

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

**PLAN COMMISSION**

**July 13, 2015**

**Village Hall**

**125 Depot Street**

**5:00 p.m.**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of May 11, 2015
4. Open Conditional Use Public Hearing  
 Request for Zoning Requirement:  
 Proposed Conditional Use for the Gobbler Theater /Manesis & Associates, LLC  
 Per Section 250-115(C)(1)(a)(2) requires a conditional use to permit an on-premise monument sign of eight foot in height within Planned Business (PB) Zoning Section 250-23(D).  
 Parcel # 141-0715-0731-001, 350 N. Watertown Street
5. Close Public Hearing
6. Resolution 65-15 Conditional Use Permit – 350 N. Watertown - Gobbler Theater /Manesis & Associates, LLC
7. Next Meeting – August 10, 2015 – 5:00 p.m.
8. Adjourn

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

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

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

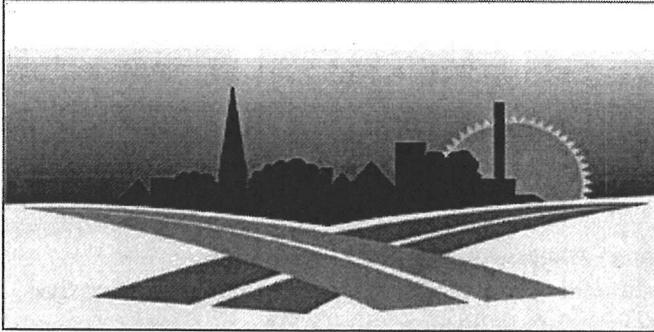
Requests from persons with hearing or sight disabilities who need assistance to participate in this meeting should be made to the Village Clerk's Office at (920) 699-2296 with as much advance notice as possible.

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

# Village of Johnson Creek

Crossroads With A Future

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## Plan Commission Report

July 13, 2015

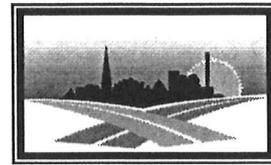
Prepared by

**Mark Johnsrud**

**Village Administrator/Zoning Administrator**

## **PLAN COMMISSION**

**May 11, 2015**



John Swisher called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Chad Chapman, Mary Nimm, John Swisher and Scott Thomas. Village Trustees in attendance: Fred Albertz, Randy Bieri, Tim Semo, Donald Smith, Dale Theder and Kelly Wollschlager. Also in attendance: Village Administrator Mark Johnsrud, 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 February 19, 2015**

A Thomas/Armstrong motion carried unanimously to approve February 19, 2015 Plan Commission minutes.

### **Open Conditional Use Public Hearing**

An Armstrong/Nimm motion carried unanimously to open the public hearing at 5:02 p.m. for the proposed Conditional Use for JPAL, 480 LLC, owner and Rick Krueger/Krueger Karate America LLC renter per Section 250-39(H) which requires a conditional use to permit Indoor Commercial Entertainment within Planned Industrial (PI) Zoning. Parcel #141-0715-0743-006, 480 Village Walk Lane, Unit I, 1.374 acres.

Rick Krueger stated that Krueger Karate America, LLC has been in the Village for five years and would like to move his karate studio to 480 Village Walk Lane, Unit I. Maximum capacity of his studio is 100 students however most class sizes are 10 to 15.

### **Close Public Hearing**

An Armstrong/Adams motion carried unanimously to close the public hearing at 5:07 p.m.

### **Resolution 37-15 Conditional Use Permit - JPAL 480 LLC and Karate America, LLC, 480 Village Walk Lane, Unit I**

A Thomas/Armstrong motion carried unanimously to recommend approving Resolution 37-15 Conditional Use Permit - JPAL 480, LLC and Karate America, LLC, 480 Village Walk Lane, Unit I.

**Next Meeting** – June 8, 2015 – 5:00 p.m.

### **Adjourn**

A Thomas/Nimm motion carried to adjourn at 5:08 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.

RESOLUTION 65-14

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**CONDITIONAL USE PERMIT  
350 N. WATERTOWN STREET  
GOBBLER THEATER - MANESIS & ASSOCIATES, LLC**

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

**WHEREAS**, Daniel A. Manesis, Manesis & Associates, LLC is requesting a conditional use permit to place a monument sign at a height of eight feet at 350 N. Watertown Street for the Gobbler Theater, and

**WHEREAS**, Section 250-115(C)(1)(a)(2) requires a conditional use to permit an on-premise monument sign of eight foot in height within Planned Business (PB) Zoning Section 250-23(D), 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 to permit an eight foot monument sign at 350 N. Watertown Street in accordance with the sign site plan for the Gobbler Theater, parcel #141-0715-0731-001, 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 20th day of July 2015.

\_\_\_\_\_  
Greg Schopp, Village President

ATTEST:

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

**AGENDA ITEM – PC2015-07-01**

**ROUTING:**

Village Board 7-20-15

**BACKGROUND INFORMATION:**

350 N. Watertown Street is the location of the former Gobbler Restaurant and now the Gobbler Theater.

**GENERAL LOCATION:**

350 N. Watertown is located at the corner of Hartwig Blvd and North Watertown Streets

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Village Board revised the use of conditional use to make changes to small signage within ordinance 07-12 to be more business friendly. This is consistent with the comprehensive plan.

**STAFF ANALYSIS:**

350 N. Watertown Street is the location of the Gobbler Theater. Manesis & Associates, LLC has requested consideration of a monument sign exceeding the maximum height requirement of six (6) feet to eight (8) feet in height. All other proposed signage is in accordance with Village Code for Planned Business zoning. (250-23D).

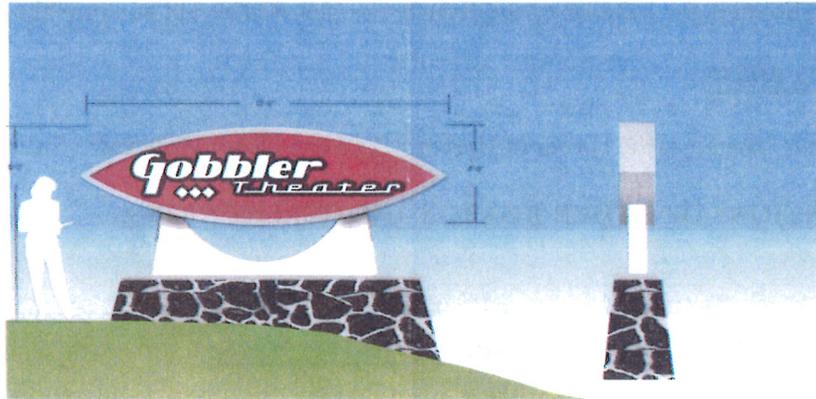
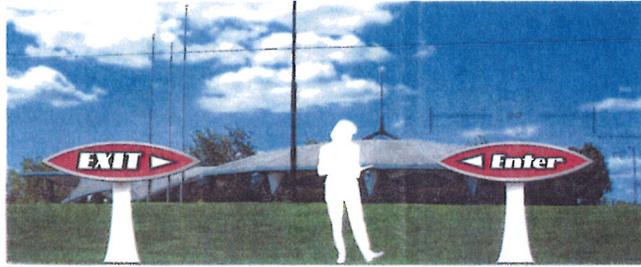
The conditional use permit application meets the six conditions of conditional use as applicable.

The Gobbler Theater will likely be a venue used during nighttime hours. Parcels to the east have not yet been developed therefore visibility is currently excellent. As these properties develop a monument sign of slightly taller height will enhance the ability to customers to find the location and the multiple driveways to the property.

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

**SIGN SPECIFICATIONS**

O/F Monument Sign



POBLOCKI  
 100 S. 10th St. • Waukesha, WI 53190  
 Tel: 262.533.1100 • Fax: 262.533.1101  
 www.poblocki.com

**Gobbler Theater**  
 Johnson Creek, WI

Scale: 3/4"=1'  
 Original Page Size: 11" x 17"

**SURVEY REQUIRED**

Annotations: 10% 11/20/09 10% 11/20/09

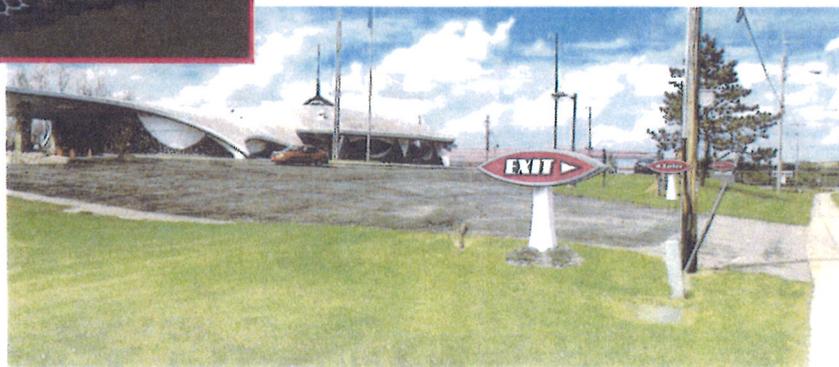
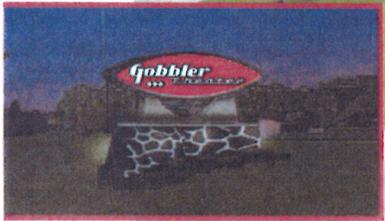
**CONCEPTS**

Rev: 02/03/2009  
 Proj: 02/03/2009

MON-01

O/F Monument Sign

70036 006



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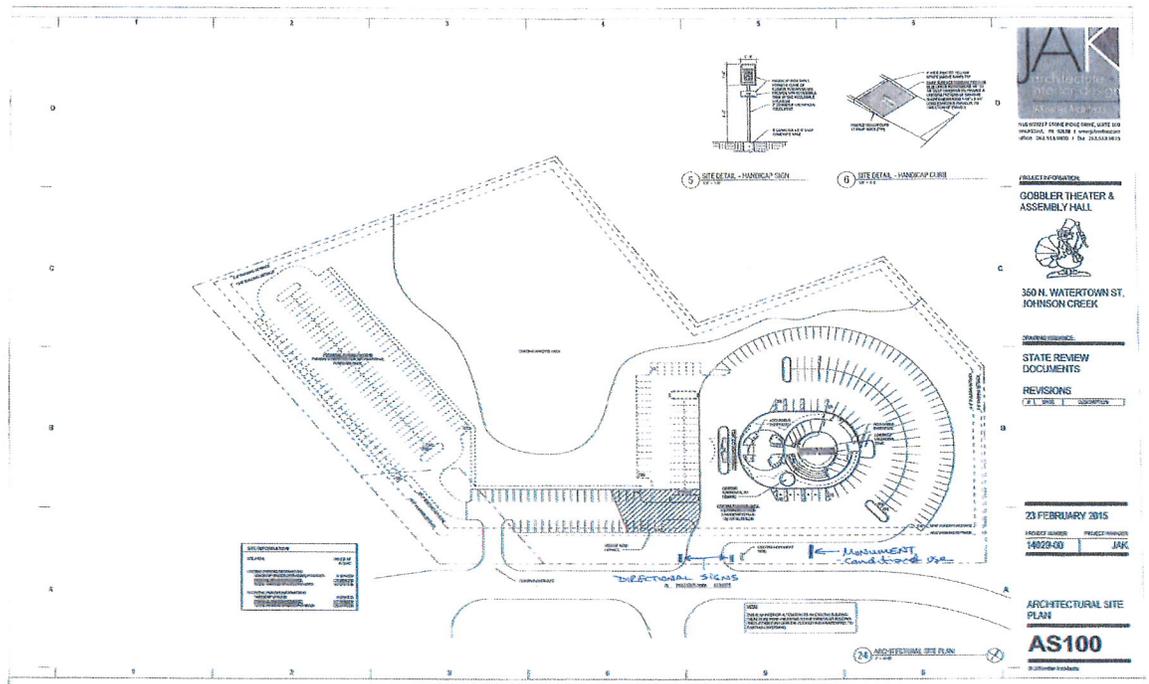
**CONCEPTS**

Rev: 02/03/2009  
 Proj: 02/03/2009

MON-01

O/F Monument Sign

70036 006



# VILLAGE OF JOHNSON CREEK

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

RECEIVED

JUN 22 2015

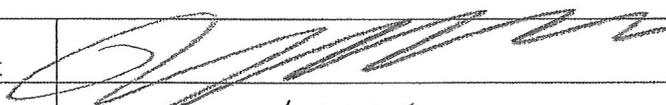
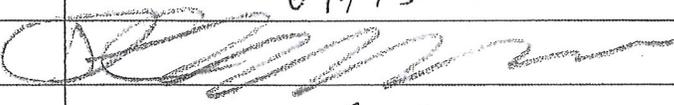
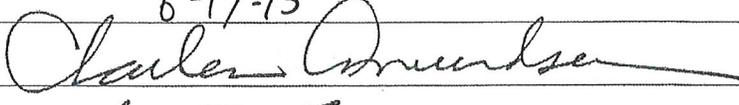
## CONDITIONAL USE APPLICATION Village Zoning Code - Chapter 250-124

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

Address of Subject Property: 350 N. Watertown St., Johnson Creek		141-0715-0731-001	
		Parcel # 141-0715-0732-00vacant lot	
Name of Architect, Professional Engineer, or Contractor: Poblocki Sign Co.			
Property is presently used as: Vacant		Present Zoning	PB
Type of structure and proposed use of structure or site (including number of employees, if applicable) Monument sign (as shown on dwg. nos. 70036_MON-01_C05 and 70036_MON-01_C06) to alert public of business location.			
Zoning Code Ordinance Number for Conditional Use #250 -39H			
Reason/Nature of requested Conditional Use: The overall height of the sign is 8'-0", 2'-0" beyond current sign height requirement(s). This request has been filed for acceptance of the proposed 8'-0" height to ensure visibility of signage by the general public, as well as maintain ratio aspects of additional proposed signs (not requiring conditional use approval) and overall building design.			
<b>Applicant</b>			
Name: Daniel A. Manesis			
Company: Daniel A. Manesis Transportation Inc.			
Address: PO Box 270285		City: West Allis	State: WI Zip: 53227
Daytime Phone: 414-327-4448		Fax: 414-327-1232	
Cell Phone 414-333-4385		E-mail: manesistran@sbcglobal.net	

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 JUN 22 2015

CONDITIONAL USE APPLICATION

<b>Property Owner*</b>			
Name: Daniel A. Manesis			
Company: Daniel A. Manesis Transportation Inc.			
Address: PO Box 270285	City: West Allis	State: WI	Zip: 53227
Daytime Phone: 414-327-4448	Fax: 414-327-1232		
Cell Phone 414-333-4385	E-mail: manesistran@sbcglobal.net		
* A list of all Registered Principals must accompany this application			
<b>Agent</b>			
(Person representing applicant to be notified of meeting and given copies of reports)			
Name: Charles Amundsen			
Company: Poblocki Sign Co.			
Address: 922 S. 70 <sup>th</sup> Street	City: West Allis	State: WI	Zip: 53214
Daytime Phone: 414-453-4010	Fax: 414-453-3070		
Cell Phone	E-mail: camundsen@poblocki.com		
Signature of Applicant			
Date Signed	6-19-15		
Signature of Owner			
Date Signed	6-19-15		
Signature of Agent			
Date Signed	6.15.15		

JUN 22 2015

## 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 design maintains a clean and unobtrusive visual, consistent with established standards.

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 unique design reflects the aesthetics of the building it will be identifying.

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?

No adverse effects on nearby properties and surrounding community are being created.

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?

N/A

**CONDITIONAL USE APPLICATION**

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

Yes.

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 design, height, method of fabrication, and position on the property all strive to enhance the overall appearances of the venue.

