

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

PLAN COMMISSION
June 19, 2014
Village Hall
125 Depot Street
5:30 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of May 15, 2014 *-pg 1*
4. Open Conditional Use Public Hearing *- pgs 2-3*
 Proposed Conditional Use for the Johnson Creek School District per Section 250-38(C) which requires a conditional use to permit Indoor Institutional within Single Family (SR-4) Zoning. Parcel #141-0714-1331-000, 46.83 acres and parcel #141-0714-1342-000, 20 acres.
5. Close Public Hearing
6. Open Planned Development Precise Implementation Plan (PIP) Public Hearing *- pgs 18-19*
 Proposed Conditional Use for Keagen Properties, LLC per Section 250-133 requires a Planned Development Precise Implementation Plan (PIP) within Planned Industrial (PI) Zoning. Parcel #'s: 141-0715-0741-003, .745 acres; and 141-0715-0741-004, 1.842 acres; and 141-0715-0741-005 2.483 acres, 545 Wright Road; and 585 Wright Road; and 765 Wright Road
7. Close Public Hearing
8. Resolution 50-14 Conditional Use to Permit Indoor Institutional – Parcel # 141-0714-1331-000 and Parcel # 141-0714-1342-000 - Johnson Creek School District *- pgs 4-17*
9. Resolution 51-14 Planned Development - Precise Implementation Plan (PIP) within Planned Industrial (PI) Zoning – 545, 585 & 765 Wright Road - Keagen Properties, LLC *- pgs 20-30*
10. Findings of Facts, Conclusion and Decision for 312 Milwaukee St., Brian and Bonnie Pernat
11. Next Meeting – July 17, 2014 – 5:30 p.m.
12. Adjourn

Members: Nick Ansay, David Armstrong, Chad Chapman, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas.

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

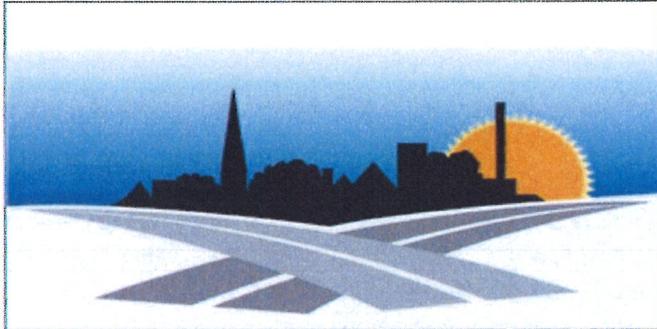
NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meeting above to gather information. No action will be taken by any governmental body at the meetings above other than by the governmental body specifically referred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

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

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

Village of Johnson Creek

Crossroads With A Future



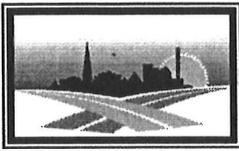
Plan Commission Report

June 19, 2014

Prepared by

Mark Johnsrud

Village Administrator/Zoning Administrator



VILLAGE OF JOHNSON CREEK
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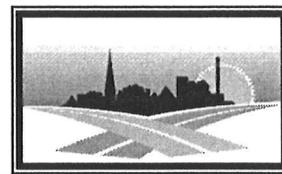
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| Initials | |



PLAN COMMISSION – MINUTES – MAY 15, 2014

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

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

Approve Minutes of April 17, 2014 - An Armstrong/Thomas motion carried unanimously approving the minutes.

Resolution 41-14 Extraterritorial Zoning (ETZA) - ERB Trust – Town of Milford

An Ansay/Armstrong motion carried 5-0-1 with Thomas abstaining to recommend approving Resolution 41-14 Extraterritorial Zoning (ETZA) - ERB Trust – Town of Milford, approving the subdivision of parcel #002-0714-0213-000, #002-0714-0231-001, #020-0714-0242-000 and #020-0714-0243-000 subject to submittal of a Certified Survey Map (CSM) with a forty (40) foot right of way from the centerline of Church Road.

Discussion and Recommendation – Revised Site Plan – Pat Smith

Pat Smith stated he is requesting changing the exterior of the building from the site plan approved by the Plan Commission and Village Board in February of 2014. The name of the restaurant has been established as Mid Point Eatery and Pub. The building material will change from the original choice of logs to a heavy plank and the metal roof will be a shingled roof. Johnsrud said the product materials and quality has not been specifically identified. Village code 250-101 permits high quality construction materials. Vinyl siding products are not permitted on commercial applications.

A Thomas/Ansay motion carried unanimously to recommend approving the revised site plan for Pat Smith subject to supplying the technical materials to staff for their approval.

Discussion and Recommendation – Revised Site Plan – Rock River Power Sports

Mike DuClos also requested an amendment to the site plan for approved signage as follows: The developer shall comply with Village Code 250-111 Signs excepting that one (1) on-premise monument sign not to exceed twelve (12) feet in height with a maximum sign area not to exceed one hundred (100) square feet shall be permitted on the south side of the entrance at the location depicted on the revised site plan. Also excepting six wall signs, with two (2) wall signs not to exceed ninety (90) square feet on the west side of the building and three (3) wall signs not to exceed one hundred thirty five (135) square feet on the north side of the building and one (1) wall sign not to exceed fifty (50) square feet on the east side of the building as depicted within the revised site plan. In addition, up to four (4) directional signs of less than nine (9) square feet may be placed in accordance with Village Code 250-111.

DuClos stated previously he had 450 square feet of signage and there will now be a total of 411 square foot.

An Ansay/Thomas motion carried unanimously to recommend approving the revised site plan for Rock River Power Sports.

Next Meeting – June 19, 2014 – 5:30 p.m.

Adjourn

A Nimm/Armstrong motion carried to adjourn at 5:55 p.m.

Joan Dykstra
Clerk – Treasure

AGENDA ITEM – PC2014-0619-01

ROUTING:

Village Board 6-23-14

BACKGROUND INFORMATION:

Conditional Use is required to permit Indoor Institutional and Outdoor Institutional in any Village zoning district

GENERAL LOCATION:

Parcel #141-0714-1331-000 and Parcel #141-0714-1342-000 are located south of County B on the easterly edge of the Village corporate limits.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

This application to permit Indoor Institutional and Outdoor Institutional on Parcel #141-0714-1331-000 and Parcel #141-0714-1342-000 is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

The Village of Johnson Creek is included in its entirety within the Johnson Creek Public School District. In 1998, the Johnson Creek Public School District purchased two parcels consisting of approximately 67 acres and petitioned the Village to annex the parcels under I-1 Institutional zoning. The Village Board accepted the annexation of the parcels with the I-1 Institutional zoning. The Village Board comprehensively rezoned the entire Village on August 1, 2002 after a year of planning meetings and a noticed public hearing before the Village Plan Commission. I-1 Institutional zoning was eliminated as a permitted use within the Village and replaced with Indoor Institutional and Outdoor Institutional which is permitted only as a Conditional Use within all zoning districts. These parcels are zoned Residential – Single Family (SR-3).

Voters of the Johnson Creek Public School District approved a bonding referendum of \$18.9 million to construct a 5th grade through 12th grade school campus facility on these parcels on April 1, 2014. The Village provided a letter of support to the Johnson Creek School Board on April 8th. A letter of zoning interpretation was presented to the Johnson Creek School Superintendent Dr. Michael Garvey on April 15th. The Village held pre-application meetings with school officials on May 9th, May 21st and May 28th.

The meetings provided insight to both the Village and the Johnson Creek Public School District on the complexity of the project and the needs to complete a conditional use permit, site plan and certified survey map applications prior to development.

The Village Comprehensive Plan future land map designates these parcels as Community Facilities which is consistent with the use of Indoor Institutional and Outdoor Institutional. The Village Planner, Michael Slavney, and the Village Engineer, Kevin Lord has reviewed the application for a Conditional Use.

Resolution 50-14 per the recommendations of the Village Planner and the Village Engineer permit the Plan Commission to recommend approval of a Conditional Use to permit Indoor Institutional and Outdoor Institutional on parcel # 141-0714-1331-000 and parcel # 141-0714-1342-000 subject to the following:

- 1) A Site Grading Plan and Erosion Control Plan including wetland and drainage way delineations must be approved by Village staff and applicable permits must be issued by the Village prior to any disturbance, and
- 2) A Site Plan Application must be approved by the Plan Commission and the Village Board prior to the start of on-site construction (inclusive of all requirements within § 250-127) plus providing a traffic study, CTH B/entrance drive design and right of way approved by Jefferson County, emergency access driveway connected to Stonefield Drive, exterior building grades and finished floor elevations with materials and colors specified, stormwater plan with details including wetland delineation, public right of way to include road and pedestrian improvements, public utilities including public water and sanitary sewer, exterior signage by location with design and measurement details, multimodal path details to include connections to existing Village sidewalks and paths excepting final landscaping and photometric lighting plans to be completed and approved by the Village prior to December 31, 2014.
- 3) A Certified Survey Map (CSM) Application must be approved by the Plan Commission and the Village Board prior to the start of the on-site construction to combine the parcels showing dedication of public right of way (ROW) including road and pedestrian improvements and dedication of utility easements including public water and sanitary sewer.
- 4) The Johnson Creek Public School District shall annex, to the extent consistent with State law, any dedicated right of way or other lands on the Site Plan which currently extends beyond the Village limits.

RESOLUTION 50-14

**CONDITIONAL USE TO PERMIT INDOOR INSTITUTIONAL
PARCEL #141-0714-1331-000
PARCEL #141-0714-1342-000
JOHNSON CREEK SCHOOL DISTRICT**

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

WHEREAS, #141-0714-1331-000, a 46.83 acre parcel, and #141-0714-1342-000 a 20.00 acre parcel (hereafter "Parcels") , are located south of County B and owned by the Johnson Creek School District (hereafter "School"), and

WHEREAS, the Parcels are currently zoned Single Family (Low Density) SR-3 and have been used for exclusive agriculture since 1998, and

WHEREAS, the School is completing a site plan and a Certified Survey Map (CSM) to begin construction of a Grade 5 through 12 Middle and High School complex on the combined Parcel, and

WHEREAS, a Conditional Use Permit is required to permit Indoor Institutional within SR-3 zoning on the Parcels, and

WHEREAS, the application is in compliance with the Village Comprehensive Plan and Village Zoning Code (§250-31B), 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 (per §250-31B) to permit Indoor Institutional per §250-38C and Outdoor Institutional per §250-38(D) within Single Family (Low Density) SR-3 zoning on parcel # 141-0714-1331-000 and parcel # 141-0714-1342-000, subject to the following terms and conditions:

- 1) A Site Grading Plan and Erosion Control Plan including wetland and drainage way delineations must be approved by Village staff and applicable permits must be issued by the Village, prior to any site disturbance, and
- 2) A Site Plan Application must be approved by the Plan Commission and the Village Board prior to the start of on-site construction (inclusive of all requirements within §250-127) plus providing a traffic study, CTH B/entrance drive design approved by Jefferson County, emergency access driveway connected to Stonefield Drive, exterior building grades and finished floor elevations with materials and colors specified, stormwater plan with details including wetland delineation, public right of way to include road and pedestrian improvements, public utilities including public water and sanitary sewer, exterior signage with complete location design and measurement details, multimodal path details to include connections to existing Village sidewalks and paths excepting final landscaping and photometric lighting plans to be completed and approved by the Village prior to December 31, 2014.

- 3) A Certified Survey Map (CSM) Application must be approved by the Plan Commission and Village Board prior to the start of on-site construction to combine the Parcels showing dedication of public right of way (ROW) including road and Pedestrian improvements and dedication of utility easements including public water and sanitary sewer.
- 4) The Johnson Creek Public School District shall annex, to the extent consistent with State law, any dedicated right of way or other lands on the Site Plan currently beyond the Village limits.

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 23rd day of June 2014.

Greg Schopp, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

VILLAGE OF JOHNSON CREEK

125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2298)
www.johnsoncreek-wi.us

CONDITIONAL USE APPLICATION Village Zoning Code - Chapter 250-124

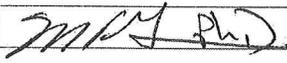
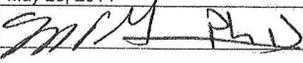
The following information and documentation must be submitted to the Village Administrator. Please type or print this information:

| | | |
|--|--|------------------------|
| Address of Subject Property | Parcel #141-0714-1342-000 and 141-0714-1331-000 | |
| Name of Architect, Professional Engineer, or Contractor: TSP | | |
| Property is presently used as: Purchased in 1997 for the purpose of building a school. Currently the property is vacant. | | Present Zoning SR-3 |
| Type of structure and proposed use of structure or site (including number of employees, if applicable) Public school buildings and related site improvements including athletic fields and amenities. | | |
| Zoning Code Ordinance Number for Conditional Use #250-38 | | |
| Reason/Nature of requested Conditional Use: The property, when annexed in 1998, was zoned Institutional-1-permanent (schools). In 2002, as part of the Village adoption of a new zoning map, the property was zoned residential. The School District wishes to develop the property for the purpose of K-12 education. Although now zoned residential, the land was purchased by the residents of the school District, and originally recognized as institutional land. In the 2009 Comprehensive Land use Plan makes 2 separate designations of the land covered by this conditional use permit. Map #7 designates the land for use as community facilities. On Map 8, The Village designates the land as land on which to build a future school building. The buildings will be built in accordance with Village codes. At the same time of the conditional use application, the School District is submitting a site plan and an architectural rendering. We are also working with Jefferson County on the permitting process to gain access to Hwy B. Schools require a conditional use permit under the Village zoning ordinance. | | |

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VILLAGE OF JOHNSON CREEK
 125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
 www.johnsoncreek-wi.us

CONDITIONAL USE APPLICATION

| Applicant | | | |
|---|---|--|-----------|
| Name: Michael P. Garvey, Ph.D. | | | |
| Company: Johnson Creek School District | | | |
| Address PO Box 39 | City Johnson Creek | State WI | Zip 53038 |
| Daytime Phone 920-699-2811 | | Fax 920-699-2801 | |
| Cell Phone | | E-mail garvey@m@johnsoncreek.k12.wi.us | |
| | | | |
| Property Owner* | | | |
| Name: Michael P. Garvey, Ph.D.--Superintendent | | | |
| Company: Johnson Creek School District | | | |
| Address PO Box 39 | City Johnson Creek | State WI | Zip 53038 |
| Daytime Phone 920-699-2811 | | Fax 920-699-2801 | |
| Cell Phone | | E-mail garvey@m@johnsoncreek.k12.wi.us | |
| * A list of all Registered Principals must accompany this application | | | |
| | | | |
| Agent | | | |
| (Person representing applicant to be notified of meeting and given copies of reports) | | | |
| Name | | | |
| Company | | | |
| Address | City | State | Zip |
| Daytime Phone | | Fax | |
| Cell Phone | | E-mail | |
| | | | |
| Signature of Applicant |  | | |
| Date Signed | May 28, 2014 | | |
| Signature of Owner |  | | |
| Date Signed | May 28, 2014 | | |
| Signature of Agent | | | |
| Date Signed | | | |

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(c)Description of the Conditional Use

Johnson Creek MS/HS project

The proposed conditional use will be to construct a new MS/HS for the Johnson Creek School District. The conditional use is consistent with the Comprehensive Land Use Plan which has been adopted by the Village of Johnson Creek.

History

The property was purchased in 1997 for the specific purpose of building a school building. The purchase was made after a school district referendum passed authorizing its purchase. In early 1998 the property was annexed into the Village and was zoned institutional-1-permanent (schools).

In 2002, as part of the Village adoption of a new zoning map, the property was zoned residential (SR-3). The School District wishes to develop the property for the purpose of K-12 education.

The 2007 Comprehensive Land use Plan makes 2 separate designations of the land covered by this conditional use permit. Map #7 designates the land for use as community facilities. On Map 8, the Village designates the land as land on which to build a future school building.

Proposed Project

Building

This first phase will include a middle/high school consisting of 5 monolithic concrete domes. The site plan also shows the placement of four domes which could be built in the future to accommodate growth in the District. The buildings will be built in accordance with Village codes. At the same time of the conditional use application, the School District is submitting a site plan and an architectural rendering. We are also working with Jefferson County on the permitting process to gain access to Hwy B.

Phase One will accommodate 600 students and also provide office and work space for 35 teachers and 15 support staff members. The future domes shown on the site plan would increase our capacity to serve up to 1000 students, 45 teachers and 25 support staff.

We also propose that athletic fields be an approved conditional use as we are in the process of fundraising for the building of the athletic fields and related structures (grand stands, lighting, fencing, track, diamonds, etc.)

VILLAGE OF JOHNSON CREEK
125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
www.johnsoncreek-wi.us

CONDITIONAL USE APPLICATION

II. Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

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

The proposed use is very consistent with the Comprehensive Land Use Plan. The need for community facilities and school facilities is addressed throughout the Comprehensive Land Use Plan.

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

The Comprehensive Land Use Plan specifically lists the future use of the land covered under this application for the use as "Community Facilities" (map 7) and for "School Facilities" (map 8)

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 250-124(c)(4)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

A traffic study is underway. The District has agreed to address traffic concerns, if any, which may be raised by the results of the traffic study and required by the County. This may likely include turn lanes, additional rights-of-way, and placement of the drives. The location is at the far west edge of the Village. One property to the west lies between it and the river. That property appears to lie in a flood plain. This provides a nice edge to this part of the Village. Development to the east will be limited to housing in an already developed subdivision. Development to the north seems unlikely. One home exists but is surrounded by wetlands. Development to the south is possible but not currently planned.

VILLAGE OF JOHNSON CREEK
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CONDITIONAL USE APPLICATION

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

The comprehensive Land Use Plan specifically lists the future use of the land covered under this application for the use as "Community Facilities" (map 7) and for "School Facilities" (map 8). In addition to the proposed uses, the plans will include appropriate storm water management, wetland preservation as required by local and state requirements, and landscaping according to Village requirements.

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?

Through an agreement negotiated by the Village, the District paid for utility improvements (namely depth and capacity of the sewer lift station) when the Tanner Ridge Subdivision was created. This project will replace the current MS/HS.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 250-124 (D)(3)(a through e), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

- The District is providing additional rights-of-way and has agreed to work within the County expectations with regard to turn lanes, driveways, and traffic issues.
- The District will install a municipal sewer line and dedicate the line to the Village upon completion. This will be in addition to an easement to the Village for the public utilities for potential extension to the south.
- The proposed building was approved by a majority of the voters in the April 1st, 2014 referendum election. It received the support of over 60% of the Village voters.
- Lighting will be designed to meet or exceed Village codes and a photometric review will be provided.
- Amplification of sound and voice associated with the athletic complex will be in compliance with Village codes.

The hours of operation will mirror current schedules. Classes will run from approximately 7:45-3:15 Mondays through Fridays during the school year. In addition to class hours, the building will provide early morning practices time for athletics, public access to the fitness center during off hours, and athletic and academic events in the evenings and on weekends. We believe that the true hours of operation will extend from 6am to 10pm if the before and after school events are taken into consideration.

Signage

The main sign shown on the site plan will meet the Village requirements for a Community Information Sign. The proposed MS Dome, HS. Dome and athletic entrance will be labeled using individual letters consistent with the rendering.

Utilities

The building will be connected to utilities at the current south end of Stonefield Dr. in the Tanner Ridge subdivision. The District will install a municipal sewer line from the lift station to the building and upon completion, dedicate the sewer line to the Village. The District will also provide an utility easement to the south in the event the Village develops that area in the future.

In 2006, the District and the Village entered into an agreement which recognized that in 2005, the District contributed \$40,763.00 plus interest toward the cost of the lift station serving Tanner Ridge subdivision. The purpose was to insure that the lift station was deep enough and could handle the capacity for the construction of the new school. The Village actually loaned the District the initial money which the District repaid with interest.

SITE SCHEMATIC PLAN
NEW MIDDLE / HIGH SCHOOL - JOHNSON CREEK SCHOOL DISTRICT

THE ARCHITECT'S DRAWINGS REPRESENT AN APPROXIMATE INDICATION OF THE PROPOSED PROJECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.



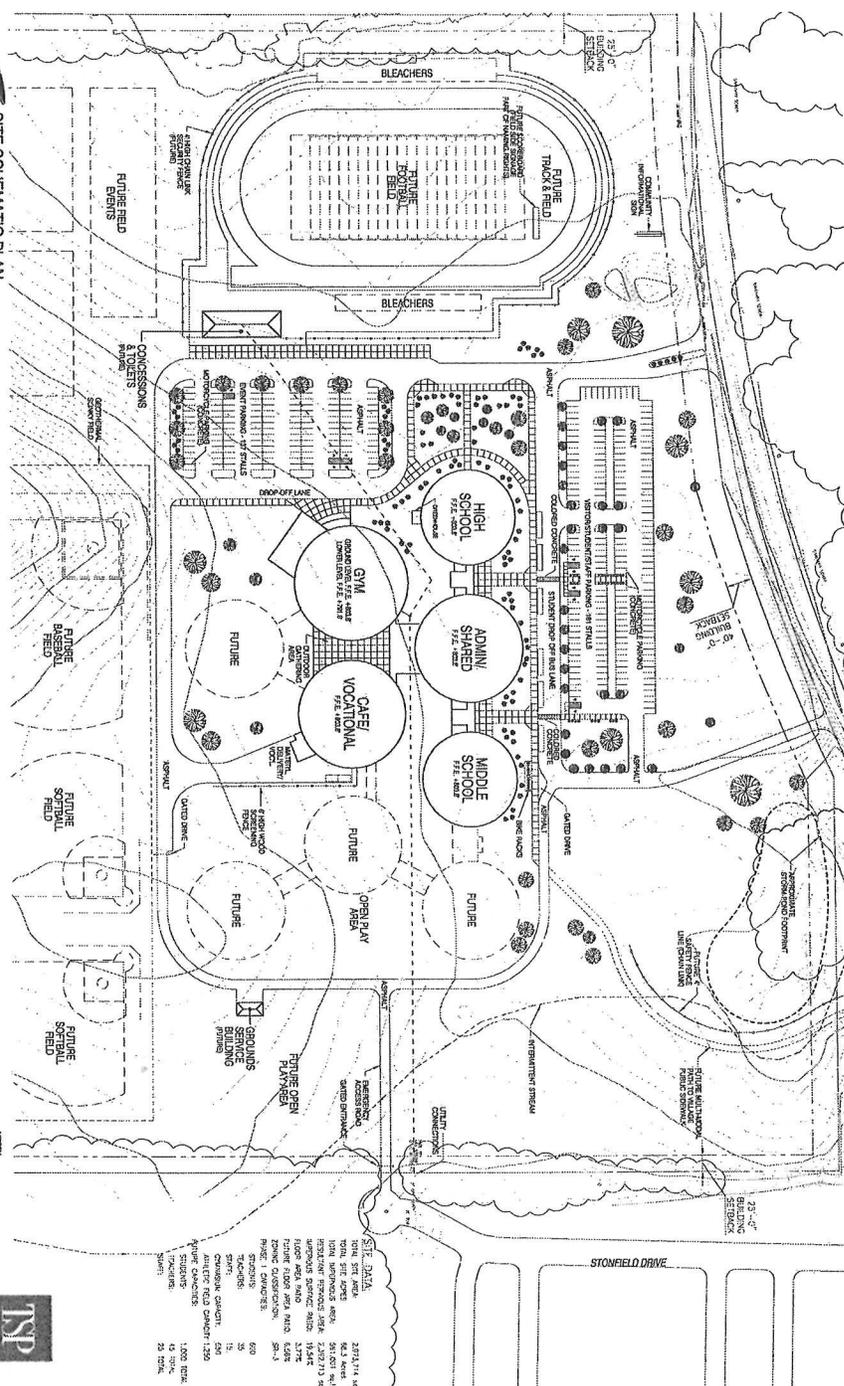
DATE: 12/15/2011
 PROJECT NO: 11-001

SCALE: 1" = 20'

DATE: 12/15/2011

PROJECT NO: 11-001

DATE: 12/15/2011



STAIR DATA

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| STAIR | 2272174 | 4411 |
| STAIR | 2272175 | 4411 |
| STAIR | 2272176 | 4411 |
| STAIR | 2272177 | 4411 |
| STAIR | 2272178 | 4411 |
| STAIR | 2272179 | 4411 |
| STAIR | 2272180 | 4411 |
| STAIR | 2272181 | 4411 |
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| STAIR | 2272198 | 4411 |
| STAIR | 2272199 | 4411 |
| STAIR | 2272200 | 4411 |



VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek
From: Mike Slavney, FAICP, Village Planner
Date: 16 June 2014
Re: Proposed Conditional Use Permit for a new Middle School & High School Campus:

Including an Indoor Institutional land use for the schools and a Group Development for more than one building on the site, on lands zoned SR-3 (Single-Family Residential) on the south side of CTH B, on the southwest side of the Village.

Description

The Johnson Creek School District has applied for a Conditional Use Permit to develop a Campus for High School and Middle School on the parcel the District has owned on the southwest side of Village since 1997. With the School Referendum approval in April 2014, the District is moving forward to construct the Campus.

The subject property is zoned Single-Family Residential – 3 (SR-3). Schools and related facilities are considered Indoor Institutional land uses, and are regulated as a conditional use in all of the Village's residential zoning districts to enable proximity to their service area. School athletic fields, another important component of this proposed campus, are considered Outdoor Institutional land uses, and are regulated as a permitted-by-right land use.

The District has provided an informative submittal that describes the project in detail.

Relation to the Village's Comprehensive Plan

The Comprehensive Plan's Future Land Use Map (Map 7 on page 80) designates the subject property for Community Facilities, which includes schools. Map 7 also indicates the potential presence of an environmental corridor in the west central part of the site. This area is identified as a potential wetland. A detailed on-site determination of a WisDNR-certified naturalist is required to determine the presence of the wetland, and its précised boundaries.

The Plan's Community Facilities Map (Map 8 on page 80) identifies the subject property as a New School Site. Map 8 also indicates the need for additional right-of-way for CTH B. The District has indicated its willingness to dedicate additional right-of-way to address this issue. Finally, the Utilities and Community Facilities Timetable (Figure 5.2 on page 100) indicates the Village's intention to cooperate with the District on the development of this proposed school campus.

Therefore, the requested Conditional Use of a school campus is *fully consistent with the Village's Plans*.

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611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.441.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

Recommended Conditions of Approval:

I further recommend that the proposed Conditional Use Permit for the School Campus, if granted, be subject to the following requirements:

1. A Site Grading Plan and an Erosion Control Plan, including wetland and drainageway delineations (if any), must be approved by Village Staff, and applicable permits must be issued by the Village, prior to any site disturbance;
2. Once 1, above, has been approved by the Village Staff, the Applicant may begin site preparation including erosion control, site grading, and utility extension analysis, design and approval prior to Village final approval of any or all of the following:
 - a. Site Plan (inclusive of all required components);
 - b. Traffic Study and required right-of-way dedications and improvements;
 - c. Certified Survey Map (CSM); and,
 - d. Approved Exterior Signage Plan;
3. The final Certified Survey Map (CSM) must be approved by the Village prior to the start of on-site construction, including any Early Start Permits. This CSM shall:
 - a. Combine the two parcels on the site;
 - b. Dedicate all required right-of-way for the entrances and related turn lanes related to the Traffic Study; and,
 - c. All easements to accommodate public utilities;
4. The complete final Site Plan must be approved by the Village prior to the start of on-site construction, including any Early Start Permits. In addition to all of the requirements for typical Site Plans in the Zoning Ordinance, the Site Plan for this project shall include the Traffic Study, CTH B Entry Drive Design, Emergency Drive connection to Stonefield Drive, Finished Floor Elevations with any finished grade modifications from the Site Grading Plan, and the design of the Multimodal Path. However, with the exception that;
5. The final Landscaping Plan shall be completed and approved by the Village prior to 31 December 2014;
6. The School District shall annex, to the extent consistent with State law, any dedicated right-of-way or other lands on the Site Plan currently beyond the Village Limits;
7. Other requirements identified by Village Staff, the Plan Commission, and the Village Board.

Relationship to the Zoning Ordinance

The submitted preliminary Site Plan indicates full conformance with all requirements of the Zoning Ordinance, including all land use, development intensity, and building bulk requirements.

The preliminary oblique building elevations provided in the submittal packet indicate full conformance with all exterior building material requirements of the Zoning Ordinance. Please note that building heights are measured to the midpoint height of any pitched roof, which is sufficient to accommodate that maximum building height at the top of the tallest dome at 40 feet.

Submittal Requirements

A request for a Conditional Use Permit is typically accompanied by a complete Site Plan. A preliminary Site Plan has been provided, which is sufficient to demonstrate the ability and intent to comply fully with all Village requirements. However, several important components of the submittal are not yet in final form. These include final versions of the required:

- Grading Plan
- Stormwater Management Plan
- Site Plan Drawing
- Formal Building Elevations for each structure
- Landscaping Plan
- Exterior Lighting Plan

Also, a Certified Survey Map (CSM) will be required to combine the two parcels that currently comprise the subject property into one buildable lot.

Finally, details regarding exterior signage have not yet been provided. Signage may be applied for as a distinct application for individual signs or combinations of signs.

The District has been able to demonstrate that strong progress is being made on each of these required Site Plan components however, their final versions are not yet ready.

Conditional Use Permit Now, Site Plan, Certified Survey Map & Signage Later

Because the Zoning Ordinance also contains a distinct Site Plan procedure, Village Staff and the School District concur that it is appropriate for the Village to review and take action on the requested Conditional Use Permit, with the requirement for a final Site Plan and Certified Survey Map remaining, but delayed for several months. This approach would enable the District to get started on site grading and utility planning, while still requiring approval of the Site Plan and CSM later this year.

Village Planner's Analysis and Recommendations

All proposed Conditional Use Permits must be reviewed per standards provided by the Zoning Ordinance. My analysis of the proposed School Campus in relation to these standards is provided on the following page in *italics*.

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Johnson Creek Comprehensive Plan, the Zoning Ordinance, and any other plan, program or ordinance adopted or under consideration pursuant to official notice by the Village? *The proposed school campus is fully consistent with the Comprehensive Plan regarding accommodating the continued population growth of the community, including accommodating a growing school enrollment.*
2. Is the proposed conditional use, (in its specific location), in harmony with the purposes, goals, objectives, policies and standards of the Village of Johnson Creek Comprehensive Plan, the Zoning Ordinance, and any other plan, program or ordinance adopted or under consideration pursuant to official notice by the Village? *The proposed school campus is fully consistent with the Comprehensive Plan, including specific recommendations regarding the proposed development of this site, for the proposed use noted in my report, above.*
3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan [see § 250-124C(4)], result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development? *The Village Zoning and Subdivision Ordinances contains many requirements which prevent or mitigate potential adverse impacts. The preliminary Site Plan and supporting documents indicate full compliance with all Zoning and Subdivision Ordinance requirements. A traffic study has been conducted and submitted to the County for review and recommendations regarding improvements to CTH B to address traffic loads on a daily basis and for large-scale special events such as graduation, prom, and sporting events. The District has committed to make such traffic improvements consistent with the recommendations of the County.*
4. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? *The preliminary Site Plan and supporting documents are fully consistent with the Future Land Use Map, and all Zoning Ordinance requirements.*
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? *Public utilities and available at the property line. With the provision of the above-mentioned improvements to CTH B, no other significant impacts to public agencies are anticipated.*
6. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use [as identified in §250-124D(3)(a) through (e)], after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts? *The public benefits of the proposed conditional use do outweigh all potential adverse impacts.*

AGENDA ITEM – PC2014-0619-02

ROUTING:

Village Board 6-23-14

BACKGROUND INFORMATION:

A Precise Implementation Plan is a Planned Development within Village code § 250-133 and permitted within Planned Industrial zoning.

GENERAL LOCATION:

Parcel # 141-0715-0741-003, 545 Wright Road, Parcel # 141-0715-0741-004, 585 Wright Road, and Parcel # 141-0715-0741-005, 765 Wright Road is located within the Johnson Creek – Menard subdivision.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

A Precise Implementation Plan to permit Indoor Sales and Service, Outdoor Display and Indoor Commercial Entertainment within a PIP application to permit vehicle sales, vehicle display and restaurant uses will require a conditional use in addition to the PIP application but is consistent with the Village Comprehensive Plan at this General Location.

STAFF ANALYSIS:

Steve Kearns of Keagan Properties, LLC has submitted a Precise Implementation Plan to combine three parcels of approximately 5 acres into two parcels for the development of an a 24,726 square foot building to house a automotive dealership including vehicle sales and service and a car wash. They are requesting a PIP to provide exceptions to minimum landscape area from 20% to 16.63%, to provide exterior lighting greater than the photometric standards, eliminate curb and gutter around the display parking areas and increase signage greater than signage standards.

In addition, on the second parcel, a 9,001 square foot building to house two restaurants and provide additional office space is requested.

The PIP application has not been signed by the owner of the property, Menard, Inc. and has not provided the required landscaping and photometric lighting plans based on these deficiencies it is recommended to treat this application as a General Development Plan (GDP)

A GDP provides a conceptual plan of a development for approval by the Plan Commission to permit Planned Development within Planned Industrial zoning but approval does not allow the Plan Commission to change the requirements of the Village Zoning Code. Therefore, any approval of a GDP will be conditional on the future approval of conditional use permit applications to permit Indoor Sales and Service, Outdoor Display and Indoor Commercial Entertainment within Planned Industrial zoning.

These parcels are the most visible parcels within the Johnson Creek – Menard Subdivision. The standards of development should showcase the Village at a commercial retail center along Hwy 26 and I-94. Village Code § 250-101 Exterior Construction Material Standards permits the Plan Commission to determine the definition of “high quality” building standards. The submitted PIP lacks detail in the exterior building materials for both buildings.

Resolution 51-14 has been prepared to recommend approval of a Precise Implementation Plan as requested by Keagan Properties, LLC, however based on the circumstances of an incomplete application without the property owners signature and insufficient detail of the submitted conceptual plans the Plan Commission is advised to refer this application to a pre-application meeting with the Village Planner, Village Engineer and Zoning Administrator to complete the application and re-submit to the Plan Commission upon completion in accordance with Village zoning code.

In addition, Resolution 51-14 should be referred to a future Plan Commission based on submittal of the completed PIP application for consideration.

RESOLUTION 51-14

**PLANNED DEVELOPMENT
PRECISE IMPLEMENTATION PLAN WITHIN PLANNED INDUSTRIAL ZONING
545, 585 & 765 WRIGHT ROAD
KEAGEN PROPERTIES, LLC**

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

WHEREAS, 545 Wright Road, a .745 acre parcel, and 585 Wright Road, a 1.842 acre parcel, and 765 Wright Road, a 2.483 acre parcel (hereafter "Parcels") , are located in the Menard – Johnson Creek Subdivision and owned by the Menard, Inc. with Keagen Properties, LLC as the petitioner, and

WHEREAS, the Parcels are currently zoned Planned Industrial, and

WHEREAS, Keagen Properties, LLC has completed a Precise Implementation Plan (PIP) to develop the Parcels as a Planned Development to include a 24,725 square foot, commercial building to be used for indoor sales and service to sell and service automobiles and a 9,001 square feet commercial building to provide indoor commercial entertainment for two restaurants, and

WHEREAS, the PIP is requested to provide a variance to the minimum landscape ratio, eliminate curb and gutter in the parking lots, increase photometric lighting and permit additional signage within the development, and

WHEREAS, the application is in compliance with the Village Comprehensive Plan and Village Zoning Code (§250-133), 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 Precise Implementation Plan (per §250-133) to Keagen Properties, LLC for a commercial development of two buildings, 24,725 square feet to be used for indoor sales and service and a 9,001 square foot building to be used indoor commercial entertainment on 545, 585 and 765 Wright Road, and

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

PASSED AND ADOPTED by the Village Board of Trustees this 23rd day of June 2014.

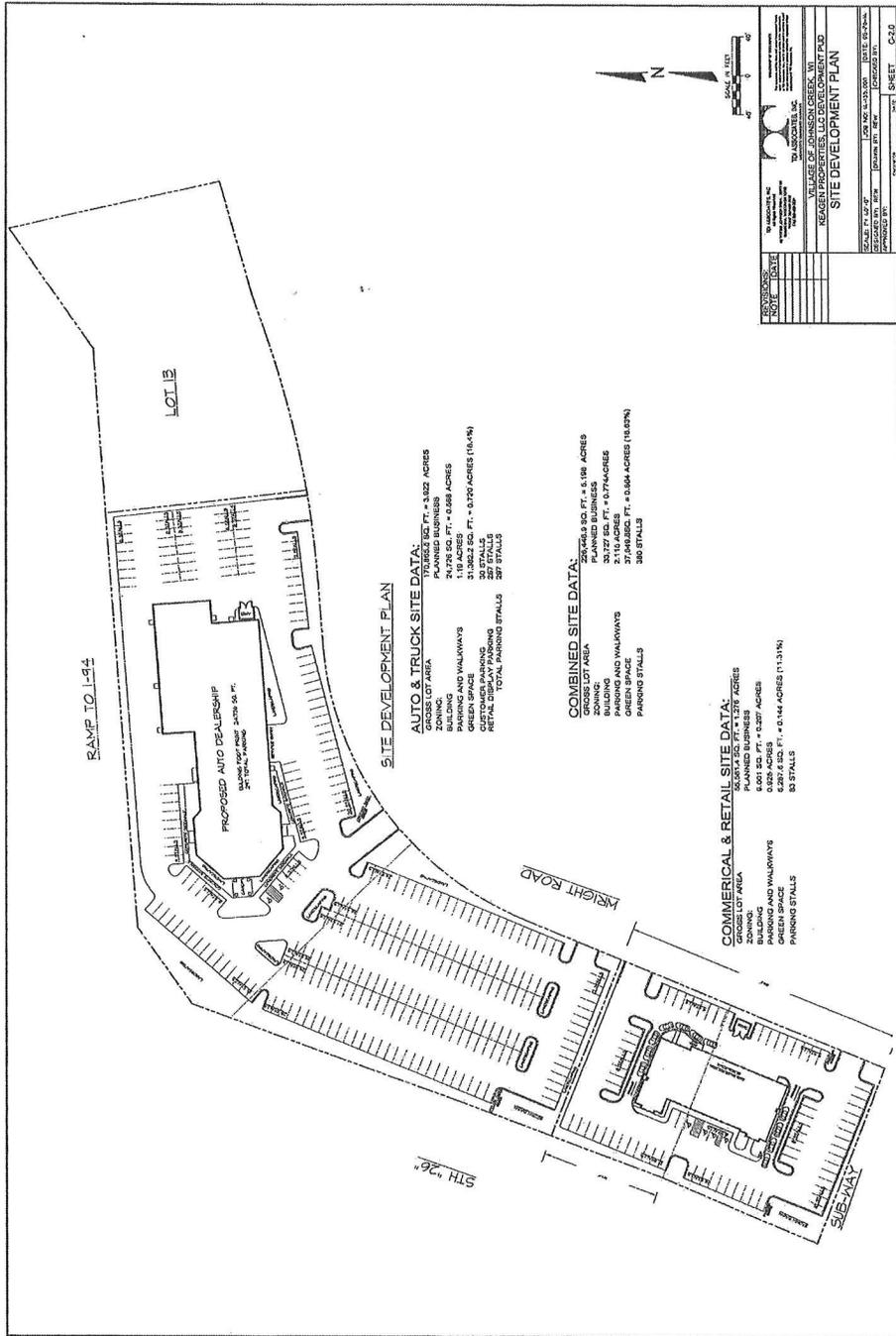
Greg Schopp, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

I. Project Description Summary

1. The total gross area of the site is 226,446.9 square feet or 5.198 acres.
2. The site will have two principal Buildings
 - A. The Automotive Building will have a total of 30,087 square feet on two floors. The first floor will have 24,726 square feet and the Second Floor Plan will have 5,361 square feet.
 - B. The Commercial Retail Building will have a total of 8,812 square feet on one floor.
3. The site will have a total of 380 parking stalls.
 - A. The Automotive site will have 297 stalls of which 252 stalls will be used for car display of vehicles for sale, 15 stalls for employee parking and 30 stalls for customer use.
 - B. The Commercial Retail site will have 83 parking stalls for use by customers and employees.
4. The combined site will have a total of 37,649.8 square feet of green space or 0.864 acres. This computes to 16.63% of the site.
 - A. The Automotive site will have 31,362.2 square feet of Green Space or 18.4% of the site in Green Space.
 - B. The Commercial Retail site will have 6,287.6 square feet of Green Space or 11.31% of the site.
5. The General theme of the Project will be upscale with the use of stone, split face concrete block and architectural metal panels with display windows and other windows to facilitate day lighting.
6. The land uses will be of the same nature as the surrounding properties with retail, commercial and service facilities.
7. The properties will be graded to match the existing topography and landscaped to feature the displayed vehicles and the buildings.
8. The project development Plan is designed to use the existing roadways, drive approaches and utilities.
9. The master Plan calls for this area to be developed with commercial, retail and service facilities. This development will have all three and fit right into the master plan.
10. The development is proposing that the following zoning and construction standards be waived.
 - A. The development will require a waiver to the underlying zoning requirements for 20% of the total site being Green space. The development will have 16.63% of the total site in Green Space. The landscaping will be designed to exceed the Village's standards.
 - B. The development is proposing to provide concrete curb around the landscaping islands but it would require a waiver to installing curbs along the parking lanes.
 - C. The development will need a waiver to facilitate the lighting proposed for the vehicle display areas. The proposed lighting will be more intense than the Village's standards. The lighting will not exceed the standards at the property lines; therefore there would not be light pollution over the property line. All of the lighting will be concealed light source with a non glare focus.



SITE DEVELOPMENT PLAN

AUTO & TRUCK SITE DATA:
 GROSS LOT AREA: 13,862.5 SQ. FT. = 3.12 ACRES
 ZONING: PLANNED BUSINESS
 BUILDING AND WALKWAYS: 1,140 SQ. FT. = 0.026 ACRES
 GREEN SPACE: 31,362.5 SQ. FT. = 0.72 ACRES (14.4%)
 CUSTOMER WAITING: 257 STALLS
 TOTAL PARKING STALLS: 297 STALLS

COMBINED SITE DATA:
 GROSS LOT AREA: 26,426.9 SQ. FT. = 6.196 ACRES
 ZONING: PLANNED BUSINESS
 BUILDING AND WALKWAYS: 2,114 ACRES
 GREEN SPACE: 37,449.5 SQ. FT. = 0.864 ACRES (16.8%)
 PARKING STALLS: 386 STALLS

COMMERICAL & RETAIL SITE DATA:
 GROSS LOT AREA: 56,207.4 SQ. FT. = 1.278 ACRES
 ZONING: PLANNED BUSINESS
 BUILDING AND WALKWAYS: 6,001 SQ. FT. = 0.137 ACRES
 GREEN SPACE: 6,829.6 SQ. FT. = 0.156 ACRES (11.3%)
 PARKING STALLS: 83 STALLS

SCALE: 1/8" = 1'-0"

RESEARCH PROPERTIES, LLC DEVELOPMENT PAD

SITE DEVELOPMENT PLAN

| | |
|------------------------------------|------------------------------------|
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| PROJECT: 14-001 | PROJECT: 14-001 |
| OWNER: RESEARCH PROPERTIES, LLC | OWNER: RESEARCH PROPERTIES, LLC |
| DESIGNER: RESEARCH PROPERTIES, LLC | DESIGNER: RESEARCH PROPERTIES, LLC |
| SCALE: 1/8" = 1'-0" | SCALE: 1/8" = 1'-0" |
| DATE: 11-14-14 | DATE: 05-15-15 |
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| OWNER: RESEARCH PROPERTIES, LLC | OWNER: RESEARCH PROPERTIES, LLC |
| DESIGNER: RESEARCH PROPERTIES, LLC | DESIGNER: RESEARCH PROPERTIES, LLC |

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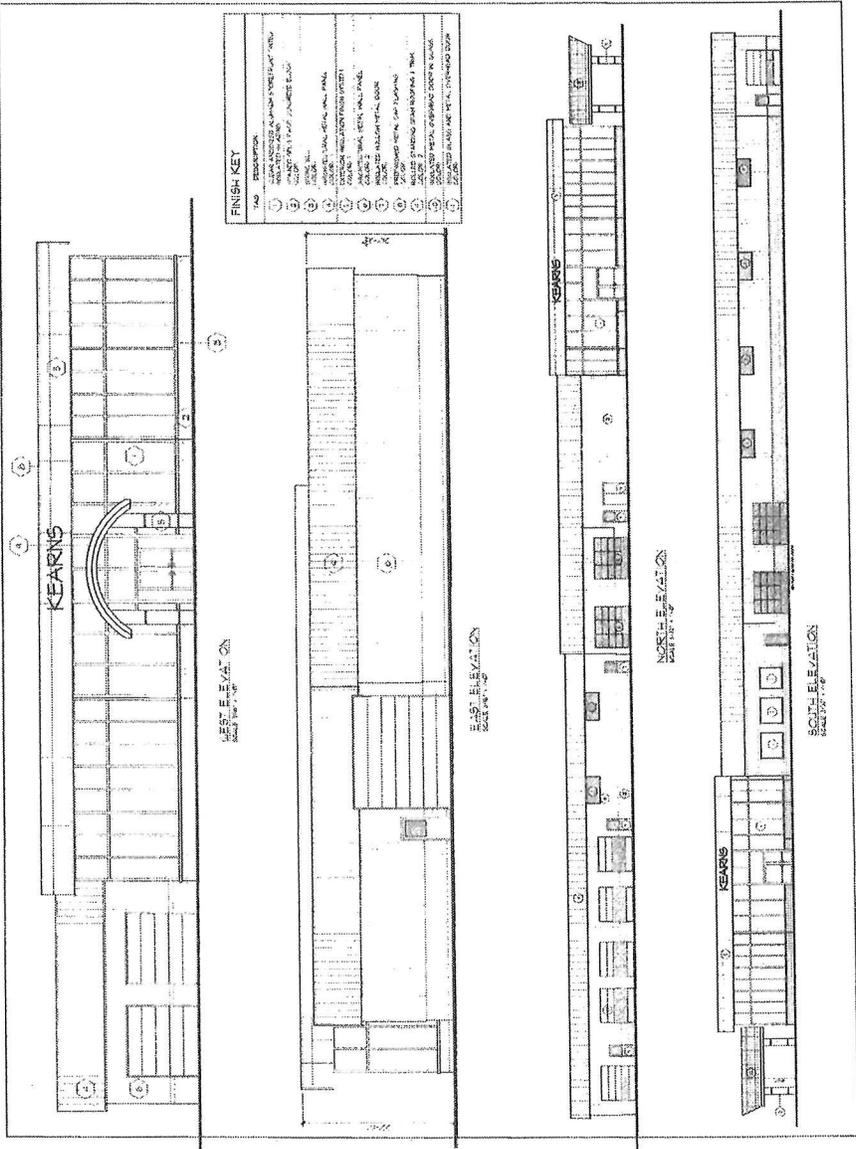


TPI ASSOCIATES, INC.
 ARCHITECTS, INTERIORS, LANDSCAPE ARCHITECTS
 1000 WEST WISCONSIN AVENUE, SUITE 200
 MILWAUKEE, WISCONSIN 53233
 PHONE: 414.224.1100
 FAX: 414.224.1101

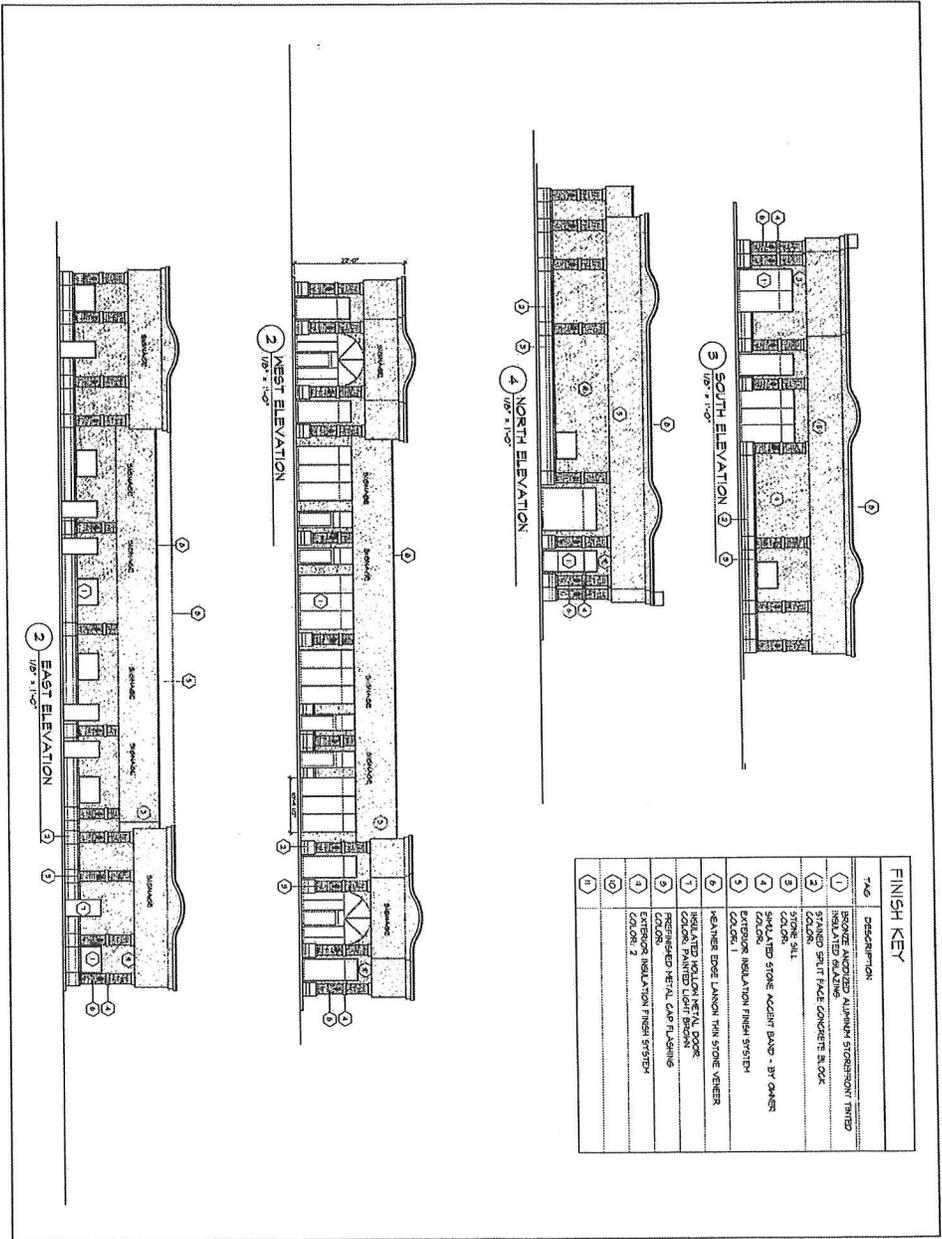
KEAGEN PROPERTIES, LLC
 AUTO & TRUCK SALES AND SERVICE
 WRIGHT ROAD
 JOHNSON CREEK, WISCONSIN

TPI ASSOCIATES, INC.
 ARCHITECTS OF RECORD
 1000 WEST WISCONSIN AVENUE, SUITE 200
 MILWAUKEE, WISCONSIN 53233
 PHONE: 414.224.1100
 FAX: 414.224.1101

Sheet Title
ELEVATIONS
 Project No.
A2.1



| NO. | DESCRIPTION |
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| FINISH KEY | |
|------------|--|
| # | DESCRIPTION |
| 1 | BRICK, MASONRY, STAINLESS STEEL, STAINLESS TITANIUM STAINLESS TITANIUM INSULATED GLAZING |
| 2 | STAINED BRIT FACE CONCRETE BLOCK |
| 3 | STONE SILL |
| 4 | GRAVELLED STONE ACCENT BAND - BY OWNER |
| 5 | EXTERIOR INSULATION FINISH SYSTEM |
| 6 | WEATHER EDGE LAMON TRIM STONE VENEER |
| 7 | INSULATED HOLDON METAL DOOR |
| 8 | COLORED FINISHED LIGHT FIXTURES |
| 9 | EXTERIOR INSULATION FINISH SYSTEM |
| 10 | COLOR 2 |
| 11 | |

TDJ ASSOCIATES, INC.
ARCHITECT

1500 WEST WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53233
PHONE: 414.224.1111
FAX: 414.224.1112

KEAGEN PROPERTIES, LLC
COMMERCIAL/RETAIL CENTER

WRIGHT ROAD
JOHNSON CREEK, WISCONSIN

TDJ ASSOCIATES, INC.
REGISTERED ARCHITECT

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DATE: 11/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]

Sheet Title: **BUILDING ELEVATIONS**

Drawn For: _____

Date: _____

Scale: 1/8" = 1'-0"

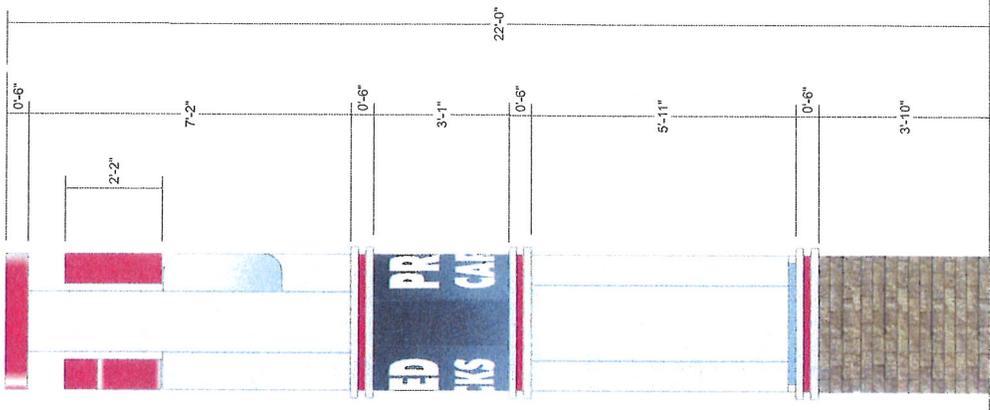
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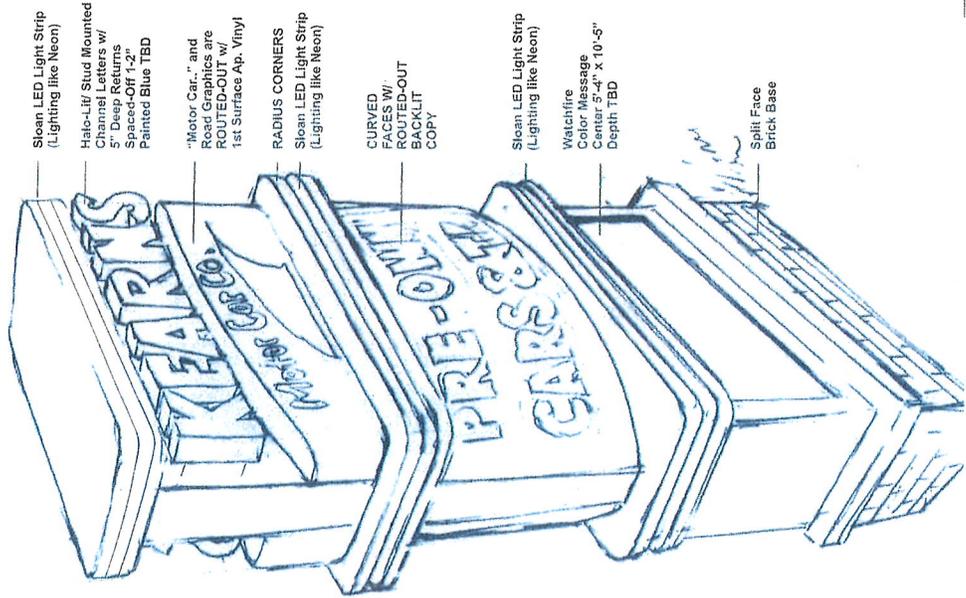
Sheet No.: **A2.1**



COLOR FILLS - FRONT VIEW



COLOR FILLS - SIDE VIEW



CONCEPT PENCIL SKETCH- ROTATED VIEW

Sloan LED Light Strip
(Lighting like Neon)

Halo-Lit/ Stud Mounted
Channel Letters w/
5" Deep Returns
Spaced-Off 1-2"
Painted Blue TBD

"Motor Car." and
Road Graphics are
ROUTED-OUT w/
1st Surface Ap. Vinyl

RADIUS CORNERS
Sloan LED Light Strip
(Lighting like Neon)

CURVED
FACES w/
ROUTED-OUT
BACKLIT
COPY

Sloan LED Light Strip
(Lighting like Neon)

Watchfire
Color Message
Center: 5'-4" X 10'-5"
Depth TBD

Split Face
Brick Base

CUSTOMER: Kearns Motor Car Co.
Wright Rd
Johnson Creek, WI

Pylon Sign Concepts
Phase 1

DISCLAIMER:
This is an original design created by Sign Effectz, Inc. The design is the property of Sign Effectz, Inc. and is not to be copied, modified or reuse in any way without the written consent of Sign Effectz, Inc.

REVISIONS:
Rev A: 01/10/10
Rev B: 01/10/10
Rev C: 01/10/10
Rev D: 01/10/10
Rev E: 01/10/10
Rev F: 01/10/10

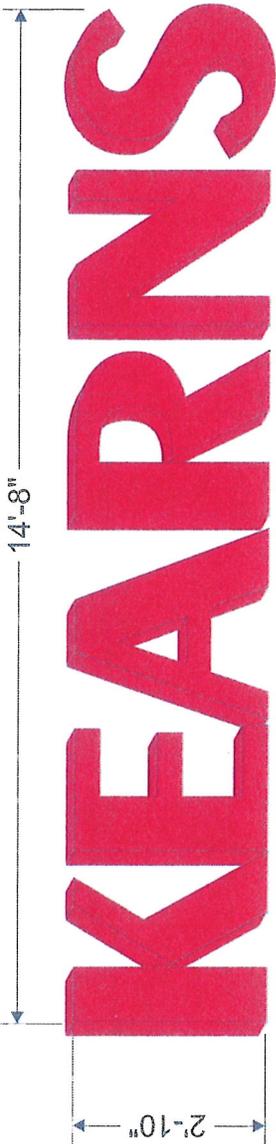
DRAWING: 10436 01
Order #: XXXXX
By: [Name]
Date: [Date]
Scale: DIN
Sheet: 3/8" = 1'-0"

SignEffectz, Inc.
SIGN • LIGHTING
www.signeffectz.com

Date: _____

Signature: _____

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER

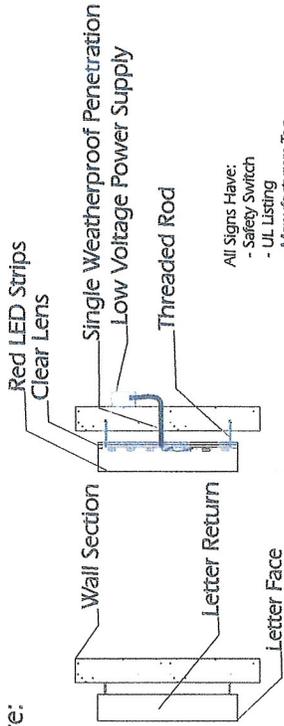


SIGN SPECIFICATIONS:

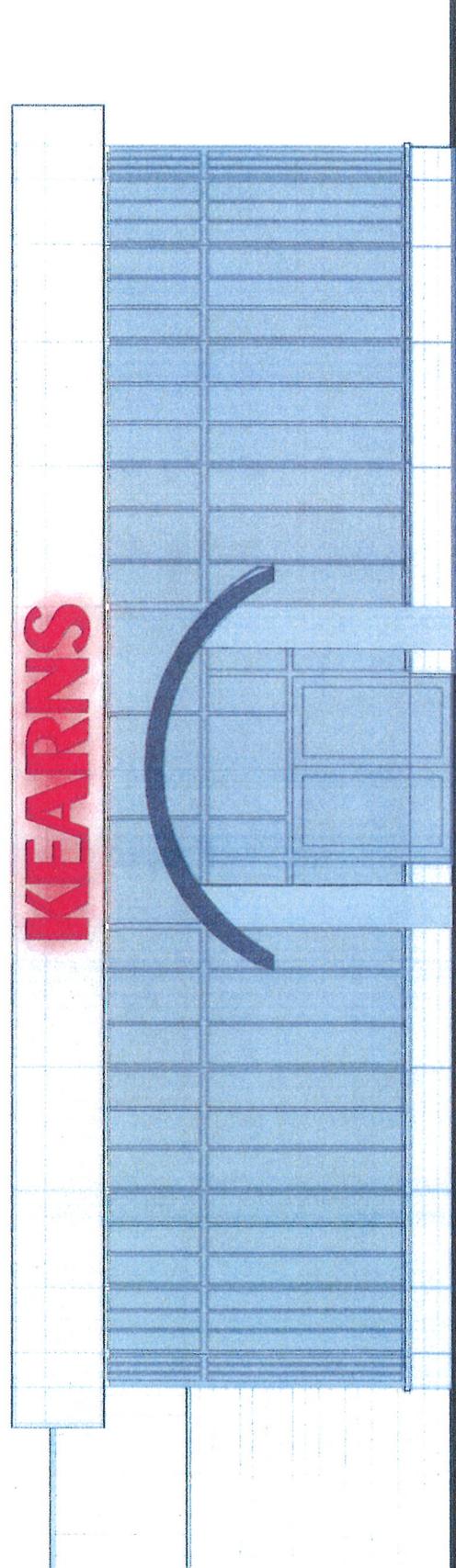
- SIGN SIZE: As Above
- SIGN TYPE: Halo Glow Channel Letters
- SIGN MATERIAL: Aluminum construction, clear plastic back, remote power supply
- ILLUMINATED: Yes, UL Listed with Manufacturers Label
- HALO GLOW LED COLOR: BLUE
- LETTER COLOR: Blue
- SIGN COLOR: NA

LED Halo Channel Letters are:

- Welded Construction
- .050 Return & .063 Face
- Clear Lens Backer
- Caulk & Painted White Inside



All Signs Have:
 - Safety Switch
 - UL Listing
 - Manufacturers Tag





Frontage Rd. - FRONT VIEW

Frontage Rd. - SIDE VIEW

SignEffectz, Inc.
SIGN / LIGHTING
www.signeffectz.com

CUSTOMER: Kearns Motor Car Co.
Wright Rd
Johnson Creek, WI

Signature: _____ Date: _____

Frontage Rd Sign

DISCLAIMER:
This is an optional sign created by Sign Effectz. The sign is not to be used in any way that may violate the laws of the United States Code. You are not to use this sign to modify or alter, directly or indirectly, any of the signs or signs of any other party to do any of the foregoing without the written consent of Sign Effectz.

REVISIONS:
Rev A Change (Blue to Red)
Rev B
Rev C
Rev D
Rev E
Rev F

DRAWING:
10436_01
Order #: XXXXX
Date: 05/19/2011
By: [Signature]
Scale: 3/8" = 1'-0"



June 16, 2014

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

Re: Keagen Properties, LLC Development PUD
Site Plan Review
MSA PN 05114017

Dear Mark Johnsrud;

MSA has reviewed the site plan documents received on June 12, 2014 for the Keagen Properties, LLC located along Wright Road in the Village of Johnson Creek. The small print on the pdf plans is illegible in areas and we will request a more legible copy for a final review. MSA has the following comments to be addressed with the final plans:

Site Plan:

1. The Development should show ties to the property lines from the nearest pavement to verify setbacks are being met.
2. The proposed new entrance is not recommended located at the southerly end of the car dealership. The proposed entrance is within the functional location of the existing intersections with turn lanes provided. If the developer needs another access, we could work with them as to roadway requirements or locations that may be more desirable.
3. The Development of the Retail Center should verify with the owner of the existing lot to the South (Subway) that each side is on board with connecting the driveways. The Subway exists with this planned currently.
4. Large trailered semis would appear to have an access issue to the site with the sharp angle from the main entrance drive and the service entry area.
5. The site should be verified in order to maneuver to the trash containers if vehicles are parked in the stalls.
6. Landscaping and Lighting Plans to be submitted.

Utilities:

1. The site is planning to use the existing utilities planned for the lots.

Grading:

1. A detailed grading plan should be provided for final review to verify drainage is being provided from the building, ADA routes are adequate, and water is being routed around the curbed islands.
2. Where will existing topsoil be stored during construction?? Erosion control will be necessary if anticipated to remain for some time. Will the construction be staged??

Stormwater:

1. The Owner should try to maintain the watershed divide shown on the Storm Water Management Plan for the Menards Development to the extent possible.
2. The Menard's Development used an assumption of 85% future impervious to size the regional rate control basins. The proposed Development meets this criterion.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133
608.242.7779 • 800.446.0679 • FAX: 608.242.5664

www.msa-ps.com

P: 5100s 5110s 5114 05114017 Documents Keagen Properties, LLC Site Review 06162014.doc

3. The Development will not need to provide rate control, but will need to provide 80% TSS performance and either 60% or 75% infiltration performance based on the final impervious percentage - both on an average annual basis to meet DNR standards.
4. Stormwater calculations were not provided. Three biofilters ponds are shown along the STH 26 frontage. It does not appear there is enough of the site which drains to these biofilters to achieve 80% TSS. Detailed calculations, design details, and a readable grading plan will be required. Curbing along the parking lot may be needed to direct more water to the biofiltration ponds to meet the requirements.
5. The catch basin detail shown on the plan sheet shows a 12-inch sump depth which should be revised to an 18-inch sump depth.
6. Details of the bioretention basin will need to be included with plantings and engineered soil to meet the stormwater requirements.
7. The easterly most entrance to the site appears to drain directly to the street. Water should be collected at inlets and connected to the storm sewer prior to direct discharge to the street.
8. Roof drains connections should be shown on the plans along with storm connections.

Erosion Control:

1. Erosion control plan will be required for the site.

Parking:

1. Parking stall design should be dimensioned to detail the typical width and length of stalls and access aisles according to Section 250-87F(10).
2. Width of concrete sidewalk should be shown. Overhang of vehicles onto the sidewalk will reduce the planned width.
3. The number of employees anticipated for each site should be noted to verify adequate employee parking is provided. The 15 employees for the car dealership seems small with a service shop and sales.
4. Parking rows are required to be broken up with landscaping for every 20 stalls.

Nothing set forth in this review of the construction and development documents by the Village Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the Village of Johnson Creek ordinances, standards and policies or any other applicable state statute or administrative rule.

Sincerely,
MSA Professional Services



Kevin C. Lord, P.E., R.L.S.
Consulting Village Engineer

KCL:jhb

**Village of Johnson Creek
Board of Zoning Appeals
Findings of Fact, Conclusion, and Decision**

May 29, 2014

Brian & Bonnie Pernat
312 Milwaukee St.
Johnson Creek, WI 53038

RE: Variance from: Ordinance 250-23D(7)(b)F side lot line 20' setback to permit 4',
Ordinance 250-23D(7)(b)G rear lot line 20' setback to permit 4'
Ordinance 250-23D(7)(b)J building separation 40' to permit 20'
on the west and north lot line. Parcel #141-0715-1821-018

Request: To construct a building addition.

The Board of Zoning Appeals, having held a public hearing regarding the request to build within the side lot and rear lot setbacks at 312 Milwaukee Street, Johnson Creek and having heard all interested parties, makes the following:

Findings of Fact

- 1) The property owners of 312 Milwaukee Street have suffered a hardship due to the public taking of a portion of the parcel for the placement of a sewer utility lift station.
- 2) The granting of the variance to reduce side lot and rear lot setbacks would not be a detriment to the adjacent properties.
- 3) The variance to reduce side lot and rear lot setbacks would not create any undue adverse impact on the character of the neighborhood.

Based upon the above Findings of Fact, the Board of Zoning Appeals makes the following conclusion:

The Board of Zoning Appeals after discussion motioned, seconded, and voted unanimously to approve a variance to the Zoning Code of the Village of Johnson Creek to Brian and Bonnie Pernat, owners of 312 Milwaukee Street to reduce side lot set backs on the east and west to 4 feet from 20 feet and to permit a rear lot set back varying from 13 to 15 feet from 20 feet to be determined by the actual foundation of an addition to the existing building of 26 feet by 74 feet in relation to the rear lot line.

Board of Zoning Appeals



Terry Huth, Chair

Further Appeal: Any person or persons aggrieved by any decision of the Board of Zoning Appeals may present to the court of record a petition duly verified setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days of the date of this decision.

cc: Board of Zoning Appeals Members
Building Inspector
Plan Commission Members

