

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

PLAN COMMISSION
August 3, 2016
Village Hall
125 Depot Street
5:00 p.m.

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of July 11, 2016 – *pg 1*
4. Site Plan – JWR Inc., Mechanical and Screening – 322 N. Watertown St. – *pgs 2-9*
5. Next Meeting – September 12, 2016 – 5:00 p.m.
6. Adjourn

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

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

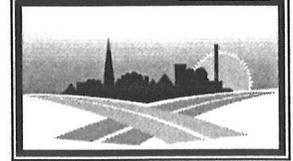
NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meeting above to gather information. No action will be taken by any governmental body at the meetings above other than by the governmental body specifically referred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

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

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

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PLAN COMMISSION
July 11, 2016



John L. Swisher, chair called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, Mary Nimm, C. J. O'Neil, John L. Swisher and Scott Thomas. Absent and excused: David Armstrong and Matthew Silkey. Village Trustees in attendance: Fred Albertz, Tim Semo, Dale Theder and Steve Wollin. Also in attendance: Village Engineer Kevin - MSA, Village Planner Mike Slavney-Vandewalle & Associates and Clerk/Treasurer Joan Dykstra.

Approve Minutes of May 9, 2016

An O'Neil/Adams motion carried unanimously to approve May 9, 2016 minutes.

Amended Site Plan – Johnson Creek School District Sidewalk

Engineer Lord reviewed the amended site plan for the sidewalk. These drawings are conceptual in nature waiting for DNR approval. Upon DNR approval, final plans will be developed. The sidewalk is shown generally to the intersection of Aztalan Street and Stonefield Drive. The amendment to the sidewalk includes a changed location along with making the boardwalk shorter. Planner Slavney said he was good with the plan and the engineers' recommendations.

Dr. Garvey asked if the sidewalk would be maintained by the Village or the school and to what limits? Dr. Garvey said they could.

Planner Slavney recommended approval by the plan commission and the village board for the sidewalk upon the village engineer approving the final drawings. This would be beneficial to move forward so the village Aztalan Street project, using LRIP funds, can also be completed timely.

A Thomas/O'Neil motion carried 5-0 on a roll call vote to recommend to the village board to approve the amended sidewalk site plan with the village engineers' final approval.

Johnson Creek School District - 2nd Exit to Elementary School Parking Lot

Dr. Garvey requested that an exit only opening be allowed in the elementary parking lot. Proposal is that the fence be opened across from Grell Ln and be used only during pick up times.

Engineer Kevin Lord stated overall they are fine with the plan however the school should contact the DOT to verify if they have any concerns as this may add additional traffic to the STH 26 intersection unless if most pickups still go that direction, but would likely add delay and queuing at the HWY 26 intersection.

Chief Bleecker stated instead of a right only turn, he recommended a left, straight and right turns. Otherwise this would become an issue and would be best to address now.

Recommendation was to check with DOT first to see if this would be allowed.

A Swisher/Thomas motion carried unanimously to recommend Kevin Lord, with MSA, check with DOT if this exit would be allowed with a right, left and straight pattern of exit from the elementary school parking lot.

ETZA – George and Ruth Ducklow – Town of Farmington

Engineer Slavney said the ETZA looked fine. Thomas stated we need more detail on the map for the right of way and front yard setbacks. This is a preliminary application and the final CSM should come back to the Plan Commission for approval.

A Thomas/Adams motion carried unanimously to forward to the County Planning/Zoning stating we are withholding approval until the final CSM shows the right-of-way and front yard setbacks with the final CSM coming back to the Plan Commission and Village Board for approval for the ETZA – George and Ruth Ducklow – Town of Farmington.

Next Meeting –August 8, 2016 – date subject to change

Adjourn

A Swisher/Adams motion carried to adjourn at 5:25 p.m.

Joan Dykstra
Clerk – Treasurer

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

VILLAGE OF JOHNSON CREEK

RECEIVED

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

JUL 22 2016

Site Plan Application

Site Plan Application Required per Village Code - Chapter 250-127

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 Site Plan Application.

- Twenty (20) copies (11" X 17") folded to (8 ½" X 11) of the site plan, completed application and Agreement for Reimbursable Services.
- Payment of \$300 for Site Plan Fee. (Village Code - Chapter 33 - Fees)
- Payment of Reimbursable Development Cost Fee. (See Appendix A) (Village Code - Chapter 33- Fees)
- Provide any additional information as required by the Building Inspector, Plan Commission or Village Board.

Please type this information if possible.

NAME OF PROJECT (Include Parcel Number)	JWR, INC. - MECHANICAL AND SCREENING 141-0715-0733-045
Owner's Name	David Wolf
Owner's Address	322 N. Watertown St. Johnson Creek, WI 53038
Owner's Phone # 920-988-4589	Fax # 920-699-2847
E-mail address:	dave@jwrinc.net
Developer's Name Applicant's Name	Boyd E. Coleman III
Developer's Address Applicant's Address	805 Clinton St. Waukesha, WI 53186
Developer's Phone Applicant's Phone	262-549-3222
Developer's Fax # Applicant's Fax	262-896-2079
Ordinance Number Permitting your use	
Present Zoning Classification	PB - Planned Business
Date of Plan Submittal	07-22-2016

Signature of Petitioner

7/22/16
Date of Signature

Signature of Owner

DAVID WOLF JWR INC

7/22/16
Date of Signature

VILLAGE OF JOHNSON CREEK

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038
www.johnsoncreek-wi.us

Site Plan Application

RECEIVED

JUL 22 2016

Agreement for Reimbursable Services
Petitioner/Applicant/Property Owner

In accordance with Village Code - Chapter 250-138 the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The Property Owner acknowledges that review fees which are applied to a Petitioner, but which are not paid by such Petitioner, may be charged by the Village as an assessment against the subject property for current services provided the property.

Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time are charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

JWR Inc, - Mechanical and Screening

(Project Name/Nature of Application)

141-0715-0733-045

(Property Tax Key Numbers Involved in Project)

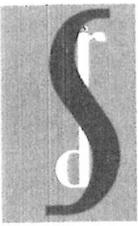
(Signature of Applicant/Petitioner)

(Date)

(Signature of Property Owner)

(Date)

DAVID WOLF
JWR INC.



STRUC RITE DESIGN, INC.

ARCHITECTURE & ENGINEERING

805 CLINTON STREET, WAUKESHA WI 53186
P. 262.549.3222 | www.srdinc.biz

Thursday, July 21, 2016

RECEIVED

JUL 22 2016

Attn: Village of Johnson Creek
c/o Joan Dykstra

RE: Site Plan Review at 322 Watertown Street

To Whom It May Concern;

JWR Inc. is adding a spray paint booth as part of its operations located at the above address. As part of this operation they would like to install a makeup air unit that would sit on the ground within an enclosure.

See the attached drawings for further location and information on the unit and enclosure.

We are seeking review and approval on this at your Aug 3rd Plan Commission Meeting.

If you have any further question you can reach me at extension 2 at the number above.

Sincerely,

Boyd E. Coleman III; PE (E-25890)
Struc Rite Design, Inc.
Applicant for JWR Site Plan Approval



July 27, 2016

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

Re: JWR Inc. Enclosure Review
Site Plan Review
MSA PN 05114017

Dear Plan Commission Members:

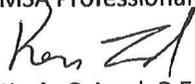
MSA has reviewed the site plan provided on July 21, 2016 for the enclosure addition to the JWR Inc. site located along Watertown Street in the Village of Johnson Creek. MSA has the following comments:

Site Plan:

1. The enclosure will cause the loss of one tree. If possible relocate this tree within the property.
2. The enclosure area will be over and affect one of the current drain spouts from the roof. I am not sure how the drain spout is connected beneath the ground but with the pilings and such, this should be addressed to not interfere with the current drainage. I cannot tell from the drawings if the vent system interferes with the drain coming from the roof.
3. The area will drain away from the building down the parking lot as the current water drains across the pavement.
4. I am not aware of any environmental concerns with the air makeup units for the areas adjacent to the enclosure.

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:\5100a\5110s\5114\05114017\Documents\Phase 350 JWR Enclosure Addition\JWR Enclosure Review MSA 072716.doc

JWR – Site Plan

7/27/2016

From: Planner Mike Slavney – Vandewalle and Associates

I concur with Kevin's report.

The Village noise requirements will protect neighboring properties from noise levels if noise exceeds the allowed limits.

However, I believe that the choice of equipment, combined with its location within the proposed enclosure, will keep noise levels well under the permitted limits.

Mike Slavney

From: Kevin Lord [mailto:KLord@msa-ps.com]

Sent: Wednesday, July 27, 2016 1:15 PM

To: Joan Dykstra; Mike Slavney

Cc: Boyd Coleman

Subject: RE: Information for Aug 3rd Plan Commission

Hello Joan

Attached is my review letter on the JWR enclosure. Overall it meets requirements for the fencing and the such. I do not know much about any environmental hazards but did some looking online at some of these units and they are environmentally friendly. The only item that will have to be addressed or noted is the drain spout as to whether that will need to be moved or the such from the roof. I am also not sure how that connects as in if there is a trunk system along the building that the drain spouts feed to or what and with the foundations for the fence this may have to be reviewed.

Thanks



Kevin Lord, PE, PLS | Team Leader

MSA Professional Services, Inc.

+1 (608) 242-6617



FROM: Boyd Coleman

Down spout is approximately 14'6" from the south corner and will probably not interfere with the downspout if it does it will be elbowed back to the current storm sewer it drains into.

Final design of the slab will take into account location of this storm sewer and the weight it receives from the equipment.

All surfaces in this area sheet flow.

Boyd E Coleman III, PE

Struc Rite Design, Inc.

805 Clinton St.

Waukesha, WI 53186

www.srdinc.biz

P:262-549-3222

F:262.896.2079

E: boydc@srdinc.biz



STRUC RITE DESIGN, INC.

ARCHITECTURE & ENGINEERING

805 CLINTON STREET, WAUKESHA WI 53186

P. 262.549.3222 | www.srdinc.biz

Tuesday, July 26, 2016

Attn: Plan Commission / Village of Johnson Creek

RE: Noise Levels @ 322 N. Watertown St.

Noise level readings were taken on 7/26/2016 at the south property line 30 feet from the southeast corner of the building. This is the corner to where the exterior portion of the air replacement system is to be positioned.

The conditions at this time were as follows: Sunny 84 ° F, Humidity 45%, & Winds SW 4 mph.

The continuous ambient sound readings ranged from 52dB to 56dB and the sounds primarily came from the building, where the overhead doors was in the open position, and consisted of operation of a power washer, steel grinder, stereo system playing music, and an exhaust louver on the south side of the building.

Adding the value provided in Table 250-92C(1) and (2) of 5dB for zoning district PB and 5dB the for day time operation only respectively, puts the ambient sound from 62db to 66dB.

Page three of this report is the sound level provided from the manufacture and is indicated as 77.5dB at a distance of 5'. Page two is a calculation of the anticipated sound level at the property and is shown as 61.94dB.

If you have any further questions on the readings or information you can reach me at extension 2 at the number above.

Sincerely,



Boyd E. Coleman III; PE (E-25890)
Struc Rite Design, Inc.



Struc Rite Design, Inc. PROJECT 322 N. WATERTON RD Page No. _____

Phone 262-549-3222

DATE 7/26/2018

Job No. 16064

DESIGN SOUND LEVELS

Designer bec

$L_2 =$ DETERMINE SOUND LEVEL @ SOUTH PROPERTY LINE

$r_2 = 30$ FT. SOUTH EAST CORNER OF BUILDING
TO PROPERTY LINE

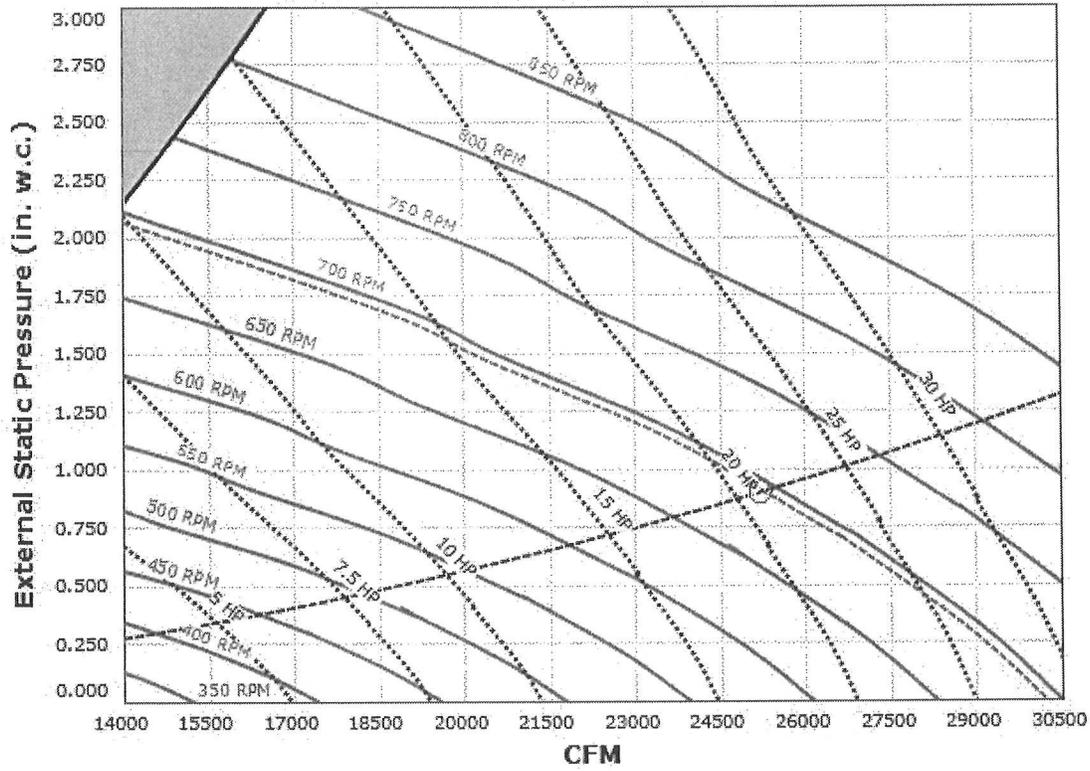
$r_1 = 5'$ $L_1 = 77.5$ dB (SEE ATTACHED)

$$L_2 = L_1 - (20 \log \frac{r_2}{r_1}) = 77.5 \text{ dB} - (30 \times \log(\frac{5'}{30'}))$$

$$L_2 = 61.94 \text{ dB}$$

25200 CFM, 0.903 SP @ 694 RPM and 20.717 BHP at 0 feet and 85° F (0)

* Note: Curves are adjusted to job specific temperature and altitude



RAM 25 supply sound data @ 694 RPM:

LWA at 5 ft.: 89 Sones at 5 ft.: 31 DBA at 5 ft.: 77.5

Distance	Octave 1	Octave 2	Octave 3	Octave 4	Octave 5	Octave 6	Octave 7	Octave 8
5 ft.	97.1	94.9	87.3	84.9	83.4	81.1	76.8	72.2

JWR INC.

322 N WATERTOWN STREET JOHNSON CREEK, WI 53038

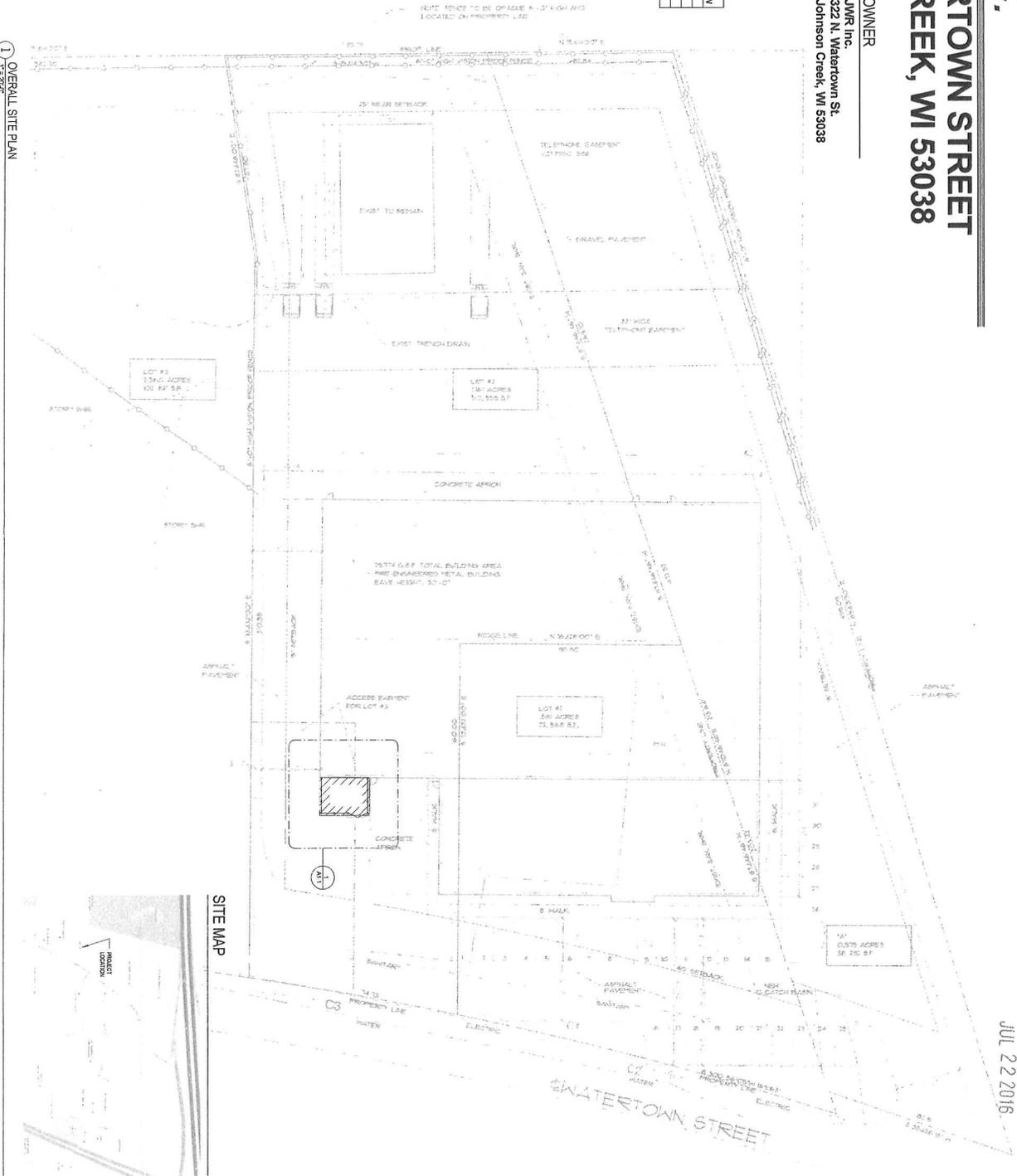
DESIGNER/SUPERVISING PROFESSIONAL

Struc Rite Design, Inc.
Boyd E. Coleman, P.E.
President, Engineer
805 Clinton Street
Waukesha, WI 53186
262.549.3222
262.896.2079
www.srdinc.biz

OWNER
JWR Inc.
322 N. Watertown St.
Johnson Creek, WI 53038

SHEET	DESCRIPTION	DATE
A1.0	SITE PLAN	07.22.2016
A1.1	ENLARGED SITE PLAN	07.22.2016
A1.2	EXTERIOR IMAGES	07.22.2016

1 OVERALL SITE PLAN
1" = 200'



RECEIVED
JUL 22 2016

SITE MAP



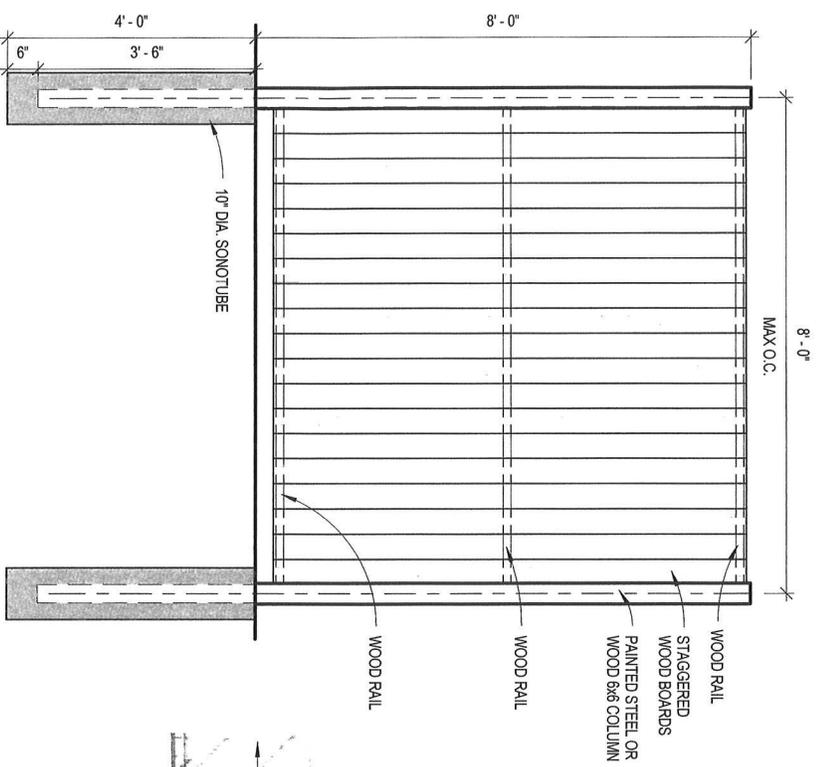
PROJECT DATA	
JOB NUMBER	16094
DATE	JWR
SHEET NUMBER	A1.0

A1.0

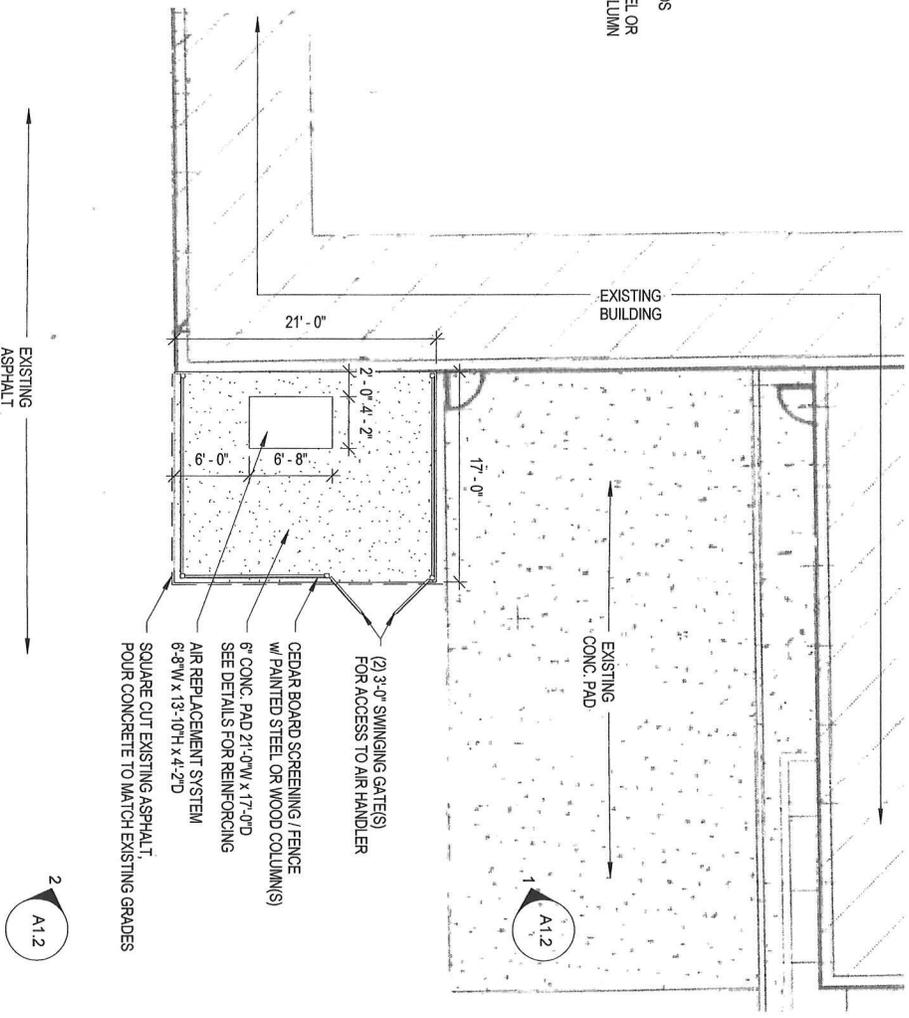
JWR INC.
322 N WATERTOWN STREET
JOHNSON CREEK, WI 53038

STRUC RITE DESIGN, INC
805 Clinton Street
Waukesha, WI 53186
262.549.3222
www.srdinc.biz

2 SCREENING
1/2" = 1'-0"



1 ENLARGED AREA SITE PLAN
1" = 10'-0"



- (2) 3'-0" SWINGING GATE(S) FOR ACCESS TO AIR HANDLER
- CEDAR BOARD SCREENING / FENCE w/ PAINTED STEEL OR WOOD COLUMN(S)
- 6" CONC. PAD 21'-0"W x 17'-0"D SEE DETAILS FOR REINFORCING
- AIR REPLACEMENT SYSTEM
- 6'-8"W x 13'-10"H x 4'-2"D
- SQUARE CUT EXISTING ASPHALT POUR CONCRETE TO MATCH EXISTING GRADES

2
A1.2



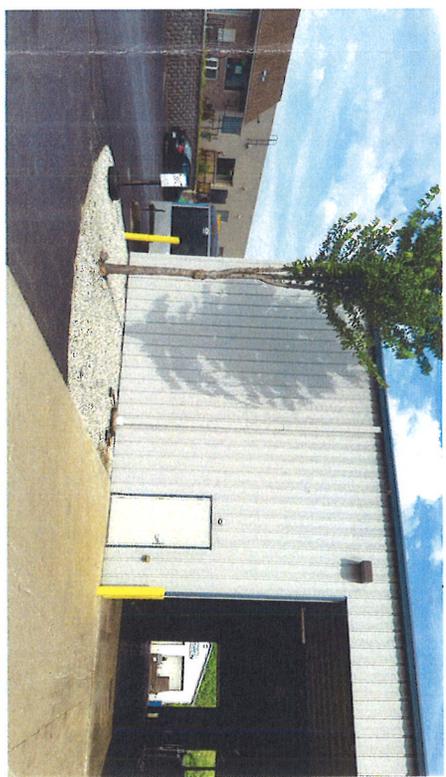
A1.1

SHEET TITLE	ENLARGED SITE PLAN
PLAN COMMISSION	
PROJECT DATA	
JOB NUMBER	16064
DRAWN BY	JJR
SHEET NUMBER	

JWR INC.
322 N WATERTOWN STREET
JOHNSON CREEK, WI 53038

STRUC RITE DESIGN, INC
805 Clinton Street
Menasha, WI 53188
202.543.3222
www.srdinc.biz

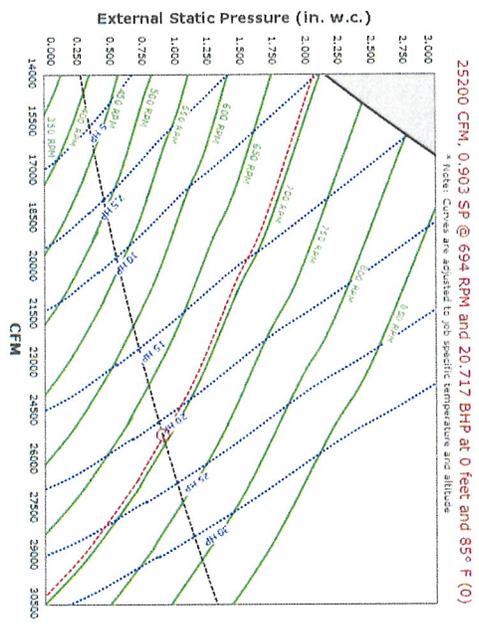
SHEET TITLE	
EXTERIOR IMAGES	
PLAN COMMISSION	
PROJECT DATA	
JOB NUMBER	16064
DRAWN BY	JJR
SHEET NUMBER	



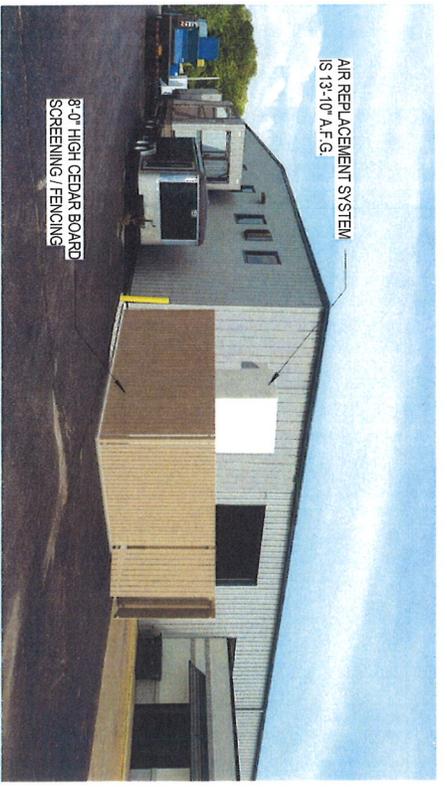
1 EXISTING PICTURE 1
 1/2" = 1'-0"



2 EXISTING PICTURE 2
 1/2" = 1'-0"



RAM 25 supply sound data @ 694 RPM:
 LWA at 5 ft.: 89 Some at 5 ft.: 31 DBA at 5 ft.: 77.5
 Distance Octave 1 Octave 2 Octave 3 Octave 4 Octave 5 Octave 6 Octave 7 Octave 8
 5 ft. 97.1 94.9 87.3 84.9 83.4 81.1 79.8 72.2



AIR REPLACEMENT SYSTEM
 IS 13'-10" A.F.G.
 8'-0" HIGH CEDAR BOARD SCREENING / FENCING

3 3D View
 1/2" = 1'-0"

