

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

PLAN COMMISSION
July 11, 2016
Village Hall
125 Depot Street
5:00 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of May 9, 2016 – *pgs 1-2*
4. Amended Site Plan – Johnson Creek School District Sidewalk – *pgs 3-8*
5. Johnson Creek School District - 2nd Exit to Elementary School Parking Lot – *pgs 9-12*
6. ETZA – George and Ruth Ducklow – Town of Farmington – *pgs 13-19*
7. Next Meeting – August 8th – date subject to change - 5:00 p.m.
8. Adjourn

Members: David Armstrong, Mary Nimm, C. J. O’Neil, Matthew Silkey, John L. Swisher, Scott Thomas and Trustee Laurie Adams.

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

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

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

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

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John Swisher, chair called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Mary Nimm, C. J. O'Neil, Matthew Silkey, John Swisher, Scott Thomas. Village Trustees in attendance: Tim Semo, Donald Smith, Dale Theder and Steve Wollin. Also in attendance: Village Planner Mike Slavney with Vandewalle & Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

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

Approve Minutes of April 11, 2016 and April 11th, Joint Village Board/ Plan Commission

An Armstrong/Nimm motion carried unanimously on a 6-0-1 vote with O'Neil abstaining to approve the Plan Commission minutes of April 11th and the joint Village Board/Plan Commission minutes also of April 11th.

Open Public Hearing: Re-Zoning from Planned Industrial (PI) to Planned Development (PD)/General Development Plan (GDP) for parcel: Lot 1, 28.8201 acres, of a CSM within the River Creek Centre subdivision located North of Resort Drive between Rainbow Lane and County Highway Y

A Nimm/Thomas motion carried to open the public hearing at 5:02 p.m.

Nelson Williams, CEO, owner, general contractor and developer also of Trek, explained the modifications to the zoning to allow for a zero lot line on two halves of the parcel. This is needed to separate the first phase of the building from the second phase/future addition for financing purposes. The need is to split the lot in half on the western half of the building including the parking lot on one site and the second phase would be built on the adjacent site that will also be owned and under the same control, but two separate parcels.

Hammes asked why the reason for zero lot line. Williams said it was for financing and to get the deal done to get a loan for the building as a standalone project not knowing the future. There would be a separate loan on the other site when that moves forward in one to five years.

Hammes questioned what happens if the two additions do not move forward in the future? Williams stated they agree to a 15 year lease with irrevocable rights with two five-year extensions. Nothing will happen on this lot that isn't tied to the original tenant. If the additions do not happen, or they give up their option, they agree to reset to the existing covenants with the 50 foot set back on any building to make this a conforming site. This is so the tenant can build now and get a financing.

Slavney said we cannot do a zero lot line as part of the regular zoning. We can do this on this lot with customized rules through the general development plan. Hammes questioned if the development/tenant does not move forward if the zoning reverts back. Slavney said if the expansion does not happen they must, at that time, meet all setbacks. All buildings must conform to all setbacks.

Hammes stated the other certified survey map to combine all the lots has not been recorded as we need one ownership. Slavney said we need to amend the zoning first, to include that all buildings must convert back to all setbacks.

Thomas questioned the CSM combination. Hammes said the CSM's were approved in April. The recording of the approved CSM with the closing of the town properties has not been recorded nor has the CSM combining the annexed CSM with lots 1 and 2. There would be a third CSM if the project doesn't happen would require the 50' set back on the vacant lot.

Adams questioned the time frame. Williams said the tenant has option with a 10 year lease with two 5 year extensions. It will be on the tax roll as vacant property, stated Hammes.

Close Public Hearing

An Adams/Armstrong motion carried to close the public hearing at 5:13 p.m.

Recommendation re: Re-Zoning - Planned Industrial (PI) to Planned Development (PD)/General Development Plan (GDP) for parcel: Lot 1, 28.8201 acres, of a CSM within the River Creek Centre subdivision located North of Resort Drive between Rainbow Lane and County Highway Y

A Thomas/Nimm motion carried on a voice vote to recommend approving the rezoning from Planned Industrial to Planned Development/General Development Plan for parcel: Lot 1, 28.8201 acres, of a CSM within the River Creek Centre subdivision located North of Resort Drive between Rainbow Lane and County Highway Y and if the expansion/addition does not move forward the property will revert back to all setbacks.

Johnson Creek School District – Amended Site Plan

Planner Slavney said refinements have been made to the site plan showing the conceptual of the site of the athletic facilities, signage site, acceleration and deceleration lanes, with the pedestrian walk crossing the wetlands at a narrow point on a boardwalk -- out to CTH B and into the Village, the ground service building which is 40 x 60 is located on the east side of the lot, and the location of the concession stand at the athletic field.

Slavney said the lighting plan is great and will save the taxpayers a lot of money, and the main sign meets the code. Slavney recommended approving the amended site plan subject to the following:

1. Provide an east-west sidewalk and crosswalk south of the school garden, connecting the high school gym with the football field.
2. Provide a crosswalk connecting the high school gym with the baseball diamond, and a sidewalk west to the concession stand – along the south side of the south parking lot.
3. The area around the concession stand should also be paved.

Slavney said this is a complicated campus, so approval will be done in increments. Swisher questioned the landscape plan. Slavney stated we require formulas for landscape and we have seen a conceptual landscape plan and it will be revisited. Landscaping is required within one year of occupancy, though two years is reasonable on a site this large.

An Armstrong/Adams motion carried on a voice vote to recommend approving the amended site plan which includes approved signage, lighting plan and subject to the addition of 1) an east-west sidewalk and crosswalk south of the school garden, connecting the high school gym with the football field; 2) a crosswalk connecting the high school gym with the baseball diamond, and a sidewalk running west to the concession stand – along the south side of the south parking lot; and, 3) the area around the concession stand should also be paved.

ETZA – James Erb, Jr./Elizabeth Klucarich-Erb – Town of Milford

Scott Thomas explained there has been an agricultural easement included with the ETZA so not to create a land lock, even though it may never be built on.

An O’Neil/Nimm motion carried on a voice vote 6-0-1 with Thomas abstaining to recommend approving the ETZA James Erb, Jr./Elizabeth Klucarich-Erb – Town of Milford with the addition of the agricultural easement.

Next Meeting – June 13, 2016 - 5:00 p.m.

Adjourn

An Armstrong/Nimm motion carried to adjourn at 5:28 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.



To: Plan Commission/Johnson Creek Village Board

From: Michael P. Garvey, Ph.D. *MPG*

Date: July 5, 2016

RE: Aztalan Sidewalk

I wanted to bring you up-to-date on the Aztalan sidewalk project. We have submitted the necessary permit applications with the DNR. The sidewalk part of the project will require a small amount of fill in the wetland. The board walk will also cross the wetland.

Kevin Lord has reviewed the cross sections we provided. He also originally advised us on the design.

We are proposing a 6" curb and gutter with approximate 5' of grass terrace and then a 5' sidewalk running on the south side of Aztalan Street. The sidewalk itself would be immediately south of the street lights.

The sidewalk will run from the Tanner Ridge entrance to approximately the Village limits.

The boardwalk will run from the Aztalan Street sidewalk diagonally (sw) to an on-site sidewalk running from the school to the right-of-way.

The boardwalk will be 8' wide and approximately 85' long. It is being built as an Eagle Scout project.

The sidewalk being proposed is in the right-of-way. The maintenance of the sidewalk has not been determined but if the Village is not interested in removing snow and maintaining the walk, the School District will do so. The school will be responsible for maintenance and up keep of the boardwalk.

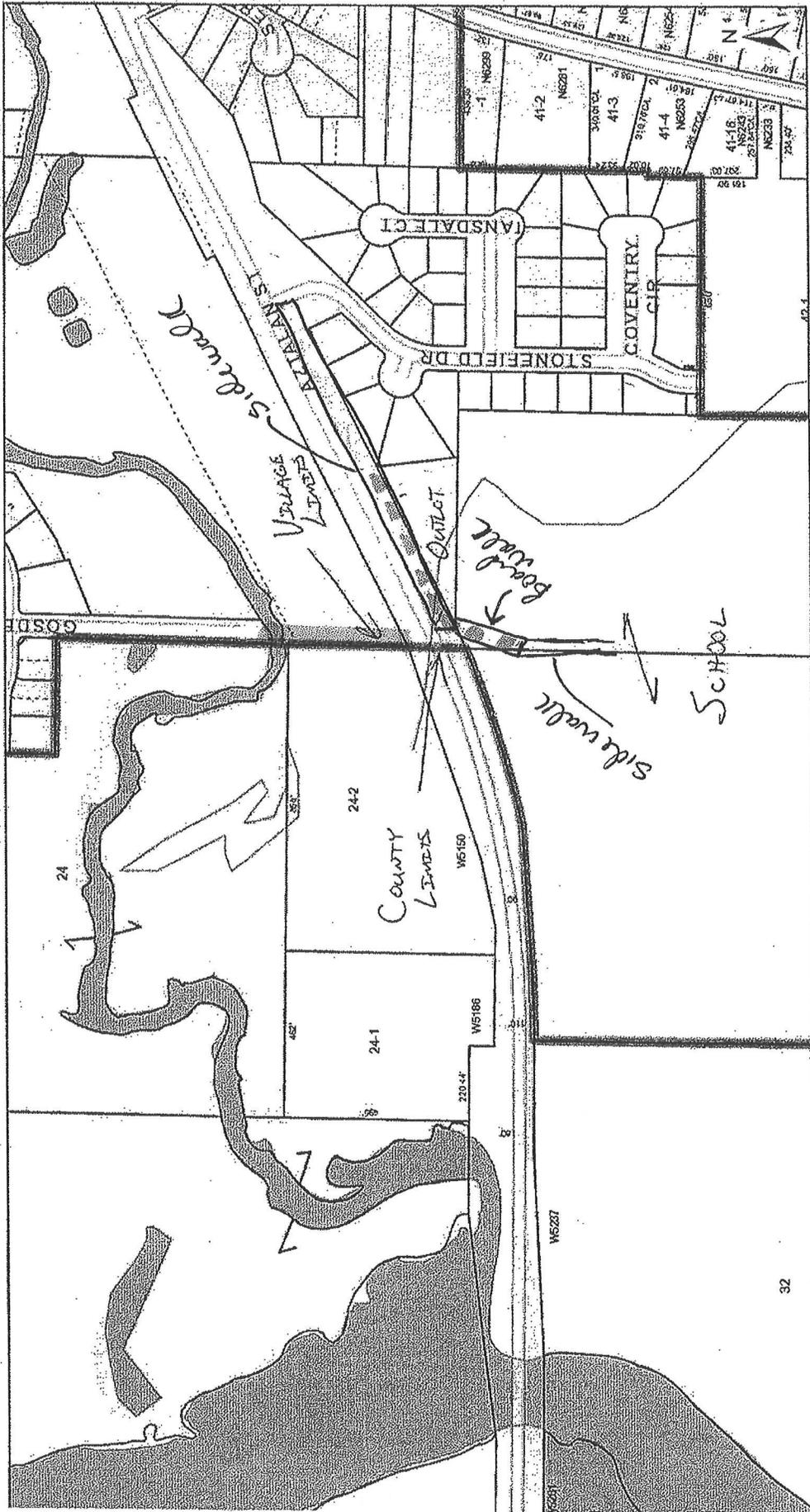
Michael P. Garvey, Ph.D.
District Administrator
920.699.2811

Cale Vogel
HS/MS Principal
Athletic Administrator
920.699.3481

Kris Blakeley
Elementary Principal
Pupil Services Director
920.699.2511

Lisa Krohn
Director of Teaching
and Learning
920.699.2511

Untitled



- Municipal Boundaries
- Road Right of Ways
- Tax Parcels
- Property Boundary
- Section Lines
- Streams and Ditches
- Old Lot/Meander Lines
- Surface Water
- Rail Right of Ways
- Map Hooks



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

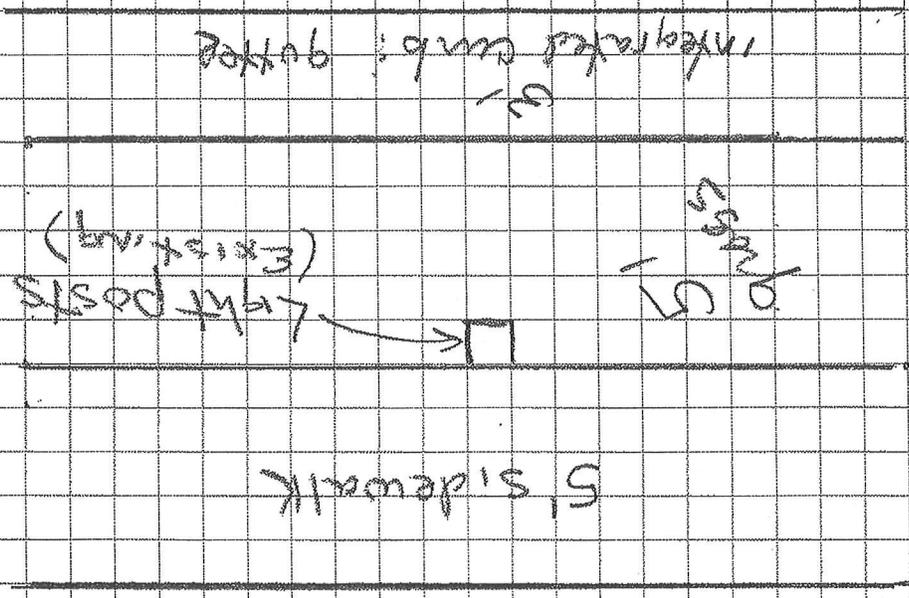
Printed on: November 3, 2015

Author:

NOT SCALED



Top View (scaled)





July 5, 2016

Village of Johnson Creek Plan Commission
125 Depot Street
Johnson Creek, WI 53038-0238

Re: Johnson Creek School District
Site Plan Review - Sidewalk
MSA PN 05114017

Dear Plan Commission Members:

MSA has reviewed the site plan documents received on June 3, 2016 from Mike Garvey and on June 30, 2016 from the Village of Johnson Creek for the Johnson Creek School District planned sidewalk along Aztalan Street in the Village of Johnson Creek. Village staff recently discussed this with Mike Garvey and it is understood these are not complete engineering drawings at this time however are conceptual in nature for DNR approval. Upon DNR approval final plans will be developed. Due to current timing and it necessary the Village authorize the work within the right-of-way we are reviewing the plans submitted for information we anticipate would be on the final drawings. MSA has the following comments:

Site Plan:

1. The sidewalk is shown generally to the intersection of Aztalan Street and Stonefield Drive. The sidewalk should include a ramp crossing Stonefield Drive and a ramp on the east side of Stonefield Drive connecting to the existing sidewalk.
2. Crosswalk lines should be painted across Stonefield Drive.
3. Will the sidewalk connect to the existing sidewalk along the west side of Stonefield Drive?? It would make sense to connect the sidewalk to the existing sidewalk instead of leaving a 175' gap of sidewalk along the westerly side of Stonefield Drive.
4. The final plan should show the limits of the boardwalk planned and how the sidewalk is planned within the school district property for access.
5. Will the sidewalk be maintained by the Village or the school and to what limits?? The snow plowing of Aztalan Street will push snow on the proposed sidewalk that may require additional maintenance.
6. A cross section detail depicting the sidewalk thickness and material should be included. The depth should be specific to any machinery intended for maintenance. It is assumed the sidewalk will be concrete.
7. The grass area between the curb and gutter and sidewalk is planned at a width of 5' which is acceptable due to minimizing the impacts to the wetlands. The existing terrace east of Stonefield Drive is between 6 and 7 feet wide. The reduction of the speed limit in this area will help with safety along the walk as well.

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

Offices in Illinois, Iowa, Minnesota, and Wisconsin

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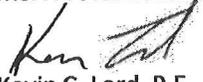
www.msa-ps.com

P:\5100s\5110s\5114\05114017\Documents\Phase 175 IC School Site Plan Review\Site Plan Review\UC School Site Review Sidewalk 070516.doc

Page 2
Plan Commission
July 5, 2016

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., P.L.S.
Consulting Village Engineer

KCL:jhb

Joan Dykstra

From: Jackie Mich <jmich@vandewalle.com>
Sent: Thursday, July 07, 2016 8:59 AM
To: Joan Dykstra
Cc: Mike Slavney; Johns@johnsoncreekwi.org; KLord@msa-ps.com
Subject: Aztalan Street Sidewalk

Joan:

Mike Slavney and I reviewed the conceptual site plan for the sidewalk on Aztalan Street and related documents.

We agree with Kevin Lord's suggestions and have no additional comments.

Thank you,

Jackie Mich
VANDEWALLE & ASSOCIATES INC.
120 East Lakeside Street
PO Box 259036
Madison, WI 53725-9036
608.255.3988
www.vandewalle.com



To: Plan Commission/Johnson Creek Village Board

From: Michael P. Garvey, Ph.D. *MNG*

Date: July 5, 2016

RE: 2nd Exit to Elementary School Parking Lot

We would like to request that an exit only opening be allowed in the Elementary parking lot. We propose that the fence be opened across from Grell Lane and be used only during pick up times.

The proposed would allow an exit separate from the current entrance.

1. We would propose that the exit either be a right turn only or a right turn straight across (Grell Lane) only.
2. The exit would be used only at pick up times. During those times, the Grell Street exit would be the only exit open.
3. The proposed would allow a change in traffic pattern in the parking lot to include additional cars to be in the queue within the parking lot thus reducing the amount of traffic waiting on Milwaukee Street.
4. Separating ingress and egress at the current entrance will reduce congestion at the current entrance.

The attached Google map shows the tentative pick up area being at the kindergarten door with parents leaving through the new exit.

The pavement will be seal coated and re-lined once the final design is in hand.

Michael P. Garvey, Ph.D
District Administrator
920.699.2811

Cale Vogel
HS/MS Principal
Athletic Administrator
920.699.3481

Kris Blakeley
Elementary Principal
Pupil Services Director
920.699.2511

Lisa Krohn
Director of Teaching
and Learning
920.699.2511

Google Maps 111 South St



Map data ©2016 Google 20 ft

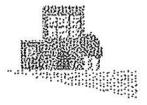
111 South St

Johnson Creek, WI 53038

At this location

Johnson Creek High School

High School · South St



School District-Johnson Creek

Public School · South St
Open until 4:00 PM



Joan Dykstra

From: Kevin Lord <KLord@msa-ps.com>
Sent: Thursday, July 07, 2016 12:02 PM
To: Joan Dykstra; John Swisher (johns@johnsoncreekwi.org)
Cc: mslavney@vandewalle.com; jmich@vandewalle.com
Subject: RE: Attached Image - 2nd exit parking lot!
Attachments: image009.jpg; image010.png; image011.png; image012.jpg

Hello Joan

I had our traffic engineers look at this and this is their comments. Overall we are fine with plan however the school should contact the DOT to verify if they have any concerns as this may add additional traffic to the STH 26 intersection (I am not sure it would be any more than currently if most pickups still go that direction.)

- Coordination with WisDOT for the construction of the new access may be required due to the new access being within the Functional area of the Highway 26 intersection.
- Agree that if the new access is installed, it should only be used as an 'exit' only.
- How would the access be blocked during non-pick up times?
- In final design, pavement markings will need to be provided that do not send exiting vehicles to that access when access is closed. (Should be coordinated when the parking lot is sealed and striped).
- Limiting access to right out will improve wait times leaving the school access and minimize queuing in the school parking lot but would likely add delay and queuing at the HWY 26 intersection. In addition, it is likely there would be an increase in u-turns at WIS 26 or illegal movements out of the access.
- Depending on the number of vehicles that leave the school during this time, has consideration been given to impacts at other intersection within the village due to the rerouting of traffic? It is assumed a large number of pick up vehicles want to head back west at the access. Does a majority of the current traffic after pick up head east or west and will the new exit not allowing left turns alter the existing traffic patterns?? It is assumed as stated that this will benefit the amount of traffic staged on Milwaukee Street and allow for more vehicles in the parking lot and we are just wondering how the existing traffic operates when it leaves as this exit may not change much if a majority of the current pick ups leave towards STH 26.

Joan if you need this in a memo let me know.

Thanks



Kevin Lord, PE, PLS | Team Leader

MSA Professional Services, Inc.

+1 (608) 242-6617



From: Joan Dykstra [mailto:joand@johnsoncreekwi.org]

Sent: Thursday, July 07, 2016 10:05 AM

To: Kevin Lord

Subject: FW: Attached Image - 2nd exit parking lot!

Joan,

Yes, this should be reviewed by the Plan Commission as it is a change to the site plan.

Mike Slavney and I reviewed the memo and diagram from the School District for the proposed second exit.

We see no issues with adding a new exit-only driveway to be used only during pick-up times. We also have no issues with the change in traffic pattern. We would recommend approval.

Thank you,

Jackie Mich
VANDEWALLE & ASSOCIATES INC.
120 East Lakeside Street
PO Box 259036
Madison, WI 53725-9036
608.255.3988
www.vandewalle.com

From: Joan Dykstra [<mailto:joand@johnsoncreekwi.org>]
Sent: Wednesday, July 06, 2016 2:30 PM
To: Mike Slavney <m Slavney@vandewalle.com>; Jackie Mich <jmich@vandewalle.com>
Cc: John Swisher <Johns@johnsoncreekwi.org>
Subject: FW: Attached Image - parking lot elementary school

We were talking with Mike with the JC School and they are talking about the 2nd exit to the elementary school parking lot.

Thoughts on this for the Plan Commission agenda?

Joan

VILLAGE OF JOHNSON CREEK
 125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
Extraterritorial Subdivision Application
(ETZA)

RECEIVED
 JUN 23 2016

Village Code - Chapter 245-29 requires approval of ETZA (property located within 1.5 miles of the corporate limits of the Village of Johnson Creek) preliminary plats by the Village Board.

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 Extraterritorial Subdivision Application.

- Twenty (20) copies (11" X 17") folded to (8½" X 11") of plat of survey or preliminary CSM prepared by a land surveyor registered in the State of Wisconsin, as applicable, showing all land that is/are under ownership or control of the subdivider, the entire frontage of all parcels that are under the ownership or control of the subdivider that are contiguous to the public right-of-way fronting the parcel(s) to be created and a supplemental area location map. Show the location, elevation, all streets bordering the property, and use of any abutting lands and their structures within 40 feet of the subject site.
- Where the land to be subdivided is located adjacent to the intersection of two town roads, the Village will only require dedication of land for public right-of-way purposes on that portion of the land fronting the road on which the parcel(s) is/are to be created.
- Application Fee \$100.00 per parcel created (Chapter 33 - Fees)
- Payment of Reimbursable Cost Fees (See Appendix A) (Chapter 33 - Fees)
- Provide any additional information as required by the Building Inspector, Plan Commission or Village Board.

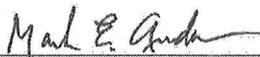
Please type this information if possible.

Address of property involved (including township)	W4339 Ambrose Drive, Town of Farmington
Parcel number: Number of acres of parent parcel:	008-0715-2024-000
Purpose of subdivision (explain in full, attach page if necessary)	Create a 3 acre A-3 Lot (Farm Consolidation) with existing buildings for sale to their son (previous 1.8 acre lot approved 2003).
Name of petitioner	George Ducklow
Mailing address of petitioner	W4375 Ambrose Drive Johnson Creek, WI 53038
Daytime phone number of petitioner	920-699-3829
Name of property owner	George M. & Ruth E. Ducklow Trust

S:\MS Word\Applications\ETZA 2013.doc

VILLAGE OF JOHNSON CREEK
 125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
Extraterritorial Subdivision Application
(ETZA)

Mailing address of property owner	Same as Petitioner
Daytime phone number of property owner	
Legal description of property involved	-Can Attach- See Preliminary Certified Survey
Name of Architect, Professional Engineer, or Contractor	NA
Property is presently used as:	Rural Residential
Type of structure and proposed use of structure or site including number of employees if applicable	NA
How would this land division affect the Village?	No effect
Property is presently zoned as:	A-1

 AGENT
 Signature of Owner

6-22-16
 Date of Signature

 Agent
 Signature of Petitioner

6-22-16
 Date of Signature

VILLAGE OF JOHNSON CREEK
125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
Extraterritorial Subdivision Application
(ETZA)

RECEIVED
JUN 23 2016

**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 are 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.)

Ducklow ETZA
(Project Name/Nature of Application)

008-0715-2024-000
(Property Tax Key Numbers Involved in Project)

Mark E. Guder AGENT
(Signature of Applicant/Petitioner)

6-22-16
(Date)

Mark E. Guder AGENT
(Signature of Property Owner)

6-22-16
(Date)

**JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY**

A division of land located in the SE ¼ of the NW ¼ of Section 20, Town 7 N, Range 15 E, Town of Farmington, Jefferson County, Wisconsin, on Parcel Number(s) 008-0715-2024-000

RECEIVED

Date Submitted: June 17, 2016
Revised: _____

JUN 23 2016

Owner: George M. & Ruth E. Ducklow Trust
Address: W4375 Ambrose Drive
City, ST Zip: Johnson Creek, WI 53038
Phone: 920-699-3829

Petition # _____ Zoning _____
Check for subsequent zoning changes with Jefferson County Planning and Zoning Department.

Note to be placed on final CSM

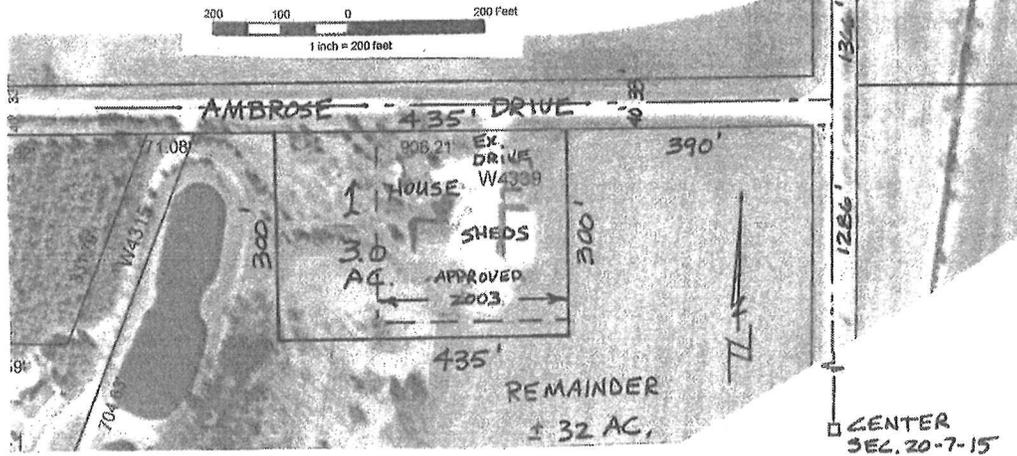
Surveyor: Anderson Land Surveying LLC
Address: W6141 Star School Road
City, ST Zip: Fort Atkinson, WI 53538
Phone: 920-563-8162

In addition to the info required by Section 236.34 of State statutes, Sec. 15.04(f) of the Jefferson County Land division/Subdivision Ordinance requires that the following be shown:

- Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map
- Graphic Scale

- Rezoning
 Allowed Division within an existing Zoning District
 Survey of Existing Parcel

Intent and Description of Parcel to be Divided: Create a 3 acre A-3 Lot (Farm Consolidation) with existing buildings for a sale to their son (previous 1.8 acre lot approved 2003).



NOTE: Areas and dimensions on this Preliminary are approximate only and in most cases will vary from the Final survey data.

Town Board Approval _____ Date _____
(Includes Access approval if applicable)
County Highway Approval _____ Date _____
(If applicable)
Extraterritorial Approval _____ Date _____
(If applicable)
County Surveyor Approval _____ Date _____
Zoning Office Approval _____ Date _____

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549

01-12

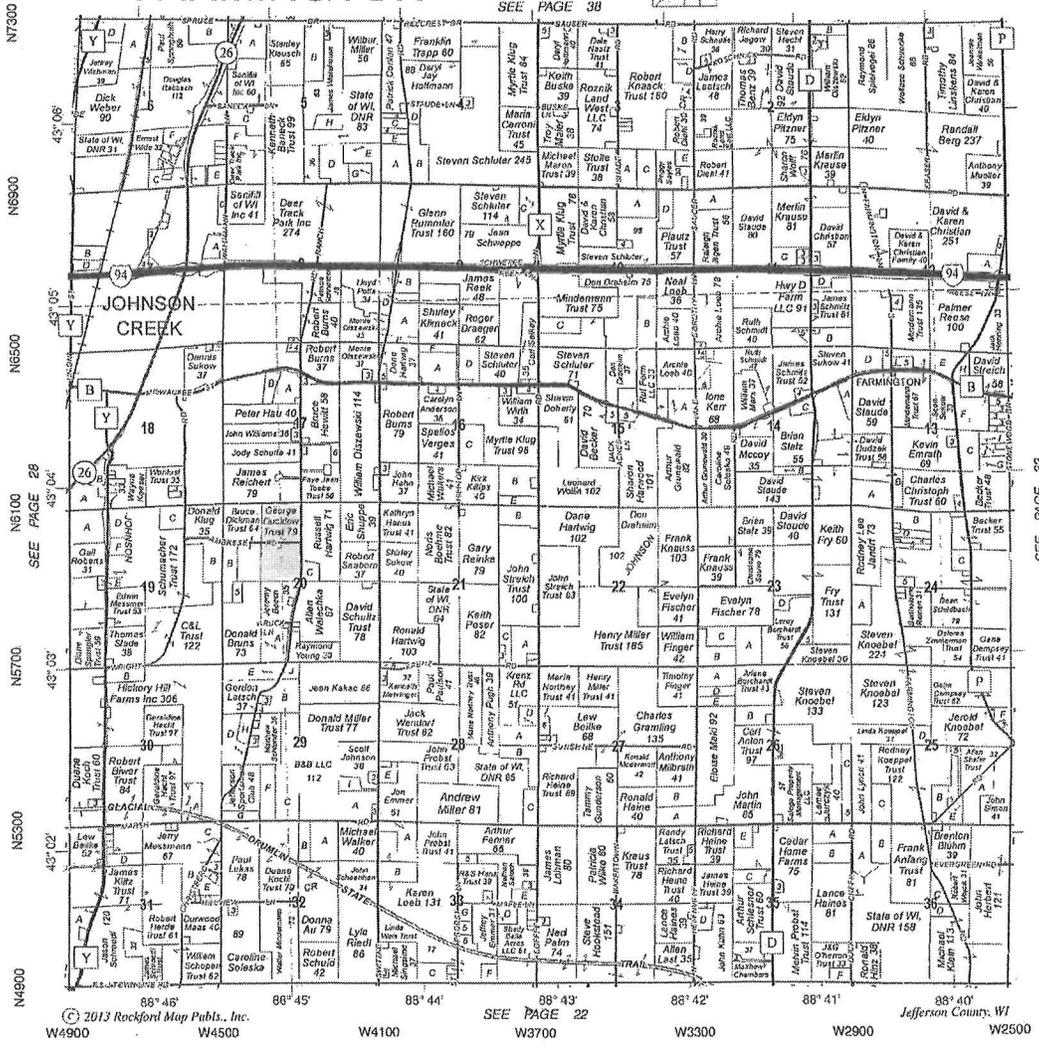
JUN 23 2016

Refer to page 49 for keyed parcels

EAST PART FARMINGTON

SEE PAGE 38

T.7N.-R.15E.



© 2013 Rockford Map Publs., Inc. SEE PAGE 22 Jefferson County, WI



VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek
From: Mike Slavney, FAICP, Village Planner
Date: June 29, 2016
Re: Certified Survey Map for W4375 Ambrose Drive in the Village's Extraterritorial Jurisdiction

Description:

The George M. and Ruth E. Ducklow Trust is proposing a Certified Survey Map (CSM) for their property at W4375 Ambrose Drive, located southeast of the Village in the Town of Farmington.

This site is located within the Village of Johnson Creek's Extraterritorial Jurisdiction (ETJ) and is subject to the Village's Land Division Ordinance.

The subject property is located within the area covered by the Village of Johnson Creek Official Map (2009). The Official Map calls for public right-of-way of 80 feet for Ambrose Drive.

Planner's Recommendation:

I recommend approval of the proposed ETJ CSM, subject to the following condition which must be accomplished prior to placing the Village's signature on the face of the CSM and prior to recording the CSM at Jefferson County:

1. Revise the CSM to "Dedicate to the Public" 40 feet from centerline along the entire Ambrose Drive frontage bordering the CSM.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way • Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

RESOLUTION **-16

EXTRATERRITORIAL SUBDIVISION
GEORGE & RUTH DUCKLOW – TOWN OF FARMINGTON

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

WHEREAS, by State Statute the Village has the right to review subdivisions of land within one and one half miles of the Village’s corporate limits,

WHEREAS, it is in the best interest of the Village to review any subdivision of land within our extraterritorial review to ensure that future land use and services are compatible with our Urban Service Area within Johnson Creek’s Comprehensive Plan,

WHEREAS, George and Ruth Ducklow, the owners of Parcel # 008-0715-2024-000, W4339 Ambrose Road, Johnson Creek, WI, located in the Town of Farmington, and

WHEREAS, the subdivision is to create a 3 acre lot from the parent parcel, and

WHEREAS, there is a 40’ ROW shown on the CSM, that area must be clearly stated on the face of the CSM that it is “dedicated to the Public”; and

WHEREAS, a Village of Johnson Creek signature block shall be placed on the CSM, and

WHEREAS, the Village Attorney has reviewed the CSM for compliance, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Village Board of Trustees of the Village of Johnson Creek Village Board to approve the subdivision of parcel #008-0715-2024-000, to create Lot 1, a 3 acre parcel by Certified Survey Map (CSM), subject to the placement of “dedication to the public” for the ROW; 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 25th day of July 2016.

John L. Swisher, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

