



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

PLAN COMMISSION
May 11, 2015
Village Hall
125 Depot Street
5:00 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of February 19, 2015
4. Open Conditional Use Public Hearing
 Proposed Conditional Use for JPAL, 480 LLC, owner and Rick Krueger/Krueger Karate America LLC renter per Section 250-39(H) which requires a conditional use to permit Indoor Commercial Entertainment within Planned Industrial (PI) Zoning.
 Parcel #141-0715-0743-006, 480 Village Walk Lane, Unit I, 1.374 acres.
5. Close Public Hearing
6. Resolution 37-15 Conditional Use Permit - JPAL 480 LLC and Karate America, LLC, 480 Village Walk Lane, Unit I
7. Next Meeting – June 8, 2015 – 5:00 p.m.
8. Adjourn

Members: Laurie Adams, David Armstrong, Chad Chapman, Mary Nimm, John Swisher, Scott Thomas and Trustee appointment.

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

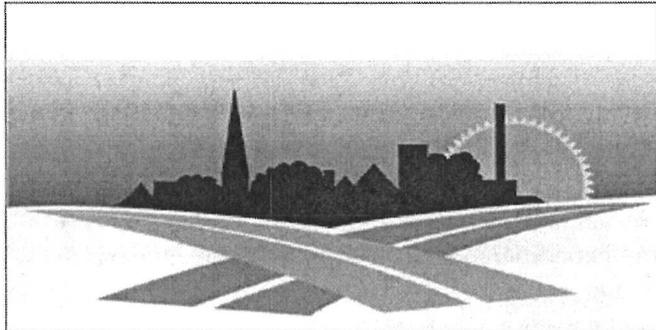
NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meeting above to gather information. No action will be taken by any governmental body at the meetings above other than by the governmental body specifically referred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

Village of Johnson Creek

Crossroads With A Future



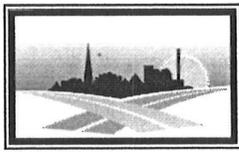
Plan Commission Report

May 11, 2015

Prepared by

Mark Johnsrud

Village Administrator/Zoning Administrator



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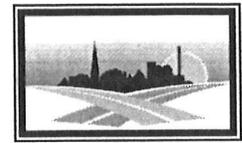
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PLAN COMMISSION
February 19, 2015



John Swisher called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay (5:40 p.m.), David Armstrong, Mary Nimm, John Swisher and Scott Thomas. Absent and excused: Chad Chapman and Greg Schopp. Village Trustees in attendance: Steven Wollin. Also in attendance: Village Administrator Mark Johnsrud.

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

Approve Minutes of December 29, 2014

A Thomas/Nimm motion carried on a unanimous vote to approve December 29, 2014 minutes.

Resolution 12-15 Certified Survey Map – Lot 10, Lot 11 & Lot 12 – Menard – Johnson Creek Crossing Subdivision

Johnsrud indicated that this Certified Survey Map is a redivision of Lot 10, Lot 11 and Lot 12 into two lots for the approved Precise Implementation Plan of Keagan Properties, LLC on July 29, 2014. Kevin Lord and Mike Slavney have reviewed the CSM and recommend approval.

A Chapman/Nimm motion carried unanimously to recommend approving Resolution 12-15 Certified Survey Map – Lot 10, Lot 11 & Lot 12 – Menard – Johnson Creek Crossing Subdivision.

Discussion and Recommendation – Section 245-77 Street Trees –Menard –Johnson Creek Crossing Subdivision

Johnsrud indicated that any change to 245-77 would not affect landscaping requirements within the Village Zoning code. Section 245-77 requires planting of street trees in every proposed subdivision with provisions for one street tree every 40 linear feet of street frontage subtracting 25 linear feet from each corner. The DPW shall select, space and plant or have planted by a contractor the street trees upon completion of the building project. A \$250 tree fee is required per the Schedule of Fees in accordance with Chapter 33. If suitable building sites are not available on the site upon completion of construction, the funds and tree can be planted at a more suitable site as determined by the DPW.

The Menard – Johnson Creek Crossing subdivision is zoned Planned Industrial with most development build out being retail and commercial with either monument or wall signage. Trees planted in the public boulevard reduce visibility of signage and encourage property owners to ask for pole or free standing signage.

Developers have questioned the need to plant boulevard trees which may reduce the visibility of signage from Wright Road and Hwy 26.

Johnsrud asked the Plan Commission to provide a recommendation to the Village Board.

A Chapman/Nimm motion carried unanimously to recommend waiving the planting of boulevard trees within the Menard – Johnson Creek Crossing subdivision per Section 245-77 subject to the property owner paying the tree fee with a tree to be placed in another suitable location as determined by the DPW.

Next Meeting – March 19, 2015 – 5:30 p.m.

Adjourn

Chairman John Swisher adjourned the meeting at 5:50 p.m.

Mark Johnsrud
Village Administrator

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

AGENDA ITEM – PC2015-05-05

ROUTING:

Village Board 5-11-15

BACKGROUND INFORMATION:

480 Village Walk Lane was constructed in 1996 and a commercial development.

GENERAL LOCATION:

480 Village Walk Lane is located directly behind Kwik Trip off Hartwig Blvd.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Conditional Use Permit to permit Indoor Commercial Entertainment within Planned Industrial zoning is consistent with the comprehensive plan.

STAFF ANALYSIS:

480 Village Walk Lane has 54 parking spaces. In accordance with the conditions of §250-39H Indoor Commercial Entertainment, one parking space is necessary per three persons. This would limit the total capacity of the martial arts studio to approximately 150 persons.

Most uses of the studio occur after 5:00 p.m. to minimize parking use for other tenants who make have regular business hours.

The request for a conditional use meets the six conditions of the Zoning Code to permit a CUP.

The staff has reviewed the application for Conditional Use within Planned Industrial zoning and the application is in compliance with the comprehensive plan.

RESOLUTION 37-15

**CONDITIONAL USE PERMIT
JASON PALUMBO OF JPAL 480 LLC AND
RICK KRUEGER/KRUEGER KARATE AMERICA LLC
480 VILLAGE WALK LANE, UNIT I**

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

WHEREAS, 480 Village Walk Lane, Unit I, is a portion of Parcel #141-0715-0743-006, and

WHEREAS, JPAL 480 LLC and Krueger Karate America, LLC are requesting a Conditional Use Permit (CUP) to permit Indoor Commercial Entertainment per §250-39H within Planned Industrial (PI) Zoning, and

WHEREAS, Krueger Karate America, LLC is a martial arts training studio, and

WHEREAS, §250-39(H) requires one parking space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment, whichever is greater, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek to approve a conditional use permit to permit Indoor Commercial Entertainment (250-39H) within Planned Industrial (PI) zoning at 480 Village Walk Lane, Unit I, 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 11th day of May 2015.

John L. Swisher, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

VILLAGE OF JOHNSON CREEK

CONDITIONAL USE APPLICATION

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

Karate is a discipline that instills the highest values in a person that participates. Since a community is responsible for the welfare of its citizens, Karate is a real asset. Students are taught discipline and character building skills which are valuable in every aspect of their present life.

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

In every place where we have schools, we are respectful of our surroundings. We care for the property and instill that respect in our students. We regard your community values and assure you that we share them. The location would be a great fit for our business.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 250-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

The quality of the environment is very important to us. We see no problem with the location and will be good neighbors to those around us. Karate is more than just fitness, we instill in our students values that are for every aspect of their lives. Teachers of our students often commend us for teaching values that are so apparent as they extend into the classroom. Johnson Creek will find us to be a great partner in providing the disciplines which are an asset to the community.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Since we have great respect for property rights, we will, as we have always done, maintain the property; it is also a matter of pride to us that we present our business in the very best light. It is imperative to the quality of our school.

VILLAGE OF JOHNSON CREEK

CONDITIONAL USE APPLICATION

5. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

There seems to be no conflict with the service. Our classes run when students are available mostly weekends and after school. We hope eventually to run self defense classes for others & even that would not affect anyone in a negative way. There is nothing that would do that would be cause for concerns in these issues.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 250-905(4)(b)1.5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

First let me state that there doesn't seem to be any adverse aspects to a Karate school. What we bring to the community is a discipline that transcends any negative. We expose strong family values, teach self-discipline and I am sure these are kinds of values that this board would value as well. We look forward to being a valuable part of Johnson Creek community.

CONDITIONAL USE APPLICATION

**Agreement for Reimbursable Services
Petitioner/Applicant/Property Owner**

In accordance with Village Code-Chapter 250-138 the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The Property Owner acknowledges that review fees which are applied to a Petitioner, but which are not paid by such Petitioner, may be charged by the Village as an assessment against the subject property for current services provided the property.

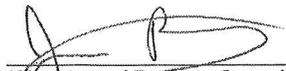
Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time may be charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

Krueger Knute America, LLC
(Project Name/Nature of Application)

141-0715-0745-006 Unit I
(Property Tax Key Numbers Involved in Project)


(Signature of Applicant/Petitioner)

4/17/15
(Date)


(Signature of Property Owner)

4/18/15
(Date)

