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

SPECIAL
PLAN COMMISSION
July 22, 2013
Village Hall
125 Depot Street
5:00 p.m.

1. Call to order; Roll Call
2. Statement of Public Notice
3. Approve Minutes of November 15, 2012 – *pgs 1, 4*
4. Personal Appearances
5. Resolution 58-13 Rainbow Hospice Care – Site Plan – *pgs 5-13*
6. Next Meeting August 15, 2013 – 5:30 p.m.
7. 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.

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

PLAN COMMISSION
JUNE 20, 2013

The Plan Commission meeting was called to order at 5:30p.m. In attendance: Plan Commissioners Nick Ansay, David Blend, Carol O'Neil and Scott Thomas. Absent and excused: Chair Greg Schopp. Absent: David Armstrong and Chad Chapman. Village Trustees in attendance: Tim Semo and Steven Wollin. Also in attendance: Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA, Village Planner Sarah Pittz - Vierbecher and Associates.

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

Motion to appoint chair in the excused absence of Chair Greg Schopp.
An Ansay/Thomas motion carried unanimously to appoint David Blend as chair of Plan Commission in the excused absence of chair Greg Schopp.

Approve Minutes of November 15, 2012 and April 18, 2013
An O'Neil/Thomas motion carried unanimously to approve November 15, 2012 and April 19th, 2013 minutes.

Resolution 51-13 Approval Rock River Power Sports – Final Site Plan
Sarah Pittz reviewed the site plan. Blend and Ansay questioned the review with regard to signage. Mike DuClos agreed with discussion and will provide signage for approval. Engineer Kevin Lord provided review of site plan, stormwater and erosion control. Johnsrud stated that a culvert at the entrance to the property belongs to DOT. Johnsrud questioned who is responsible to replace the culvert? Engineer Kevin Lord indicated that the developer should replace/repair the culvert and pavement if the DOT does not.

An Ansay/O'Neil motion carried on a roll call vote (4-0) to amend that if the DOT/County do not repair/replace culvert and pavement at driveway entrance to Rock River Power Sports development that the developer Mike DuClos will be responsible for the repairs.

A Thomas/O'Neil motion carried on a roll call vote (4-0) to approve Resolution 51-13 Approval Rock River Power Sports – Final Site Plan as amended.

Next Meeting – Reschedule July 18, 2013
A Blend/ O'Neil motion carried unanimously to reschedule July's meeting to July 25, 2013 at 5:30 p.m.

Adjourn
An O'Neil/Ansay motion carried to adjourn at 5:47 p.m.

Mark Johnsrud
Village Administrator

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

S:\MS Word\Plan Commission\Minutes\2013 PC minutes\06-20-13 PC minutes.doc

VILLAGE OF JOHNSON CREEK
MEETING NOTICE

SPECIAL
PLAN COMMISSION
July 22, 2013
Village Hall
125 Depot Street
5:00 p.m.

1. Call to order; Roll Call
2. Statement of Public Notice
3. Approve Minutes of June, 20 2013
4. Personal Appearances
5. Resolution 58-13 Rainbow Hospice Care – Site Plan
6. Next Meeting August 15, 2013 – 5:30 p.m.
7. 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.

STATE OF WISCONSIN **VILLAGE OF JOHNSON CREEK** **JEFFERSON COUNTY**

RESOLUTION 58-13

RAINBOW HOSPICE CARE
SITE PLAN

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

WHEREAS, Rainbow Hospice Care is requesting approval of a site plan which revises the original development to include the addition of 39 parking spaces, and

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

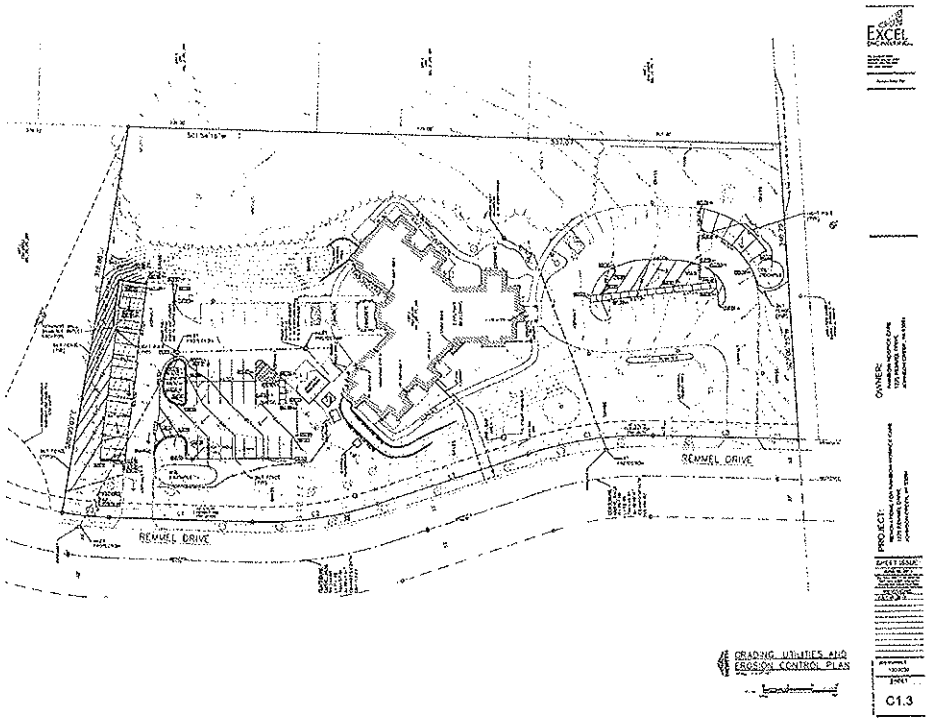
NOW THEREFORE BE IT RESOLVED, that the Village Board of Trustees hereby approve the Site Plan, to include landscaping plan, photometric lighting plan and erosion control plans, of Rainbow Hospice Care, Inc., to construct an additional 39 parking spaces to their development at 1225 Remmel Drive, and

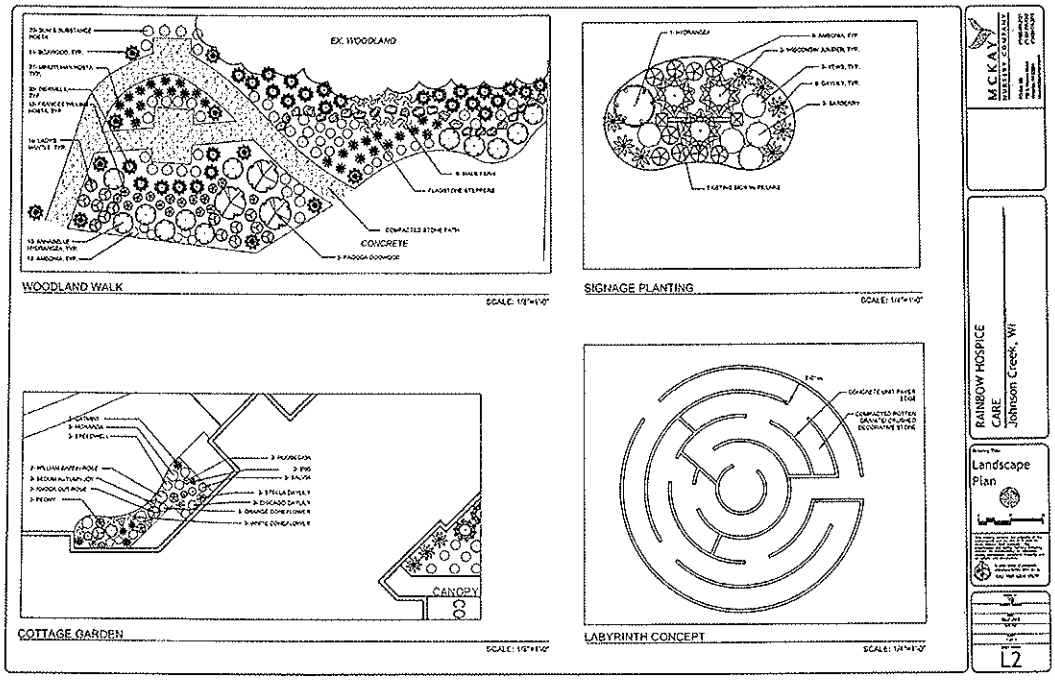
BE IT FURTHER RESOLVED, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

PASSED AND ADOPTED by the Village Board of Trustees this 22nd day of July 2013.

Attest: _____
Greg Schopp, Village President

_____
Joan Dykstra Clerk-Treasurer


EXCEL
REMMEL DRIVE
REMMEL DRIVE
GRADING, UTILITIES AND
EROSION CONTROL PLAN
OWNER:
PROJECT:
SHEET SCALE:
C1.3


EX. WOODLAND
CONCRETE
WOODLAND WALK
SIGNAGE PLANTING
CANOPY
COTTAGE GARDEN
LABYRINTH CONCEPT
MCKAY
RAINBOW HOSPICE
CARE
Johnson Creek, WI
Landscape
Plan
L2

vierbicher
planners | engineers | advisors

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

July 12, 2013

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

Re: Site Plan Review for Rainbow Hospice Care, Parcel No. 141-0715-0644-000

Dear Plan Commission Members,

This letter provides a review of the site plan documents dated June 18, 2013 for a parking lot expansion of Rainbow Hospice Care at 1225 Remmel Drive. The applicant is proposing to add 39 parking stalls, which will necessitate relocation of four existing light poles/fixtures and installation of a new retaining wall along a portion of the northernmost parking. The proposed layout of the new parking was reviewed under Sec. 250-87 of the Village's zoning code, and complies with all relevant off street parking regulations. The lighting plan, with the relocated fixtures, complies with all requirements of Sec. 250-90. No modifications are required from the applicant for these sections.

Sec. 250-75C requires that landscaping be placed within 10 feet of the paved area, stating that "the intent is to require a continuous visual screen of parking areas from public rights-of-way at a minimum height of 40 inches." The parking being added on the west end of the site reaches substantially closer to Remmel Drive than the previous parking lot, which was somewhat screened by the building when traveling west along Remmel Drive. While adequate landscaping points have been provided for the amount of pavement being added, the location of proposed landscaping does not meet the intent of the ordinance for screening parking from the public right-of-way. ***Staff recommends that landscaping be incorporated between southern side of the western parking lot and the public right-of-way to the south to create additional screening at least 40 inches in height.*** This landscaping can either replace some of what has been proposed, or be placed in addition to that proposed.

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

Sarah M. Pittz, AICP
Village Planner

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