one certified copy shall be filed with the Clerk of the affected school district and the Town of Farmington.

**PASSED AND ADOPTED** by the Plan Commission of the Village of Johnson Creek, Jefferson County, Wisconsin this 11th day of April, 2016.

VILLAGE OF JOHNSON CREEK

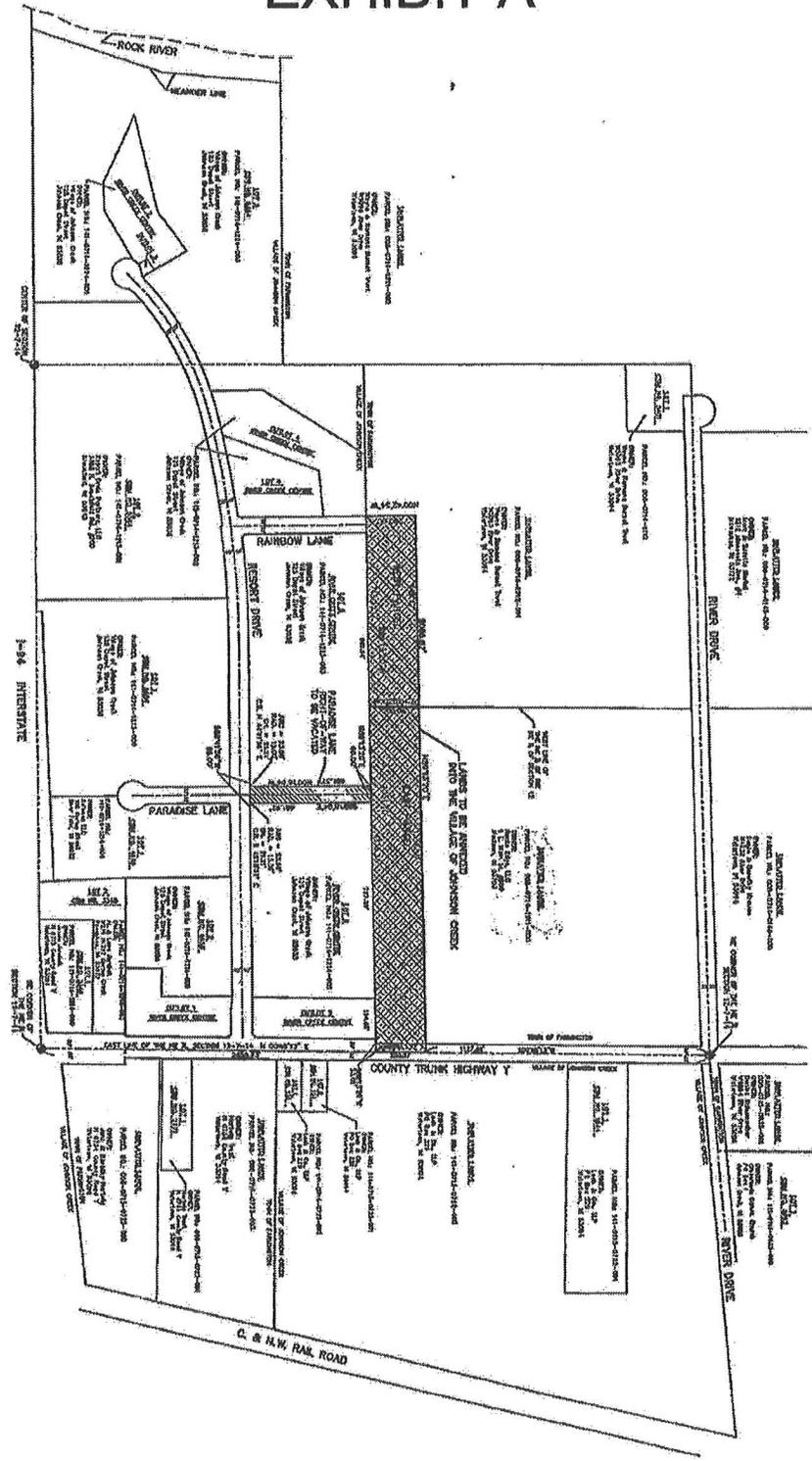
ATTEST:

BY: \_\_\_\_\_  
John L. Swisher, Plan Commission - Chair

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

Date Introduced: April 11, 2016  
Date Adopted: April 11, 2016  
Date Posted:  
Date Published: n/a

# EXHIBIT A



## ANNEXATION AND ROAD VACATION PLAT AND AREA MAP

C.E. NO.: 1581H  
FEBRUARY 25, 2016

### JOHNSON CREEK - NORTH JOHNSON CREEK, WI



**AGENDA ITEM – PC2016-4-04**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

Permanent Zoning must be placed on all parcels in accordance with the comprehensive plan.

**GENERAL LOCATION:**

These parcels are north Resort Drive of the River Creek Centre subdivision

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Permanent zoning is required within the comprehensive plan.

**STAFF ANALYSIS:**

North Resort Drive, LLC holds an option to purchase this parcel for a Planned Industrial development to include this parcel, the west parcel recommended for annexation and Lot 5 and Lot 6 of the River Creek Centre subdivision plus the vacated public right of way of Paradise Lane.

Planned Industrial (PI) zoning is recommended in accordance with a proposed development from North Resort Drive, LLC

Plan Commission Resolution 04-16 recommends approval of Planned Industrial (PI) for both parcels (Lot 1 – West Parcel and Lot 2 – East Parcel recommended for annexation to the Village) to the Village Board.

PLAN COMMISSION  
RESOLUTION 04-16

---

PERMANENT ZONING  
PLANNED INDUSTRIAL (PI)  
LOT 1 AND LOT 2  
ANNEXATION PETITION #13918

---

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

**WHEREAS**, the Plan Commission has approved Plan Commission Resolution 01-16 recommending annexation of Lot 1, a parcel of 3.431 acres and Resolution 02-16 recommending annexation of Lot 2, a parcel of 6.138 acres, and

**WHEREAS**, the amended Comprehensive Plan permits "Mixed Use" development including Planned Industrial (PI) zoning, and

**WHEREAS**, the petitioners approve and recommend permanent zoning of Planning Industrial (PI) for both Lot 1 and Lot 2, and

**NOW THEREFORE BE IT RESOLVED**, the Plan Commission recommends that the Village Board of Trustees of the Village of Johnson Creek approve permanent zoning of Planned Industrial (PI) for Lot 1 and Lot 2 of annexation petition #13918, and

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

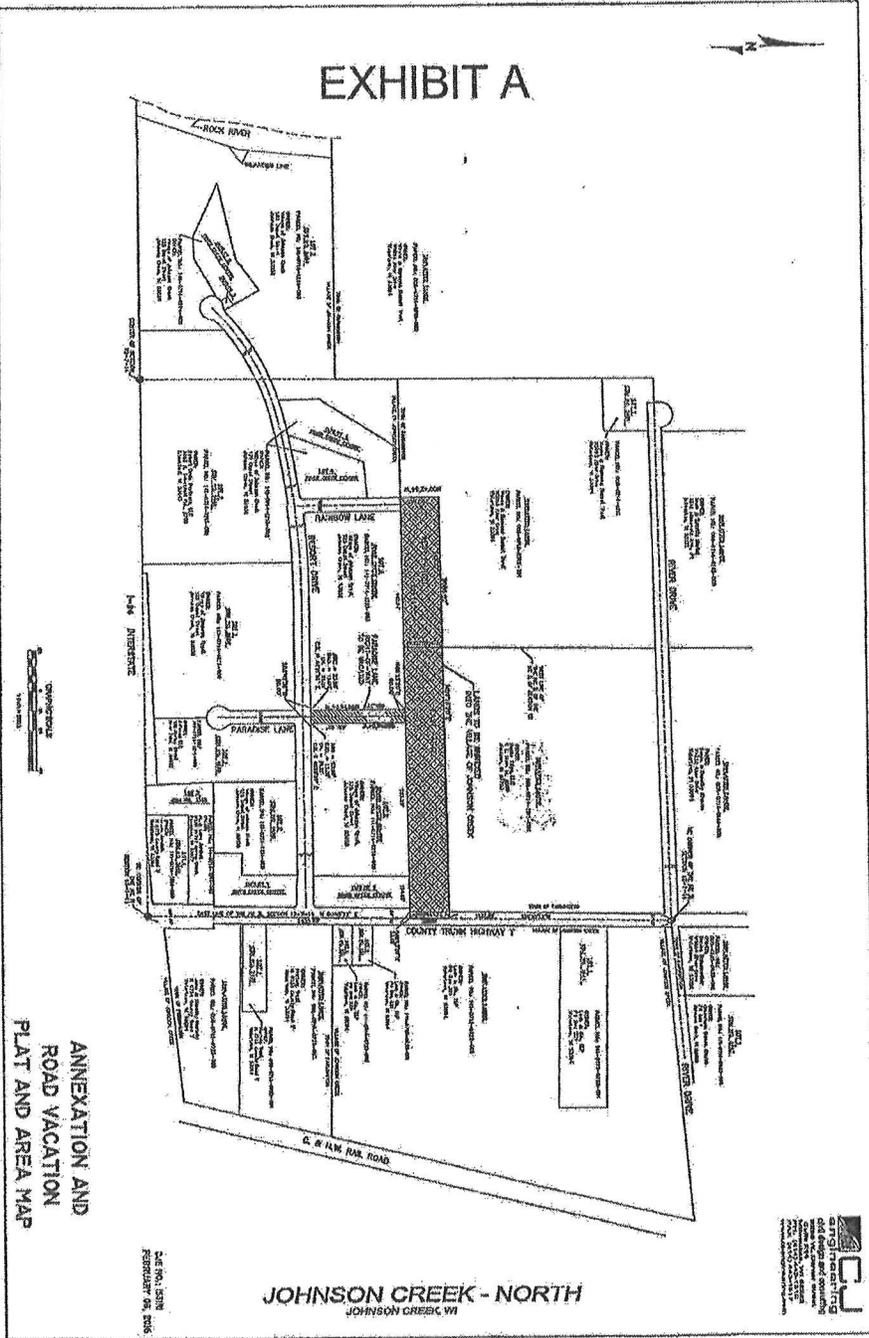
**PASSED AND ADOPTED** by the Village Board of Trustees this 11<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
John L. Swisher, Village President

ATTEST:

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

# EXHIBIT A



**AGENDA ITEM – PC2016-4-05**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

River Creek Centre subdivision was zoned Planned Business (PB) to accommodate a previous development proposal of a waterpark hotel complex.

**GENERAL LOCATION:**

Lot 5 and Lot 6 within the River Creek Centre subdivision is located north of Resort Drive between Rainbow Lane and County Highway Y.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Re-zoning is permitted in accordance with the comprehensive plan.

**STAFF ANALYSIS:**

North Resort Drive, LLC holds an option to purchase this parcel for a Planned Industrial development to include this parcel, the west parcel recommended for annexation and Lot 5 and Lot 6 of the River Creek Centre subdivision plus the vacated public right of way of Paradise Lane.

Planned Industrial (PI) zoning is recommended in accordance with a proposed development from North Resort Drive, LLC

Plan Commission Resolution 05-16 recommends approval of re-zoning to Planned Industrial (PI) from Planned Business (PB) for both parcels (Lot 5 and Lot 6 of the River Creek Centre subdivision and the vacated right of way of Paradise Lane) to the Village Board.

**PLAN COMMISSION  
RESOLUTION 05-16**

---

**RE-ZONING  
LOT 5 AND LOT 6 OF RIVER CREEK CENTRE SUBDIVISION  
AND VACATED PUBLIC RIGHT OF WAY OF PARADISE LANE  
FROM PLANNED BUSINESS (PB) TO PLANNED INDUSTRIAL (PI)**

---

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

**WHEREAS**, North Resort Drive, LLC is requesting a re-zoning of Lot 5 and Lot 6 of the River Creek Centre subdivision and the Vacated Public Right of Way (ROW) of Paradise Lane from Planned Business (PB) to Planned Industrial (PI), and

**WHEREAS**, North Resort Drive, LLC has also submitted a proposed Site Plan Application for the construction of a 200,000 sq. ft. industrial building for the processing and packaging of confectionary products and snacks on these parcels, and

**WHEREAS**, Planned Industrial (PI) zoning is in compliance with the amended Comprehensive Plan, and

**NOW THEREFORE BE IT RESOLVED**, the Plan Commission recommends that the Village Board of Trustees of the Village of Johnson Creek approve an ordinance to re-zone Lot 5 and Lot 6 of the River Creek Centre subdivision and the vacated public right of way (ROW) of Paradise Lane from Planned Business to Planned Industrial (PI), and

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

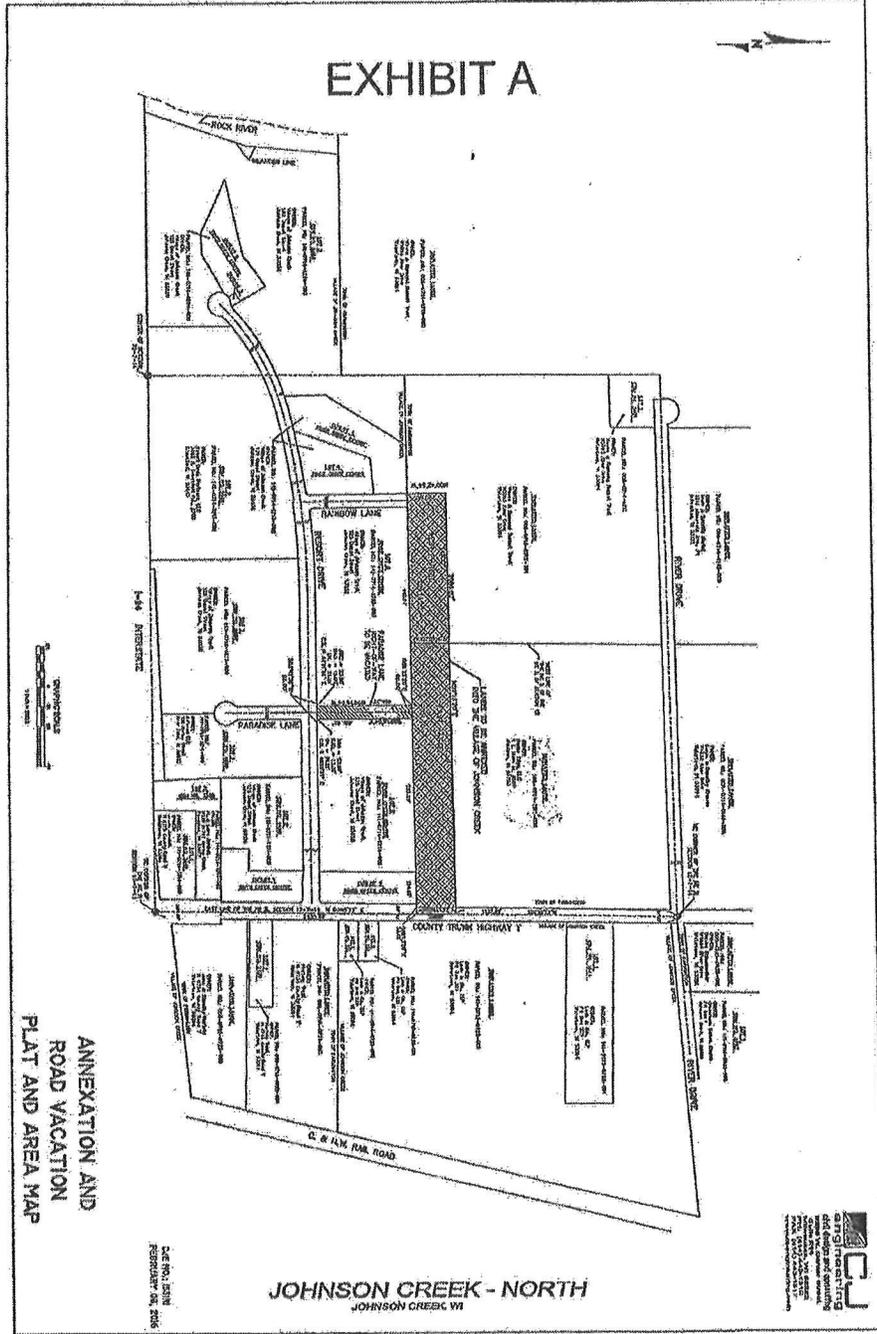
**PASSED AND ADOPTED** by the Village Board of Trustees this 11<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
John L. Swisher, Plan Commission - Chair

ATTEST:

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

# EXHIBIT A



**AGENDA ITEM – PC2016-4-06**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

A certified survey map is necessary to dedicate right of way.

**GENERAL LOCATION:**

The west and east parcels of direct annexation #13918 are located north of Resort Drive between Rainbow Lane and County Highway Y.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

A certified survey map of the annexed parcel and to dedicate right of way is consistent with the comprehensive plan.

**STAFF ANALYSIS:**

The petitioners of the annexation are requesting approval of a certified survey map (CSM) to designate the west parcel as Lot 1, and the east parcel as Lot 2, plus dedicate public right of way of fifty feet (50') from the centerline of County Highway Y in accordance with the comprehensive plan.

Resolution 39-16 recommends approval of a certified survey map (CSM) of Lot 1 and Lot 2 of annexation petition #13918 and the dedicated public right of way of fifty feet (50') from the centerline of County Highway Y in accordance with the comprehensive plan.

RESOLUTION 39-16

CERTIFIED SURVEY MAP
LOT 1 AND LOT 2 OF ANNEXATION PETITION #13918

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

WHEREAS, a Certified Survey Map (CSM) has been submitted by Wayne and Romona Burnett Trust and Rock's Edge, LLC as Lot 1 and Lot 2 of an annexation petition #13918 from the Town of Farmington, and

WHEREAS, in addition the CSM shall dedicate a 50 foot right of way (ROW) to the public along its length on County Highway Y, and

WHEREAS, the CSM is necessary to complete a Site Plan application from North Resort Drive, LLC, and

NOW THEREFORE BE IT RESOLVED, the Plan Commission recommends that the Village Board of Trustees of the Village of Johnson Creek approve the CSM of Lot 1 and Lot 2 of an annexation petition #13918 subject to approval of the Village attorney, Village engineer and Village planner, and

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

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

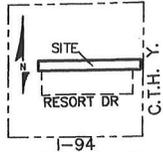
John L. Swisher, Village President

ATTEST:

Joan Dykstra, Clerk-Treasurer

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.



VICINITY MAP  
NE ¼ OF SECTION 12-7-14  
1" = 3000'

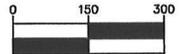
- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

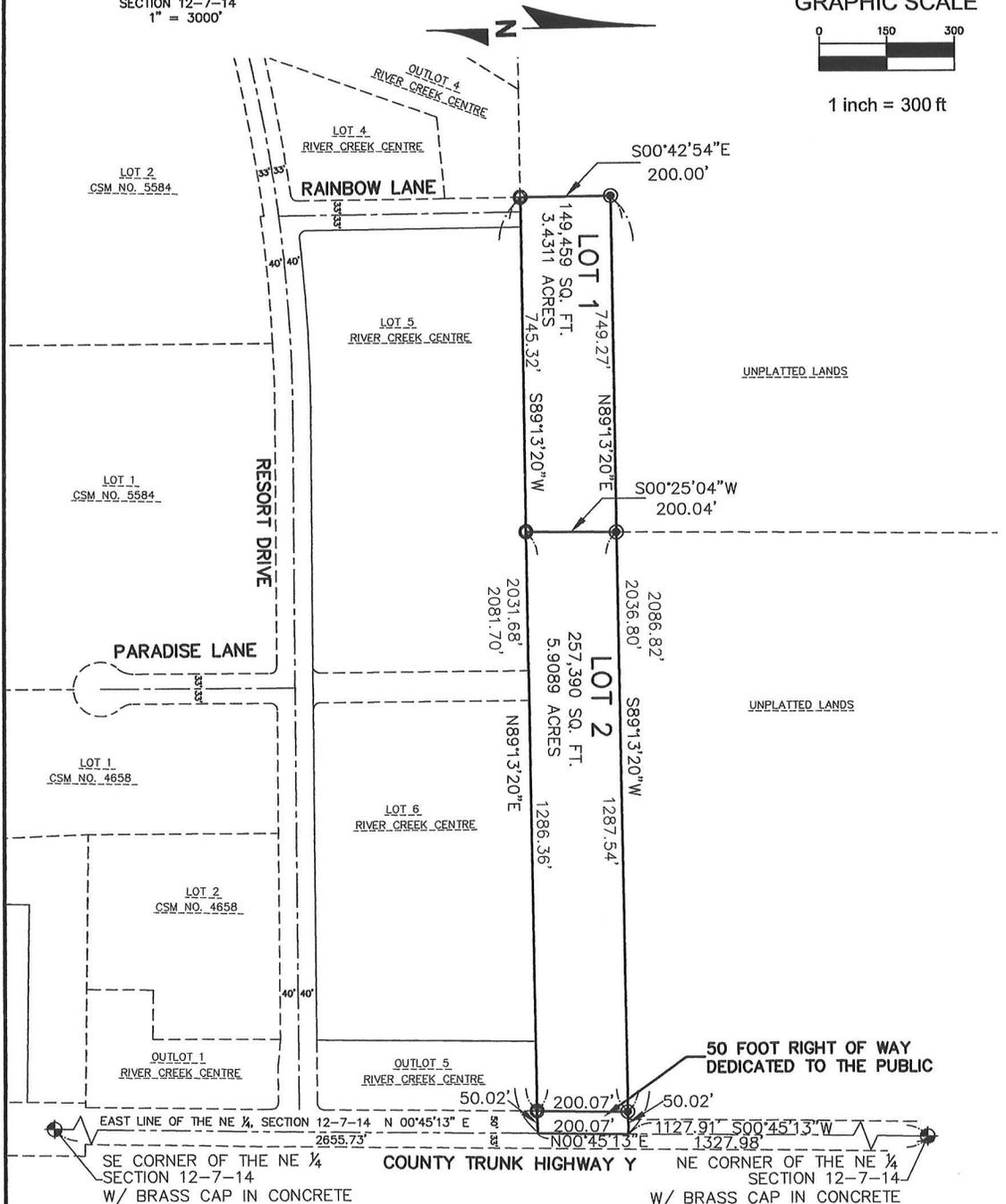
ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE ¼ OF SECTION 12, T7N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

**CJ**  
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civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com

### GRAPHIC SCALE



1 inch = 300 ft



**CERTIFIED SURVEY MAP NO.**

BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LANDS LOCATED IN NORTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, AND THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 12, THENCE S 00°45'13" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 SECTION 12, 171.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°13'20" W, 2086.82 FEET; THENCE S 00°45'13" E, 100.00 FEET; THENCE N 89°13'20" E, 2081.70 FEET; THENCE N 00°45'13" E, 200.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 418,852 SQUARE FEET OR 9.5686 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE WAYNE AND ROMONA BURNETT TRUST AND ROCK'S EDGE, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF JOHNSON CREEK IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

CJ ENGINEERING, LLC  
CHRIS JACKSON, RLS, PE  
9205 W. CENTER ST. STE 214  
MILWAUKEE, WI 53222

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

**CERTIFIED SURVEY MAP NO.**

BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WAYNE AND ROMONA BURNETT TRUST, AS OWNER (OF LOT 1), DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP. IN WITNESS WHEREOF, WAYNE AND ROMONA BURNETT TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, AND ITS SEAL TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

STATE OF WISCONSIN) SS  
JEFFERSON COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE TO ME KNOWN TO BE THE \_\_\_\_\_ OF THE WAYNE AND ROMONA BURNETT TRUST AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 2016

OWNER'S CERTIFICATE

ROCK'S EDGE, LLC, AS OWNER (OF LOT 2), DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, ROCK'S EDGE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, AND ITS SEAL TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

STATE OF WISCONSIN) SS  
JEFFERSON COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE TO ME KNOWN TO BE THE \_\_\_\_\_ OF THE ROCK'S EDGE, LLC AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 2016

CERTIFICATE OF VILLAGE OF JOHNSON CREEK PLAN COMMISSION AND VILLAGE BOARD

I, MARK JOHNSRUD, VILLAGE ADMINISTRATOR OF JOHNSON CREEK, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE PLAN COMMISSION AND VILLAGE BOARD, AS COMPLYING WITH THE VILLAGE OF JOHNSON CREEK SUBDIVISION ORDINANCES.

MARK JOHNSRUD, VILLAGE ADMINISTRATOR  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

CJ ENGINEERING, LLC  
CHRIS JACKSON, RLS, PE  
9205 W. CENTER ST. STE 214  
MILWAUKEE, WI 53222

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

**AGENDA ITEM – PC2016-4-07**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

A certified survey map is necessary to combine lots.

**GENERAL LOCATION:**

Lot 1 and Lot 2 of a CSM of direct annexation #13918 and Lot 5 and Lot 6 of the River Creek Centre subdivision and vacated right of way of Paradise Lane are all located north of Resort Drive from Rainbow Lane to County Highway Y.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

A certified survey map to combine lots is consistent with the comprehensive plan.

**STAFF ANALYSIS:**

North Resort Drive, LLC is requesting approval of a certified survey map (CSM) to combine Lot 1 and Lot 2 of a direct annexation #13918 and Lot 5 and Lot 6 of the River Creek subdivision and the vacated right of way of Paradise Lane and to dedicate a sixty-six foot (66') public right of way to extend Rainbow Lane.

The CSM will create a parcel of 28.8201 acres.

Resolution 40-16 recommends approval of a certified survey map (CSM) to combine Lot 1 and Lot 2 of a direct annexation #13918 and Lot 5 and Lot 6 of the River Creek subdivision and the vacated right of way of Paradise Lane and to dedicate a sixty-six foot (66') public right of way to extend Rainbow Lane.

RESOLUTION 40-16

---

**CERTIFIED SURVEY MAP  
 COMBINING LOT 1 AND LOT 2 OF A CSM OF ANNEXATION PETITION #13918 AND  
 LOT 5 AND LOT 6 OF RIVER CREEK CENTRE SUBDIVISION AND  
 VACATED RIGHT OF WAY OF PARADISE LANE**

---

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

**WHEREAS**, North Resort Drive, LLC is requesting approval of a certified survey map (CSM) to combine Lot 1 and Lot 2 of a CSM of annexation petition #13918 and Lot 5 and Lot 6 of the River Creek Centre subdivision and a vacated portion of Paradise Lane, and

**WHEREAS**, North Resort Drive, LLC has entered an option to purchase all of the parcels being combined, and

**WHEREAS**, in addition, the CSM dedicates a 66 foot right of way (ROW) to the north 200 feet of Rainbow Lane, and

**WHEREAS**, the CSM is necessary to complete a Site Plan application from North Resort Drive, LLC, and

**NOW THEREFORE BE IT RESOLVED**, the Plan Commission recommends that the Village Board of Trustees of the Village of Johnson Creek approve the CSM to combine Lot 1 and Lot 2 of a CSM of annexation petition #13918 and Lot 5 and Lot 6 of the River Creek Centre subdivision and a vacated portion of Paradise Lane subject to approval of the Village attorney, Village engineer and Village planner, and

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

**PASSED AND ADOPTED** by the Village Board of Trustees this 11<sup>th</sup> day of April, 2016.

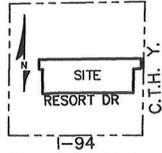
\_\_\_\_\_  
John L. Swisher, Village President

ATTEST:

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

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 5 AND LOT 6 OF RIVER CREEK CENTRE, AND LOT 1 AND LOT 2 OF CSM \_\_\_\_\_, IN THE NORTHEAST ¼ OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.



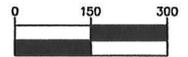
- INDICATES IRON PIPE FOUND
- ⊙ INDICATES IRON PIPE SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

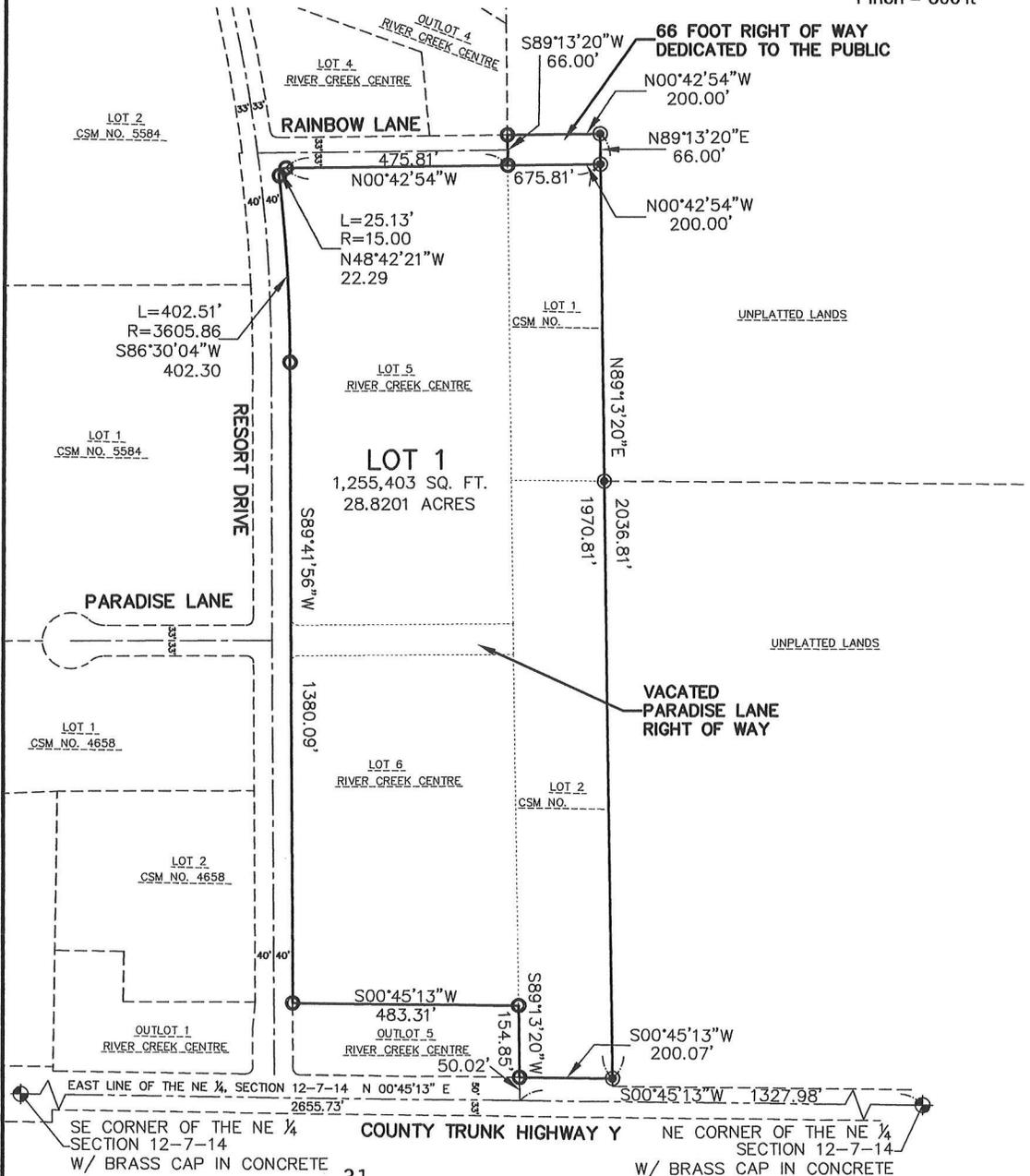
ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE ¼ OF SECTION 12, T7N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

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Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com

GRAPHIC SCALE



1 inch = 300 ft



**CERTIFIED SURVEY MAP NO.**

BEING A REDIVISION OF LOT 5 AND LOT 6 OF RIVER CREEK CENTRE, AND LOT 1 AND LOT 2 OF CSM \_\_\_\_\_ IN THE NORTHEAST ¼ OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LANDS LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ¼ OF SECTION 12, THENCE S 00°45'13" W ALONG THE EAST LINE OF SAID NORTHEAST ¼ SECTION 1327.98 FEET, THENCE S 89°13'20" W, 50.02 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY Y AND TO THE POINT OF BEGINNING, THENCE N 89°13'20" W, 154.65 FEET; THENCE S 00°45'13" W, 463.31 FEET TO THE NORTH RIGHT OF WAY LINE OF RESORT DRIVE, THENCE S 89°41'58" W ALONG SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE, 1380.09 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE, 402.51 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 3605.86 FEET, AND WHOSE CHORD BEARS S 85°30'04" W, 402.30 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF RESORT DRIVE, 25.13 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 15.00 FEET, AND WHOSE CHORD BEARS N 48°42'21" W, 22.29 FEET TO THE POINT OF BEGINNING; THENCE N 00°42'54" W ALONG SAID EAST LINE OF COUNTY TRUNK HIGHWAY Y, 200.00 FEET; THENCE N 89°13'20" E, 203.68 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY Y; THENCE S 00°45'13" W ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY Y, 200.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,255.403 SQUARE FEET OR 28.8201 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE NORTH RESORT DRIVE LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF JOHNSON CREEK IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

CJ ENGINEERING, LLC  
CHRIS JACKSON, RLS, PE  
9205 W. CENTER ST., STE 214  
MILWAUKEE, WI 53222

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

PAGE 2 OF 3

**CERTIFIED SURVEY MAP NO.**

BEING A REDIVISION OF LOT 5 AND LOT 6 OF RIVER CREEK CENTRE, AND LOT 1 AND LOT 2 OF CSM \_\_\_\_\_ IN THE NORTHEAST ¼ OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

NORTH RESORT DRIVE LLC, AS OWNER, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, NORTH RESORT DRIVE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NELSON WILLIAMS, MANAGING MEMBER, AND ITS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NELSON WILLIAMS  
MANAGING MEMBER OF NORTH RESORT DRIVE LLC

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NELSON WILLIAMS, TO ME KNOWN TO BE THE MANAGING MEMBER AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 2016

**CERTIFICATE OF VILLAGE OF JOHNSON CREEK PLAN COMMISSION AND VILLAGE BOARD**

I, MARK JOHNSRUD, VILLAGE ADMINISTRATOR OF JOHNSON CREEK, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE PLAN COMMISSION AND VILLAGE BOARD, AS COMPLYING WITH THE VILLAGE OF JOHNSON CREEK SUBDIVISION ORDINANCES.

MARK JOHNSRUD, VILLAGE ADMINISTRATOR  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

CJ ENGINEERING, LLC  
CHRIS JACKSON, RLS, PE  
9205 W. CENTER ST., STE 214  
MILWAUKEE, WI 53222

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

PAGE 3 OF 3

**AGENDA ITEM – PC2016-4-08**

**ROUTING:**

Village Board 4-11-16

**BACKGROUND INFORMATION:**

River Creek Centre subdivision was developed to accommodate a proposed development for a waterpark hotel.

**GENERAL LOCATION:**

The 28.8201 acre parcel is located north of Resort Drive from Rainbow Lane to County Highway Y.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Approval of a site plan is consistent with the amended comprehensive plan.

**STAFF ANALYSIS:**

North Resort Drive, LLC is requesting approval of a site plan to construct a 200,000 square foot planned industrial building to be used for the processing and packaging of confectionary products and snacks.

The site plan develops a portion of the 28.8201 acre site with proposed expansion of 105,373 square feet and 173,477 square feet.

The Village Board has approved a terms agreement to develop the parcel. In addition, the Village Board has approved a professional services agreement with MSA, the Village engineer, to redesign and provide bid and specifications for improvements to the intersections of Resort Drive and County Highway Y and River Road and County Highway Y to accommodate traffic considerations.

Resolution 41-16 recommends approval of a site plan submitted by North Resort Drive, LLC, at 150 Resort Drive to permit construction of a 200,000 square foot industrial building to be used for the processing and packaging of confectionary products and snacks.

RESOLUTION 41-16

SITE PLAN  
NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE

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

**WHEREAS**, a site plan application has been submitted in accordance with Village code for commercial development of a industrial building of 200,000 square feet to be used for the processing and packaging of confectionary products and snacks, and

**WHEREAS**, in addition to the site plan an Annexation Petition, CSM and Re-Zoning application have been submitted and recommended for approval, and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends to the Village Board to approve the site plan of North Resort Drive, LLC, at 150 Resort Drive to construct a 200,000 square foot building subject to final approval of the Village Engineer and Village Planner, and

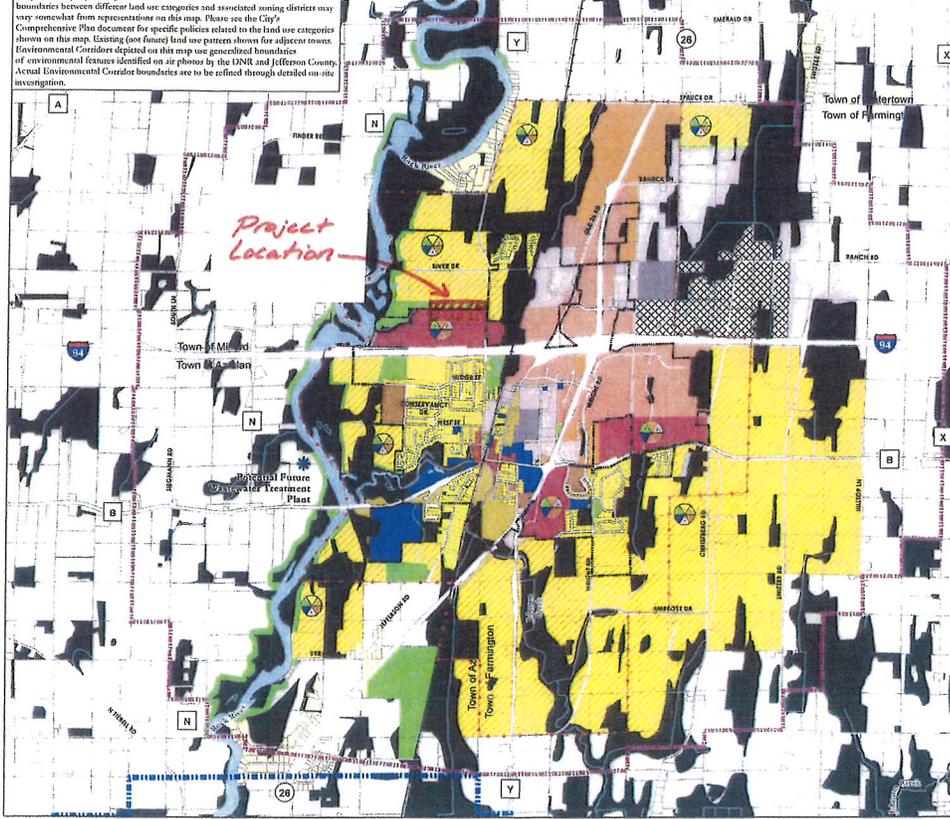
**BE IT FURTHER RESOLVED**, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

**PASSED AND ADOPTED** by the Village Board of Trustees this 11<sup>th</sup> day of April 2016.

Attest:

\_\_\_\_\_  
John L. Swisher, Village President

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



### Future Land Use

- Village Limits
- Johnson Creek Extraterritorial Boundary
- Urban Service Area Boundary
- Parcels
- Railroad

### Future Land Use Categories

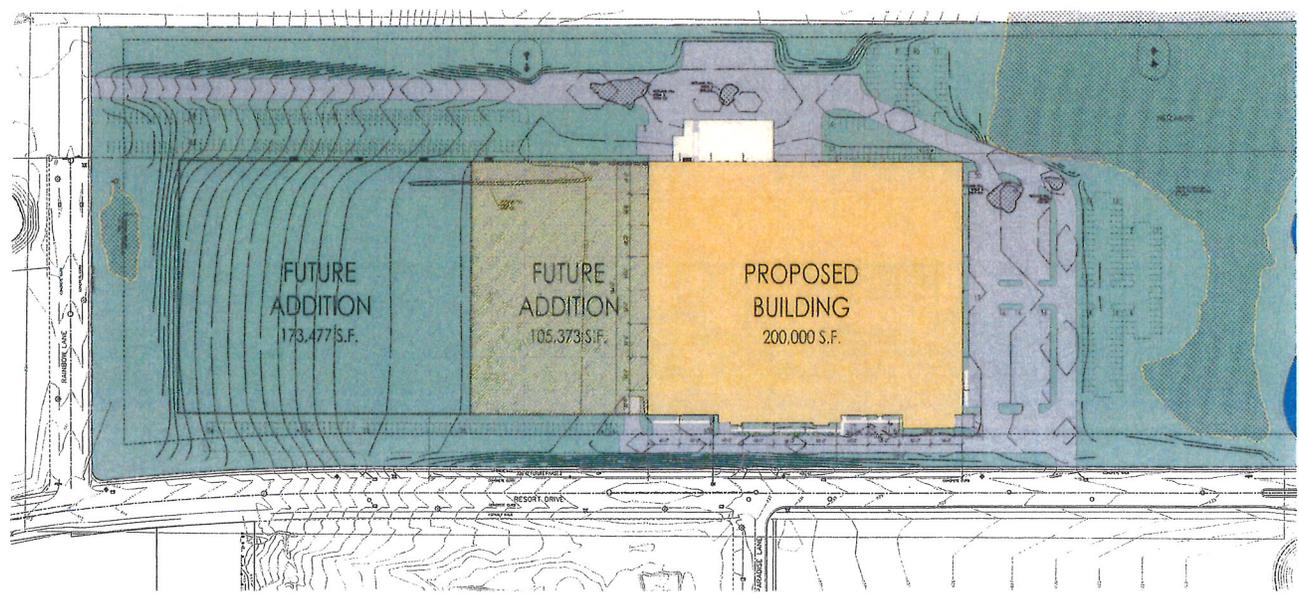
- Rural Holding
- Single Family Residential - Septic
- Single Family Residential - Sewered
- Two Family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood
- Planned Office
- Neighborhood Commercial
- Planned Commercial
- Downtown
- Planned Industrial
- General Industrial
- Extraction & Disposal
- Planned Mixed Use
- Community Facilities
- Public Parks & Open Space
- Environmental Corridor
- Surface Water
- Right of Way

1. Single Family Residential-Sewered
2. Two Family/Townhouse Residential
3. Mixed Residential
4. Neighborhood Commercial
5. Community Facilities
6. Public Parks & Open Space

1. Planned Office
2. Planned Industrial
3. Mixed Residential
4. Planned Commercial
5. Community Facilities
6. Public Parks & Open Space

0 0.375 0.75 1.5 Miles

VANDEWALLE & ASSOCIATES INC. Updated: October 16, 2014  
Sources: Jefferson County, Johnson Creek, WI DNR



PROPOSED OVERALL SITE PLAN  
Scale: 1" = 120'-0"

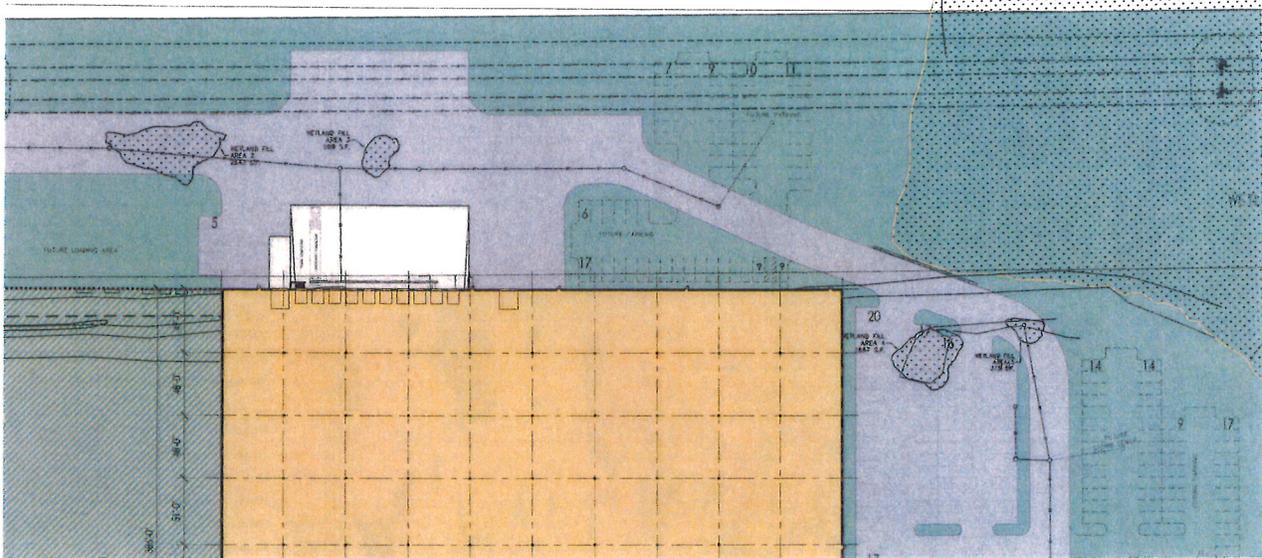
SITE & BUILDING INFORMATION:

BUILDING AREA:	200,000 S.F. (189,231 S.F. FOOTPRINT)
PAVING AREA:	158,630 S.F.
TOTAL SITE AREA (AFTER ANNEXATION):	1,255,403 S.F. (28.820 / AC.)

PARKING:	155 STALLS
FUTURE PARKING POTENTIAL:	471 STALLS

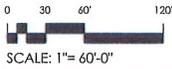
BRIOHN DESIGN GROUP  
3885 N. BROOKFIELD RD., SUITE 200  
BROOKFIELD, WI 53045  
262-790-0500  
ATTN: PAUL GRZESZCZAK, AIA

0 60' 120' 240'  
SCALE: 1" = 120'-0"



**PROPOSED ENLARGED SITE PLAN - NORTH**  
 Scale: 1" = 60'-0"

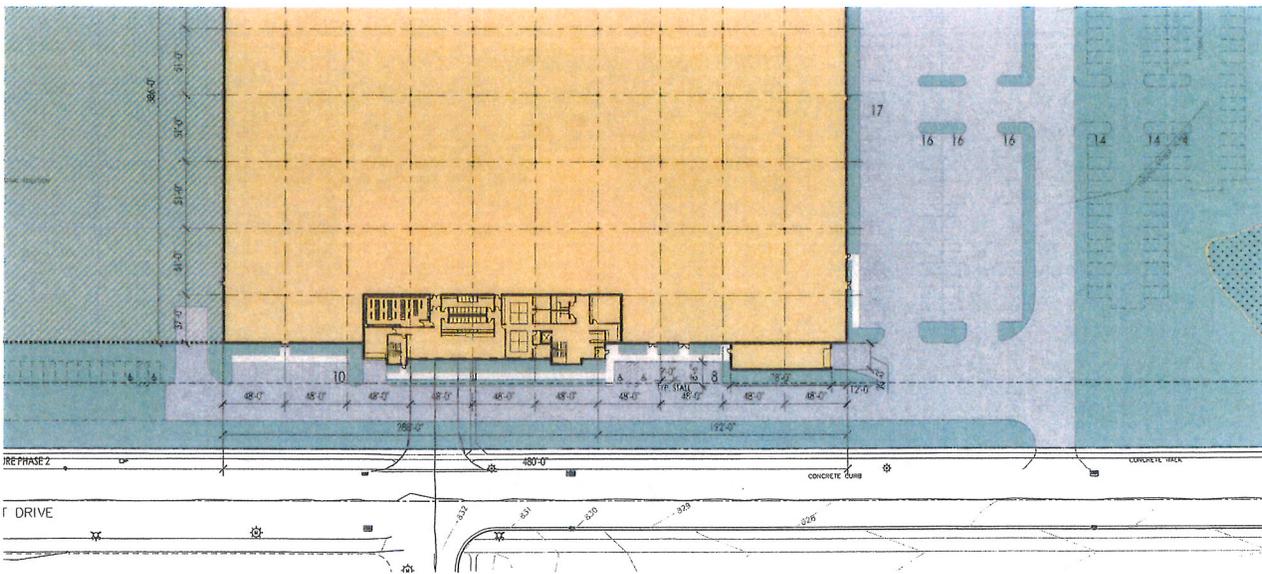
**BRIHON DESIGN GROUP**  
 3885 N. BROOKFIELD RD., SUITE 200  
 BROOKFIELD, WI 53045  
 262-790-0500  
 ATTN: PAUL GRZESZCZAK, AIA





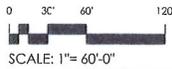
www.briohn.com    PHONE: 262.790.0500

**NORTH RESORT DRIVE, LLC**  
 VILLAGE OF JOHNSON CREEK, WISCONSIN  
 MARCH 16, 2016



**PROPOSED ENLARGED SITE PLAN - SOUTH**  
 Scale: 1" = 60'-0"

**BRIHON DESIGN GROUP**  
 3885 N. BROOKFIELD RD., SUITE 200  
 BROOKFIELD, WI 53045  
 262-790-0500  
 ATTN: PAUL GRZESZCZAK, AIA





www.briohn.com    PHONE: 262.790.0500

**RESORT DRIVE PARTNERS, LLC - DISTRIBUTION CENTER**  
 VILLAGE OF JOHNSON CREEK, WISCONSIN  
 MARCH 16, 2016

# ALTA/ACSM LAND TITLE SURVEY

## Legal Description

Lot 5 and 6 of River Creek Centre, Village of Johnson Creek, Jefferson County, Wisconsin.  
 The Key Map: 141-0716-113-003 (L-1)  
 Address: 208 River Drive Johnson Creek, WI 53038

## Zoning Information

**020309 - Per Village of Johnson Creek Zoning Code**  
 District: PB - Planned Business  
 Regulations Applicable to Nonresidential Uses:  
 Minimum Lot Area: 20,000 square feet.  
 Minimum Lot Width: 100 feet Minimum Street Frontage: 50 feet  
 Minimum Building Height: 45 feet  
 Maximum Number of Floors: 4  
 Minimum Landscaping Buffer: 25 feet  
 Minimum Floor Area Ratio: 0.30  
 Minimum Setback Requirements - Per Village of Johnson Creek Zoning Ordinance (River Creek Plus) otherwise restrictive setbacks:  
 1. Building Front or Street Side Lot Line: 40 feet, 50 feet for lot adjacent to a street with an existing proposed right-of-way equal to or exceeding 100 feet.  
 2. Building Rear Side Lot Line: 25 feet.  
 3. Building Side Lot Line: 20 feet.  
 4. Building to Nonresidential Side Lot Line: 20 feet or zero feet on core lot for 50 feet from street.  
 5. Building to Nonresidential Rear Lot Line: 20 feet.  
 6. Side lot line to accessory structure: 10 feet from property line, 5 feet from street.  
 7. Rear lot line to accessory structure: 10 feet from property line, 5 feet from street.  
 8. Building to Right-of-Way: 250-750 along zoning district boundary.  
 9. Minimum Paved Surface: 8 feet from side, 10 feet from rear, 10 feet from side at street for driveway approach, 25 feet from corner for corner lot.  
 10. Minimum Building Separation: 42 feet or zero feet on core lot side.

### ALTA LEGEND

BOUNDARY LINE	HANDHOLE
CENTRELINE	UTILITY PREDESTAL
EXISTING EASEMENT	ELECTRIC METER
RIGHT-OF-WAY LINE	CURB INLET
ADJUSTING SURVEY	CURB STOP
UNDERGROUND ELECTRIC	RECORDING TIE
UNDERGROUND TELEPHONE	GAS METER
UNDERGROUND CABLE TV	DISABLED PARKING STALL
OVERHEAD UTILITY	HYDRANT
SANITARY SEWER	LIGHT POLE
STORM SEWER	PIPE FREE
WATER LINE	POWER POLE
GAS LINE	ROAD SIGN
RESURFACE EDGE	SANITARY MANHOLE
	STORM MANHOLE
	WATER VALVE
	TEMP LIGHT
	FOOTCUT REBAR
	FOOTCUT 1" REBAR
	SET 4" X 6" 24" HIGH ROAD 1.0 LB/FT.

## Notes Corresponding to Schedule B

1. Examination of River Creek Highway Centerline Record 02070708 in Volume 255 of Records of Page 381 as Document No. 03181. (DOES NOT AFFECT PARCELS)
2. Certified Access Highway - All buildings, structures or other improvements on or adjacent to the highway shall be subject to the provisions of the Wisconsin Statutes, Chapter TRS 34, in accordance with the Wisconsin Department of Transportation's Access to Highways Act (Section 34.01) and the Wisconsin Department of Transportation's Access to Highways Regulations (Chapter TRS 34.02).
3. The Certified Access to Highway Act (Section 34.01) and the Wisconsin Department of Transportation's Access to Highways Regulations (Chapter TRS 34.02) shall apply to the highway.
4. Examination of Wisconsin State Public Company records in 101-011005 in Volume 239 on NOT AFFECT PARCELS.
5. Examination of TDS Records, Inc. recorded as DM19199 as Document No. 1041816. (DOES NOT AFFECT PARCELS)
6. Development Agreement by and between C&D Real Estate Group, LLC and Village of Johnson Creek recorded as 012104 in Document Number 100446. (NOT AFFECTED)
7. Examination of Riverside, Inc., LLC recorded as 10400902 as Document No. 100833. (NOT AFFECTED)
8. Examination of Riverside, Inc. recorded as 11012020 as Document No. 113130.
9. Dead End Right-of-Way recorded as 1370064 as Document No. 1487816. (NOT AFFECTED)
10. Assumptions in Deed recorded as 080305 as Document No. 1812324. (NOT AFFECTED)
11. Memorandum of Lease recorded as 120203 as Document No. 120203. (NOT AFFECTED)
12. Resolution of the Board of Supervisors recorded as 090708 as Document No. 1244641. (NOT AFFECTED)
13. Resolution of the Board of Supervisors recorded as 090708 as Document No. 1244641. (NOT AFFECTED)
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## Surveyor's Certification

I, the undersigned, being duly sworn, certify that this is a true and correct copy of the original survey as shown to me by the client, and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Wisconsin. My commission expires on September 30, 2015.

Signature: MSA  
 Date of Survey: September 28, 2015

## Surveyor's Notes

The Legal Description and Boundaries were taken from Title and Tax, Land Commission, 1007 and 1008 with a commission date of July 24, 2013 at 10:20 a.m. This Title Commission was used as the sole source of recorded encumbrances and MSA Professional Services, Inc. assumes no liability for errors or omissions therein.

All field measurements were within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

Let appear to be served by utility. Utility shown herein are based on available evidence and location provided by City of Johnson Creek. MSA Professional Services, Inc. is not liable for errors or omissions in the utility lines. The location shown are for informational purposes only. Utility lines to be installed at least 72 hours prior to any construction project. Utility lines to be installed at least 72 hours prior to any construction project.

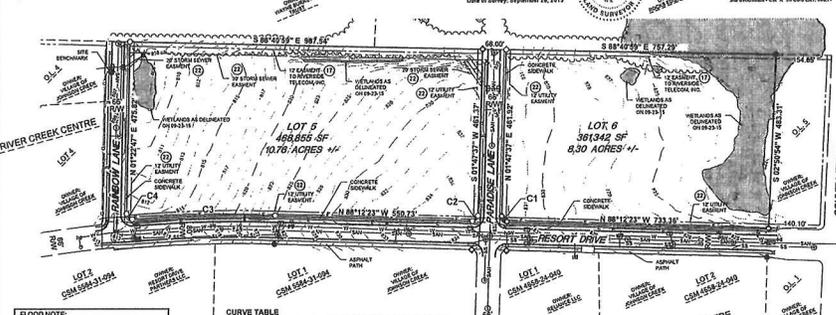
A field verification was performed. Additional field verifications may be necessary prior to permitting any construction.

Adjoining property owner names are from the Johnson County Land Information website, filed at time of survey.

There was no observed evidence of current or past work, building construction or building additions at the time of field survey.

There was no observed evidence of site use as a solid waste dump, pump or sanitary landfill at the time of field survey.

Site is vacant and has no structures, parking or permanent features at the time of the survey.



### FLOOD NOTE:

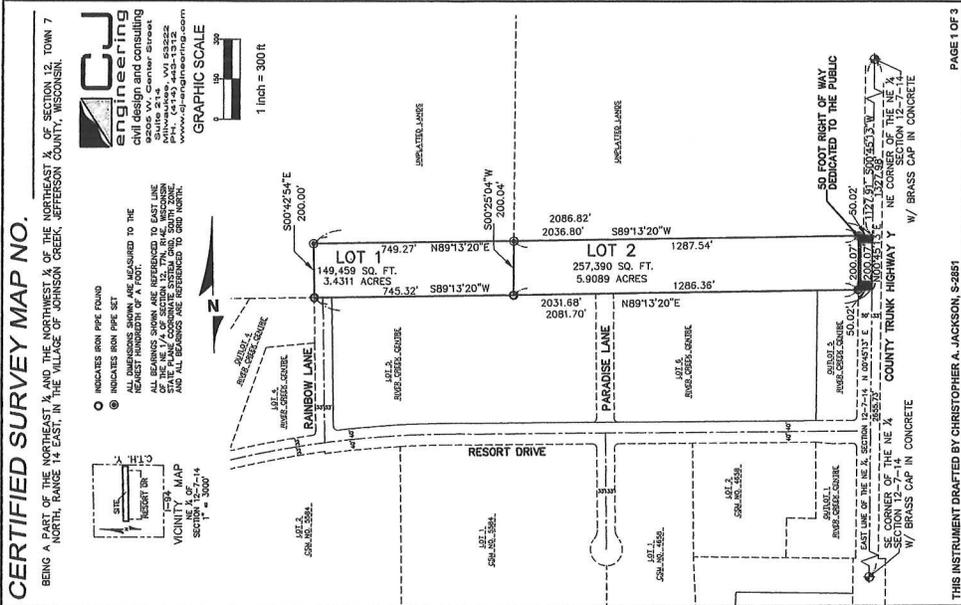
The Flood Hazard Map for the Village of Johnson Creek, Wisconsin, shows that the area is in a flood hazard zone. The Flood Hazard Map is available at the Johnson County Land Information website.

### CURVE TABLE

CHORD	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	115.00	15.00	141°12'12" W	21.17
C2	23.50	15.00	84°17'37" W	21.17
C3	482.50	150.00	84°02'37" W	432.87
C4	25.17	15.00	84°30'27" W	22.87

### PROPERTIES

PARCEL NO.	OWNER	ADDRESS	DATE
101-011005-001	WISCONSIN STATE PUBLIC COMPANY	101-011005-001	09/28/15
101-011005-002	WISCONSIN STATE PUBLIC COMPANY	101-011005-002	09/28/15
101-011005-003	WISCONSIN STATE PUBLIC COMPANY	101-011005-003	09/28/15
101-011005-004	WISCONSIN STATE PUBLIC COMPANY	101-011005-004	09/28/15
101-011005-005	WISCONSIN STATE PUBLIC COMPANY	101-011005-005	09/28/15
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101-011005-007	WISCONSIN STATE PUBLIC COMPANY	101-011005-007	09/28/15
101-011005-008	WISCONSIN STATE PUBLIC COMPANY	101-011005-008	09/28/15
101-011005-009	WISCONSIN STATE PUBLIC COMPANY	101-011005-009	09/28/15
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101-011005-011	WISCONSIN STATE PUBLIC COMPANY	101-011005-011	09/28/15
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101-011005-068	WISCONSIN STATE PUBLIC COMPANY	101-011005-068	09/28/15
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101-011005-070	WISCONSIN STATE PUBLIC COMPANY	101-011005-070	09/28/15
101-011005-071	WISCONSIN STATE PUBLIC COMPANY	101-011005-071	09/28/15
101-011005-072	WISCONSIN STATE PUBLIC COMPANY	101-011005-072	09/28/15
101-011005-073	WISCONSIN STATE PUBLIC COMPANY	101-011005-073	09/28



PAGE 1 OF 3  
 THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

**CERTIFIED SURVEY MAP NO.**

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN) SS  
 MILWAUKEE COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LANDS LOCATED IN NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 12, THENCE S 00°42'54" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 SECTION 1222.91 FEET TO THE POINT OF BEGINNING, THENCE S 89°13'20" W, 2086.82 FEET; THENCE S 00°42'54" E, 200.00 FEET; THENCE N 89°13'20" E, 2081.70 FEET; THENCE N 00°45'13" E, 200.07 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 416,842 SQUARE FEET OR 9.5988 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE VILLAGE OF JOHNSON CREEK, OWNERS OF SAID LAND.  
 THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.  
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF JOHNSON CREEK IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHRISTOPHER A. JACKSON  
 A PROFESSIONAL LAND SURVEYOR, S-2851  
 STATE OF WISCONSIN

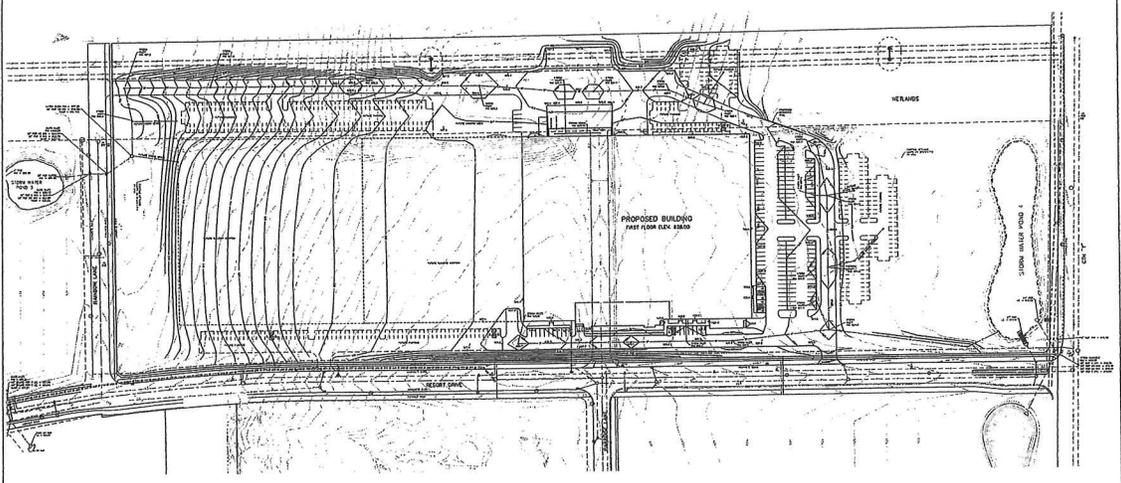
CJ ENGINEERING, LLC  
 CHRIS JACKSON, R.L.S., PE  
 2805 W. CENTER ST., STE 214  
 MILWAUKEE, WI 53222

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

PAGE 2 OF 3







JOB NO: C61001  
 MARCH 15, 2016

**LEGEND**

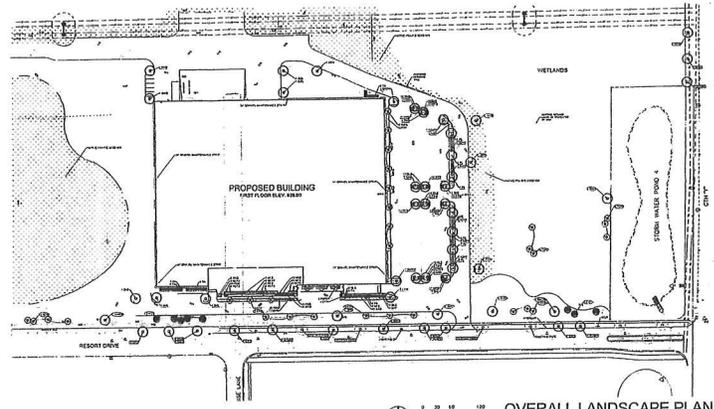
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED LOT LINE
---	PROPOSED DRIVE CENTER
---	PROPOSED DRIVE GRADE

**INGERSOLL & HUNTLINE**  
 LANDSCAPE ARCHITECTS  
 1000 N.W. 10TH AVE., SUITE 200  
 MIAMI, FL 33136  
 TEL: (305) 551-1100  
 WWW.INGERSOLL-HUNTLINE.COM



**NORTH RESORT DRIVE LLC**  
 150 RESORT DRIVE JOHNSON CREEK, WI

SITE GRADING PLAN C1.0



OVERALL LANDSCAPE PLAN  
 SCALE: 1"=80'  
 NORTH

DESIGN GROUP  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 1500 N. W. 10TH AVE.  
 SUITE 200  
 MIAMI, FL 33136  
 (305) 551-1100  
 WWW.CIVIL-ENGINEERING.COM

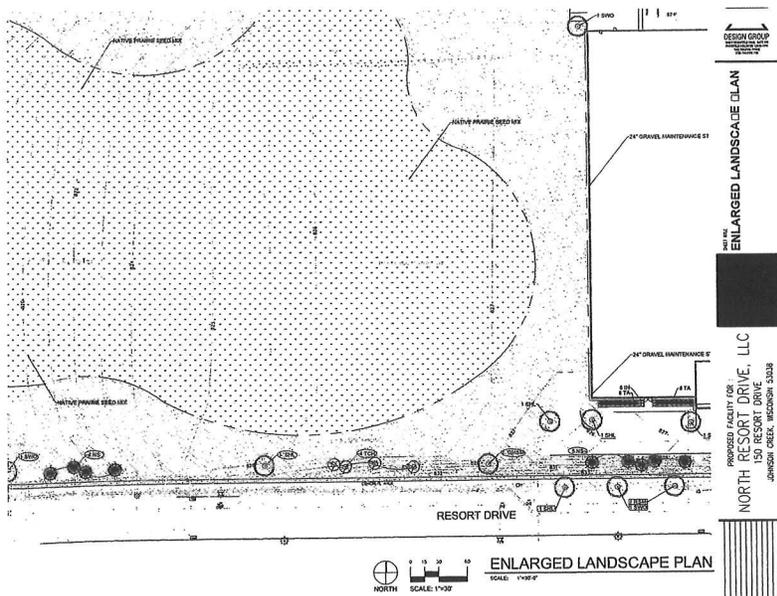
OVERALL LANDSCAPE PLAN  
 NORTH RESORT DRIVE, LLC  
 150 RESORT DRIVE  
 JOHNSON CREEK, WISCONSIN 53028

**CODE COMPLIANCE CALCULATIONS**

BUILDING FOUNDATION:		40 Points per 100 LF of Building Perimeter	
Building Perimeter:		1,822.39 LF	
100' Units:	18.22		
Required Points:	725		
CLIMAX TREES:		QTY	EA
1	10%	2	75
2	3%	4	30
3	21%	16	10
7	3%	5	40
3	4%	34	3
7		25	1
7		58	1
Total:		815 points	
DEVELOPED LOTS:		10 Points per 1,000 SF of Floor Area	
Building Floor Area:		189,237 SF	
1000 SF Units:	189.24		
Required Points:	1,892		
CLIMAX TREES:		QTY	EA
1	8%	8	75
2	3%	7	30
3	21%	30	40
7	3%	29	10
Total:		1300 points	

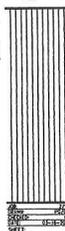
STREET FRONTAGES:		40 Points per 100 LF of Street Frontage	
Street Frontage:		2,256 LF	
Rainbow Lane	675.81		
Resort Drive	1380.09		
CIM* 4"	200.09		
100' Units:	22.56		
Required Points:	902		
CLIMAX TREES:		QTY	EA
1	13	75	975
2	4	30	120
3	7	30	210
Total:		1305 points	
PAVED AREAS:		60 Points per 10,000 SF of Paved Areas	
Total Paved Areas:		168,179 SF	
10,000 SF Units:	16.82		
Required Points:	1,009		
CLIMAX TREES:		QTY	EA
1	4	75	300
2	21	30	630
3	0	10	0
7	32	5	160
7	40	1	40
Total:		1130 points	

L100

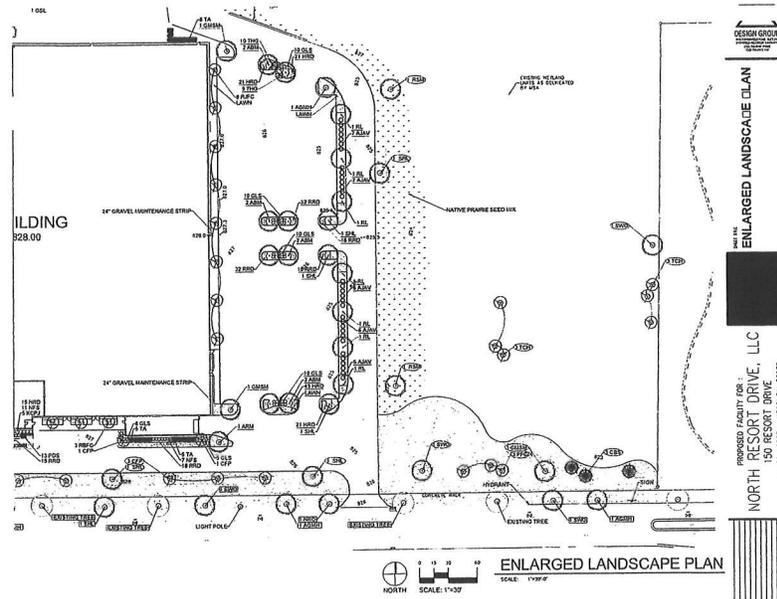


DESIGN GROUP  
 1501 W. UNIVERSITY AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8800  
 WWW.DENVERDESIGNGROUP.COM

PROPOSED FACILITY FOR:  
**NORTH RESORT DRIVE, LLC**  
 150 RESORT DRIVE  
 JOHNSON CREEK, WISCONSIN 53038



L101



DESIGN GROUP  
 1501 W. UNIVERSITY AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8800  
 WWW.DENVERDESIGNGROUP.COM

PROPOSED FACILITY FOR:  
**NORTH RESORT DRIVE, LLC**  
 150 RESORT DRIVE  
 JOHNSON CREEK, WISCONSIN 53038

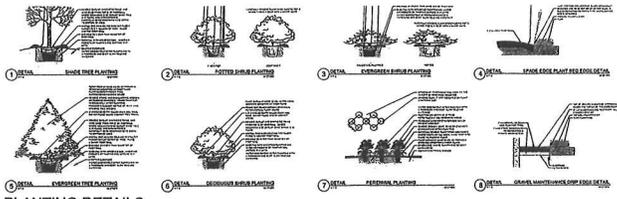


L102

LANDSCAPE CATEGORY ALLOCATIONS

STREET FRONTAGE	SWC
DEVELOPED LOTS	ABM
PAVED AREAS	SHL
BUILDING FOUNDATIONS	DBB

1. With a narrow crown as  
 did on Plant & Material  
 schedule to be  
 long term plant health.  
 2. The landscape  
 material, flowers and  
 the typical and identify  
 a remedy of the  
 and do not limit soil  
 a good to better  
 of fine planting details or  
 or less. Treat that as  
 that of plant detail with  
 of all existing ground,  
 before planting.  
 not to be cut, cut,  
 and to be cut, cut,  
 when a stand of vegetation  
 located adjacent to a  
 parking lot should be  
 removed or reduced to  
 a minimum during the  
 life of the project.  
 If an existing or possible  
 tree is located in a  
 parking lot, it should be  
 removed or reduced to  
 a minimum during the  
 life of the project.  
 07:00:00 Public Memory  
 update. Prepare notes  
 for the project.  
 Use outlined on the  
 as a possible seed list.  
 Update of project as  
 1/2 year from the date of  
 completion.  
 Provide a copy of the  
 - Working and general  
 information of project  
 and include any  
 changes, printing and  
 1/2 year from the date of  
 completion.  
 1/2 year from the date of  
 completion.  
 1/2 year from the date of  
 completion.



**PLANTING DETAILS**

Plant	Plant Name	Quantity	Plant Size	Planting Method	Planting Notes	Planting Date	Planting Location
1	Small Tree	10	12"	Standard	Plant in 12" hole, 12" deep, 12" wide.	1/2024	Area A
2	Medium Tree	5	18"	Standard	Plant in 18" hole, 18" deep, 18" wide.	1/2024	Area B
3	Large Tree	3	24"	Standard	Plant in 24" hole, 24" deep, 24" wide.	1/2024	Area C
4	Small Shrub	20	12"	Standard	Plant in 12" hole, 12" deep, 12" wide.	1/2024	Area D
5	Medium Shrub	10	18"	Standard	Plant in 18" hole, 18" deep, 18" wide.	1/2024	Area E
6	Large Shrub	5	24"	Standard	Plant in 24" hole, 24" deep, 24" wide.	1/2024	Area F

DESIGN GROUP  
 CLANTING DETAILS AND MATERIAL SCHEDULE  
 NORTH RESORT DRIVE, LLC  
 150 RESORT DRIVE  
 JOHNSON CREEK, WISCONSIN 53038  
 L103

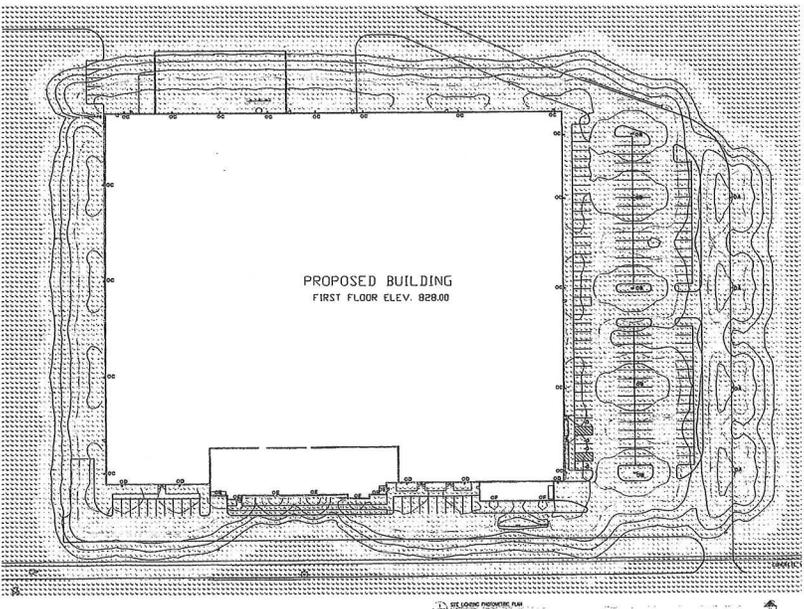
**LANDSCAPE SCHEDULE**

Plant	Plant Name	Quantity	Plant Size	Planting Method	Planting Notes
1	Small Tree	10	12"	Standard	Plant in 12" hole, 12" deep, 12" wide.
2	Medium Tree	5	18"	Standard	Plant in 18" hole, 18" deep, 18" wide.
3	Large Tree	3	24"	Standard	Plant in 24" hole, 24" deep, 24" wide.
4	Small Shrub	20	12"	Standard	Plant in 12" hole, 12" deep, 12" wide.
5	Medium Shrub	10	18"	Standard	Plant in 18" hole, 18" deep, 18" wide.
6	Large Shrub	5	24"	Standard	Plant in 24" hole, 24" deep, 24" wide.

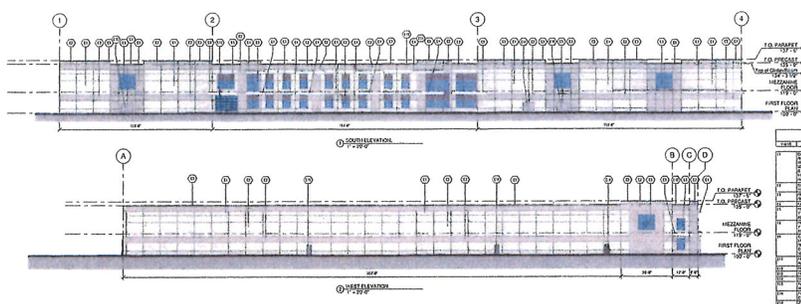
**STATISTICS**

Plant	Plant Name	Quantity	Plant Size	Planting Method	Planting Notes
1	Small Tree	10	12"	Standard	Plant in 12" hole, 12" deep, 12" wide.
2	Medium Tree	5	18"	Standard	Plant in 18" hole, 18" deep, 18" wide.
3	Large Tree	3	24"	Standard	Plant in 24" hole, 24" deep, 24" wide.
4	Small Shrub	20	12"	Standard	Plant in 12" hole, 12" deep, 12" wide.
5	Medium Shrub	10	18"	Standard	Plant in 18" hole, 18" deep, 18" wide.
6	Large Shrub	5	24"	Standard	Plant in 24" hole, 24" deep, 24" wide.

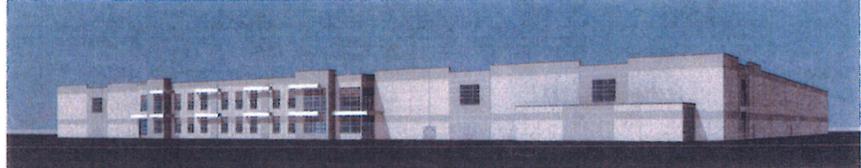
**PLANT SCHEDULE & MATERIALS**



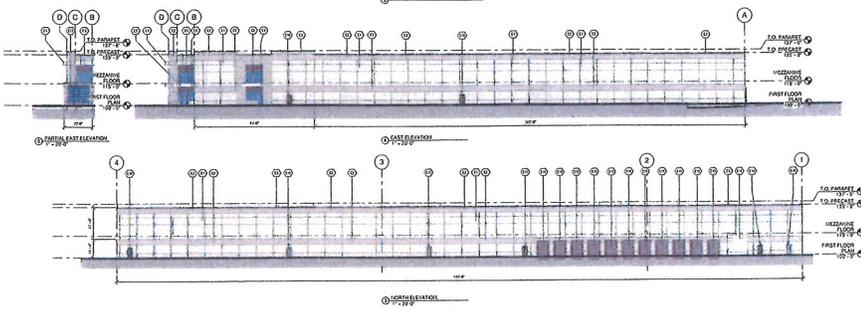
BRIHNN  
 DESIGN GROUP  
 SITE LIGHTING PHOTOMETRICS  
 NORTH RESORT DRIVE, LLC  
 150 RESORT DRIVE  
 JOHNSON CREEK, WISCONSIN 53038  
 E1.1



REVISIONS	
1	ISSUED FOR PERMITTING
2	REVISED TO REFLECT PERMITTING COMMENTS
3	REVISED TO REFLECT PERMITTING COMMENTS
4	REVISED TO REFLECT PERMITTING COMMENTS
5	REVISED TO REFLECT PERMITTING COMMENTS
6	REVISED TO REFLECT PERMITTING COMMENTS
7	REVISED TO REFLECT PERMITTING COMMENTS
8	REVISED TO REFLECT PERMITTING COMMENTS
9	REVISED TO REFLECT PERMITTING COMMENTS
10	REVISED TO REFLECT PERMITTING COMMENTS
11	REVISED TO REFLECT PERMITTING COMMENTS
12	REVISED TO REFLECT PERMITTING COMMENTS
13	REVISED TO REFLECT PERMITTING COMMENTS
14	REVISED TO REFLECT PERMITTING COMMENTS



EXTERIOR PERSPECTIVE LOOKING EAST



WEST ELEVATION

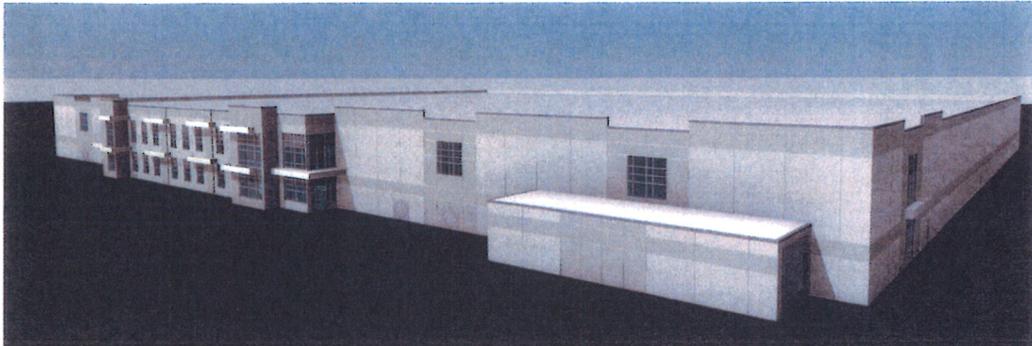
WEST ELEVATION



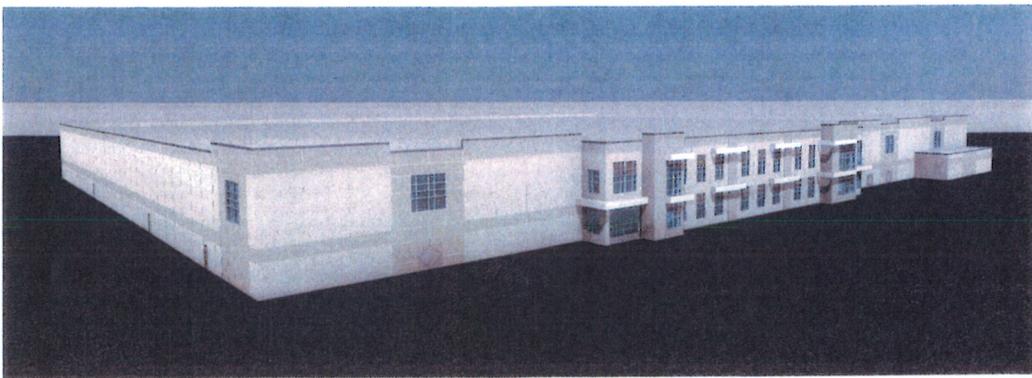
EXTERIOR ELEVATIONS

NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE  
VILLAGE OF JOHNSON CREEK, WI

A5.1



WEST PERSPECTIVE LOOKING WEST



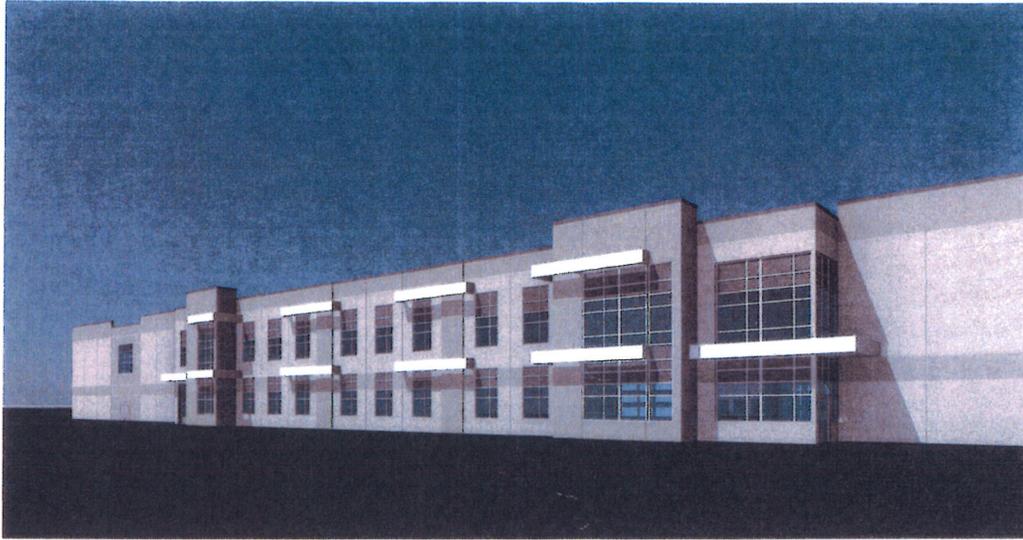
WEST PERSPECTIVE LOOKING WEST



EXTERIOR PERSPECTIVES

NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE  
VILLAGE OF JOHNSON CREEK, WI

A5.2



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BRIGHN  
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ARCHITECTS  
PLANNERS  
INTERIORS

EXTERIOR PERSPECTIVE

NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE  
PO BOX 100  
JOHNSON CREEK, WI



A5.3

