

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

**PLAN COMMISSION**

**July 24, 2014**

**Community Center (Note- Location Change)**

**417 Union Street**

**5:30 p.m.**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of June 19, 2014– *pgs 4-5*
4. Resolution 51-14 Planned Development - Precise Implementation Plan (PIP) within Planned Industrial (PI) Zoning – 545, 585 & 765 Wright Road - Keagen Properties, LLC – *pgs 8-21*
5. Resolution 61-14 Site Plan – Johnson Creek Dental Group – 300 Wright Road– *pgs 23-33*
6. Resolution 62-14 Site Plan – Pernats Premium Meats – 312 Milwaukee Street– *pgs 35-43*
7. Next Meeting – August 21, 2014 – 5:30 p.m.
8. 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	



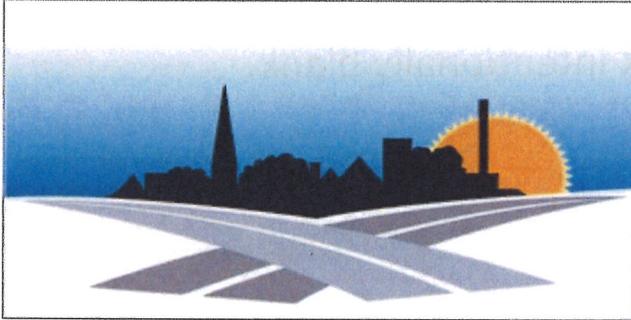
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# **Village of Johnson Creek**

**Crossroads With A Future**

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## **Plan Commission Report**

**July 24, 2014**

**Prepared by**

**Mark Johnsrud**

**Village Administrator/Zoning Administrator**

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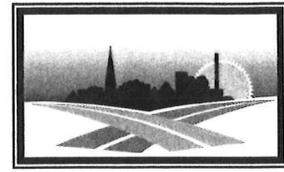
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## **PLAN COMMISSION – MINUTES – JUNE 19, 2014**

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: 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 Mike Slavney with Vandewalle & Associates and Clerk/Treasurer Joan Dykstra.

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

### **Approve Minutes of May 15, 2014**

An Armstrong/Ansay motion carried to approve May 15, 2014 meeting minutes.

### **Open Conditional Use Public Hearing - for the Johnson Creek School District**

An Ansay/Armstrong motion carried to open the public hearing at 5:31 p.m. for the 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 for Parcel #141-0714-1331-000, 46.83 acres and parcel #141-0714-1342-000, 20 acres.

Dr. Michael Garvey of the Johnson Creek School District distributed a schematic site plan including wetland delineation. The site plan also shows placement of future domes for expansion and athletic fields which will be funded through donations. A traffic study has been completed and Jefferson County is reviewing for approval of the CTY B/entrance drive design and right of way. The timeline for this project is to begin grading next month and start construction of domes in September with the completion of buildings by August, 2015.

### **Close Public Hearing**

A Thomas/Nimm motion carried to close the public hearing at 5:38 p.m.

### **Open Planned Development Precise Implementation Plan (PIP) Public Hearing - Keagen Properties, LLC**

An Ansay/Armstrong motion carried to open the public hearing at 5:39 p.m. for the proposed Planned Development Precise Implementation Plan (PIP) for Keagen Properties, LLC per Section 250-133 requires a (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.

This project is located at the corner of Hwy 26 and I-94 with the auto sales and service building located at the north end of the property with a small strip mall center south of the auto building facing Hwy 26. The auto building has a large glass showroom twenty foot tall with a mezzanine, and also includes fifteen to sixteen service bays, car wash and a detailing area. The landscaping meets the requirement and has an overall 17% green space as only 15% is needed. They are looking to exceed the lighting standards at the auto sales area. The second building/mall will be constructed of stone/brick/block with lots of glass and can occupy six businesses.

### **Close Public Hearing**

A Thomas/Swisher motion carried to close the public hearing at 5:43 p.m.

### **Resolution 50-14 Conditional Use to Permit Indoor Institutional – Parcel # 141-0714-1331-000 and Parcel # 141-0714-1342-000 - Johnson Creek School District**

An Armstrong/Thomas motion carried to recommend approving Resolution 50-14 including the following six findings of plan standards.

1. 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. 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 the Planner Slavney's report.
3. The Village Zoning and Subdivision Ordinances contain 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. The preliminary Site Plan and supporting documents are fully consistent with the Future Land Use Map and all Zoning Ordinance requirements.
5. Public utilities are 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. The public benefits of the proposed conditional use outweigh all potential adverse impacts.

**Resolution 51-14 Planned Development - Precise Implementation Plan (PIP) within Planned Industrial (PI) Zoning – 545, 585 & 765 Wright Road - Keagen Properties, LLC**

A Swisher/Ansary motion carried to recommend referring this PIP/Resolution 51-14 to the next Plan Commission meeting.

**Findings of Facts, Conclusion and Decision for 312 Milwaukee St., Brian and Bonnie Pernat – *information only*** – The Zoning Board of Appeals approved a variance to the Zoning Code to Brian and Bonnie Pernat, owners of 312 Milwaukee Street to reduce side lot set back on the east and west to four feet from twenty feet and to permit a rear lot set back varying from thirteen to fifteen feet from twenty feet to be determined by the actual foundation of an addition to the existing building of twenty six (26) feet by seventy four (74) feet in relation to the rear lot line.

**Next Meeting** – July 17, 2014 – 5:30 p.m.

**Adjourn**

President Schopp adjourned the meeting at 6:08 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 approve

**AGENDA ITEM – PC2014-0724-01**

**ROUTING:**

Village Board 7-28-14

**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.

Sales and Service, Outdoor Display and Indoor Commercial Entertainment within Planned Industrial zoning additionally would require a conditional use permit.

This PIP application was referred to a pre-application meeting of the Village Planner, Village Engineer and Village Zoning Administrator. Pre-application meeting recommended changes to the site plan to include improved turn radius at entrances, elimination of the south entrance, photometric lighting requirements, changes to the exterior of the building to eliminate all metal siding and a detailed landscaping plan. The property owner, Menard, Inc., signed and returned the PIP application.

The dealership building was discussed at length. The developer agreed to remove all metal siding and replace with brick and decorative concrete block. Efface is placed at the top around the showroom on the west end of the

building. The developer was asked to place efface around the top of the building from all sides. The developer said that the efface costs \$22 per square foot and that would add too much additional cost. Horizontal siding was placed as an alternative.

Signage has not been detailed within the PIP application. It is anticipated that the dealership will want to place an electronic message board in addition to wall and monument signage on site.

Any approval of the PIP should be subject to meeting the recommendations of the Village Planner and Village Engineer with changes subject to final approval of the Village Planner and Village Engineer.

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 foot 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 foot 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 28th day of July 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.





  
**T&A ASSOCIATES, INC.**  
 ARCHITECTS & INTERIORS  
 1000 UNIVERSITY AVENUE, SUITE 100  
 MADISON, WISCONSIN 53706  
 TEL: 608.263.1111 FAX: 608.263.1112

**KEAGEN PROPERTIES, LLC**  
**COMMERCIAL/RETAIL CENTER**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 MADISON, WISCONSIN 53706

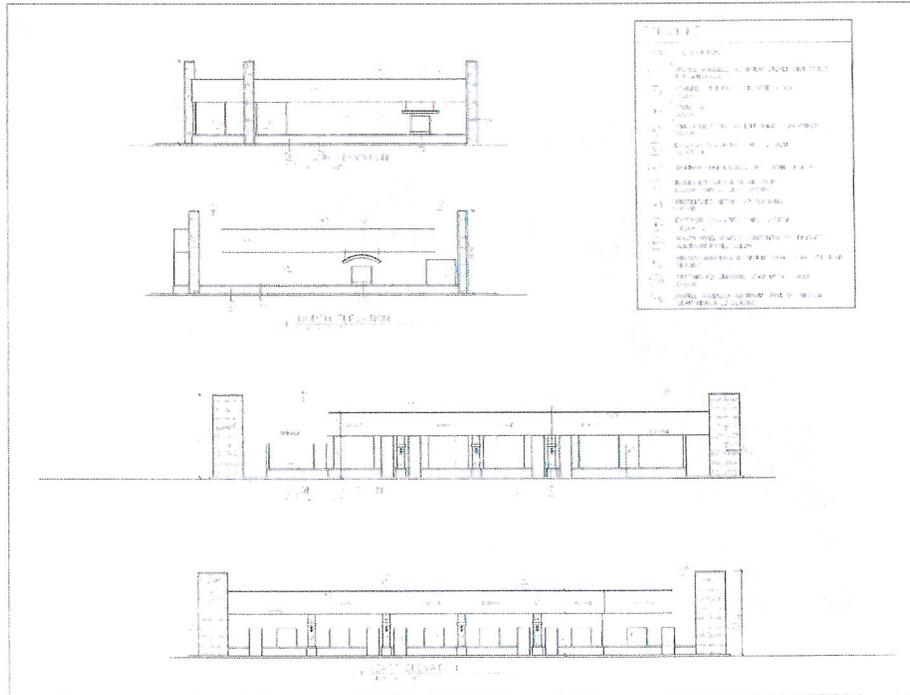
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Sheet Title  
**BUILDING ELEVATIONS**

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

Date: 08-14  
 Job No: 1409-002  
 Drawn By: RBA  
 Check By:

**B2.1**



  
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**KEAGEN PROPERTIES, LLC**  
**COMMERCIAL/RETAIL CENTER**  
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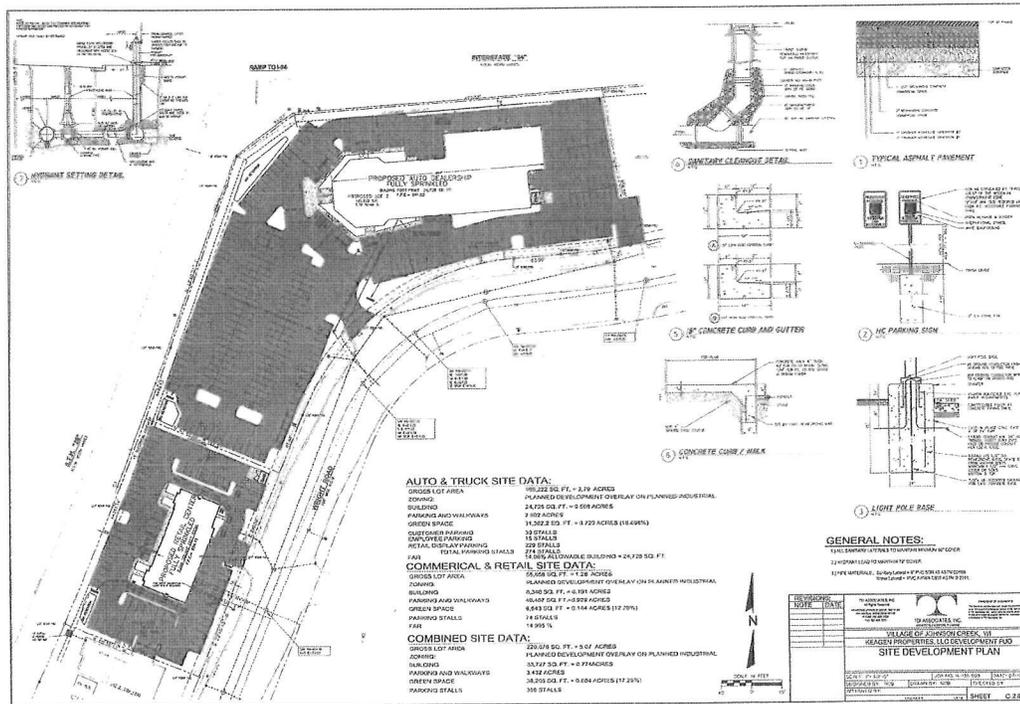
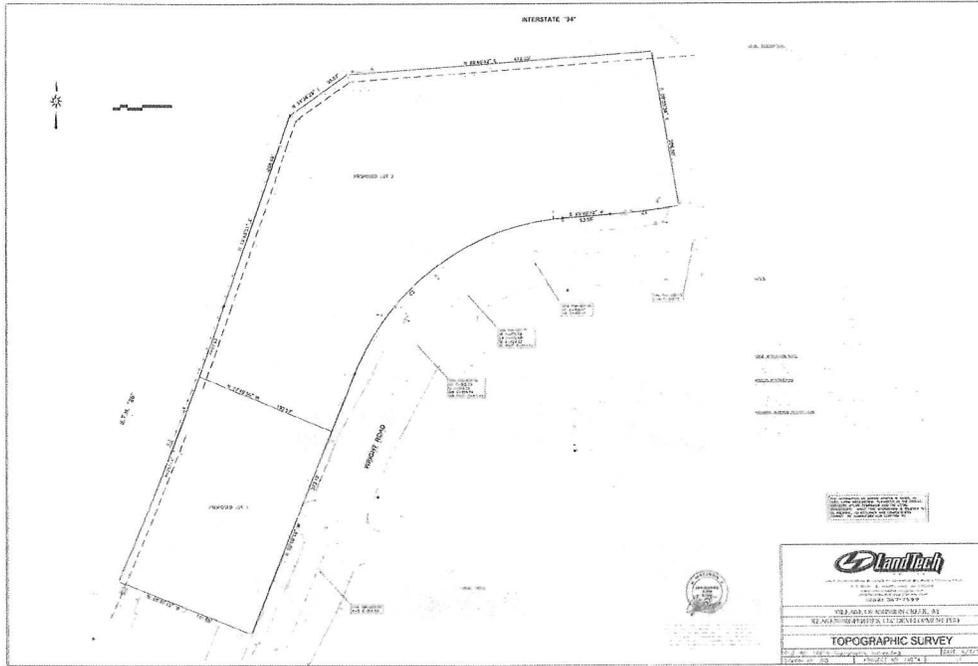
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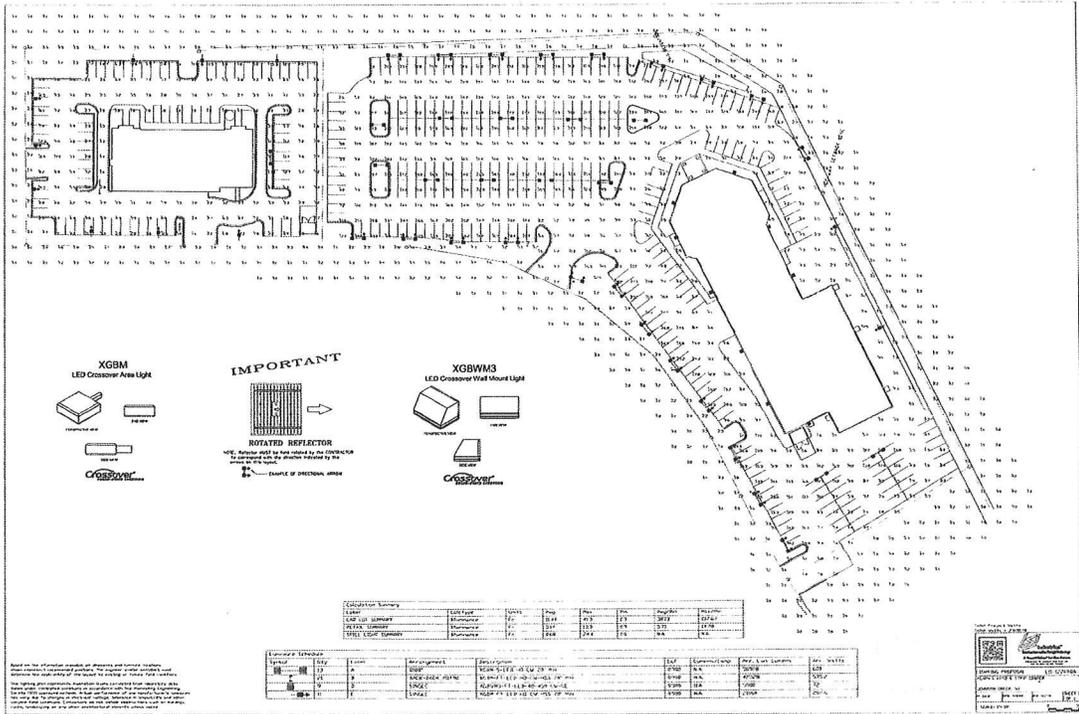
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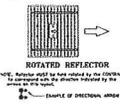








**IMPORTANT**



Collection Summary	Light Type	Quantity	Power	Height	Beam Angle	Footcandle
LED Area Light	Area Light	100	100W	10'	30°	100
LED Wall Mount	Wall Mount	50	50W	5'	30°	50
LED Spot Light	Spot Light	20	20W	2'	15°	20

Summary of Fixtures	Fixture	Quantity	Power	Height	Beam Angle	Footcandle
Area Light	XGBM	100	100W	10'	30°	100
Wall Mount	XGBW3	50	50W	5'	30°	50
Spot Light	Spot Light	20	20W	2'	15°	20

LED CROSSOVER  
LIGHTING SYSTEM  
CROSSOVER LIGHTING SYSTEM



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek  
From: Michael A. Slavney, FAICP  
Date: 16 July 2014  
Re: Review of Keagen Properties, LLC Planned Development

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## **Project Description**

Keagen Properties, LLC is proposing an auto dealership, and a commercial and retail building, for a property located in the southeast quadrant of the I-94 interchange in the Village of Johnson Creek. The applicant has submitted a Planned Development application for the project. A Planned Development would allow for the approval of the entire project prior to the final development details being known. It would also allow the ability to request flexibility from some zoning standards.

The proposed project consists of two adjacent sites, located northwest of Menard's and northeast of Subway. The northernmost lot is proposed for a used car dealership, while the southernmost lot is proposed for a multi-tenant strip center commercial building, with the potential for a drive-through lane on both the north and south ends of the building.

## **Planned Developments – An Overview**

A Planned Development is a unique zoning district which is specific to a particular project and location. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility *and* control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

1. Conceptual discussion to identify project concepts and concerns;
2. General Development Plan (GDP) to establish the unique zoning district; and,
3. Precise Implementation Plan (PIP) to approve design and operation details.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
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Shaping places, shaping change

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of PIPs, as the need for each building or phase evolves.

Conversely, Planned Developments for simple one-phase or two-phase projects are often submitted and approved for GDP and PIP consideration at the same time. This is the case with this proposed Planned Development.

To further protect the public interest, I have requested the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings, as is required by the Zoning Ordinance.

I have provided my recommendations within the discussion of each development review topic.

### **Site Access**

The southern lot, containing the strip center building is proposed to complete the connection of parking lots with the Subway lot – as called for on the Subway site plan, and on the master plan for the overall commercial center. This connection will enable connecting traffic, without the need to do a quick entrance and exit of Wright Road. This will particularly benefit traffic traveling from Subway to the strip center, which would otherwise require a left onto Wright and a left into the strip center site. As the commercial center becomes more fully developed, the benefits of this connection will be more evident. I do not believe a connection between the strip center lot and the car dealership lot is necessary at this point in time. However, I note that the site plan for each site would be readily modified to enable such a connection if land uses evolve to become more complementary.

Access to car dealership lot consists on a main access point at the main entrance of the building, and a secondary service-oriented entrance at the far eastern edge of the lot, which is designed to be shared with the next lot to the east. All access points in the development are now consistent with the master plan for the overall commercial center.

### **Certified Survey Map**

A CSM will be necessary to modify the existing lot pattern to the proposed pattern – particularly in combining lots for the car dealership site.

1. A cross-access easement should be provided between the strip center and the car dealership site on the CSM, in favor of the Village. This will enable the Village to require a cross connection in the future, if land uses become more complementary. However, I do not think it is necessary to provide such a cross connection now, and am comfortable with the absence of such a connection in the two site plans.

## Site Plan

Car Dealership: The Site Plan has been modified to reflect Plan Commission and Village Staff recommendations. Landscaping islands have been combined to provide fewer, but larger, landscaping areas. The required ten-foot wide green areas are provided along the street frontages, and the required five-foot wide green areas are provided along the side lot lines.

2. The applicant should work with the Village Engineer to ensure the main entry is adequately-sized to accommodate vehicle delivery trucks.

Strip Center: The Site Plan remains a concern for me:

3. A five-foot wide sidewalk connection from Wright Street should be provided to the front of the strip center – on each end of the building. This will require some revisions to the site plan. This recommendation has not been followed from last month.

Both drive-through designs are also concerning in that the stacking lanes begin in lanes required for two-way traffic flow. This is a particularly strong concern for the northern drive-through, where resulting congestion could block the entry drive into the site from Wright Road. Under the current site design, I don't think there is a way to adequately address this situation. However, if the traffic flow around the building was designed to be one-way (counter-clockwise), and this was reinforced by angled parking, my concerns would probably be addressed.

4. Each of the strip center drive-through lanes should be redesigned to ensure that stacking for the order stations does not back into the flow of traffic, as it does now.

## Parking Ratios

According to the site plan, 74 parking spaces are provided for the strip center site. Only 28 parking spaces are required. This is a supply of 268 percent of required parking. Therefore, there is ample space available to completely address the need for on-site sidewalks and the protected crosswalks, and the need for more drive-through stacking. On the auto dealership site, the number of display spaces can be reduced until the greenspace requirement is met.

5. On-Site Parking may be significantly reduced on the strip center site in order to fully address recommendations 3 and 4, above.

## Greenspace Coverage

The auto dealership site is proposed to have 18.9 percent greenspace, and the strip center site is proposed to have 12.3 percent greenspace. The combined greenspace of both sites is 17.3 percent. A Planned Development *can* provide flexibility with the greenspace coverage requirement on an *individual* site; however, the combined percentage needs to be at least 15 percent.

## Site Landscaping

The revised site plans provide adequate areas to accommodate the proposed landscaping plans, which fully meet the requirements of the Zoning Ordinance.

## **Buildings**

The materials and textures used for the commercial and retail building have been improved to meet the Zoning Ordinance requirements.

In response to Plan Commission concerns, the exterior of the car dealership building has undergone a significant upgrade. Exterior walls are now masonry and glass for the entire building, including the service center area. The vertical metal fascia on the overhang of the service center area has been replaced by horizontal metal, as an accent feature. This design will be echoed in the rolled standing seam metal roof over the main entry canopy. I think the building exterior has come a long way.

## **Exterior Signage**

The proposed signage locations on the commercial and retail building look appropriate. The developer has indicated that detailed sign proposals will come in for review and approval at a later date. Per the Zoning Ordinance, the allocation of permitted wall sign area to specific strip center tenants will be determined by the building owner.

6. The requirements of the Planned Business zoning district should be used to establish sign requirements for both sites.

## **Exterior Lighting**

The requirements of Section 250-90 must be met. Specifically, a maximum of 0.50 foot-candles is permitted at the property line, and an overall average of 2.4 foot-candles or less across the site is required. The site average is 3.38 for the strip center, and 9.85 for the car dealership. I am comfortable with the proposed 20 foot tall fixture mounting height. LED fixtures are becoming standard in the Milwaukee and Madison metro areas. This key interchange location should set a similar standard. Note that athletic fields set an average target of 3.5 to 4.0 footcandles (3.6 in the Village's code).

7. Use LED fixtures mounted at 20 feet or lower.
8. Conform to the maximum permitted site average of 2.4 footcandles for both sites.
9. Use only single fixtures on all poles to ensure compliance with the 2.4 requirement. In combination with consistent LED fixtures between the strip center and the car dealership; the use of single fixtures will bring the site lighting close to the maximum permitted.

## **Planner's Recommendations**

I support the approval of the proposed General Development Plan stage of the Planned Development, subject to:

- A. Compliance with recommendations 1-9, above;
- B. Conditions identified in the Village Engineer's report
- C. Other conditions identified by the Plan Commission and Village Board



**PROFESSIONAL SERVICES**

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

July 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 July 14, 2014 for the Keagen Properties, LLC located along Wright Road in the Village of Johnson Creek. MSA has the following comments to be addressed with the final plans:

**Site Plan:**

1. Access routes should be shown for large trailered semis. The entrance looks better however I am unsure of the route through the lot for any semi.
2. The trash container appears to be accessible but should be verified if all stalls are parked with vehicles.
3. The developer wishes to have no curb around the exterior of the parking lot. Curbing will protect the pavement and also may help with providing the stormwater requirements. Curb could be limited to a more low profile not having a full 6-inch height if desired.
4. 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.
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 appears these biofilters are too small and not enough of the site drains to these biofilters to achieve 80% TSS. Detailed calculations, design details, and a readable grading plan will be required.
5. The retail site appears to have curb around the island by the biofilter. Details are required to show how water gets to the biofilter.

---

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608.242.7779 • 800.446.0679 • FAX: 608.242.5664

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P:\5100s\5110s\5114-05114017\Documents\Kearns Properties, LLC\Site Review 07162014.doc

6. 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.
7. Details of the bioretention basin will need to be included with plantings and engineered soil to meet the stormwater requirements.
8. Entrances to the site appear to drain directly to the street. Water should be collected at inlets near the right-of-way and appear to be able to be connected to the storm sewer prior to direct discharge to the street.
9. 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.

**Traffic:**

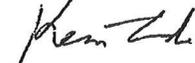
1. A concern exists with the potential backup of vehicles through the drive-thru lanes at the retail center. If the vehicles are backed up around the easterly or westerly side of the building, the width remaining is for a single lane of cars which may cause conflicts with others circling the parking lot to leave or park.
2. A concern also exists with the potential backup of vehicles at the entrance with the northerly drive-thru if a vehicle tries to go through the drive-thru from the entrance as shown. One additional vehicle beyond what is shown on the site plan could cause a safety concern at the entrance.

**Landscaping:**

1. The landscaping shows different grasses and shrubs within the biofilter areas. These plants should be verified with the final stormwater plan and biofilter design. Plants will be required to withstand wet soils.

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., P.L.S.  
Consulting Village Engineer

KCL;jhb

**AGENDA ITEM – PC2014-0724-02**

**ROUTING:**

Village Board 7-28-14

**BACKGROUND INFORMATION:**

Lot 7 of the Johnson Creek Wright Road Plat is owned by the Village of Johnson Creek and is located just north of the Johnson Creek Veterinary Care facility on Wright Road.

**GENERAL LOCATION:**

Lot 7 is located on the east side of Wright Road between CTH B and Menards Lane

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

A dental office, personal or professional services (§ 250-39B) within Planned Industrial zoning is a permitted use and consistent with the Comprehensive Plan

**STAFF ANALYSIS:**

The Johnson Creek Wright Road plat is owned by the Village. MSA has prepared a comprehensive storm water plan to be improved and implemented in 2015. Lot 7 must comply with the proposed storm water plan based on Planned Industrial use within the subdivision.

Professional service use for a dental clinic on the parcel is complimentary to the previously approved neighboring use of the Johnson Creek Veterinary care facility.

The 3,580 square foot building will be at an elevation slightly higher than the veterinary clinic due to topography of the site at elevation of 821. Storm water is discharged to a biofilter on the south side of the parcel before discharging to the east southeast based on the Village storm water plan.

Johnson Creek Dental Group is currently located at 540 Village Walk Lane and will relocate to this location upon completion.

A photometric lighting plan has not been presented.

Any approval of the site plan should be approved subject to meeting the recommendations of the Village Engineer and Village Planner with changes subject to final approval of the Village Engineer and Village Planner.

RESOLUTION 61-14

---

**SITE PLAN  
JOHNSON CREEK DENTAL GROUP  
300 WRIGHT ROAD**

---

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

**WHEREAS**, 300 Wright Road, a 1.01 acre parcel owned by the Village of Johnson Creek in the Johnson Creek Wright Road plat, and

**WHEREAS**, the parcel is currently zoned Planned Industrial and is north of the Johnson Creek Veterinary Care clinic, and

**WHEREAS**, the Village has entered into a Terms Agreement to sell the parcel to Jonathan Melk for the development of a 3,580 square foot commercial building to be used as a dental office, and

**WHEREAS**, Personal and Professional Services (§250-39B) is a permitted use within Planned Industrial zoning, 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 Site Plan (§250-127) to Johnson Creek Dental Group – Dr. Jonathan Melk for a commercial development of one building of 3,580 square feet to be used for Personal and Professional Services (§250-39B) at 300 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 28th day of July 2014.

---

Greg Schopp, Village President

ATTEST:

---

Lisa Trebatoski Deputy Clerk-Treasurer

# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



SITE LOCATION MAP

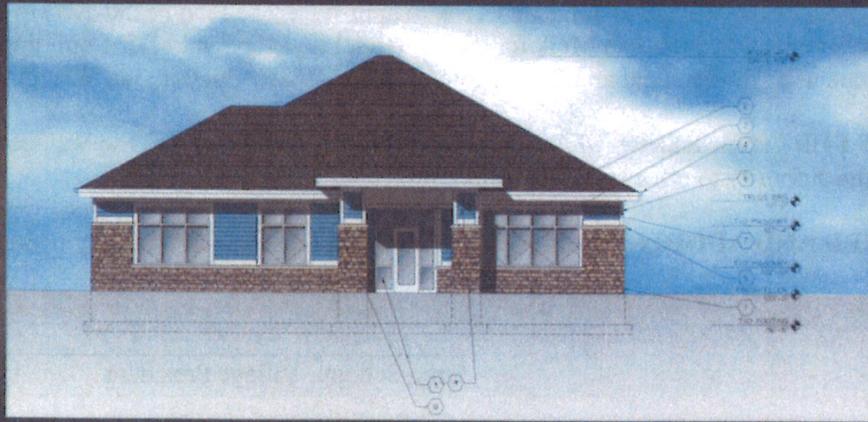


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# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



• Typical Building Finishes:

1. Decorative Stone Veneer
2. Clad Cassament Window
3. Pre-Finished Aluminum Storefront System
4. Pre-Finished Gutter and Downspout
5. Stone Sill/ Column Cap
6. 30 Year Dimensional Asphalt Shingles
7. Pre-Finished Fiber Cement Cedar Lap Siding—6" Exposure

8. Pre-finished "Windsor One" Composite Fascia and Trim
9. Building Lighting - Decorative
10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
11. Utility Meter Location - Electric
12. Utility Meter Location - Gas

WEST BUILDING ELEVATION



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# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



- Typical Building Finishes:
- 1. Decorative Stone Veneer
- 2. Clad Casement Window
- 3. Pre-finished Aluminum Storefront System
- 4. Pre-finished Gutter and Downspout
- 5. Stone Sill/Column Cap
- 6. 30 Year Dimensional Asphalt Shingles
- 7. Pre-Finished Fiber Cement Cedar Lap Siding—6" Exposure

- 8. Pre-finished "Windsor One" Composite Fascia and Trim
- 9. Building Lighting - Decorative
- 10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
- 11. Utility Meter Location— Electric
- 12. Utility Meter Location— Gas

NORTH BUILDING ELEVATION



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# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



- Typical Building Finishes:
- 1. Decorative Stone Veneer
- 2. Clad Casement Window
- 3. Pre-finished Aluminum Storefront System
- 4. Pre-finished Gutter and Downspout
- 5. Stone Sill/Column Cap
- 6. 30 Year Dimensional Asphalt Shingles
- 7. Pre-Finished Fiber Cement Cedar Lap Siding—6" Exposure

- 8. Pre-finished "Windsor One" Composite Fascia and Trim
- 9. Building Lighting - Decorative
- 10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
- 11. Utility Meter Location— Electric
- 12. Utility Meter Location— Gas

SOUTH BUILDING ELEVATION



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# JOHNSON CREEK DENTAL GROUP

DR. JONATHAN MELK

JOHNSON CREEK, WISCONSIN



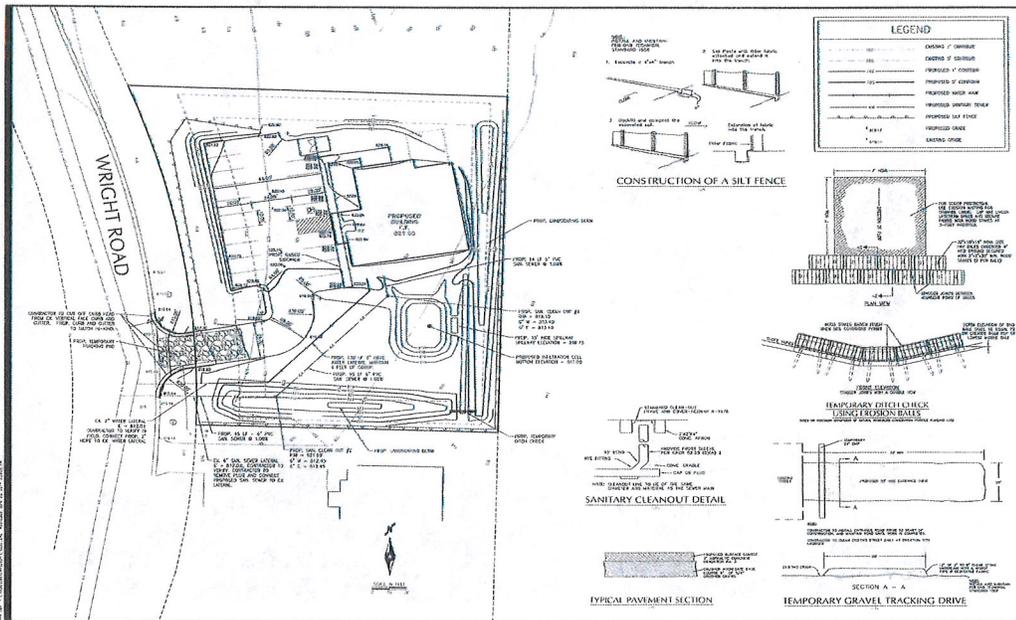
- Typical Building Finishes
- 1. Decorative Stone Veneer
- 2. Clad Casement Window
- 3. Pre-finished Aluminum Stonefront System
- 4. Pre-finished Gutter and Downspout
- 5. Stone Sill Column Cap
- 6. 30 Year Dimensional Asphalt Shingles
- 7. Pre-Finished Fiber Cement Cedar Lap Siding – 6" Exposure

- 8. Pre-finished " Windsor One " Composite Fascia and Trim
- 9. Building Lighting - Decorative
- 10. Pre-finished Decorative Fiber Cement Columns with Masonry Base
- 11. Utility Meter Location – Electric
- 12. Utility Meter Location – Gas

NORTH BUILDING ELEVATION



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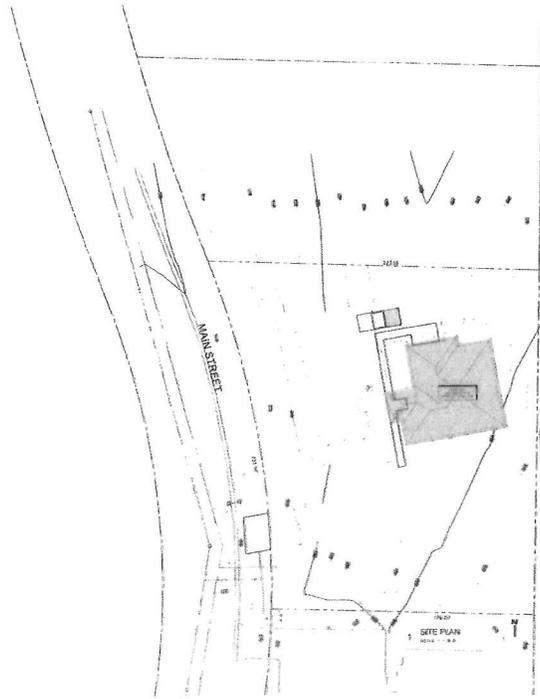
ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNERS



JOHNSON CREEK DENTAL  
VILLAGE OF JOHNSON CREEK, WISCONSIN

GRADING AND EROSION CONTROL PLAN

1



**SITE DATA:**  
 PROJECT NO. 13-00163  
 DATE 12/15/13  
 DRAWN BY J. WOOD  
 CHECKED BY J. WOOD  
 PROJECT LOCATION 300 WRIGHT ROAD  
 JACKSON, MISSISSIPPI  
 PROJECT TYPE DENTAL OFFICE  
 CLIENT JOHNSON CREEK DENTAL GROUP  
 ARCHITECT DESIGN I2I CONSTRUCT  
 DEVELOPMENT CORPORATION

**DESIGN I2I CONSTRUCT**  
 DEVELOPMENT CORPORATION  
 3175 WOODS  
 WOODLIEP PARKWAY  
 JACKSON, MS 39207  
 PHONE 662.477.4923  
 FAX 662.477.2254  
 www.designi2iconstruct.com

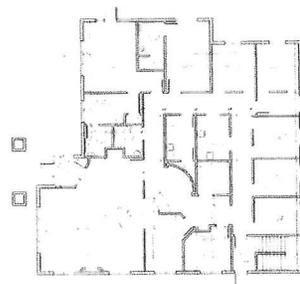
ARCHITECT DESIGNED FOR  
**JOHNSON CREEK DENTAL GROUP**  
 300 WRIGHT ROAD  
 JACKSON, MISSISSIPPI

**SHEET TITLE**  
 PROJECT LOCATION

**REVISIONS**

**PROJECT DATA**  
 DATE 12/15/13  
 PROJECT NO. 13-00163  
 PROJECT LOCATION 300 WRIGHT ROAD  
 JACKSON, MISSISSIPPI  
 PROJECT TYPE DENTAL OFFICE  
 CLIENT JOHNSON CREEK DENTAL GROUP

**A1.0**



1 ROOF PLAN  
 DATE 12/15/13

1 FIRST FLOOR PLAN  
 DATE 12/15/13

**HENRY SCHEIN**  
 DENTAL  
 10000 WOODLIEP PARKWAY  
 JACKSON, MISSISSIPPI 39207  
 662.477.4923

**DESIGN I2I CONSTRUCT**  
 DEVELOPMENT CORPORATION  
 3175 WOODS  
 WOODLIEP PARKWAY  
 JACKSON, MS 39207  
 PHONE 662.477.4923  
 FAX 662.477.2254  
 www.designi2iconstruct.com

ARCHITECT DESIGNED FOR  
**JOHNSON CREEK DENTAL GROUP**  
 300 WRIGHT ROAD  
 JACKSON, MISSISSIPPI

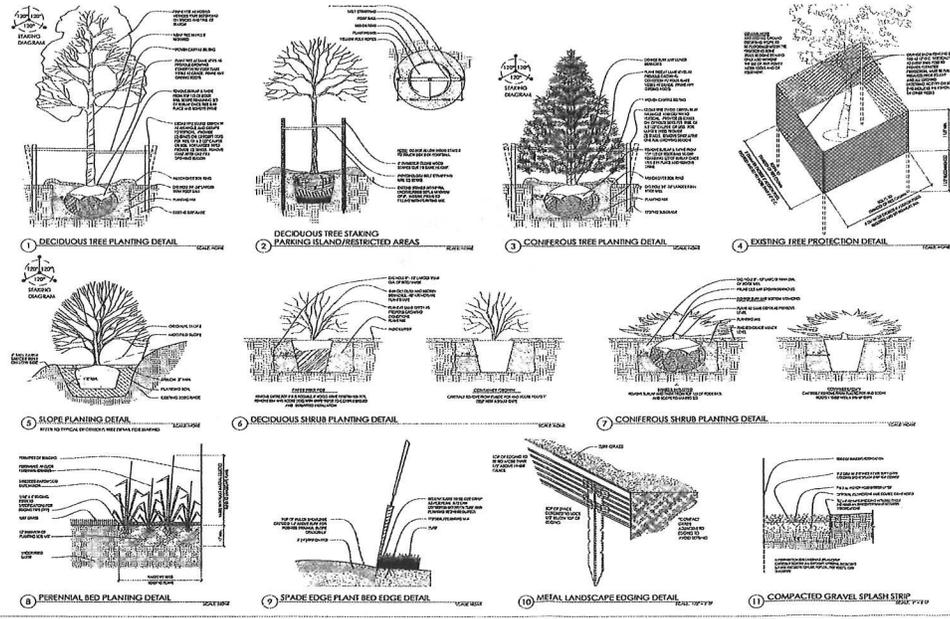
**SHEET TITLE**  
 PROJECT LOCATION

**REVISIONS**

**PROJECT DATA**  
 DATE 12/15/13  
 PROJECT NO. 13-00163  
 PROJECT LOCATION 300 WRIGHT ROAD  
 JACKSON, MISSISSIPPI  
 PROJECT TYPE DENTAL OFFICE  
 CLIENT JOHNSON CREEK DENTAL GROUP

**A2.1**

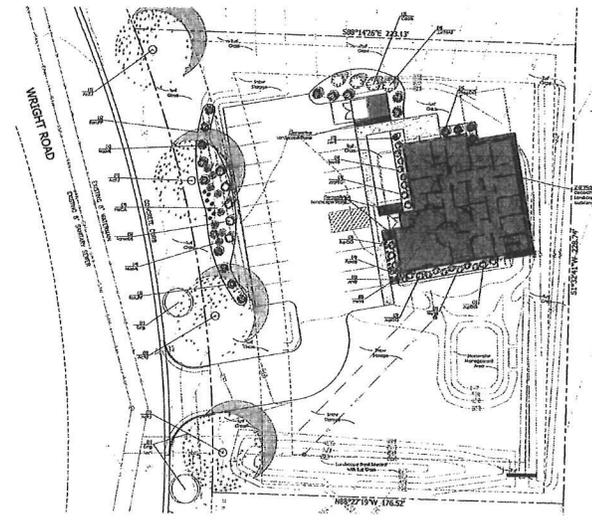




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 11000 N. 45th Avenue, Suite 100  
 Greenwood, WI 53022  
 Tel: (414) 424-1888  
 www.insite-landscape.com  
 info@insite-landscape.com

**PROJECT:**  
**JOHNSON CREEK DENTAL**  
 Wright Road  
 Johnson Creek, WI

**NO. OF SHEETS:** 06/23/14  
**DATE:** 06/23/14  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 144-031  
**SHEET NO.:** LSP1.2



**1. PROPOSED MASTER LANDSCAPE PLAN**

Plant	Quantity	Plant Name	Planting Date	Comments
1	1	Redwood	2014	Planting in existing hole
2	1	Redwood	2014	Planting in existing hole
3	1	Redwood	2014	Planting in existing hole
4	1	Redwood	2014	Planting in existing hole
5	1	Redwood	2014	Planting in existing hole
6	1	Redwood	2014	Planting in existing hole
7	1	Redwood	2014	Planting in existing hole
8	1	Redwood	2014	Planting in existing hole
9	1	Redwood	2014	Planting in existing hole
10	1	Redwood	2014	Planting in existing hole
11	1	Redwood	2014	Planting in existing hole
12	1	Redwood	2014	Planting in existing hole
13	1	Redwood	2014	Planting in existing hole
14	1	Redwood	2014	Planting in existing hole
15	1	Redwood	2014	Planting in existing hole
16	1	Redwood	2014	Planting in existing hole
17	1	Redwood	2014	Planting in existing hole
18	1	Redwood	2014	Planting in existing hole
19	1	Redwood	2014	Planting in existing hole
20	1	Redwood	2014	Planting in existing hole
21	1	Redwood	2014	Planting in existing hole
22	1	Redwood	2014	Planting in existing hole
23	1	Redwood	2014	Planting in existing hole
24	1	Redwood	2014	Planting in existing hole
25	1	Redwood	2014	Planting in existing hole
26	1	Redwood	2014	Planting in existing hole
27	1	Redwood	2014	Planting in existing hole
28	1	Redwood	2014	Planting in existing hole
29	1	Redwood	2014	Planting in existing hole
30	1	Redwood	2014	Planting in existing hole
31	1	Redwood	2014	Planting in existing hole
32	1	Redwood	2014	Planting in existing hole
33	1	Redwood	2014	Planting in existing hole
34	1	Redwood	2014	Planting in existing hole
35	1	Redwood	2014	Planting in existing hole
36	1	Redwood	2014	Planting in existing hole
37	1	Redwood	2014	Planting in existing hole
38	1	Redwood	2014	Planting in existing hole
39	1	Redwood	2014	Planting in existing hole
40	1	Redwood	2014	Planting in existing hole
41	1	Redwood	2014	Planting in existing hole
42	1	Redwood	2014	Planting in existing hole
43	1	Redwood	2014	Planting in existing hole
44	1	Redwood	2014	Planting in existing hole
45	1	Redwood	2014	Planting in existing hole
46	1	Redwood	2014	Planting in existing hole
47	1	Redwood	2014	Planting in existing hole
48	1	Redwood	2014	Planting in existing hole
49	1	Redwood	2014	Planting in existing hole
50	1	Redwood	2014	Planting in existing hole

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 Greenwood, WI 53022  
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 info@insite-landscape.com

**PROJECT:**  
**JOHNSON CREEK DENTAL**  
 Wright Road  
 Johnson Creek, WI

**NO. OF SHEETS:** 06/23/14  
**DATE:** 06/23/14  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 144-031  
**SHEET NO.:** LSP1.3





July 17, 2014

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

Re: Johnson Creek Dental – Lot 7 Wright Road  
Site Plan Review  
MSA PN 05114017

Dear Mark Johnsrud;

MSA has reviewed the site plan documents received on June 30, 2014 for the Johnson Creek Dental development located along Wright Road in the Village of Johnson Creek. MSA is in the process of working with the developer and the Village to finalize a grading plan for the entire subdivision development that is causing some changes to the site grading to make the entire development work. MSA has the following comments to be addressed with the final plans:

**Site Plan:**

1. The entire building and site should be shifted to the west towards the street. We are anticipating the need for a drainage swale in the rear of the lot and it will line up better with the front of the building to the south moved toward the street.
2. The aisle width in the parking lot should be 26' per the Village ordinance.
3. The raised sidewalk should be included throughout all parking stalls (excluding the handicap access aisle). Currently it appears the raised sidewalk is not included for the parking stalls on either side of the handicap access aisle.
4. Trash enclosure details should be included.
5. Verify the last parking spot along the westerly side can back out of the stall to leave. Pavement may have to be extended northerly to allow a back up area as an extension of the aisle.
6. Upon moving the site towards the street, curbing or tire bumpers may be required of the parking stalls if parking is within 6 ½' of the property line to ensure the setbacks are met per the Village ordinance.
7. Landscaping and Lighting Plans to be submitted.

**Utilities:**

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

**Grading:**

1. The grading plan may be revised based on the drainage required for the development plans of the subdivision.
2. The current grading shows a flat area around the easterly side of the building that appears will be hard to drain. Moving the building to the west and the ditch along the easterly property line should improve this drainage.
3. Where will existing topsoil be stored during construction?? Erosion control will be necessary if anticipated to remain for some time.

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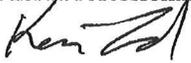
Page 2  
Mark Johnsrud  
July 17, 2014

**Stormwater:**

1. The current plan for the stormwater plan for the entire site includes a drainage swale along the easterly property line running from north to the south approximately 2' deep, 4' wide and centered about 16' westerly of the property line. This incorporates a need to move the site towards the street and may change some grading.
2. The driveway will need a culvert as our grading plan has a ditch within the right-of-way that will drain to the north.
3. The parking lot should be allowed to all drain towards the street to the ditch which ultimately will end at a pond.
4. Stormwater calculations will be required to be provided.
5. The pond shown appears to have an outfall that would run to the property to the south. This can be resolved with the outfall going to the planned ditch along the easterly side of the property.
6. Roof drains connections and outfalls should be shown on the plans.

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



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek  
From: Michael A. Slavney, FAICP, Village Planner  
Date: 7 July 2014  
Re: Preliminary Review Comments on Melk Dental Clinic Site Plan and Building

---

I have completed my preliminary review of the proposed Dental Clinic site plan and building for Dr Melk on Wright Street. I have the following comments:

1. The building design and selection of materials are very good. I note that the stone veneer does not wrap around the bottom of the East wall. However, this wall will be largely hidden from view. I am comfortable with the proposed cement board siding on this façade for the full wall area.
2. The setback from the rear of the building to the rear property line should be confirmed to meet the 20 foot requirement.
3. The design and materials of the trash enclosure doors should be specified. Generally, the Village has required cedar doors, or other material and color present on the building exterior.
4. The site plan should depict a sidewalk connection from the right-of-way to the sidewalk in front of the building. I am comfortable delaying the installation of this connection until sidewalks are present on this portion of Wright Street.
5. A bike rack should be provided, with a minimum of 4 spaces.
6. The site plan labels a landscaped berm on the south and east edges of the property. These are not required by the Zoning Ordinance, but may be used at the option of the developer.
7. I have not yet seen a detailed landscaping plan or exterior lighting plan. I encourage the use of LED full cutoff fixtures for exterior lighting. If one or more light poles are needed, I encourage a maximum fixture mounting height of 14 feet, in addition to the maximum 0.5 footcandle limit at the property line.

**AGENDA ITEM – PC2014-0724-03**

**ROUTING:**

Village Board 7-28-14

**BACKGROUND INFORMATION:**

Pernats Meats is an existing business located at 312 Milwaukee Street. A variance was issued by the Zoning Board of Appeals to permit reductions of the west side lot setback to 4 feet, the east side lot setback to 4 feet and the north rear lot setback to 13 to 15 feet based on the addition of a 26' by 74' addition to the existing building.

**GENERAL LOCATION:**

312 Milwaukee Street is located across from the Johnson Creek Elementary School at the corner of Grell Lane and Milwaukee Street.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Pernats Meats permitted use is indoor sales and service (§250-39C) which is consistent with the Comprehensive Plan. Pernats Meats also uses the property for Agricultural Service (§250-37D) which is not consistent with the comprehensive plan but is permitted as a legal, non-conforming use prior to the adoption of the zoning code in August of 2002.

**STAFF ANALYSIS:**

Pernats Meats is proposing additions to the building of 2,764 square feet to a total of 6,364 square feet on a .45 acre lot. It is expected that the development will increase the need for employee parking by four spaces daily.

Storm water management is required to prevent storm water generated on site from flowing to neighboring parcels based on lower elevations to the north. It is proposed to place storm gutters on all sides of the building and either direct the downspouts to green space or to a catch basin to be placed to the west to connect to a catch basin located with the rear of Garibaldi before exiting to a storm water catch basin in Milwaukee Street.

Exterior materials on building additions have been blended to create a developed building which does not look like it was constructed over different time periods.

Parking requirements include one space for each 300 square feet of floor space within the building. Based on usable floor space of 4,342 square feet after deductions for coolers and utilities, 14 parking spaces are required. Three additional spaces can be provided between the Grell Lane driveway and the sales stand to meet the requirement.

Any approval of the site plan should be approved subject to meeting the recommendations of the Village Engineer and Village Planner with changes subject to final approval of the Village Engineer and Village Planner.

RESOLUTION 62-14

SITE PLAN  
PERNATS MEATS  
312 MILWAUKEE STREET

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

**WHEREAS**, 312 Milwaukee Street, a .450 acre parcel located at the corner of Grell Lane and Milwaukee Street, and

**WHEREAS**, Pernats Premium Meats permitted use is indoor sales and service under Planned Business zoning with a legal non-conforming use of Agricultural Service (§ 250-37D) to permit food processing including the processing of harvested animals, and

**WHEREAS**, the Zoning Board of Appeals approved a variance to reduce the minimum side lot and rear lot setback requirements to permit the construction of additions on to the building subject to the approval of a site plan, and

**WHEREAS**, site plan application does not include landscaping or photometric lighting as this is an existing development, 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 Site Plan (§250-127) to Pernats Meats – Brian and Bonnie Pernat for the redevelopment of a building of 6,364 square feet at 312 Milwaukee Street, and

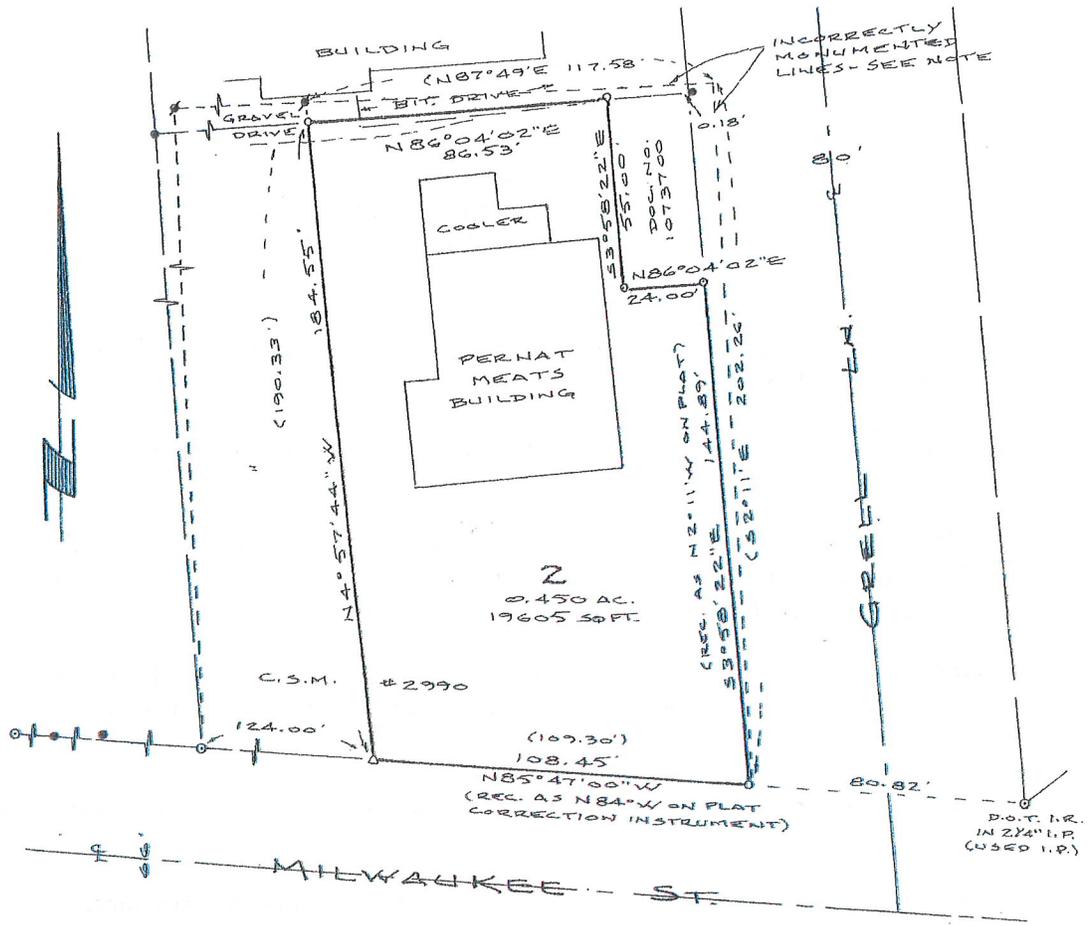
**BE IT FURTHER RESOLVED**, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

**PASSED AND ADOPTED** by the Village Board of Trustees this 28th day of July 2014.

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

ATTEST:

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



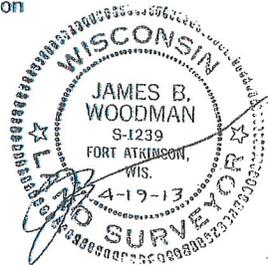
**NOTES:**

This Lot was incorrectly monumented for C.S.M. #2990. The surveyor did not take into account the correction instrument of the JOHNSON CREEK INDUSTRIAL PARK and the senior rights of the parcel to the north.

This property may be subject to any and all easements or agreements either recorded or unrecorded.

Prepared for: Bos Design Builders  
 Harman Bos  
 N2775 County Road J  
 Fort Atkinson, WI 53538

- ( ) Indicates Data Recorded on CSM #2990
- Found 2 1/2" Iron Pipe
- Found 1 1/2" Iron Pipe
- ✕ Found 3/4" Iron Rod
- Set 3/4"x18" Iron Rod
- △ Set Mag Nail



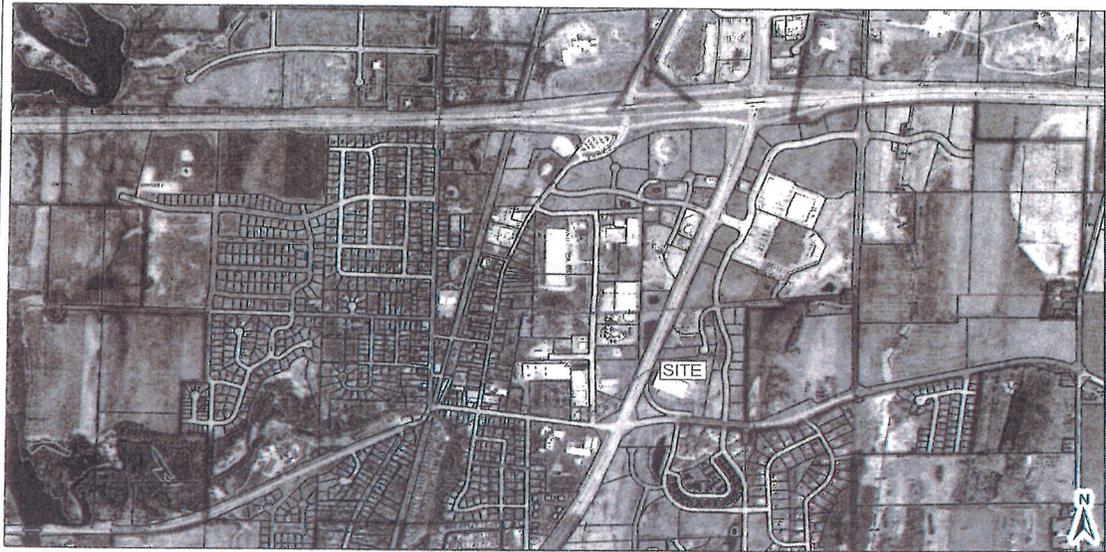
Sheet 1 of 2

JN 13-11

**WOODMAN & ASSOCIATES, S.C.**  
 210 Madison Avenue, Fort Atkinson, WI 53538

**Professional Land Surveyors**  
 Phone (920) 563-8162  
 Fax (920) 563-6654

# LOCATION MAP



- |                       |                    |                     |              |
|-----------------------|--------------------|---------------------|--------------|
| Municipal Boundaries  | Road Right of Ways | Tax Parcels         | Blue: Band_3 |
| Property Boundary     | Section Lines      | Streams and Ditches |              |
| Old Lot/Meander Lines | Surface Water      | Red: Band_1         |              |
| Rail Right of Ways    | Map Hooks          | Green: Band_2       |              |

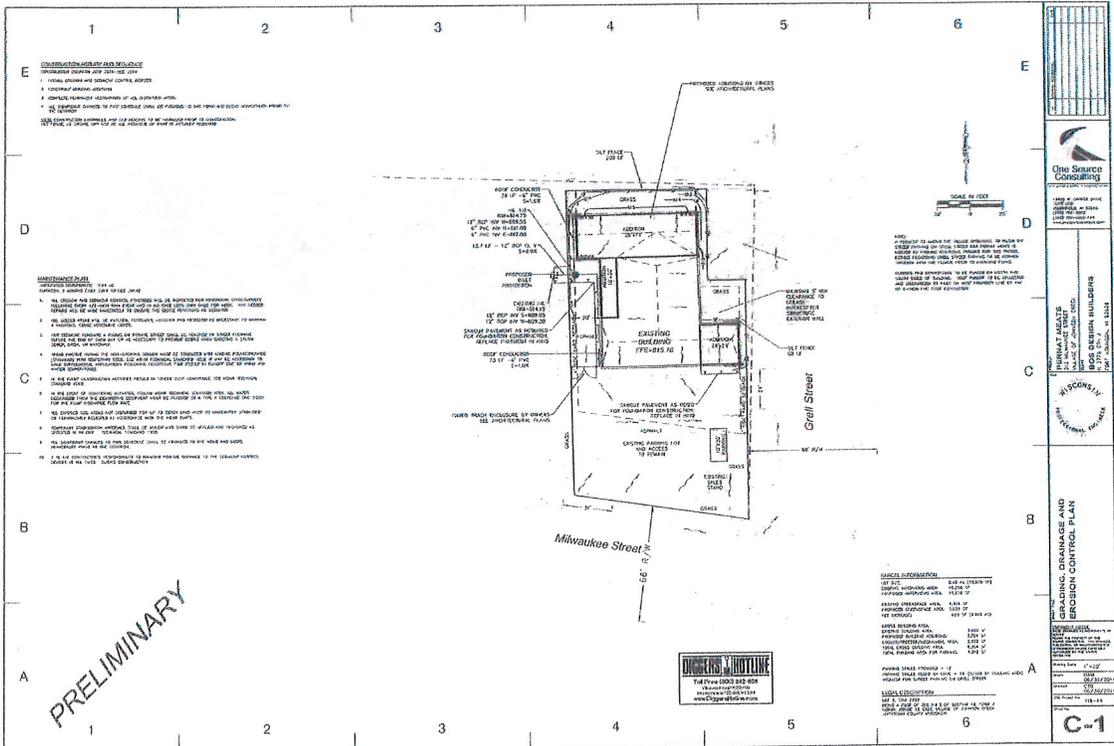
Jefferson County Geographic Information System



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

Printed on: April 30, 2014

Author: O-5C







NORTH ELEVATION  
SCALE: 1/8"

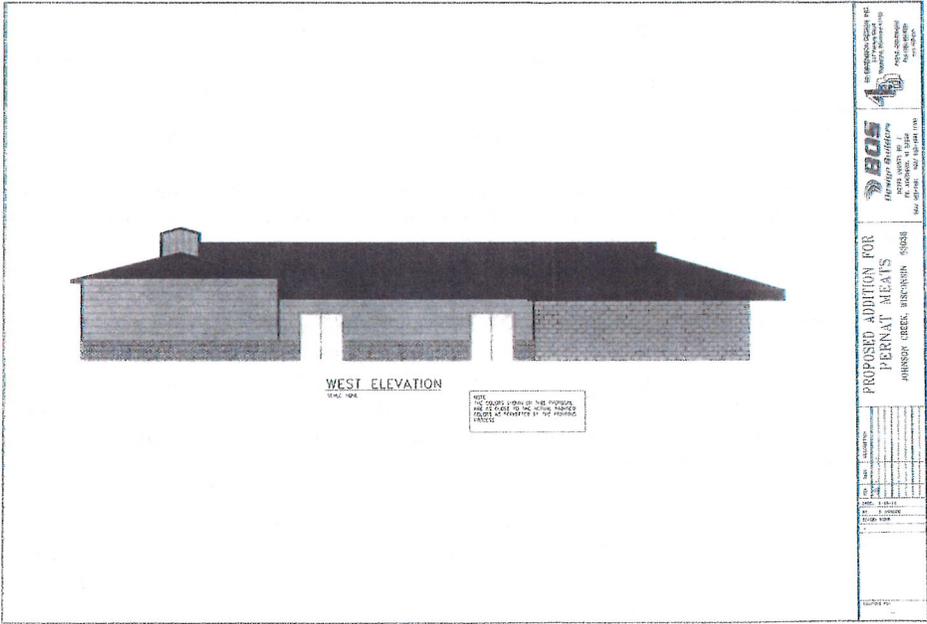
NOTE:  
THIS ELEVATION IS FOR INFORMATION ONLY.  
IT IS NOT TO BE USED FOR CONSTRUCTION.  
FOR MORE INFORMATION, CONTACT THE ARCHITECT.  
PROJECT NO. 2024-001


**BOS**  
 Design Builders  
 1000 W. WISCONSIN ST.  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1234

PROPOSED ADDITION FOR  
**PERNAT MEATS**  
 ARDENSON CREEK, WISCONSIN 53008

NO.	DATE	DESCRIPTION
1	10/15/24	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO. 2024-001



WEST ELEVATION  
SCALE: 1/8"

NOTE:  
THIS ELEVATION IS FOR INFORMATION ONLY.  
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PROPOSED ADDITION FOR  
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 ARDENSON CREEK, WISCONSIN 53008

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1	10/15/24	ISSUED FOR PERMITS
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9		
10		

DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO. 2024-001



July 9, 2014

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

Re: Pernat Meats  
Site Plan Review  
MSA PN 05114017

Dear Mark Johnsrud;

MSA has reviewed the site plan documents received on July 7, 2014 for the Pernat Meats building additions located at 312 Milwaukee Street in the Village of Johnson Creek. MSA has the following comments to be considered with the site plans:

**Site:**

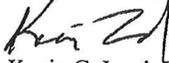
1. Notes on the grading plan state that gutters and downspouts are to be placed on the north and south sides of the building. Roof water is to be collected and discharged to the inlet on the west property line. The site plan should identify which roofs are having gutters and where the downspouts are being outlet. It appears that the northerly and southerly sides of the building would drain to the catch basin via the roof conductors. Thus the east and west sides of the building would sheet drain off the roof to the parking or grass areas.
2. Could gutters and downspouts be incorporated to the westerly side of the building as it appears there are a couple of cooler or storage entrances on the west side of the building and the water should be directed to the catchbasin either way.
3. Calculations for the amount of water being collected under storm events and the capacity of the pipe and inlets should be provided.
4. An agreement between Pernat Meats and the property owner to the west should be prepared and recorded to allow the site drainage connection to the private storm sewer on the site. Calculations should be provided to show the additional amount of water being added from the roof drain connections do not inundate the necessary volume required by the neighboring property.

**Parking:**

1. Parking variance and resolution should be complete or understood prior to approval. I only see 12 stalls on the site currently as one is striped for ADA access aisle as required. The current Google Earth view shows 5 cars in front of the building and 3 additional vehicles along the side of the building. The concern is with the 3 vehicles (assumed to be employees) and the plan to add 4 additional staff, that the parking is very limited. It appears stalls be added in an east-west direction in front of the sales stand to the existing entrance to meet the required number of 14 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., P.L.S.  
Consulting Village Engineer

KCL:jhb

**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 Pernat Meats Site Review 07092014.doc



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek  
 From: Michael A. Slavney, FAICP, Village Planner  
 Date: 17 July 2014  
 Re: Site Plan Review Comments on Pernat Meats Additions on Grell Lane

I have completed my review of the proposed building additions for Pernat Meats on Grell Lane. I have the following comments:

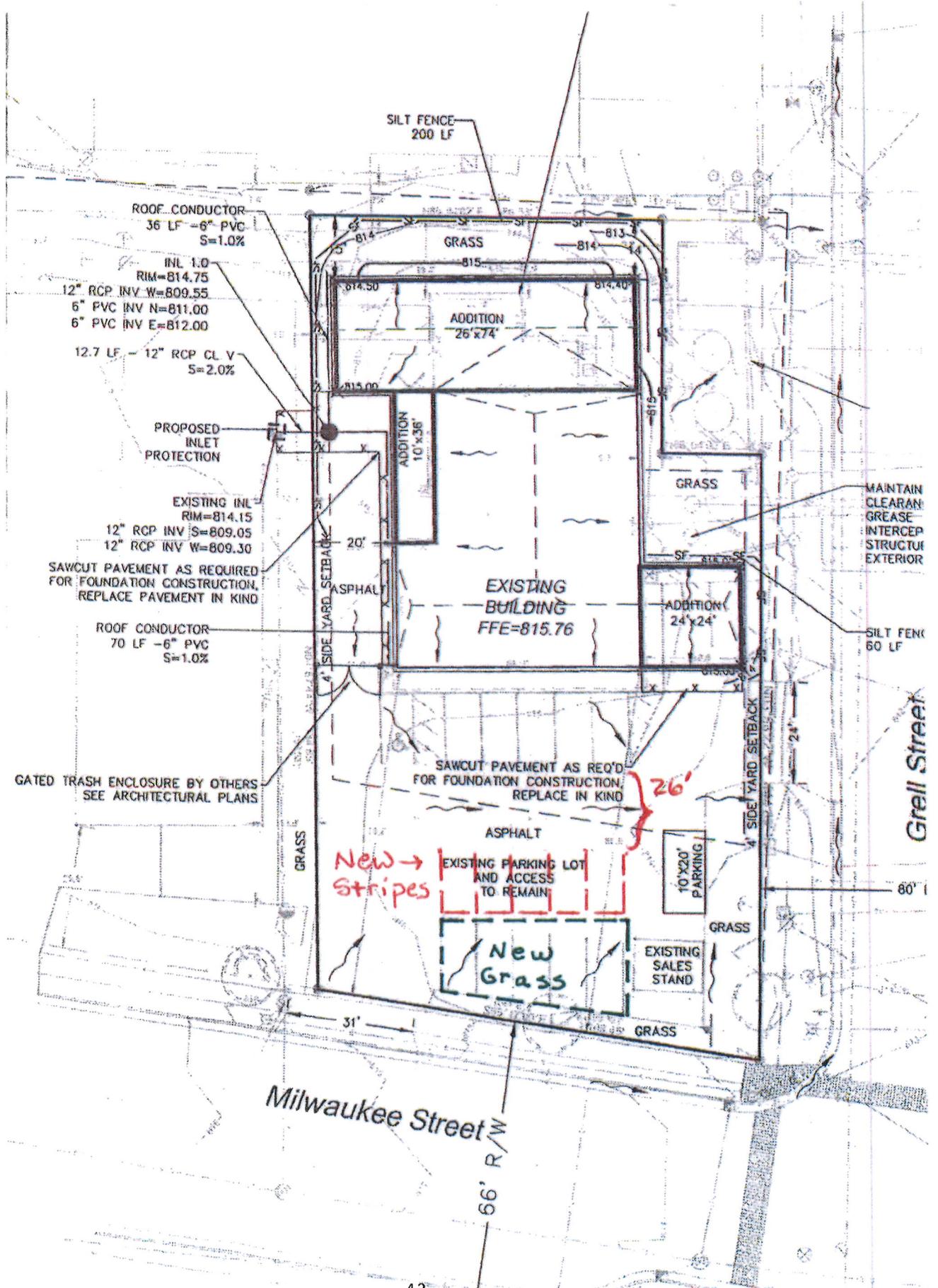
1. The building design and selection of materials are appropriate. Specific materials and colors are not specified on the building elevation drawings. Material samples should be shown at to the Plan Commission for approval by the Commission.
2. The design and materials of the trash enclosure doors should be specified. Generally, the Village has required cedar doors.
3. The proposed building additions of will further decrease the amount of green space on the site by 680 square feet. The current green space area percentage of 22%, is already a below the required minimum percentage of 25%. To mitigate the proposed increase in impervious surface area further above the maximum permitted percentage, I suggest a simple modification of the existing front parking area:

Specifically, the front parking area provides a center drive aisle that is about 40 feet wide – versus the 26 feet required by the Zoning Code. If the aisle was reduced to the standard 26 feet, 14 feet of green space could be added to the fifty foot wide green space area bordering Milwaukee Street at the south end of the parking lot – without a loss of parking spaces. The result would be a net increase in green space of 20 square feet over the current site plan, while still accommodating all of the proposed building additions.

PERNAT MEATS 2014	Total Site Area square feet	Impervious Area square feet	Percent Impervious	Green Space Area square feet	Percent Green Space
Current Site	19,605	15,296	78.0 %	4,309	22.0 %
Proposed	19,605	15,976	81.5 %	3,629	18.5%
Recommended	19,605	15, 276	77.9 %	4,329	22.1 %

4. Two large trees should be planted in this area to meet landscaping requirements.





ROOF CONDUCTOR  
36 LF - 6" PVC  
S=1.0%

INL 1.0  
RIM=814.75  
12" RCP INV W=809.55  
6" PVC INV N=811.00  
6" PVC INV E=812.00

12.7 LF - 12" RCP CL V  
S=2.0%

PROPOSED  
INLET  
PROTECTION

EXISTING INL  
RIM=814.15  
12" RCP INV S=809.05  
12" RCP INV W=809.30

SAWCUT PAVEMENT AS REQUIRED  
FOR FOUNDATION CONSTRUCTION,  
REPLACE PAVEMENT IN KIND

ROOF CONDUCTOR  
70 LF - 6" PVC  
S=1.0%

GATED TRASH ENCLOSURE BY OTHERS  
SEE ARCHITECTURAL PLANS

SILT FENCE  
200 LF

MAINTAIN  
CLEARANCE  
GREASE  
INTERCEPTOR  
STRUCTURE  
EXTERIOR

SILT FENCE  
60 LF

Grell Street

Milwaukee Street

66' R/W

