

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

Agenda

**SPECIAL  
 VILLAGE BOARD**

**April 11, 2016  
 125 Depot St.**

**5:40 p.m. or immediately following Plan Commission and prior to Committee of the Whole Meeting**

1. Call to order - roll call
2. Pledge of Allegiance
3. Statement of Public Notice
4. Ordinance 03-16 Amend 2009 Comprehensive Plan- *pgs 1-7*
5. Ordinance 04-16 Annexing Land (West Parcel) from the Town of Farmington - Petition 13918 – to the Village of Johnson Creek – *pgs 8-11*
6. Ordinance 05-16 Annexing Land (East Parcel) from the Town of Farmington – Petition 13918 – to the Village of Johnson Creek – *pgs 12-15*
7. Ordinance 06-16 Permanent Zoning – Planned Industrial (PI) – Lot 1 and Lot 2 of Annexation Petition #13918 – *pgs 16-17*
8. Ordinance 07-16 Re-Zoning – Lot 5 and Lot 6 of River Creek Centre Subdivision and Vacated Public Right of Way (ROW) of Paradise Lane from Planned Business (PB) to Planned Industrial (PI) – *pgs 18-19*
9. Resolution 39-16 Certified Survey Map (CSM) – Lot 1 and Lot 2 of Annexation Petition #13918 – *pgs 20-23*
10. 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 of River Creek Centre Subdivision and Vacated Right of Way of Paradise Lane – *24-27*
11. Resolution 41-16 Site Plan – North Resort Drive, LLC – 150 Resort Drive – *pgs 28-40*
12. Upcoming meeting:
  - a. Next Village Board: April 25<sup>th</sup> at 5:30 p.m.
13. Adjourn

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

N.B. Page Numbers Denote Packet Location

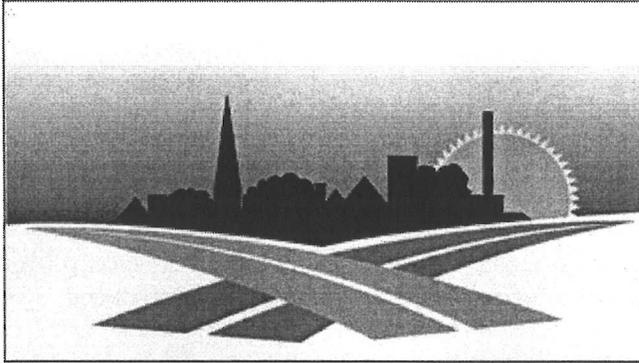
NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meetings above to gather information. No action will be taken by any governmental body at the meetings above other than by the government body specifically referred to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

## Crossroads With A Future

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### **ORDINANCE 03-16**

### **AMEND 2009 COMPREHENSIVE PLAN**

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Village Board 4-11-16

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Requested by: Village Clerk-Treasurer Joan Dykstra

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Introduced by: Village President John L. Swisher

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## ORDINANCE 03-16

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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 ORDAIN 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 Rimmel 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)"~~

**WHEREAS**, the Plan Commission approved Plan Commission Resolution 01-16 following a joint public hearing on April 11, 2016 to recommend to the Village Board of Trustees of the Village of Johnson Creek to hereby adopt an ordinance to constitute official Village approval of the proposed amendments to the 2009 Village of Johnson Creek Comprehensive.

**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 ~~strikethrough~~.

**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 Remmel 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:

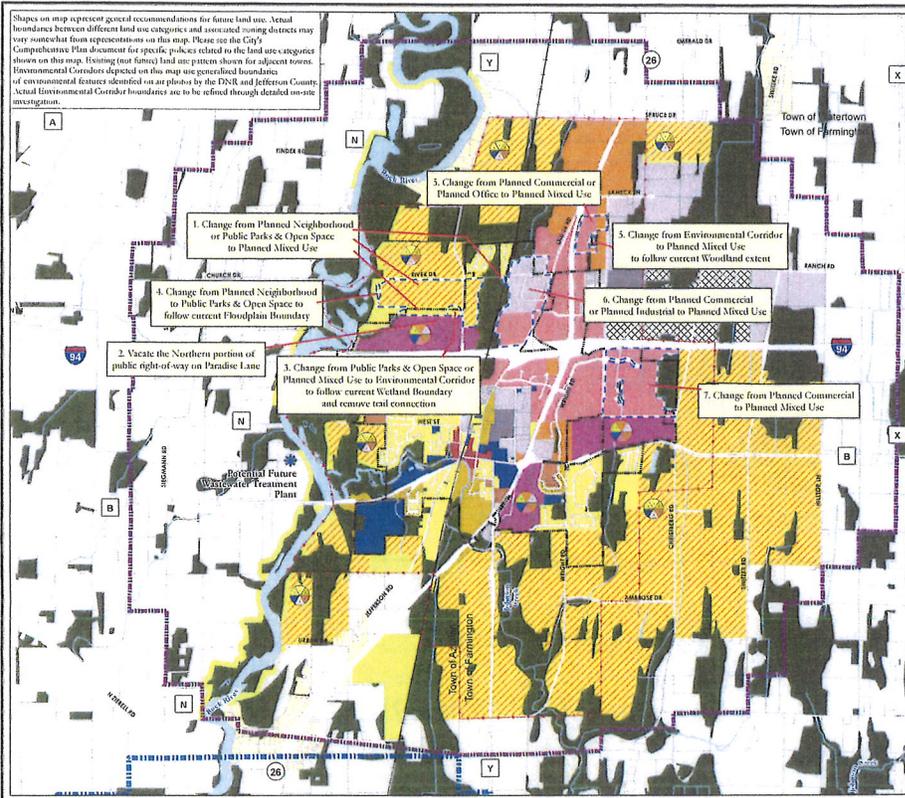
1. The proposed change from “Planned Neighborhood” or “Public Parks & Open Space” land use category to “Planned Mixed Use” for the area north of Resort Drive, between County Highway Y and the Rock River Floodplain, and the southwest corner of the intersection of River Drive, Red Oak Circle and railroad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



**Village of Johnson Creek Comprehensive Plan** 7

**Future Land Use**

**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

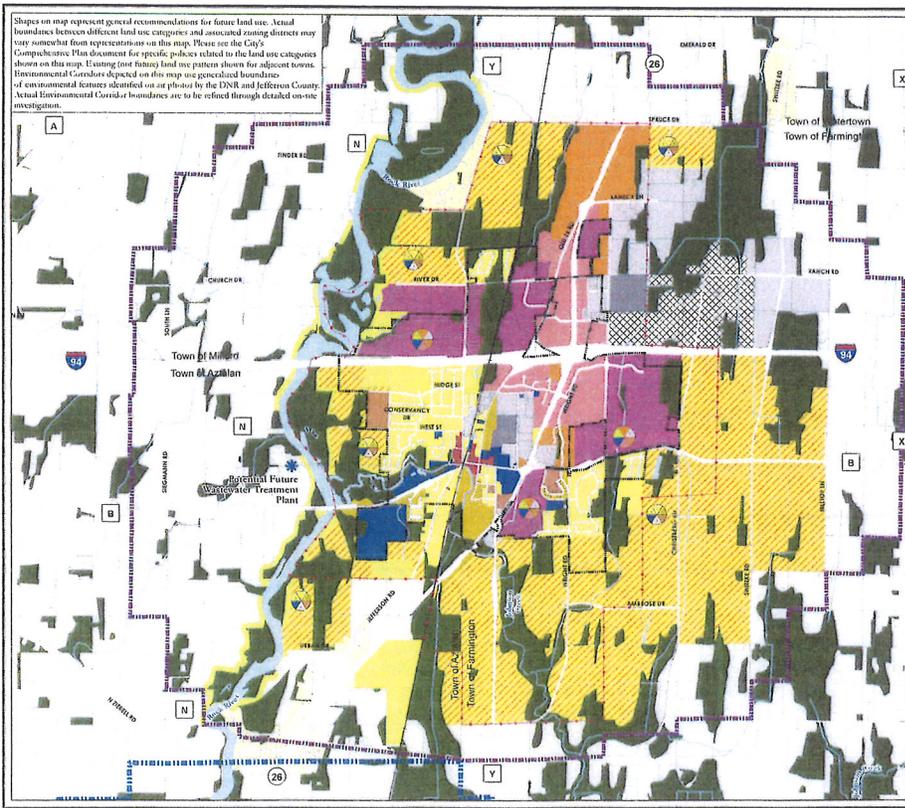
**Legend:**

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

**Scale:** 0 0.375 0.75 1.5 Miles

**Date:** March 7, 2016

**Sources:** Jefferson County, Johnson Village of Johnson Creek, WI DNR



**Village of Johnson Creek Comprehensive Plan** 7

**Future Land Use**

**Future Land Use Categories**

Rural Holding

- Single Family Residential - Septic
- Single Family Residential - Sewered
- Two Family/Townhouse Residential
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- Planned Neighborhood
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- Surface Water
- Right of Way

**Legend:**

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

**Scale:** 0 0.375 0.75 1.5 Miles

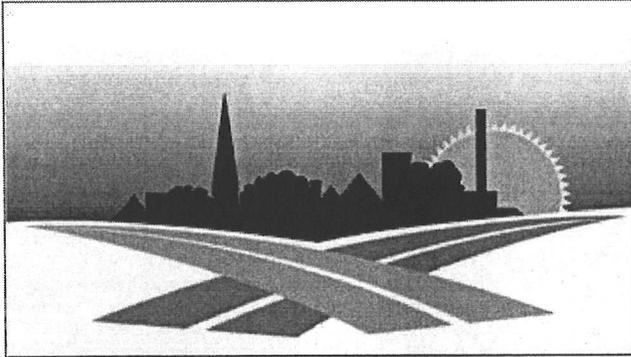
**Date:** March 7, 2016

**Sources:** Jefferson County, Johnson Village of Johnson Creek, WI DNR

# Village of Johnson Creek

Crossroads With A Future

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## ORDINANCE 04-16

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

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Plan Commission 4-11-16

Village Board 4-11-16

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Request by: Wayne and Romona Burnett Trust

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Introduced by: Village President John L. Swisher

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## ORDINANCE 04-16

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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 ORDAINED** by 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 1327.98; thence S  $89^{\circ}13'20''$  W, 1336.38 feet to the west line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 12 and the point of beginning; thence continuing S  $89^{\circ}13'20''$  W, 745.32 feet; thence N  $00^{\circ}42'54''$  W, 200.00 feet; thence N  $89^{\circ}13'20''$  E, 749.27 to the west line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence S  $00^{\circ}25'04''$  W, along said west line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  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.

**WHEREAS**, the Plan Commission approved Plan Commission Resolution 02-16 to recommend to the Village Board of Trustees of the Village of Johnson Creek to adopt an ordinance to annex the west parcel of petition #13918.

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

VILLAGE OF JOHNSON CREEK

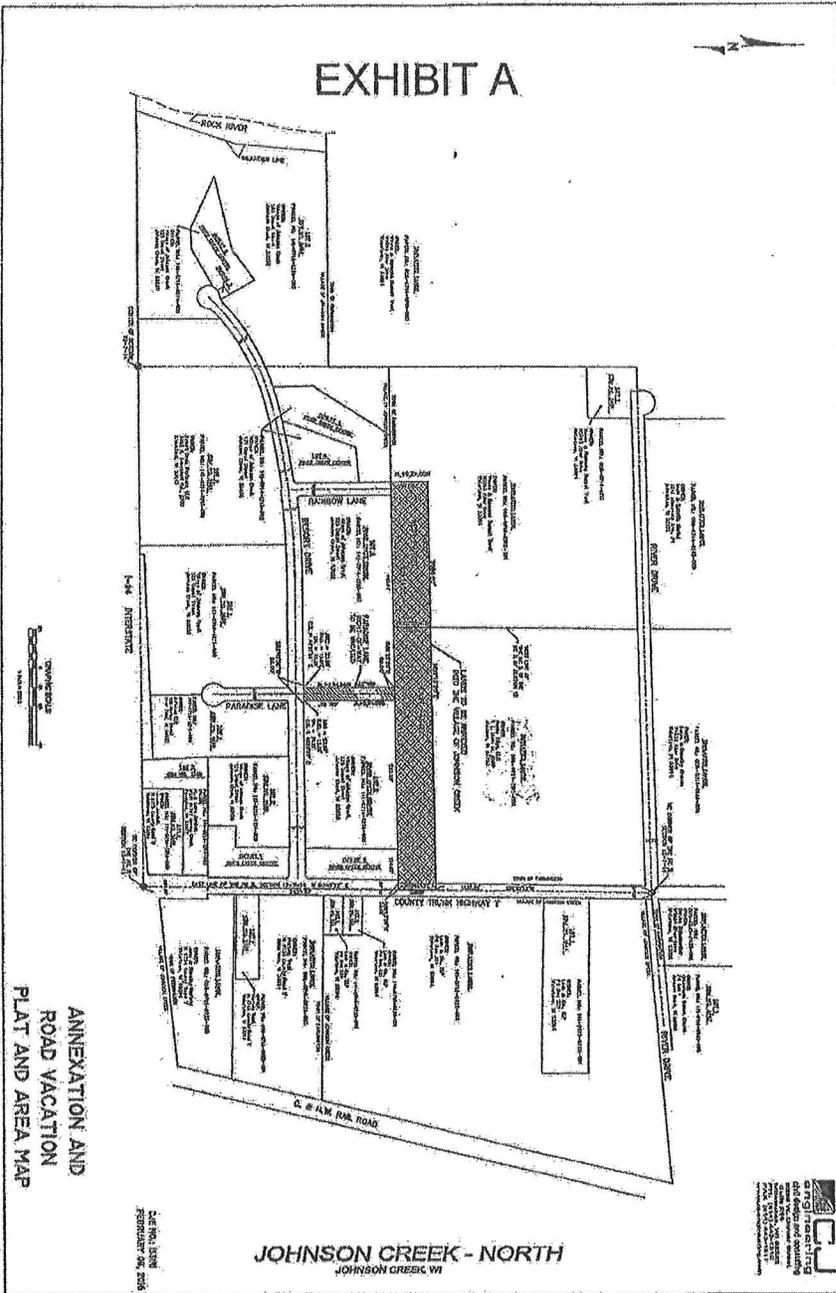
ATTEST:

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

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

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

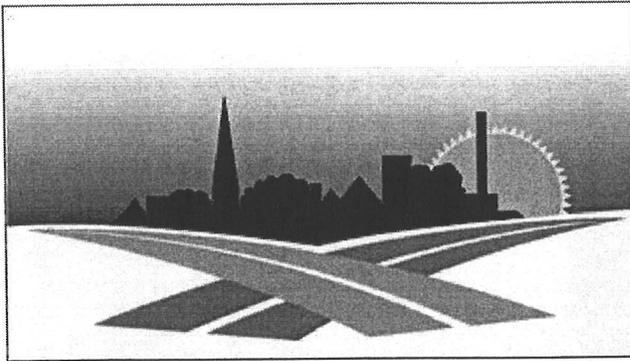
# EXHIBIT A



# Village of Johnson Creek

Crossroads With A Future

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## ORDINANCE 05-16

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

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Plan Commission 4-11-16

Village Board 4-11-16

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Request by: Rock's Edge, LLC

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Introduced by: Village President John L. Swisher

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## ORDINANCE 05-16

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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 ORDAINED** by 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.

**WHEREAS**, the Plan Commission approved Plan Commission Resolution 03-16 to recommend to the Village Board of Trustees of the Village of Johnson Creek to adopt an ordinance to annex the east parcel of petition #13918.

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

VILLAGE OF JOHNSON CREEK

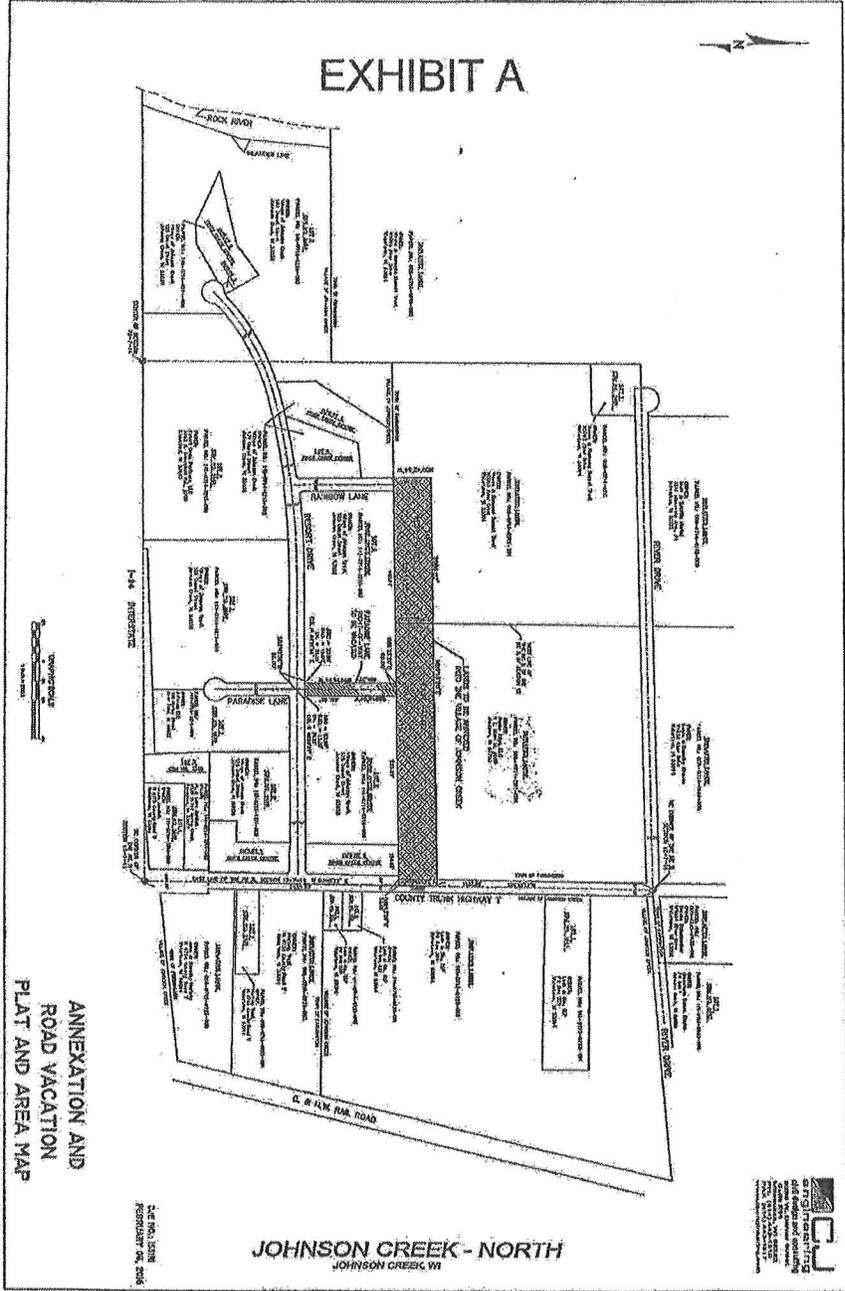
ATTEST:

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

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

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

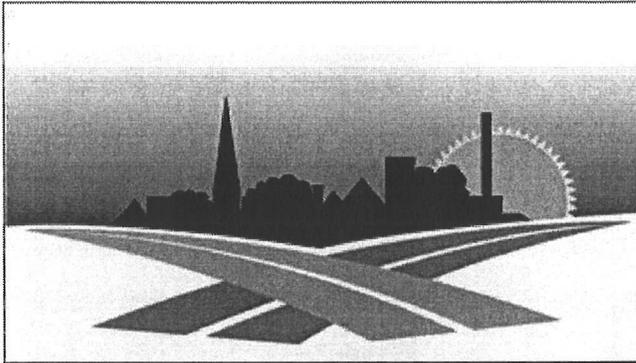
# EXHIBIT A



# Village of Johnson Creek

Crossroads With A Future

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## **ORDINANCE 06-16**

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

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Village Board 4-11-16

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Requested by: Wayne and Romona Burnett Trust and Rock's Edge, LLC

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Introduced by: Village President John L. Swisher

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ORDINANCE 06-16

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

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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 approved Plan Commission Resolution 04-16 to recommend that the Village Board of Trustees of the Village of Johnson Creek hereby adopt 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 day of April, 2016.

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

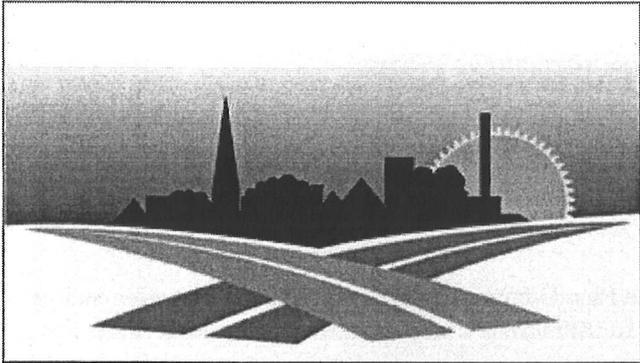
ATTEST:

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

# Village of Johnson Creek

Crossroads With A Future

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**ORDINANCE 07-16**

**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)**

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Village Board 4-11-16

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Requested by: North Resort Drive, LLC

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Introduced by: Chair John L. Swisher

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ORDINANCE 07-16

**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 ORDAIN 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 approved Plan Commission Resolution 05-16 recommending that the Village Board of Trustees of the Village of Johnson Creek adopt 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

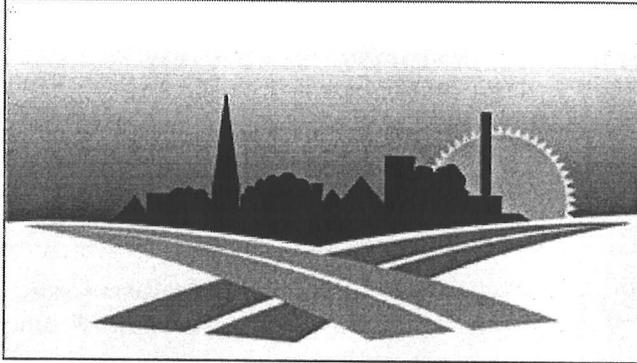
ATTEST:

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

# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 39-16

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

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Plan Commission 4-11-16

Village Board 4-11-16

---

Requested by: Wayne and Romona Burnett Trust and Rock's Edge, LLC

---

Introduced by: Village President John L. Swisher

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## 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 11<sup>th</sup> 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.

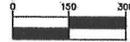


- INDICATES IRON PIPE FOUND
- ⊙ INDICATES IRON PIPE SET

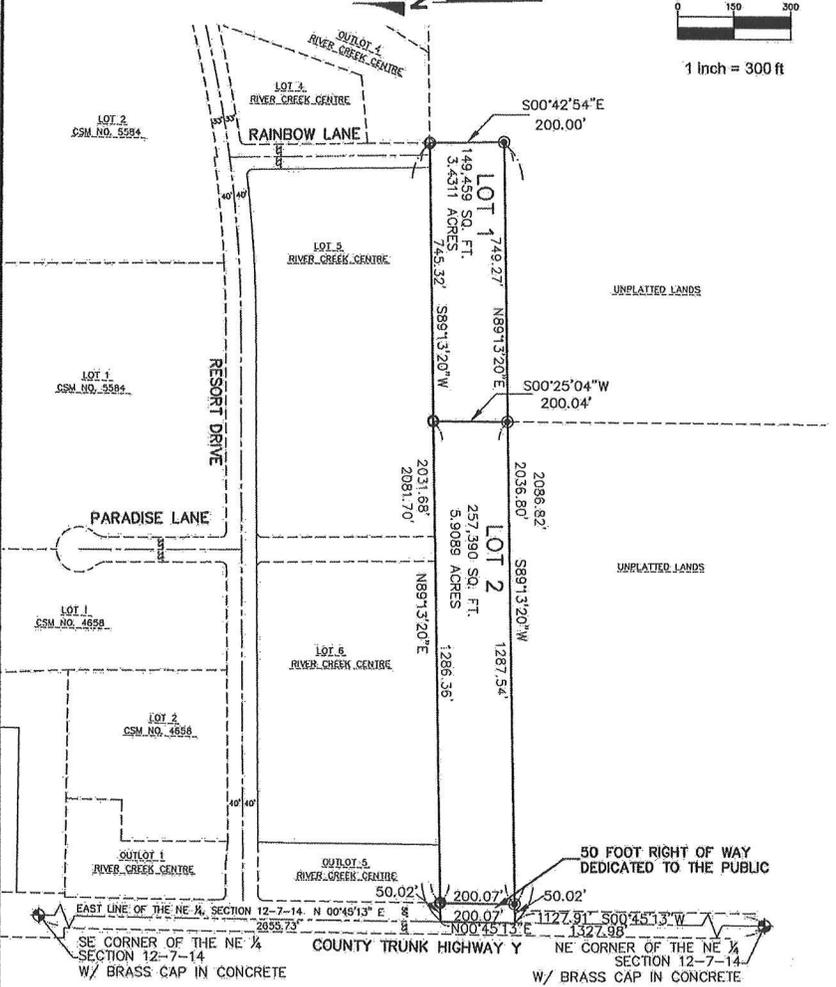
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
 ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE ¼ OF SECTION 12, T7N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

**CJ**  
**engineering**  
 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 A. JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND PREPARED THE SURVEY MAP ACCORDING TO THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF 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:

THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 12, THENCE S 89°13'20" W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 12, 200.00 FEET; THENCE S 89°13'20" W, 2088.82 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: 416,852 SQUARE FEET OR 5.5696 ACRES

THAT I HAVE MADE SUCH SURFACE LAND DIVISION AND MARK IN THE DIRECTION OF THE WAYNE AND ROMONA BURNETT TRUST AND ROCKS EDGE LLC, DIVISION OF SAID LAND.

THAT THIS MAP IS A TRUE AND 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 238 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  
2505 W. CENTER ST., STE 214  
MILWAUKEE, WI 53224

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

PAGE 2 OF 3

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

STATE OF WISCONSIN) SS  
JEFFERSON COUNTY)

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

**OWNER'S CERTIFICATE**

ROCKS 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, ROCKS 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 \_\_\_\_\_ OF THE YEAR 2016, THE ABOVE ROCKS 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  
2505 W. CENTER ST., STE 214  
MILWAUKEE, WI 53224

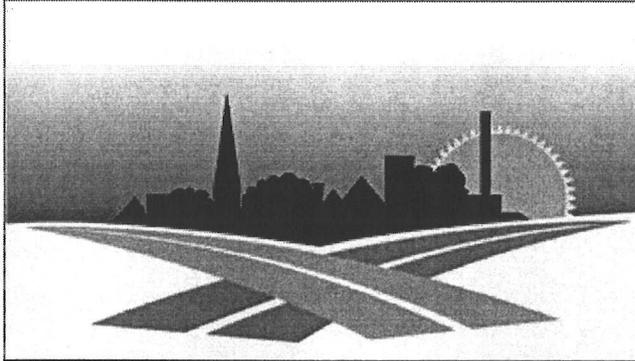
THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

PAGE 3 OF 3

# Village of Johnson Creek

Crossroads With A Future

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## 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**

---

Plan Commission 4-11-16

Village Board 4-11-16

---

Requested by: North Resort Drive, LLC

---

Introduced by: Village President John L. Swisher

---

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 HUNDRETH OF A FOOT.

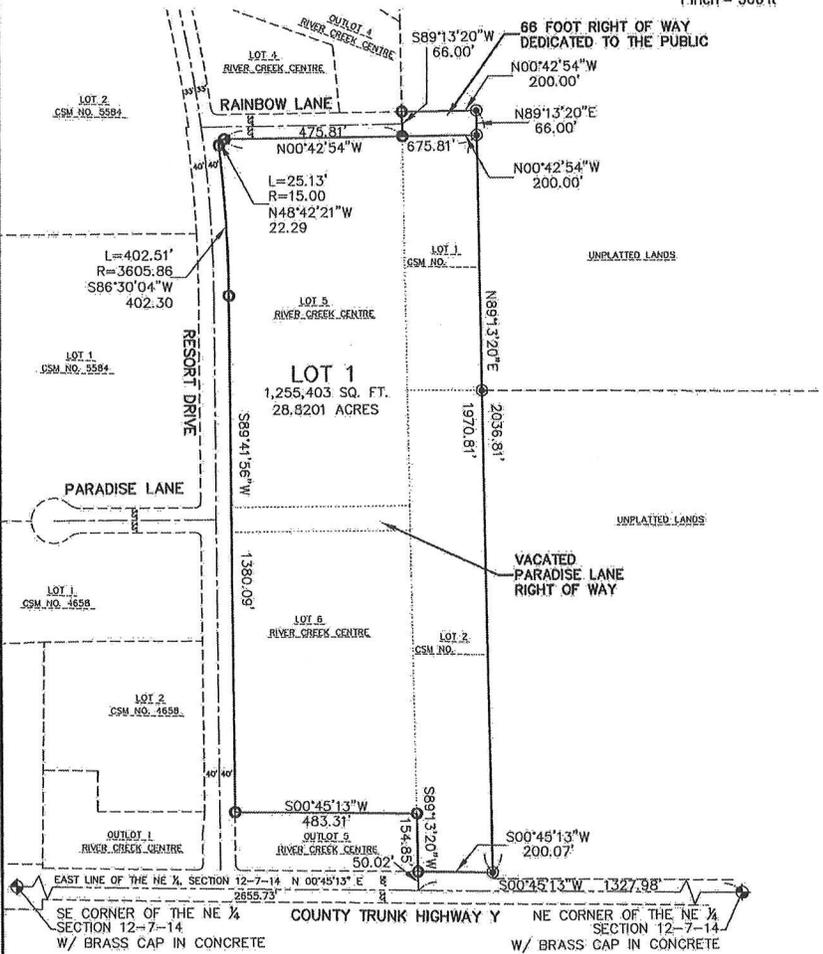
ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE ¼ OF SECTION 12, T7N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

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

GRAPHIC SCALE



1 inch = 300 ft



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

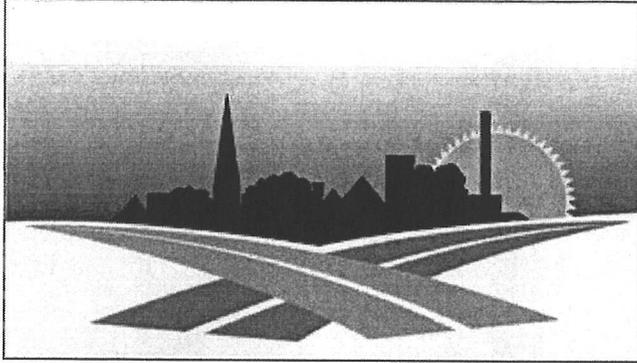
PAGE 1 OF 3



# Village of Johnson Creek

Crossroads With A Future

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## RESOLUTION 41-16

SITE PLAN  
NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE

---

Plan Commission 4-11-16

Village Board 4-11-16

---

Requested by: North Resort Drive, LLC

---

Introduced by: Village President John L. Swisher

---

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 an 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.

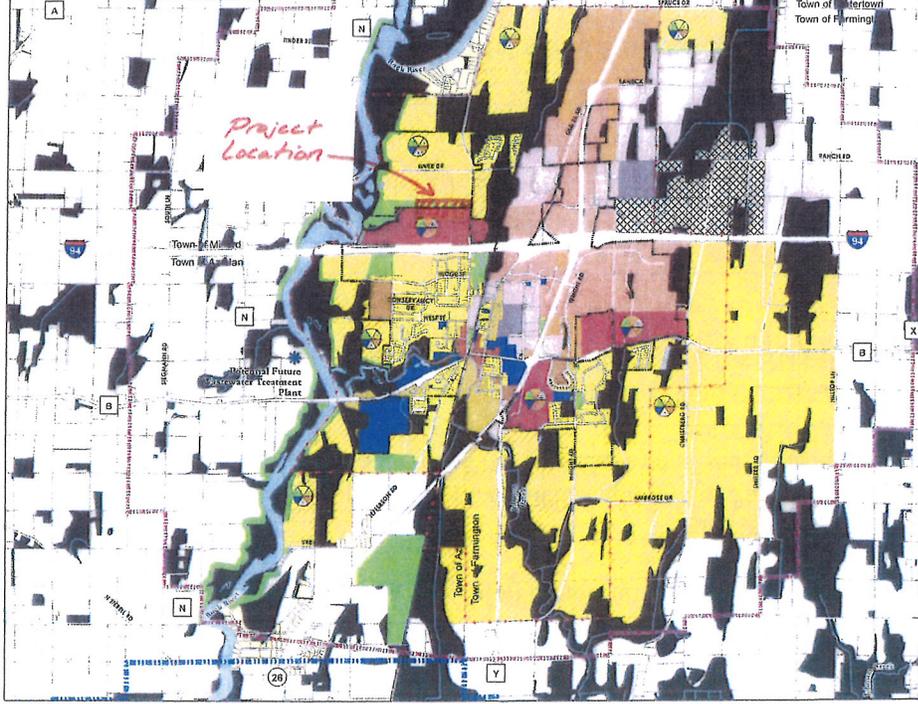
**PASSED AND ADOPTED** by the Village Board of Trustees this 11<sup>th</sup> day of April 2016.

Attest:

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

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

boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Zoning Ordinance for specific policies related to the land use categories shown on this map. Existing (not future) land use patterns shown for adjacent zones. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified on air photos by the DNR and Jefferson County Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.



**Village of Johnson Creek**  
**Comprehensive Plan**      7

**Future Land Use**

**Legend:**

- 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

**Legend for Future Land Use Categories:**

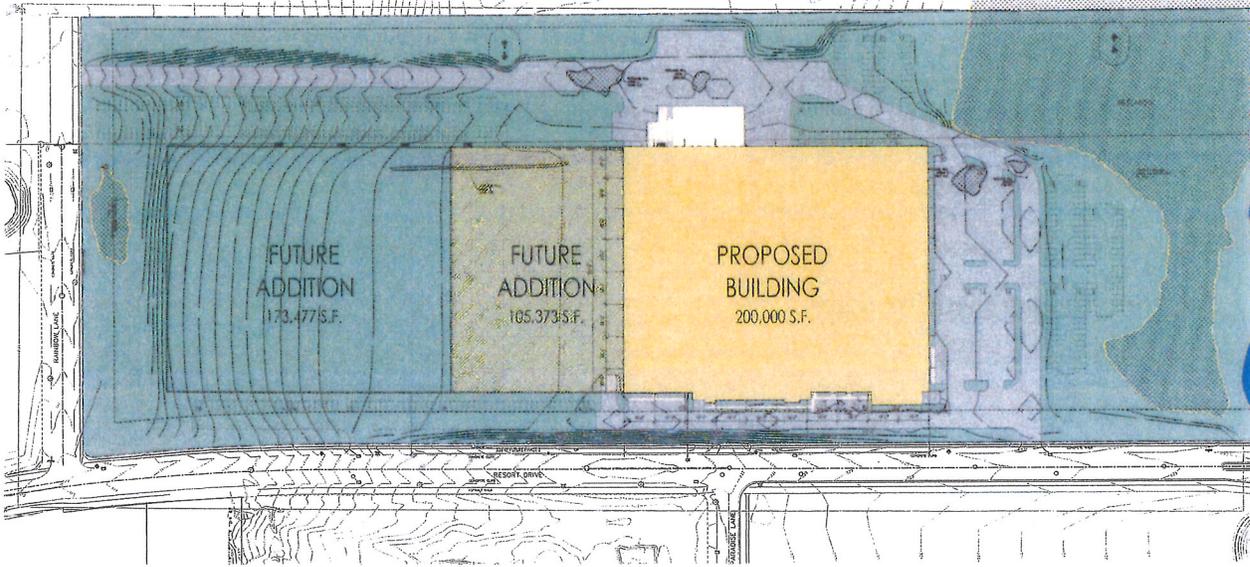
- 1. Single Family Residential-Sewered
- 2. Two Family/Townhouse Residential
- 3. Mixed Residential
- 4. Neighborhood Commercial
- 5. Community Facilities
- 6. Public Parks & Open Space

**Legend for Future Land Use Categories:**

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

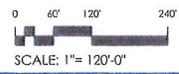
0 0.375 0.75 1.5 Miles

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



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

BRIOHN DESIGN GROUP  
3885 N. BROOKFIELD RD., SUITE 200  
BROOKFIELD, WI 53005  
262-790-0500  
ATTN: PAUL GRESZCZAK, AIA



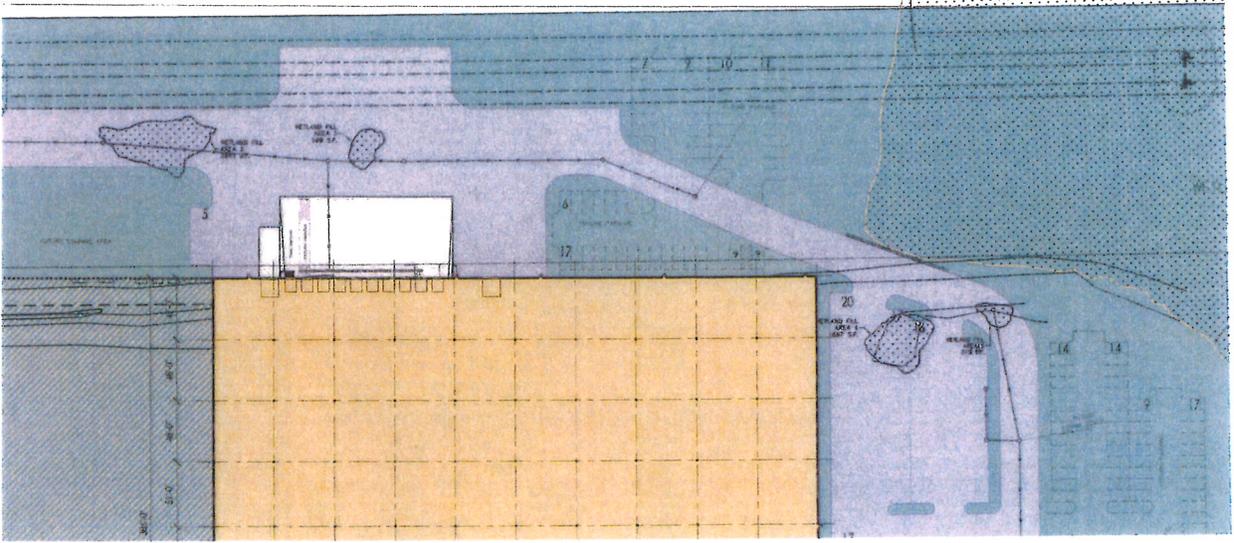
**SITE & BUILDING INFORMATION:**

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



**NORTH RESORT DRIVE, LLC**  
VILLAGE OF JOHNSON CREEK, WISCONSIN  
MARCH 16, 2014



PROPOSED ENLARGED SITE PLAN - NORTH

Scale: 1" = 60'-0"

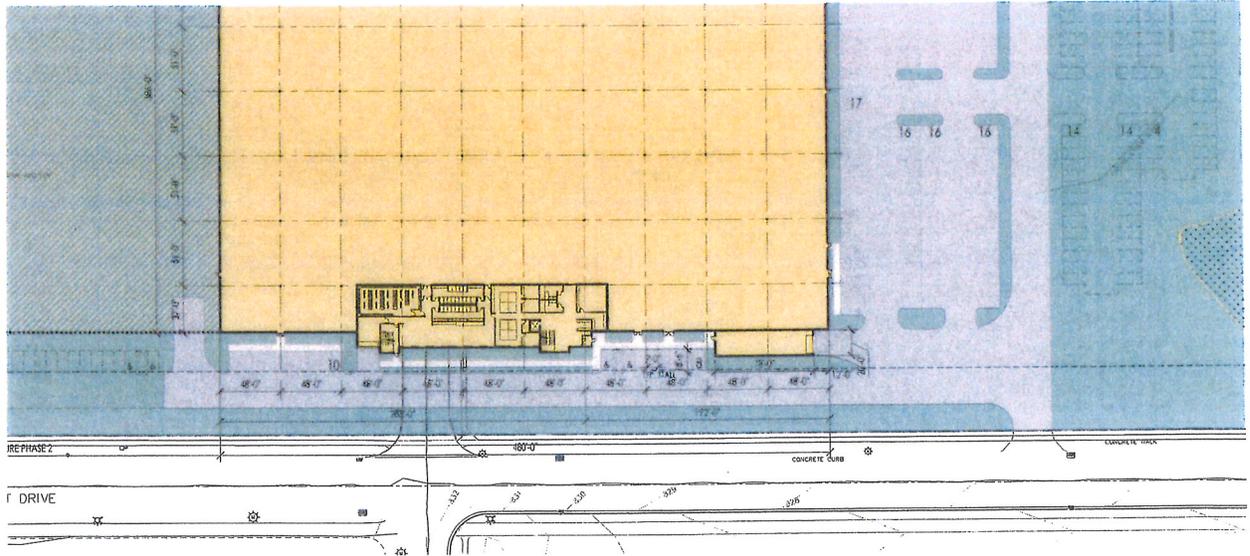
BRIOHN DESIGN GROUP  
 3885 N. BROOKFIELD RD., SUITE 200  
 BROOKFIELD, WI 53045  
 262-790-0500  
 ATTN: PAUL GRZESZCZAK, AIA



SCALE: 1" = 60'-0"



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



PROPOSED ENLARGED SITE PLAN - SOUTH

Scale: 1" = 60'-0"

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



SCALE: 1" = 60'-0"



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



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

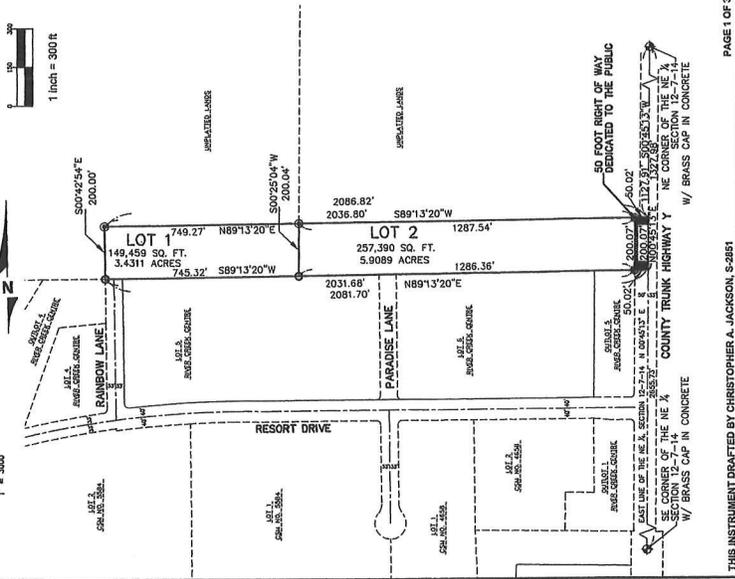
BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.



ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL DIMENSIONS SHOWN ARE REPRESENTATIVE OF THE FIELD SURVEY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WISCONSIN SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. FOR ALL PURPOSES NOT RECORDED FOR THE PUBLIC.



GRAPHIC SCALE  
1 Inch = 300 ft



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.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

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

THAT I HAVE SURVEYED, RAN, AND MAPPED A DIVISION OF LANDS LOCATED IN NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND 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 0°45'13" W ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, A DISTANCE OF 200.00 FEET; THENCE S 07°42'54" E, 200.00 FEET; THENCE N 07°45'13" E, 200.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 416,842 SQUARE FEET OR 9.5896 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 SAID 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 226 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.

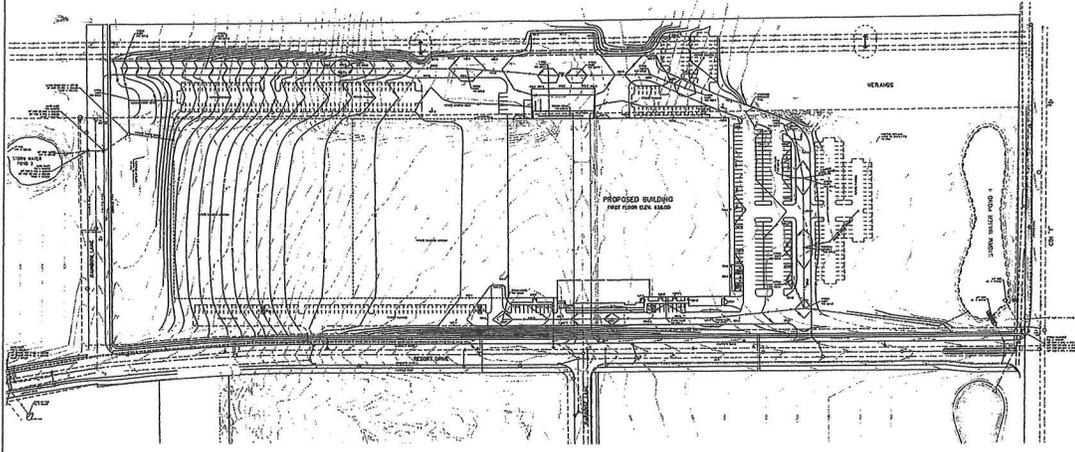
CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

CJE ENGINEERING, LLC  
CHRIS JACKSON, R.L.S., P.E.  
8206 W. CENTER ST. STE 214  
MILWAUKEE, WI 53222

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







**LEGEND**

- PROPOSED ROAD
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED DRIVE CURB
- PROPOSED DRIVE DRAIN

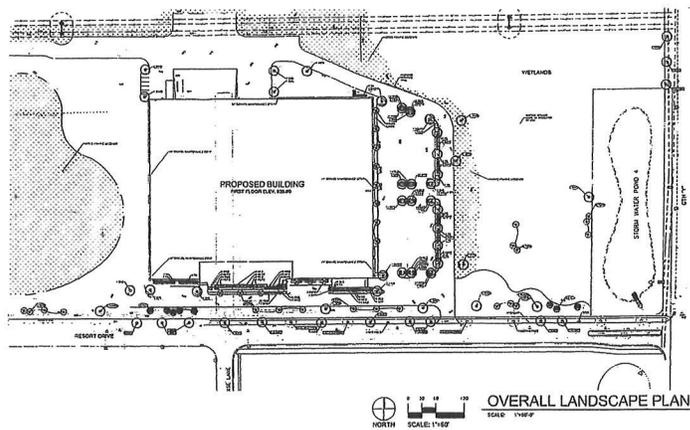
**ENGINEERING & DESIGN**  
INCORPORATED  
Tel: 414.224.1111  
www.enr.com



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

**SITE GRADING PLAN C1.0**

JOB NO: C613387  
MARCH 15, 2016



**OVERALL LANDSCAPE PLAN**

**DESIGN GROUP**

**OVERALL LANDSCAPE PLAN**

**NORTH RESORT DRIVE, LLC**



**L100**

**CODE COMPLIANCE CALCULATIONS**

BUILDING FOUNDATION:		40 Points per 100 LF of Building Perimeter	
Building Perimeter:	1,812.30 LF		
100' Units:	18.12		
Required Points:	725		

Species	Qty	EA	TOTAL
Climax Shade Trees:	2	75	150
Tall Shade Trees:	4	30	120
Low Deciduous Trees:	16	10	160
Tall Evergreen Trees:	5	40	200
Medium Evergreen Shrubs:	34	3	102
Small Evergreen Shrubs:	25	1	25
Small Deciduous Shrubs:	58	1	58
<b>Total:</b>			<b>815</b> 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		

Species	Qty	EA	TOTAL
Climax Shade Trees:	8	75	600
Tall Shade Trees:	7	30	210
Tall Evergreen Trees:	20	40	800
Low Deciduous Trees:	29	10	290
<b>Total:</b>			<b>1900</b> points

STREET FRONTAGES:		40 Points per 100 LF of Street Frontage	
Street Frontage:	2,256 LF		
Rainbow Lane:	678.81		
Resort Drive:	1580.09		
CHM 1" x 1" (100' Units):	200.07		
Required Points:	22.56		
Required Points:	901		

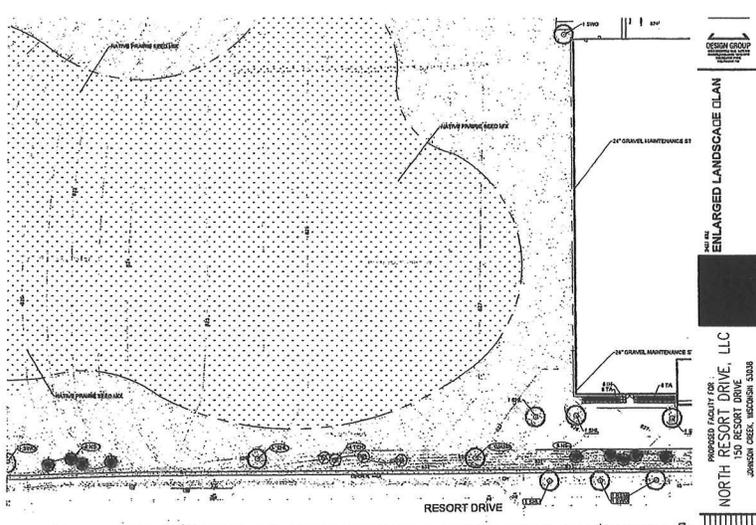
Species	Qty	EA	TOTAL
Climax Trees:	13	75	975
Existing Tall Shade Trees:	4	30	120
Tall Shade Trees:	7	30	210
<b>Total:</b>			<b>1305</b> points

PAVED AREAS:		60 Points per 10,000 SF of Paved Area	
Total Paved Area:	168,379 SF		
10,000 SF Units:	16.84		
Required Points:	1,009		

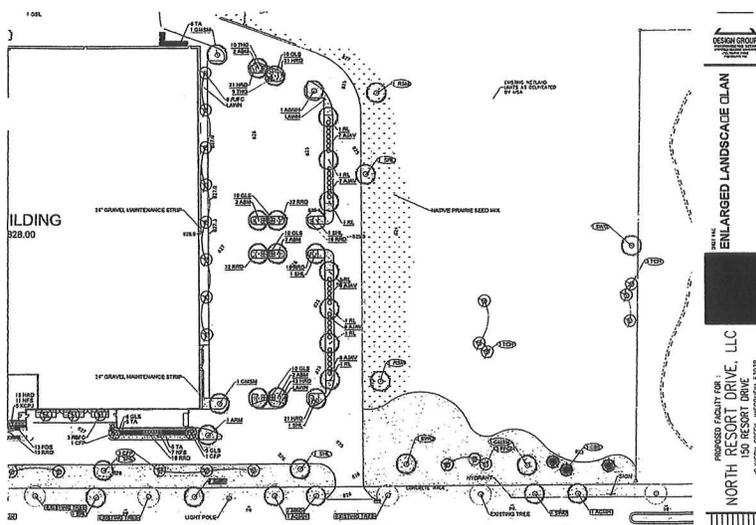
  

Species	Qty	EA	TOTAL
Climax Trees:	4	75	300
Tall Shade Trees:	21	30	630
Low Deciduous Trees:	0	10	0
Tall Deciduous Shrubs:	32	5	160
Small Deciduous Shrubs:	40	1	40
<b>Total:</b>			<b>1130</b> points



ENLARGED LANDSCAPE PLAN  
SCALE: 1"=60'

DESIGN GROUP  
ENLARGED LANDSCAPE PLAN  
FOR THE  
NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE  
JOHNSON CREEK, WISCONSIN 53038  
L101



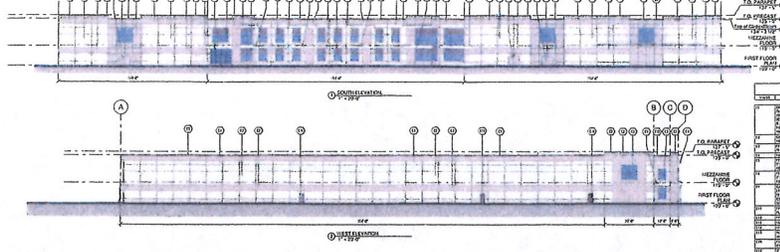
ENLARGED LANDSCAPE PLAN  
SCALE: 1"=60'

DESIGN GROUP  
ENLARGED LANDSCAPE PLAN  
FOR THE  
NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE  
JOHNSON CREEK, WISCONSIN 53038  
L102

LANDSCAPE CATEGORY ALLOCATIONS

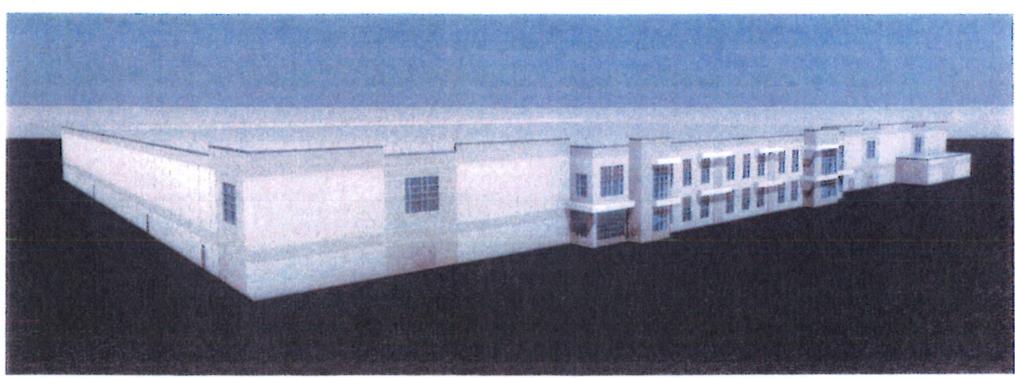
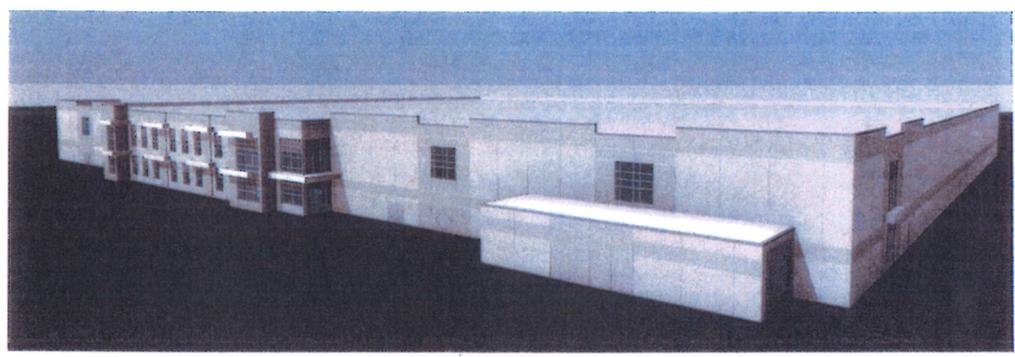
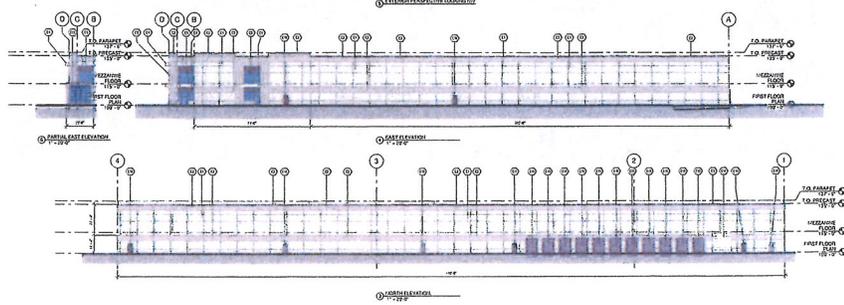
STREET FRONTAGE	SWC
DEVELOPED LOTS	ABM
PAVED AREAS	SHL
BUILDING FOUNDATIONS	DBB



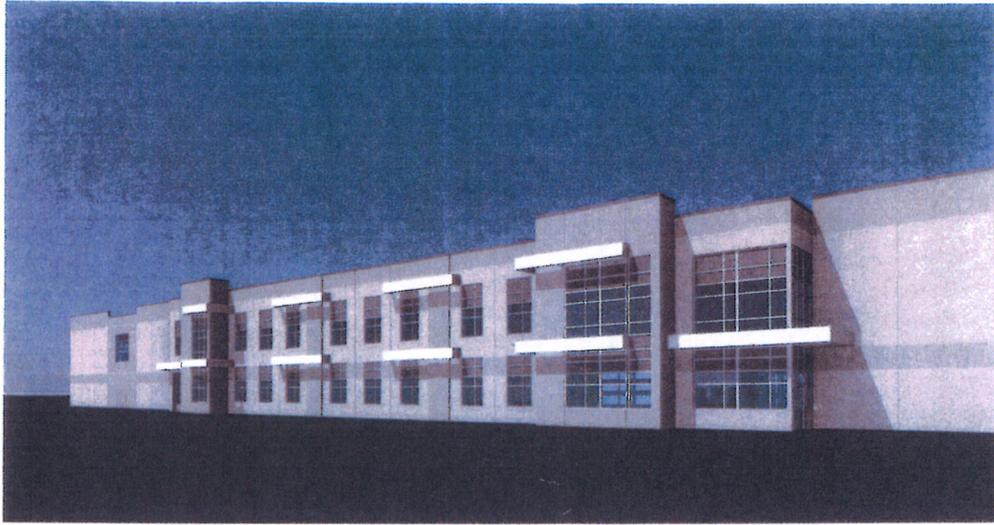


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DESIGN GROUP  
 NORTH RESORT DRIVE, LLC  
 150 RESORT DRIVE  
 JOHNSON CREEK, WI  
 EXTERIOR ELEVATIONS  
 A5.1



BRIORN  
 DESIGN GROUP  
 NORTH RESORT DRIVE, LLC  
 150 RESORT DRIVE  
 VILLAGE OF  
 JOHNSON CREEK, WI  
 EXTERIOR PERSPECTIVES  
 A5.2



EXTERIOR PERSPECTIVE OF GARAGE  
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DESIGN GROUP  
ARCHITECTURE  
INTERIOR DESIGN

EXTERIOR PERSPECTIVE

NORTH RESORT DRIVE, LLC  
150 RESORT DRIVE  
WATKINS  
JOHNSON/CREEK, WI

DATE	2/11/08
SCALE	AS SHOWN
FILE	A5.3

A5.3