



VILLAGE OF JOHNSON CREEK MEETING NOTICE

125 Depot Street, Johnson Creek, WI

PLAN COMMISSION

June 20, 2013

Village Hall

125 Depot Street

5:30 p.m.

1. Call to order; Roll Call
2. Statement of Public Notice
3. Approve Minutes of November 15, 2012 and April 18, 2013 – *Pgs 1-3*
4. Resolution 51-13 Approval Rock River Power Sports – Final Site Plan – *Pgs 4-9*
5. Next Meeting – Reschedule July 18, 2013
6. Adjourn

Members: David Armstrong, Nick Ansay, David Blend, Chad Chapman, Greg Schopp, C.J. O'Neil and Scott Thomas.

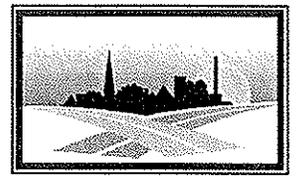
*Page/packet numbers relate to meeting packets distributed to appropriate commission/committee members.

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	

PLAN COMMISSION
November 15, 2012



David Blend called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, Chad Chapman, Carol O'Neil and Scott Thomas. Absent and excused were Village President Michelle Kaltenberg and David Armstrong. Also in attendance: Village Administrator Mark Johnsrud and Wayne Burnett.

Approve Minutes of August 16, 2012

An O'Neil/Chapman motion carried unanimously to approve the minutes of September 20, 2012.

Personal Appearances

Resolution 101-12 Extraterritorial Subdivision - Wayne Burnett - Town of Farmington

Wayne Burnett explained that the subdivision is to re-finance his current home. Burnett did mention that he may request another residential lot subdivision in the future for a new home. Johnsrud explained that approval of this resolution only applies to the current homestead and any future subdivision will require further approval of the Plan Commission.

A Thomas/Chapman motion to approve Resolution 101-12 Extraterritorial Subdivision - Wayne Burnett - Town of Farmington carried unanimously on a 5-0 roll call vote.

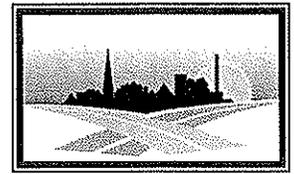
Next Meeting - January 17, 2013

Adjourn

An O'Neil/Ansay motion carried to adjourn at 5:39 p.m.

Mark Johnsrud
Village Administrator

PLAN COMMISSION
April 18, 2013



Clerk Dykstra called the meeting to order in the absence of Chairperson Greg Schopp at 5:30 p.m. This meeting was posted and noticed according to law.

In attendance: Plan Commissioners Nick Ansay, David Armstrong, David Blend, Carol O'Neil and Scott Thomas. Absent and excused Chair Greg Schopp and absent Commissioner Chad Chapman. Also in attendance: Village Trustee Steven Wollin, Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA, Village Planner Sarah Pittz with Vierbecher and Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

An O'Neal/Ansay motion carried to appoint David Blend Chair in the excused absence of chair Greg Schopp.

Approve Minutes of November 15, 2012
Refer to next Plan Commission meeting

Personal Appearances

Michelle Kaltenberg spoke in favor of Rock River Power Sports.

Resolution 22-13 Extraterritorial Subdivision – Timothy Dettmann - Town of Milford

Timothy Dettmann spoke in favor of subdivision but requested a variance to extend right-of-way (ROW) an additional seventeen (17) feet. Scott Thomas indicated that this subdivision is across the Rock River and not likely to be annexed to the Village anytime soon. Requiring an additional seventeen (17) foot of right-of-way (ROW) would make the house a legal non-conforming structure per county zoning.

Jim Hammes, Village Attorney, reinforced that the Village has the right to require the additional ROW per state statute. Sarah Pittz, Village Planner, indicated that the comprehensive plan has to be applied with consistency. Johnsrud asked, "Can the Village provide variances to the Comprehensive Plan without changing the Comprehensive Plan". Jim Hammes recommended requiring the property owner provide a Certified Survey Map (CSM) with a seventeen foot easement *reserved* for future ROW. The property owner would own the property, however the easement area would be protected from development and the owner would have to surrender the property without compensation whenever the ROW is needed.

A Blend/Ansay motion to amend Resolution 22-13 to require submittal of a Certified Survey Map (CSM) with an additional 17 feet along CTH N of Lot 1 designated "easement reserved for future ROW" carried on a roll call vote (5-0).

A Thomas/Blend motion to approve Resolution 22-13 as amended carried on a roll call vote (5-0).

Resolution 23-13 Planned Development – Rock River Power Sports

Mike DuClos, Rock River Power Sports, described the proposed development of a retail power sports building at 400 N. Watertown Street. The proposed building is 28,000 square feet of which 14,000 square feet will be showroom space, 7000 square feet will be parts/service and 7000 square feet is cold storage. DuClos indicated that this will be a Yamaha dealership.

Kevin Lord commented that the site plan lacks access routes and that the building should be flipped with the showroom toward N. Watertown Street. Mike DuClos presented an alternate site plan designated as "Option A". David Blend questioned the process of this application and indicated that he was not comfortable just approving this development and letting staff, Village Planner and Village Engineer, to approve the balance of the site plan. Johnsrud said this occurred because the applicant provided limited site plan information to reduce costs. Johnsrud said that he would have preferred a complete site plan application including the grading plan, landscaping plan, photometric lighting plan and the stormwater plan. Blend suggested that the Plan Commission meet as many times as necessary to approve the complete site plan including lighting, stormwater, landscaping and grading plans. Sarah Pittz concurred that Option "A" is better than the previous submittal.

An O'Neil/Blend motion recommended approval of an amended Resolution 23-13 Planned Development Rock River Power Sports to approve Option "A" site plan to permit the property owner to begin preliminary site preparation subject to removal of all existing asphalt, and further, subject to approval of a development agreement approved by Village Board, with all other documentation including lighting, stormwater, landscaping and final site plan referred to Plan Commission and Village Board for final approval.

Next Meeting – May 16, 2013

Adjourn

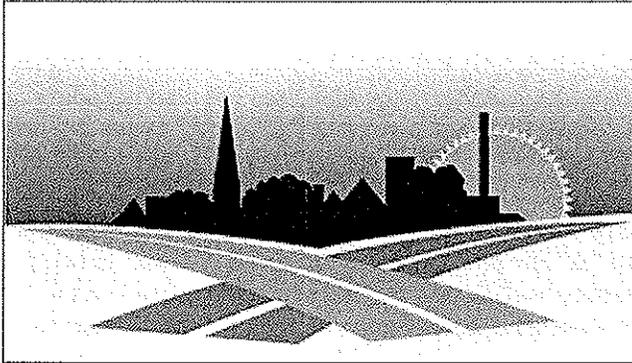
An O'Neil/Ansay motion carried to adjourn at 6:37 p.m.

Joan Dykstra
Clerk – Treasurer

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

Village of Johnson Creek

Crossroads With A Future



RESOLUTION 51-13

APPROVAL ROCK RIVER POWER SPORTS FINAL SITE PLAN

Plan Commission 6-20-13

Village Board 6-24-

Requested by: Mike Duellos

Introduced by: Village President Greg Schopp

RESOLUTION 51-13

APPROVAL
ROCK RIVER POWER SPORTS
FINAL SITE PLAN

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

WHEREAS, Mike DuClos of Rock River Power Sports is requesting approval of a Final Site Plan for the development of a 28,000 square foot, indoor sales and service facility on parcel # 141-0716-0731-000, 400 N. Watertown Street, and

WHEREAS, the development site is zoned Planned Business and is comprised of approximately four (4) acres, and

WHEREAS, the Village Planner, Sarah Pittz of Vierbicher, and the Village Engineer, Kevin Lord of MSA, have provided final site plan review, and

NOW THEREFORE BE IT RESOLVED, that the Village Board approves the Final Site Plan, to include the architectural plans, civil site plans, landscaping plans, photometric lighting plans and erosion control and stormwater management plans, of Rock River Power Sports, Inc, DuClos Properties, LLC and Mike DuClos, to construct a proposed 28,000 square foot commercial building development in Planned Business zoning on parcel #141-0716-0731-000 subject to approval of a development agreement by the Village Board,

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 24nd day of June 2013.

Attest:

Greg Schopp, Village President

Joan Dykstra Clerk-Treasurer

VILLAGE OF JOHNSON CREEK

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)

Site Plan Application

Site Plan Application Required per Ordinance 250-127

APR - 5 2013
7:1600

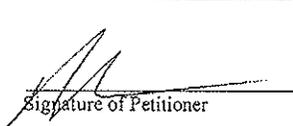
APR 05 2013

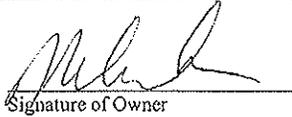
The following information and documentation is required to be submitted to the Village Administrator prior to 2:00 p.m. on the first Friday of the month in which you wish Plan Commission consideration. Please include the following information with your completed Site Plan Application.

- Twenty (20) copies (11" X 17") folded to (8 1/2" X 11) of the site plan, completed application and Agreement for Reimbursable Services.
- Payment of \$300 for Site Plan Fee. (Ordinance 33-6 Fees)
- Payment of Reimbursable Development Cost Fee. (See Appendix A) (Ordinance 33-6 Fees)
- Provide any additional information as required by the Building Inspector, Plan Commission or Village Board.

Please type this information if possible.

NAME OF PROJECT (Include Parcel Number)	Rock River Power Sports 141-0715-0731-000
Owner's Name	Mike DuClos
Owner's Address	365 E Racine St Jefferson
Owner's Phone #	920 220 2020
Owner's Fax #	920 674 9280
E-mail address:	mike@rockriverpowersports.com
Developer's Name	Du Clos Properties LLC
Developer's Address	365 E Racine St Jefferson
Developer's Phone	920 674 9280
Developer's Fax #	920 674 9284
Ordinance Number Permitting your use	
Present Zoning Classification	PB
Date of Plan Submittal	4/5/13


Signature of Petitioner


Signature of Owner

4/5/13
Date of Signature

4/5/13
Date of Signature



June 19, 2013

Village of Johnson Creek Planning Commission
c/o Mark Johnsrud, Administrator
125 Depot Street
Johnson Creek, WI 53038

Re: Site Plan Review for Rock River Power Sports, Parcel No. 141-0715-0731-000

Dear Plan Commission Members,

This letter provides a review of the revised site plan documents received on June 14, 2013, including Lighting Plan, Landscape Plan and building elevation plans, submitted by GEC for Rock River Power Sports for a new retail and warehouse located at 400 N. Watertown Street in the Village of Johnson Creek. The site plan has changed substantially since the May 2013 review, but staff believes the current plan provides a much better alternative for the site. As the Village planner, I approve the submitted site plans. However, I have included several notes below for the record and information of the Plan Commission members. Any items not discussed below have met the requirements and standards of the Village's ordinance and do not require any further revisions:

1. **Signage.** Site signage locations are identified on plan sheets C2.0 and C3.0. It should be noted that any reference regarding the size or details of these signs is not part of this approval. Approval of signage at this time includes location of ground signage only, which includes three individual signs for the facility. These signs include one to the northeast of the building (anticipated to be oriented towards the Interstate) and one on each side of the entrance drive (anticipated to be a monument sign and a site navigational sign).
2. **Semi-Truck Parking.** Due to the arrangement of vehicle parking and semi-truck routing on the site, it is important that these two traffic generators do not overlap or create unnecessary congestion on the site or in the nearby area. The Village's development agreement with the applicant should state that any conflicts created for semi-truck access due to vehicle parking on the site shall be the responsibility of the Owner and no semi-truck parking will be allowed on-site or in the public right-of-way.

Any comments provided are in addition to those included in reviews by the City Engineer. If you have any questions, please do not hesitate to contact me at (608) 768-4812 or by e-mail at smpit@vierbicher.com.

Sincerely,


Sarah M. Pittz, AICP
Village Planner

vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051



June 17, 2013

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

Re: Rock River Power Sports, Parcel 141-0715-0731-000
Site Plan Review
MSA PN 05114017

Dear Mark Johnsrud;

MSA has reviewed the site plan documents revised and received on June 14, 2013 and the revised Stormwater Management Plan, Lighting Plan and Landscape Plan received on June 7, 2013 for the Rock River Power Sports commercial site development located at 400 N. Watertown Street in the Village of Johnson Creek. MSA approves the plans as submitted with respect to the Village ordinances. MSA has the following general comments to be addressed during the final construction:

General:

- 1. The final site plan includes Grading, Building, Lighting, and Landscaping Plans included with a Stormwater Management Plan as stated in Article X, Section 250-127C.

Grading:

- 1. Grading plan as prepared are appropriate for the site. Site design is constructable with water sheeting to the rain gardens or to adjacent green areas. Minimal drainage areas will have to be built precisely to avoid pooling water on the pavement.

Stormwater Management and Erosion Control:

- 1. The applicant's stormwater management and erosion control plan is in compliance with NR 151.
- 2. The site will be classified as "redevelopment" by WDNR and will not have peak rate control or infiltration requirements, but will be required to meet 40% TSS reduction in the post-developed condition. The site will also be required to effectively manage construction site erosion and sediment control.
- 3. The proposed construction site erosion and sediment control measures appear to be adequate.
- 4. The roof drainage is being captured and being outlet to the westerly side of the development.
- 5. The grading upon completion shall verify that the top of the pond is higher than the overflow elevation in all locations to avoid rain events overtopping in areas besides the intended overflows.

Waterways and Wetlands:

- 1. Mapped wetlands and potential wetlands, as well as Zone A floodplain, exist within the current parcel boundaries to the west of the proposed development. The applicant also provided email correspondence showing that WDNR does not have any concerns regarding wetland impacts along the western edge of the site.

Site Plan:

- 1. Asphalt being replaced throughout site. Limits of asphalt at site entrance to be verified with utility improvements.
- 2. Owner is responsible for entrance driveway to the site. Driveway and culvert replacement are responsibility of Owner if damaged during construction. Pavement near culvert crossing is in poor shape as it exists.
- 3. Dumpster area to be inside the building and not needed for this site plan.
- 4. Sign locations shown are acceptable. Details showing signing materials and heights will be required prior to approval.

Entrances:

- 1. Single existing driveway is being utilized and width remains as it exists.

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: 3100s 5110s 3110s 0319007 Documents Rock River Motorsports Site Review Review Ltrs Site Review 06172013.doc

Page 2
Mark Johnsrud
June 17, 2013

Parking:

1. Parking stall design, as shown, meets the required stall size and driving lane widths per Section 250-87F(10) and state requirements for handicap accessibility.
2. Seventy (70) parking stalls are required per Section 250-39 and per calculations shown to meet requirements for the showroom (7000 SF), parts and maintenance (7000 SF), and office space (7000 SF). The current plan accounts for 71 stalls of which 3 are handicap accessible. An additional 8 motorcycle stalls are included. It will be required that the site not use public right-of-way or the park and ride area for parking related to the facility.
3. The owner should utilize signage to encourage employee parking to the southerly side of the building away from the delivery area and customer parking on the northerly side of the building or where appropriate.
4. Accessible ramp shall be striped or painted to avoid being blocked or used due to this is being an ADA accessible route from the ADA accessible parking stalls to the building entrance.

Utilities:

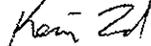
1. Water and sanitary sewer service shall be coordinated with the Village of Johnson Creek. Owner should be responsible for connection fees.

Lighting:

1. The provided lighting plan meets the requirements of the Village standards to Section 250-90. The site plan was altered after the lighting plan was provided. It should be noted that one additional Wal-Pak shall be located near the Northwest corner of the building to illuminate the additional parking area.

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

cc:

