

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

**SPECIAL
 VILLAGE BOARD MEETING
 AUGUST 10, 2015**

**Village Hall
 125 Depot Street**

5:15 p.m. or immediately following Plan Commission

1. Call to order - Roll Call
2. Statement of Public Notice
3. Pledge of Allegiance
4. Public Comment (limited to two minutes Per person)
5. Plan Commission
 - a) Resolution 81-15 Extraterritorial Subdivision – William & Kathleen Olszewski – Town of Aztalan-*pgs 1-8*
 - b) Resolution 82-15 Amended Site Plan – Rock River Power Sports – 400 N. Watertown Street-*pgs 9-11*
 - c) Resolution 83-15 Site Plan – Badgerland Financial – 815 Wright Road –*pgs 13-19*
6. Resolution 84-15 Hotel-Banquet Combination Class B License – Reliance, LLC - DBA: Comfort Suites for 2015-2016 –*pgs 20-21*
7. Convene in Closed Session
(Pursuant to Wisconsin Statutes §§19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is likely to become involved – Claim – Jerry and Holly Schmidt – 219 Milwaukee Street – Water Damage and §§19.85(1)(e) deliberating or negotiating the investing of public funds whenever competitive of bargaining reasons require a closed session – Terms Agreement – Steve Kearns & Keagan Properties, LLC - 777 Wright Road)
8. Reconvene in Open Session
9. Action from Closed Session
10. Adjourn

*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.

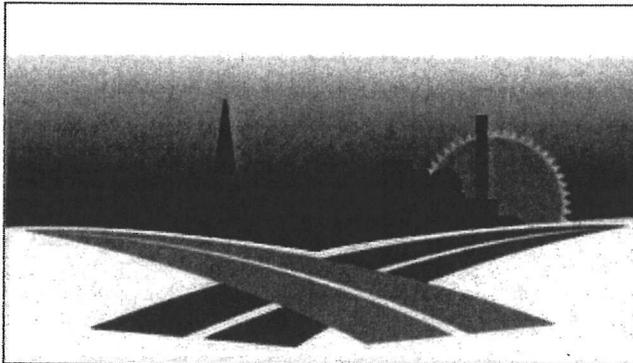
Requests from persons with hearing or sight disabilities who need assistance to participate in this meeting should be made to the Village Clerk's Office at (920) 699-2296 with as much advance notice as possible.

<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



RESOLUTION 81-15

EXTRATERRITORIAL SUBDIVISION WILLIAM & KATHLEEN OLSZEWSKI – TOWN OF AZTALAN

Plan Commission 8-10-15

Special Village Board 8-10-15

Requested by: William & Kathleen Olszewski

Introduced by: Village President John L. Swisher

RESOLUTION 81-15

EXTRATERRITORIAL SUBDIVISION
WILLIAM & KATHLEEN OLSZEWSKI – TOWN OF AZTALAN

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, William and Kathleen Olszewski, the owners of Parcel # 002-0714-1041-000, W4189 County Road B, Johnson Creek, WI, located in the Town of Aztalan, and

WHEREAS, the subdivision is to divide the residential improvements from the agricultural lands, and

WHEREAS, the parcel is served by a town road which needs no dedication of roadway which is in compliance with the Village Comprehensive Plan, and

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

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek Village Board to approve the subdivision of parcel #002-0714-1041-000, to create Lot 1, a 4.70 acres parcel by Certified Survey Map (CSM), 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 10th day of August 2015.

John L. Swisher, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

VILLAGE OF JOHNSON CREEK
 125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038 (920-899-2296)
Extraterritorial Subdivision Application
(ETZA)

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)	W 5743 OLSZEWSKI LANE
Parcel number: Number of acres of parent parcel:	002-0714-1041-000
Purpose of subdivision (explain in full, attach page if necessary)	1 LOT CSM (EXISTING RESIDENCE)
Name of petitioner	WILLIAM & KATHLEEN OLSZEWSKI
Mailing address of petitioner	W 4189 COUNTY ROAD B JOHNSON CREEK WI 53038
Daytime phone number of petitioner	920 699 2406
Name of property owner	WILLIAM & KATHLEEN OLSZEWSKI

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	W 4189 COUNTY ROAD B JOHNSON CREEK WI 53038
Daytime phone number of property owner	920 699 2406
Legal description of property involved	-Can Attach- NE 1/4, SE 1/4 EXB. 94A IN I 94
Name of Architect, Professional Engineer, or Contractor	SOUTHWEST SURVEYING & ASSOCIATES 920 674 4884
Property is presently used as:	RURAL RESIDENCE
Type of structure and proposed use of structure or site including number of employees if applicable	EXISTING RESIDENCE & FARM BUILDINGS
How would this land division affect the Village?	NONE
Property is presently zoned as:	A-1 WILL BE A-3

William Olszewski
Signature of Owner

7-20-15
Date of Signature

William Olszewski
Signature of Petitioner

7-20-15
Date of Signature

CERTIFIED SURVEY MAP No. _____
 BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10,
 T7N, R14E, TOWN OF AZTALAN, JEFFERSON COUNTY, WISCONSIN.

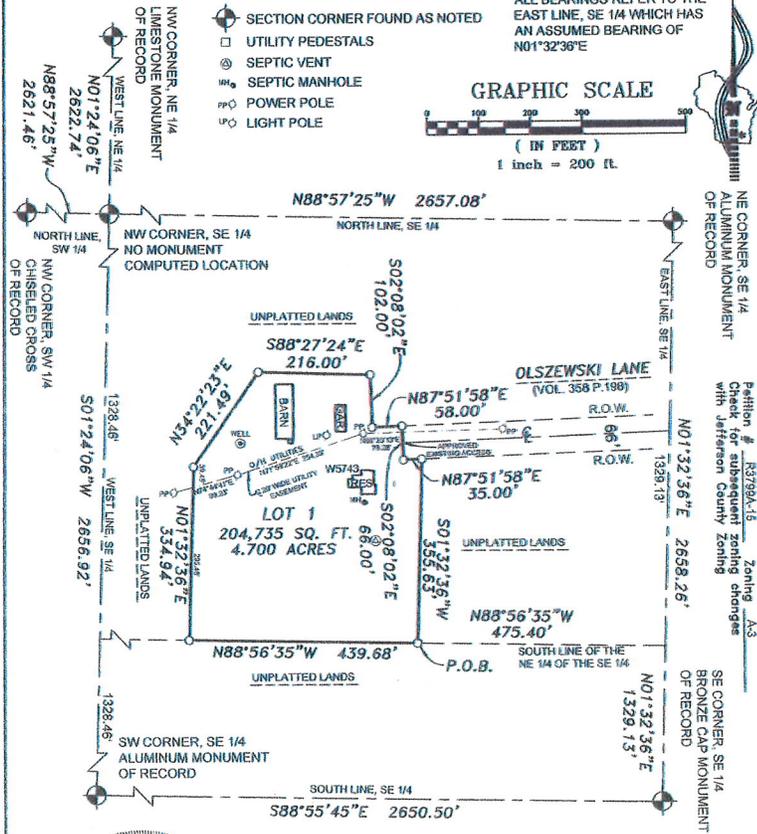
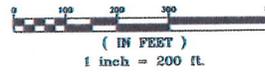
LEGEND

- 1.315"x24" IRON PIPE (1.68 lbs/lft) W/YELLOW PLASTIC PLUG STAMPED "J.C. KANNARD R.L.S. S-2248" SET
- ⊙ SECTION CORNER FOUND AS NOTED
- UTILITY PEDESTALS
- ⊕ SEPTIC VENT
- ⊕ SEPTIC MANHOLE
- ⊕ POWER POLE
- ⊕ LIGHT POLE

BEARING BASIS:

ALL BEARINGS REFER TO THE EAST LINE, SE 1/4 WHICH HAS AN ASSUMED BEARING OF N01°32'36"E

GRAPHIC SCALE



NE CORNER, SE 1/4 ALUMINUM MONUMENT OF RECORD
 SE CORNER, SE 1/4 BRONZE CAP MONUMENT OF RECORD
 Partition # 83729A-15 Zoning A-3
 Check for subsequent zoning changes with Jefferson County Zoning



OWNERS:
 William & Kathleen Olszewski
 W4189 County Road B
 Johnson Creek, WI 53038

SOUTHWEST SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI 53156
 262-495-4910
 920-674-4884

JOB No.: 0-215102
 DATE: JULY, 20 2015
 SHEET 1 OF 2

JEFFERSON COUNTY CERTIFIED SURVEY MAP No. _____
BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T7N, R14E, TOWN OF AZTALAN,
JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of the NE 1/4 of the SE 1/4 of Section 10, T7N, R14E, Town of Aztalan, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Bronze Cap Monument that marks the Southeast corner of the SE 1/4 of said Section 10; Thence N01°32'36"E, along the East line of said SE 1/4, a distance of 1329.13 feet, to the South line of the NE 1/4 of said SE 1/4; Thence N88°56'35"W, along said South line, a distance of 475.40 feet, to a Set 1.315" x 24" Iron Pipe (1.68 lbs./lin.ft.) with a yellow plastic plug stamped 'J.C. KANNARD R.L.S. S-2248' inserted in the top (Set I.P.); Thence continue N88°56'35"W, along said South line, a distance of 439.68 feet, to a Set I.P.; Thence N01°32'36"E, a distance of 334.94 feet, to a Set I.P.; Thence N34°22'23"E, a distance of 221.49 feet, to a Set I.P.; Thence S88°27'24"E, a distance of 216.00 feet, to a Set I.P.; Thence S02°08'02"E, a distance of 102.00 feet, thence N87°51'58"E, a distance of 58.00 feet, to the Northwest corner of Olszewski Lane, and to a Set I.P.; Thence S02°08'02"E, along the end of said Olszewski Lane, a distance of 66.00 feet, to the Southerly Right of Way line of said Olszewski Lane, and to a Set I.P.; Thence N87°51'58"E, along said Southerly Right of Way line, a distance of 35.00 feet, to a Set I.P.; Thence S01°32'36"W, a distance of 355.63 feet, to the Point of Beginning, containing 204,735 Square Feet or 4.700 Acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of William D. & Kathleen Olszewski, owners of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 20th day of July, 2015


John C. Kannard, P.L.S. 2248



VILLAGE OF JOHNSONSON CREEK EXTRATERITORIAL APPROVAL:

This Certified Survey Map is hereby approved by the Village of Johnson Creek Village Board.

Dated this ____ day of _____, 2015

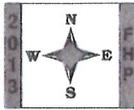
Joan Dykstra, Village Clerk

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this ____ day of _____, 2015

Robert Klotz, Administrator

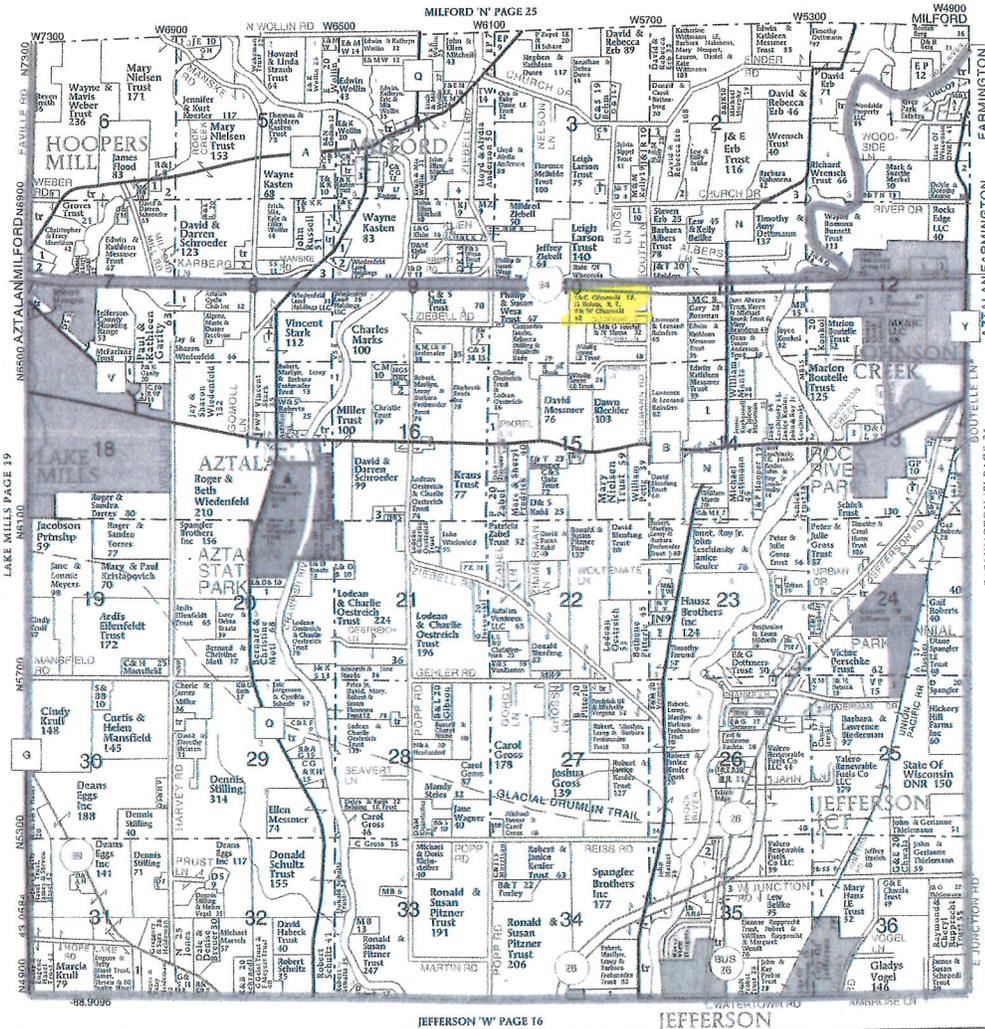
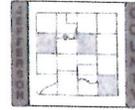


AZTALAN/FARMINGTON W/MILFORD S

T-7-N • R-14-E

© Farm & Home Publishers, Ltd.

See Page 7B-72 For Additional Names.





SCHNEIDER-MICHAELIS

FUNERAL HOME, L.L.C.

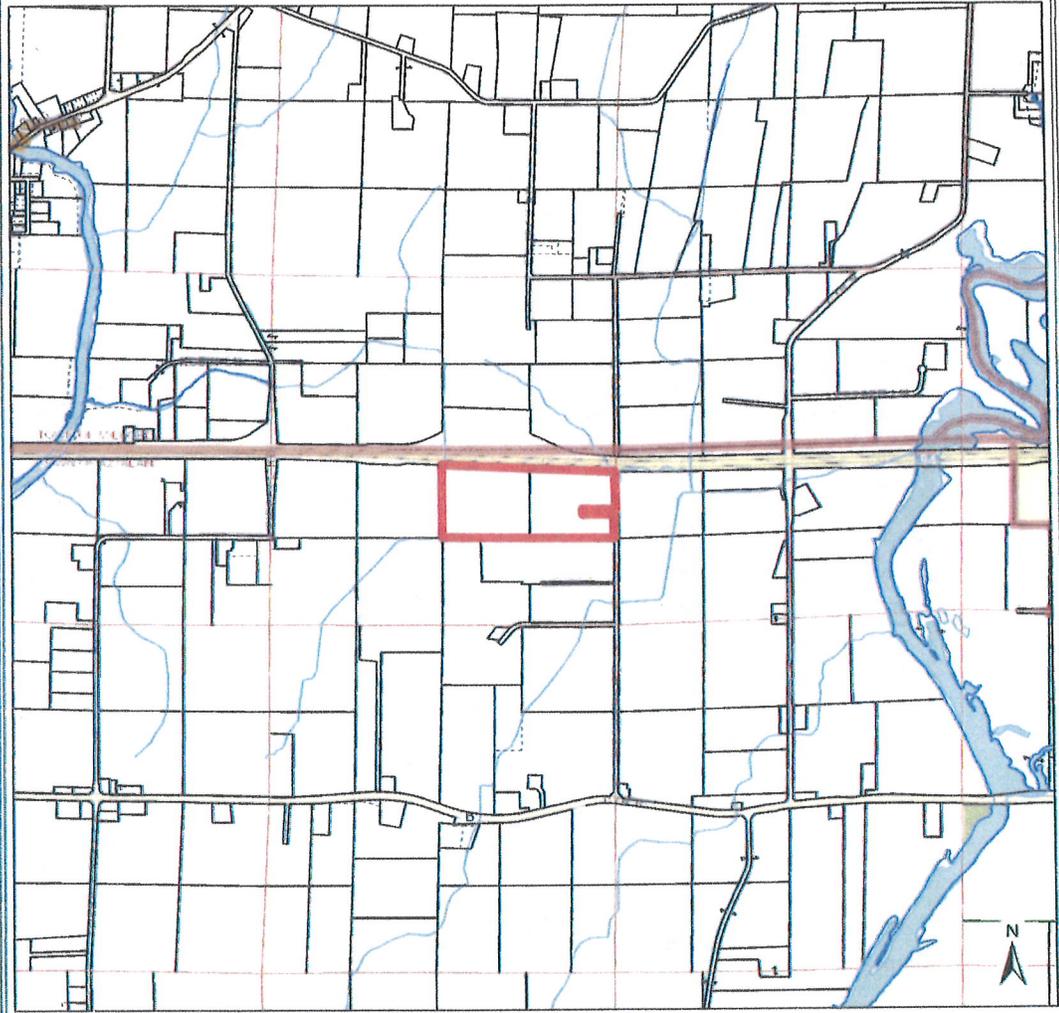
Marla E. Michaelis, Director



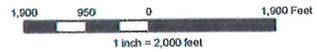
(920) 674-3960 • www.schneidermichaelisfuneralhome.com

900 West Racine St.
Jefferson, WI 53549

William & Kathleen Olszewski



- Override 1
- Municipal Boundaries
- Property Boundary
- - - Old Lot/Meander Lines
- Rail Right of Ways
- Road Right of Ways
- Section Lines
- Surface Water
- Map Hooks
- Tax Parcels
- Streams and Ditches



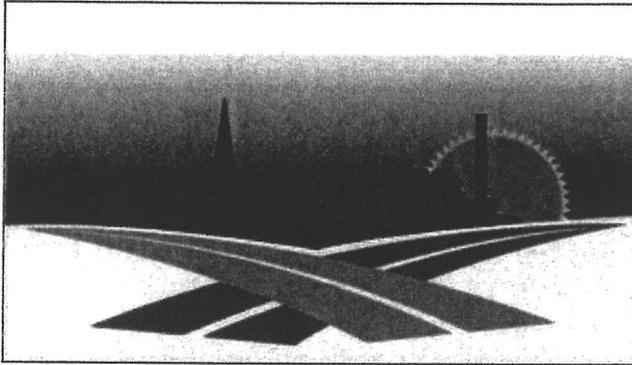
Jefferson County Geographic Information System

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 inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: July 20, 2015
Author:

Village of Johnson Creek

Crossroads With A Future



RESOLUTION 82-15

AMENDED
SITE PLAN
ROCK RIVER POWER SPORTS
400 N. WATERTOWN STREET

Plan Commission 8-10-15

Special Village Board 8-10-15

Requested by: Mike DuClos

Introduced by: Village President John L. Swisher

RESOLUTION 82-15

**AMENDED
SITE PLAN
ROCK RIVER POWER SPORTS
400 N. WATERTOWN STREET**

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

WHEREAS, an amended site plan application was submitted and approved by the Plan Commission and Village Board per Resolution 44-14 on May 19, 2014, and

WHEREAS, the approved site plan and development agreement permits:

- 1) one on premise monument sign not to exceed twelve (12) feet in height with a maximum sign area not to exceed one hundred (100) square feet at the South entrance, and
- 2) two wall signs not to exceed ninety (90) square feet on the West side of the building, and
- 3) three wall signs not to exceed one hundred thirty five (135) square feet on the North side of the building, and
- 4) one wall sign not to exceed fifty (50) square feet on the East side of the building, and
- 5) four directional signs of less than nine (9) square feet for each sign, for a total of 411 square feet of total signage.

WHEREAS, the applicant, Mike DuClos, has requested another amendment to the approved site plan to permit:

- 1) one on premise monument sign not to exceed twelve feet in height with a maximum sign area not to exceed one hundred sixty (160) square feet to include a back-lit two faced sign of ninety six (96) square feet and a two-faced marque sign of sixty four (64) square feet, and
- 2) two wall signs not to exceed ninety (90) square feet on the West side of the building, and
- 3) four wall signs not to exceed two hundred (200) square feet on the North side of the building, and
- 4) one wall sign not to exceed fifty (50) square feet on the East side of the building, and
- 5) two wall signs not to exceed one hundred four (104) square feet on the South side of the building, and
- 6) four directional signs of less than nine (9) square feet for each sign, for a total of 640 square feet of total signage.

WHEREAS, §250-115 Signs within Planned Business zoning permits one monument sign not to exceed 100 square feet and one wall sign of 50 square feet per side to a maximum of 200 square feet combined , and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission makes a recommendation to Village Board to approve the amended site plan to permit a total of 640 square feet of signage as outlined above, and

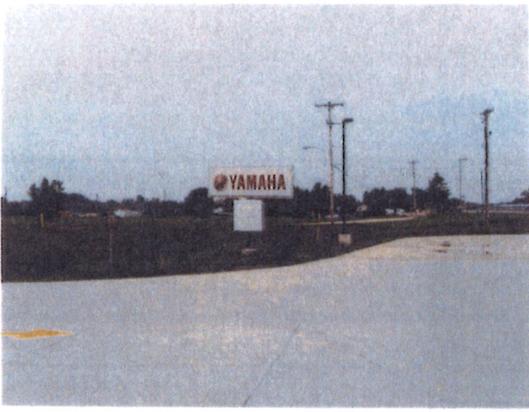
BE IT FURTHER RESOLVED, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

PASSED AND ADOPTED by the Village Board of Trustees this 10th day of August 2015.

Attest:

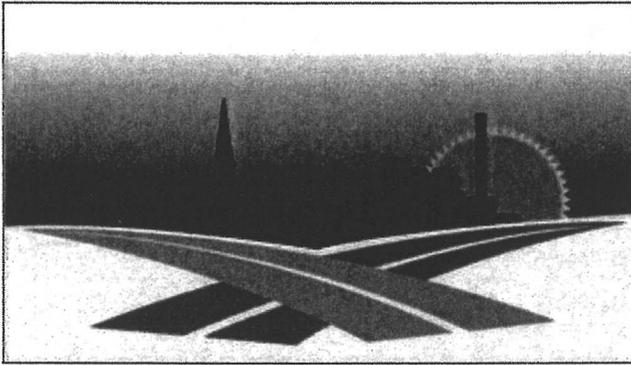
John L. Swisher, Village President

Joan Dykstra Clerk-Treasurer



Village of Johnson Creek

Crossroads With A Future



RESOLUTION 83-15

**SITE PLAN
BADGERLAND FINANCIAL
815 WRIGHT ROAD**

Plan Commission 8-10-15

Special Village Board 8-10-15

Requested by: Badgerland Financial

Introduced by: Village President John L. Swisher

RESOLUTION 83-15

SITE PLAN
BADGERLAND FINANCIAL
815 WRIGHT ROAD

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

WHEREAS, a site plan application has been submitted in accordance with Village code for commercial development of a 5,140 square feet building, and

WHEREAS, Badgerland Financial is a financial institution which is permitted under §250-39(B) Personal and Professional Services within Planned Industrial zoning under the Village Code of Ordinances, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Village Board to approve the site plan of Badgerland Financial to construct a 5,150 square foot building in accordance with the site plan at 815 Wright Road, Lot 13 of the Johnson Creek-Menard subdivision subject to final approval of the Village Engineer and Village Planner, and

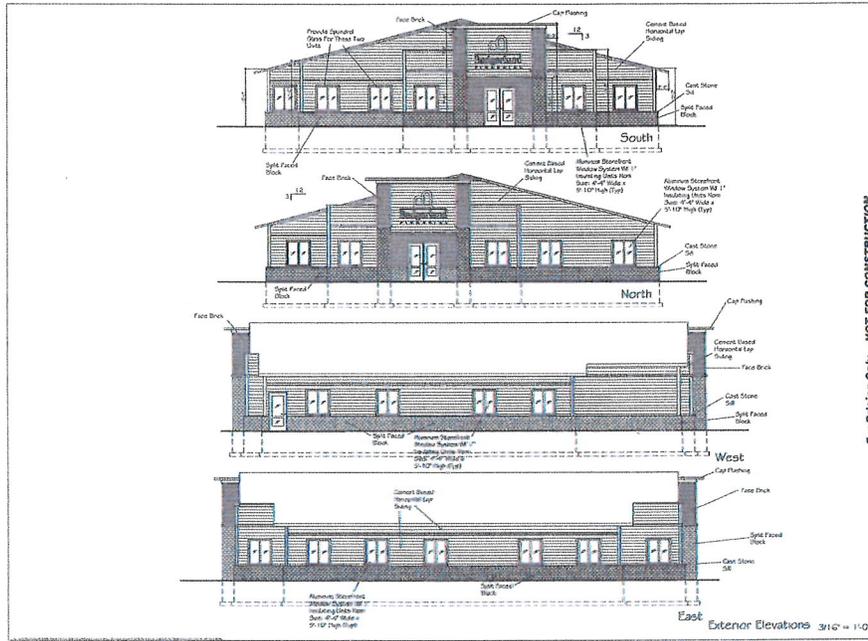
BE IT FURTHER RESOLVED, that the Village Administrator and the Village Clerk/Treasurer have the authority to effectuate this resolution.

PASSED AND ADOPTED by the Village Board of Trustees this 10th day of August 2015.

Attest:

John L. Swisher, Village President

Joan Dykstra Clerk-Treasurer



For Pricing Only - NOT FOR CONSTRUCTION

New Facilities For:
 Abington Regional
 Johnson Creek, WI

Transcend
 Architecture & Design
 10150 W. Wisconsin Ave.
 Suite 200
 Milwaukee, WI 53224

PLAN NORTH

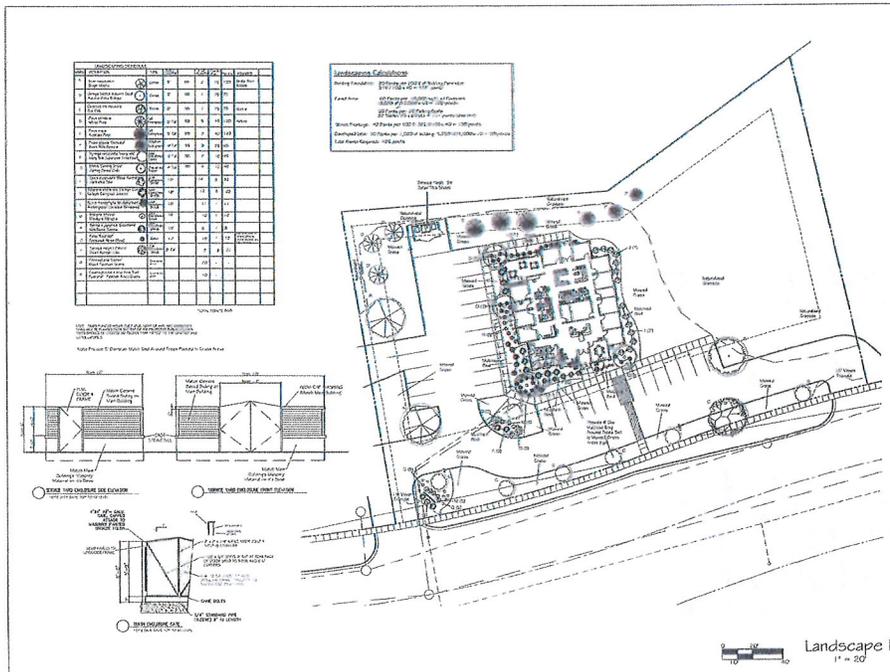
EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

REVISIONS

NOV 11 2011

8.1



For Pricing Only - NOT FOR CONSTRUCTION

New Facilities For:
 Abington Regional
 Johnson Creek, WI

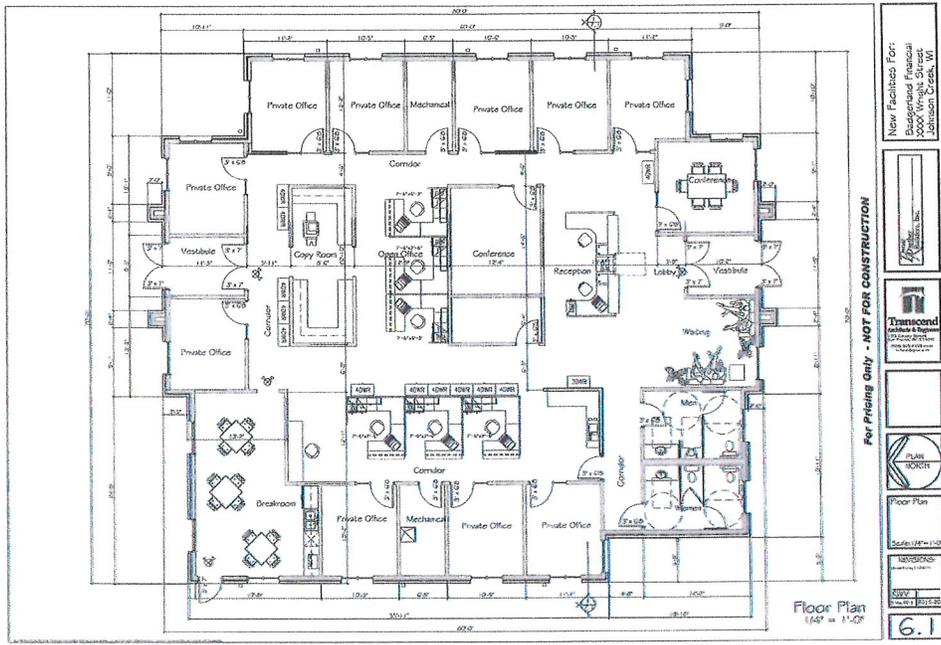
Transcend
 Architecture & Design
 10150 W. Wisconsin Ave.
 Suite 200
 Milwaukee, WI 53224

LANDSCAPE PLAN

Scale: 1" = 20'

NOV 11 2011

2.2



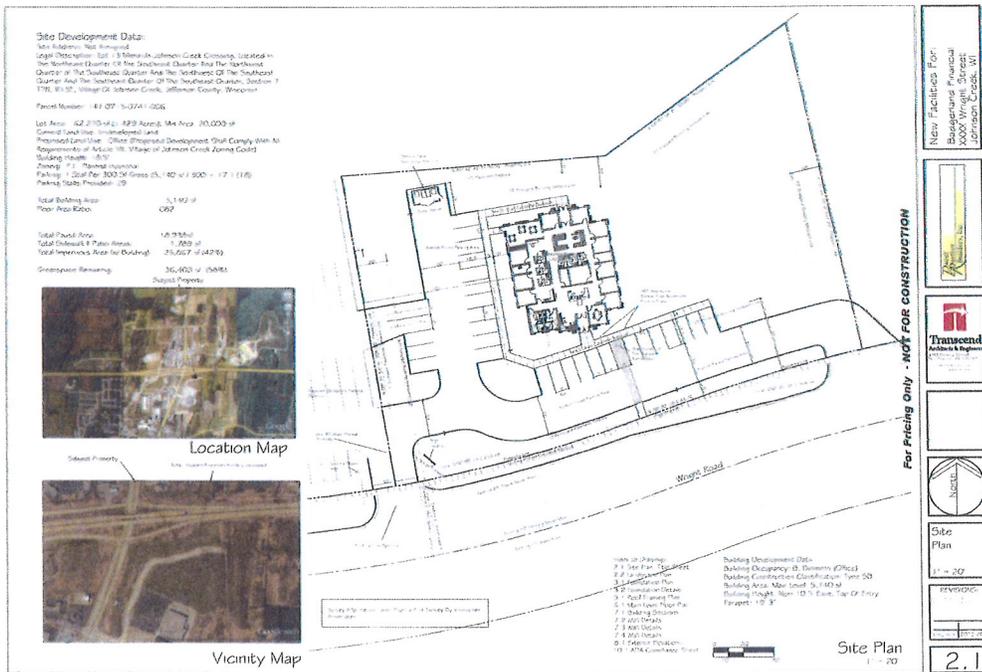
New Facilities For: [Address]

For Pricing Only - NOT FOR CONSTRUCTION

Transcend Architects & Engineers

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

6.1



New Facilities For: [Address]

For Pricing Only - NOT FOR CONSTRUCTION

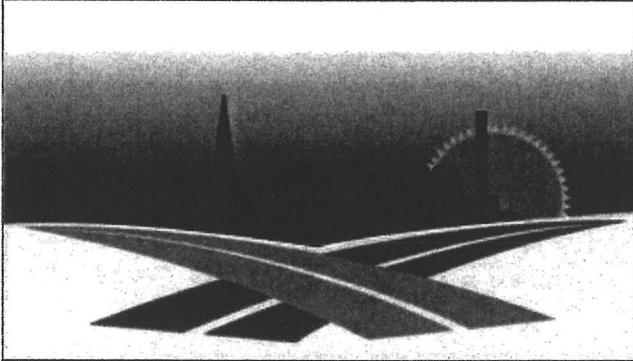
Transcend Architects & Engineers

Scale: 1" = 20'

2.1

Village of Johnson Creek

Crossroads With A Future



RESOLUTION 84-15

**HOTEL-BANQUET
COMBINATION CLASS B LICENSE
RELIANCE, LLC DBA: COMFORT SUITES FOR 2015-2016**

Special Village Board 8-10-15

Requested by: Joan Dykstra – Clerk-Treasurer

Introduced by: Village President – John L. Swisher

RESOLUTION 84-15

**HOTEL-BANQUET
COMBINATION CLASS B LICENSE
RELIANCE, LLC DBA: COMFORT SUITES FOR 2015-2016**

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

WHEREAS, an application has been received and filed with the Village Clerk for a Combination Hotel-Banquet Combination Reserved Class B beer and liquor license,

WHEREAS, the applicant must meet the provisions of Johnson Creek Municipal Code Chapter 150-7C. "no license shall be issued for operation of any premises upon which there is an obligation owed the Village or other financial claim, as set forth in Section 15-19, remain delinquent or are unpaid".

NOW THEREFORE BE IT RESOLVED, that the license be issued to the following for the year ending June 30, 2016.

CLASS B COMBINATION LIQUOR AND BEER FOR HOTEL/BANQUET FACILITY
Reliance, LLC - DBA: Comfort Suites, Miteskumar Shah, agent, 725 Paradise Ln

BE IT FURTHER RESOLVED, that the license from Inn Ternet Hotels, LLC, David C. Entwistle, agent DBA: Comfort Suites Johnson Creek, be surrendered;

BE IT FURTHER RESOLVED, that this license is issued subject to compliance and the Village Administrator and/or Village Clerk-Treasurer have the authority to effectuate this Resolution;

PASSED AND ADOPTED by the Village Board of Trustees this 10th day of August, 2015

John L. Swisher, Village President

ATTEST:

Joan Dykstra, Clerk-Treasurer

