

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

**PLAN COMMISSION**  
**September 12, 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 August 3, 2016 – *pg*
4. Site Plan - Rob's Performance – *pgs*
5. Next Meeting – October 10, 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	

**PLAN COMMISSION**  
**August 3, 2016**



John Swisher, chair called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Mary Nimm, C. J. O'Neil and John Swisher. Absent and Excused: Matthew Silkey and Scott Thomas. Village Trustees in attendance: Fred Albertz and Steve Wollin. Also in attendance: Clerk/Treasurer Joan Dykstra.

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

**Approve Minutes of July 11, 2016**

An O'Neil/Nimm motion carried unanimously to recommend approving July 11, 2016 minutes.

**Site Plan – JWR Inc., Mechanical and Screening – 322 N. Watertown St.**

Boyd Colemann III with Struc Rite Design, Inc. engineer for JWR, Inc. said as part of the operation they would like to install a makeup air unit that would sit on the ground within an enclosure. It is a more efficient air handling system. It is located on the east side of the building. The village required a noise level, sound testing study done and this does meet the decibel level. This structure will be enclosed with an 8 foot high fence with coloring to match the building.

Swisher stated the plans have been reviewed and Planner Slavney and Engineer Lord recommend approval.

An Adams/O'Neil motion carried unanimously to recommend approving the mechanical and screening at 322 N. Watertown St. for JWR, Inc.

**Next Meeting** – September 12, 2016 – 5:00 p.m.

**Adjourn**

A Nimm/Adams motion carried to adjourn at 5:05 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.

## Joan Dykstra

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**From:** Kevin Lord <KLord@msa-ps.com>  
**Sent:** Tuesday, September 06, 2016 9:16 AM  
**To:** Joan Dykstra; Mike Slavney  
**Subject:** RE: Site Plan for RJS Properties

Hello Joan

I reviewed the plan and overall the intended plan seems fine but some additional information is needed. Here are my comments:

1. The letter notes that lighting will be needed so a lighting plan should be provided.
2. A grading and erosion control plan needs to be provided with grades and direction of water flow.
3. A grading permit is required if over 2500 cf of earth moved which I assume this site exceeds this.
4. An erosion control permit is required.
5. Per the ordinance a Natural Resources Site Evaluation Worksheet is required. The site is in the area of wetland indicators per the DNR map and the Owner should determine if any wetlands are impacted.
6. Per DNR requirements (being under 1 acre of disturbance) and since no recent development on the property, no additional stormwater requirements are needed.

Thanks



**Kevin Lord, PE, PLS** | Team Leader  
MSA Professional Services, Inc.  
+1 (608) 242-6617



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**From:** Joan Dykstra [mailto:joand@johnsoncreekwi.org]  
**Sent:** Thursday, September 01, 2016 5:44 PM  
**To:** Mike Slavney; Kevin Lord  
**Subject:** Site Plan for RJS Properties

Hi Kevin and Mike,

We have received the site plan for an additional building on Rob Strauss property at 601 Cty Rd Y. This will go before Plan Commission on September 12<sup>th</sup>. If you could provide your thoughts to me by September 7<sup>th</sup>, would appreciate it so I can include within the packet to the Commissioners.

I will need to send you an additional email with additional information, as to the location and an email Mike had sent to me previously when he reviewed the concept.

Joan

Joan in Creek  
Keep Smiling

Joan Dykstra, Clerk-Treasurer

**Rob Strauss**

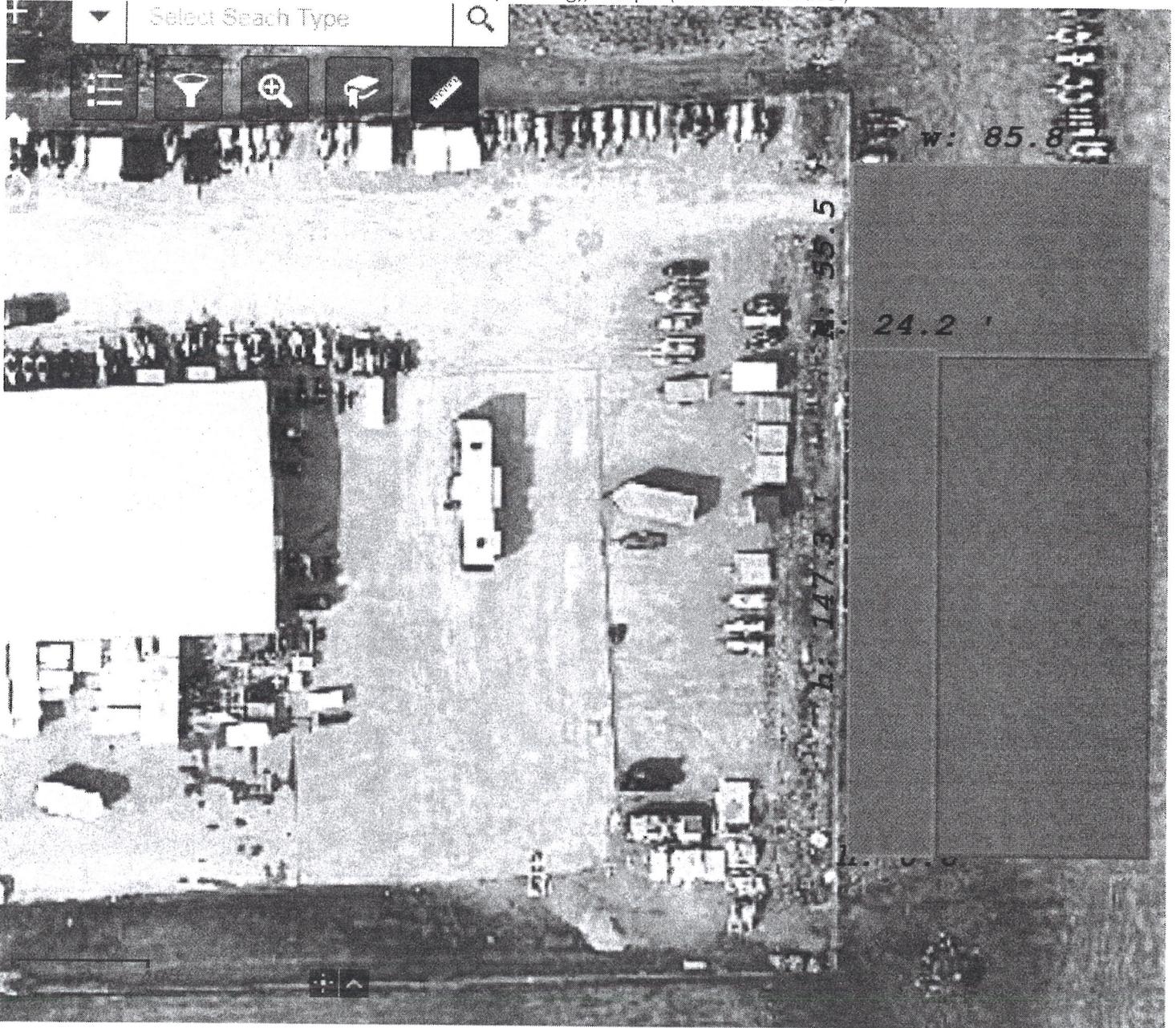
**RECEIVED**

**From:** Harman Bos <harman@bosdesignbuilders.com>  
**Sent:** Thursday, July 28, 2016 7:31 PM  
**To:** Rob Strauss  
**Subject:** FW: Building location and Gravel-Drive

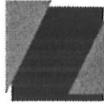
AUG 17 2016

Rob,

This one is better – shown on a newer aerial. Red (Building), Purple (Additional Gravel)



**From:** Harman Bos [mailto:harman@bosdesignbuilders.com]  
**Sent:** Thursday, July 28, 2016 7:19 PM  
**To:** rob@robsperformance.com  
**Cc:** 'office@gallitzgradinginc.com'  
**Subject:** Building location and Gravel-Drive



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek  
From: Mike Slavney, Village Planner  
Date: Tuesday, September 06, 2016  
Re: Landscaping Requirements for Rob's Motor Sports

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The proposed storage building will trigger landscaping requirements.

The required landscaping points must be fully installed for inspection within 365 days of the issue date for the occupancy permit.

Points are awarded for different size plants, with evergreen plants getting a point bonus. Section 250-74 of the Zoning Ordinance provides the points awarded and minimum installation sizes. Section 250-80 provides a listing for commonly used plants.

## Landscaping Requirement Calculations:

The proposed building will trigger requirements based on the length of the building perimeter and floor area, per Section 250-75 of the Zoning Ordinance, as follows:

1. **Building Perimeter Requirement** in the Planned Business Zoning District is:
  - 40 landscaping points per every 100 feet of perimeter
  - Perimeter is  $(60' + 144' + 60' + 144') = 408$  feet
  - $408 / 100 = 4.08 \times 40 = \mathbf{163}$  points
2. **Developed Lot / Building Floor Area Requirement** in the PB Zoning District is:
  - 10 landscaping points per every 1,000 square feet of building footprint
  - Building footprint is  $144 \times 60 = 8,640$  square feet
  - $8,640 / 1,000 = 8.64 \times 10 = \mathbf{87}$  points

## Recommendation:

A total of 250 landscaping points are required. I recommend they be placed toward the front of the lot. A detailed to-scale landscaping plan will be required to depict proposed plant species, installation sizes and locations. The landscaping plan is a required part of the Site Plan review.



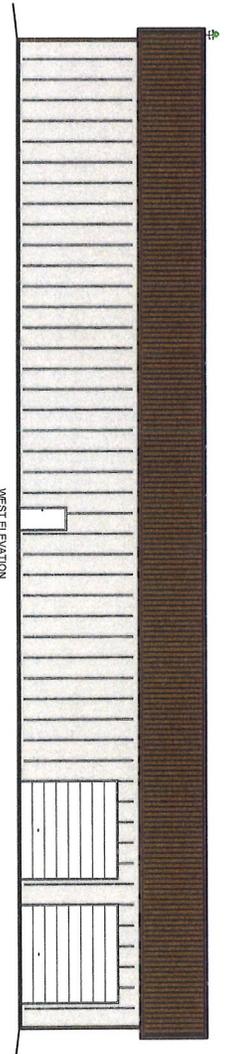
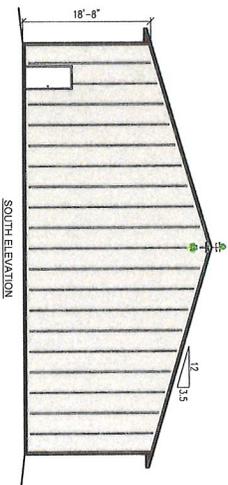
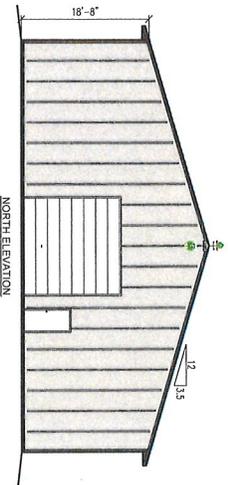
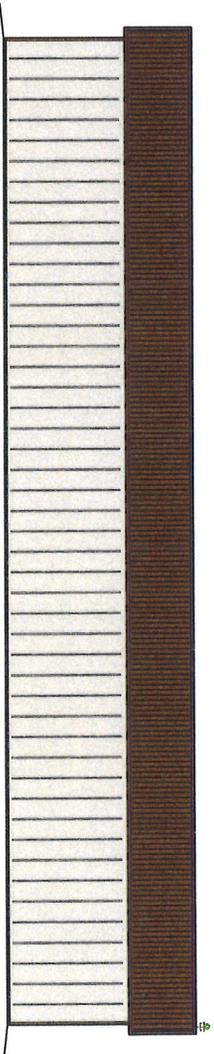
# Proposed Building for: RJS Properties

60'x144'x18'-8"



RECEIVED

AUG 1 / 2016



**BUILDING COLORS**  
**ROOF: COCOA BROWN**  
**SIDES: ASH GRAY**  
**TRIM: COCOA BROWN**

Prepared By: Andrew Robinson Date Printed: 8/1/2016 8:27 AM

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**NOTE:**  
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 PRINTOUT ARE NOT A GUARANTEE  
 OF THE FINAL COLORS AS PERMITTED  
 BY THE PRINTING PROCESS.

F:\Name and Plan\1\Company\Projects\16\16081701\16081701.dwg

**GENERAL NOTES AND SPECIFICATIONS**

- The materials and labor shown on these plans that are provided by Cleary Building Corp. shall be of the highest quality and shall conform to the specifications and standards of the International Building Code and all applicable codes and specifications that are not being provided by Cleary Building Corp. may be shown on plans for contact or building code compliance.
- This building is designed in accordance with the following codes and specifications:  
 National Design Specifications for Wood Construction  
 Building Category: II  
 The Ground/Classification: S-1  
 Building User: ATV & Motorcycle Storage  
 Type of Construction: TYPE Vg  
 Building Gross Square Footage: 8540 Sq. Ft.

**Building Design Loads:**

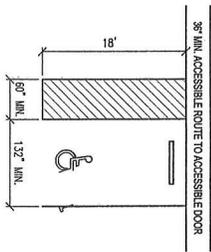
Design Snow Load (S):	35 PSF
Ground Snow Load (S <sub>g</sub> ):	30 PSF
Design Balanced Roof Snow Load (S <sub>b</sub> ):	20 PSF
Design Unbalanced Roof Snow Load (S <sub>u</sub> ):	20.2 PSF
Set Back Snow Load (S <sub>bl</sub> ):	1.0
Snow Load Intensity Factor (I <sub>s</sub> ):	1.0
Thermal Factor (C <sub>t</sub> ):	1.2
Storage Factor (C <sub>s</sub> ):	1.2
Wind Exposure Category (E):	2
Per SRS 262.1009 (1)	24.8 PSF Lateral
Wind Design Data:	30 MPH
Wind Exposure:	1
Wind Exposure Coefficient (K <sub>e</sub> ):	1
Exposure Design Data:	B
Structural Response Coefficient (C <sub>sd</sub> ):	0.0916
Site Class:	0
Seismic Importance Factor (I <sub>e</sub> ):	1.0
Mapped Spectral Response Accelerations (S <sub>s</sub> ):	0.0795
Response Modification Factor (R):	1.0

- All lumber unless noted otherwise, shall be SPS #2 SPF or better. All lumber embedded in concrete shall be treated with boronated copper preservative to a retention level of 60 lbs. per cubic foot.
- Grading should be such that the surface water is directed away from the foundation. Wetland areas shall be marked with horizontal checker patterns to a retention level of 60 lbs. per cubic foot.
- Fill used for concrete floor slab grade, if present, shall be reasonably graded granular material. Fill used in columns shall be the extended soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
- Electrical work is not a part of this drawing and shall be installed as per applicable codes.
- Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
- Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
- All nails are to be threaded hardened steel unless otherwise noted.

**NOTE:** PLEASE BE ADVISED THAT ARTIFICIAL LIGHTING IS NOT PART OF THIS DESIGN. IF ARTIFICIAL LIGHTING IS TO BE USED IN THIS BUILDING, STATE LAW REQUIRES IT TO BE DESIGNED BY A REGISTERED PROFESSIONAL TO BE PRINTED ON THE SET OF THESE PLANS AND SPECIFICATIONS SHALL BE REVIEWED FOR REVIEW BY THE BUILDING INSPECTOR.

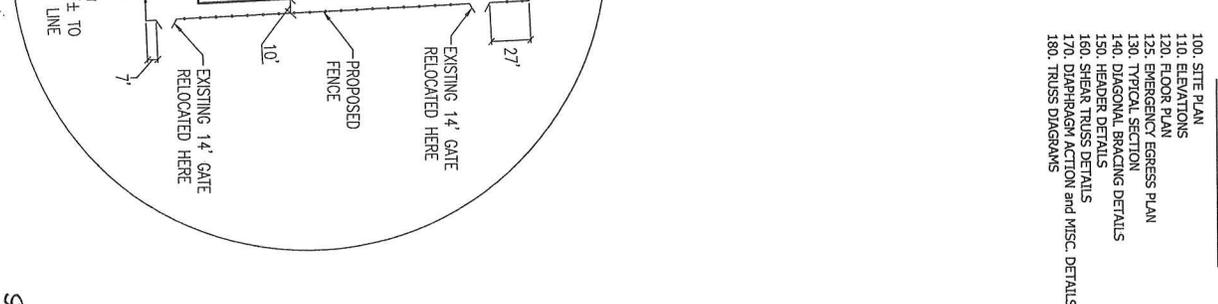
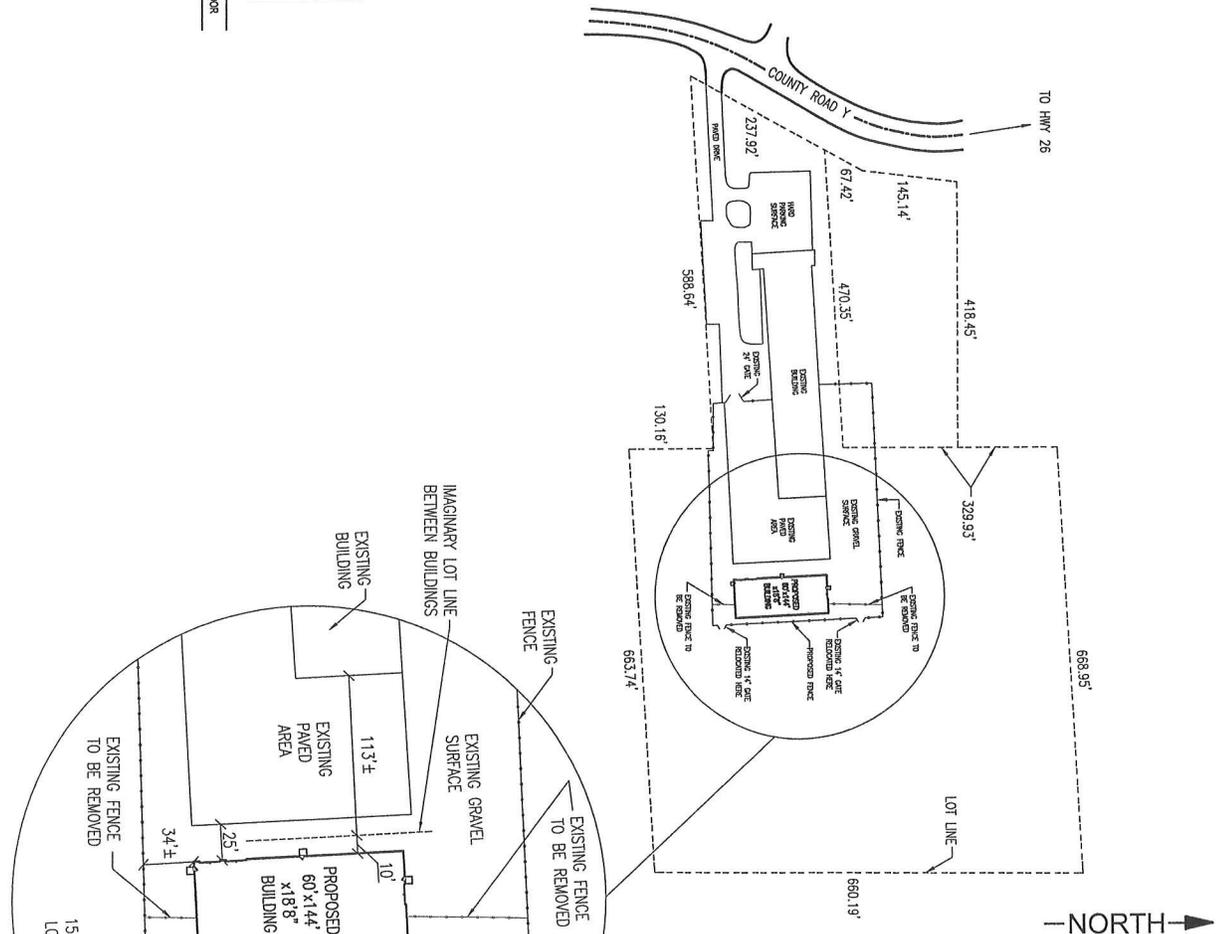
**NOTE:** LUMENANCE OF ONE (1) WIDE VAN ACCESSIBLE PARKING STALL AND ONE (1) WIDE PARKING ACCESS ASSE. IF MORE THAN 25 INCHES OF VAN AND ONE (1) CAR ACCESSIBLE PARKING STALL SHARPING ONE (1) ACCESS ASSE IS REQUIRED. HANDICAP PARKING SIGNS SHALL BE PLACED ON ADEQUATE SUPPORTS NOT LESS THAN 5' FROM PARKING SURFACE OR SIGN SHALL BE PLACED ON THE SIDE OF THE DRIVEWAY. SIGN DESCRIPTION SHALL COMPLY WITH TRANSPORTATION RULE 2000.07.

**ACCESSIBLE PARKING STALL**



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170. DIAPHRAGM ACTION and MISC. DETAILS
180. TRUSS DIAGRAMS



**Professional Engineer**  
 Kevon W. Gates  
 E-376933  
 Madison, WI

PROJECT NAME: **RJS PROPERTIES/BOS**  
 PROJECT SITE ADDRESS: **601 COUNTY ROAD Y JOHNSON CREEK, WISCONSIN - JEFFERSON COUNTY**  
 BUILDING SIZE: **60X144X18'8" - COMMERCIAL**  
 SHEET NAME: **SITE PLAN**

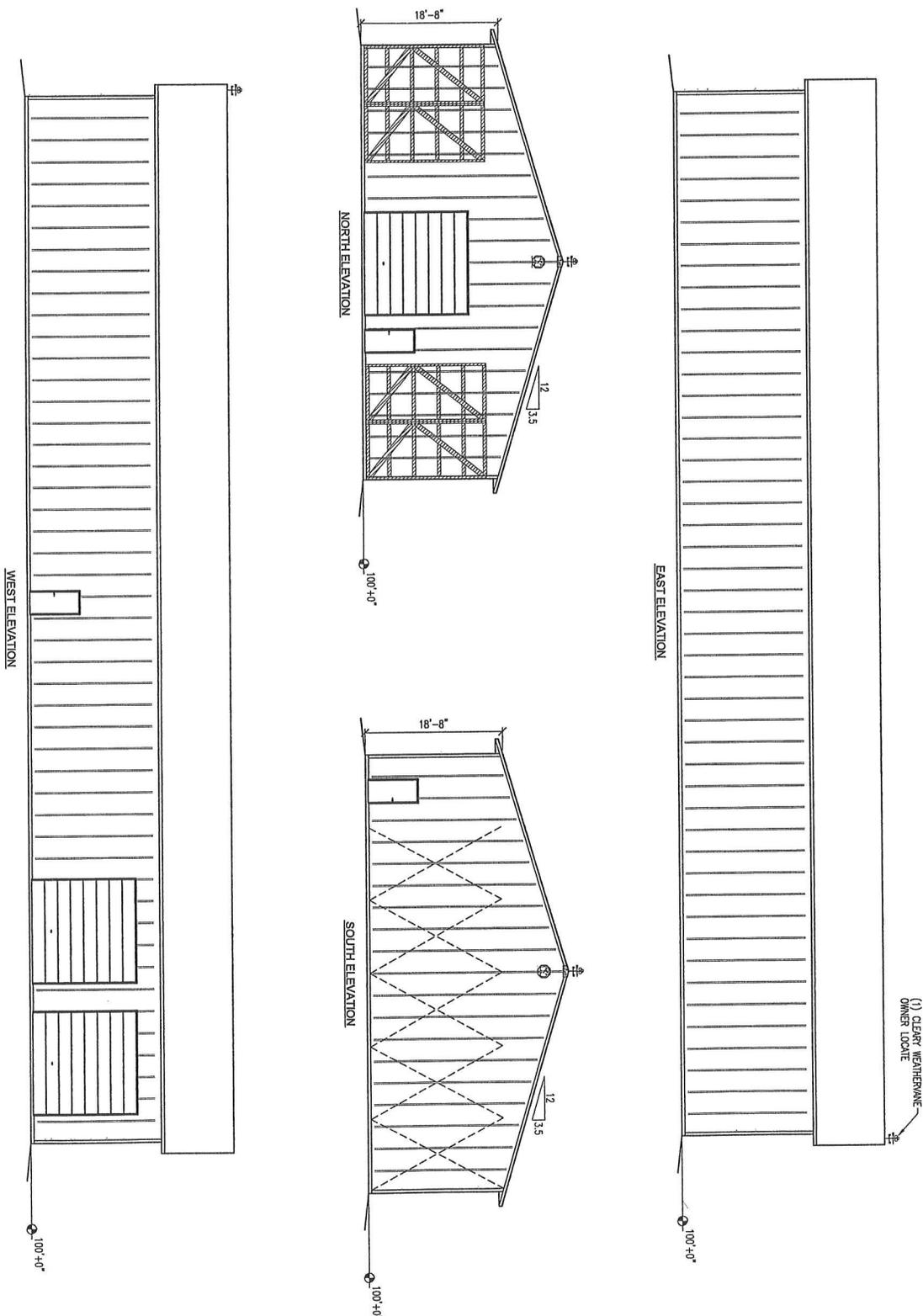
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 SHEET NUMBER: **100**  
 SHEET SCALE: **NOTE**

**CLEARY BUILDING CORP.**  
 180 PAOLI STREET / P.O. BOX 88920  
 VERONA, WI 53583 / (608) 373-5599

DRAWN BY: **DECKER**  
 DATE DRAWN: **8-3-2016**

DATE: **AUG 17 2016**

NUMBER	DATE	BY
1		
2		
3		
4		



180 PAOLI STREET / P.O. BOX 690220 VERONA, WI 53583 / (608) 753-5820		
<b>CLEARLY</b> BUILDING CORP.		
DATE DRAWN: 8-3-2016		
DRAWN BY: DECKER		
PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:  
**RJS PROPERTIES/BOS**

PROJECT SITE ADDRESS:  
 601 COUNTY ROAD Y  
 JOHNSON CREEK, WISCONSIN - JEFFERSON COUNTY

BUILDING SIZE:  
 60X144X18'8" - COMMERCIAL

SHEET NAME:  
 ELEVATIONS

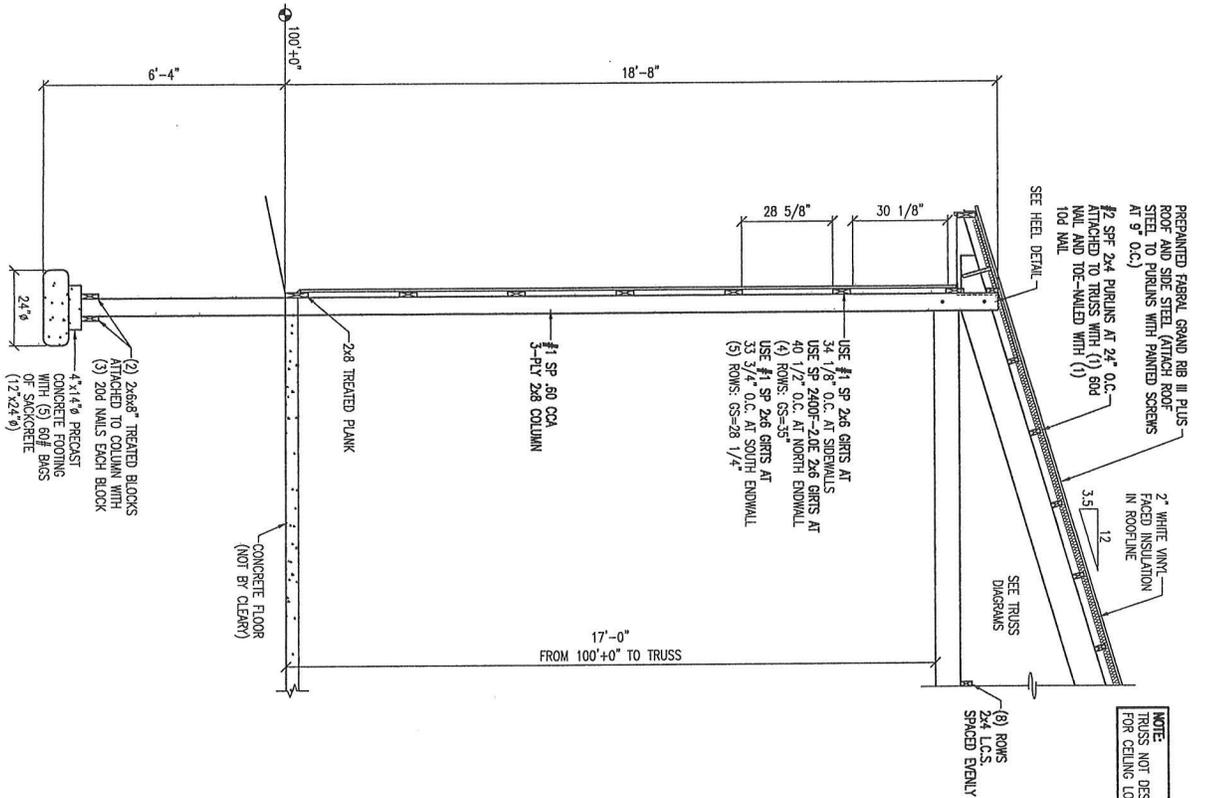
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 2016104071

SHEET NUMBER:  
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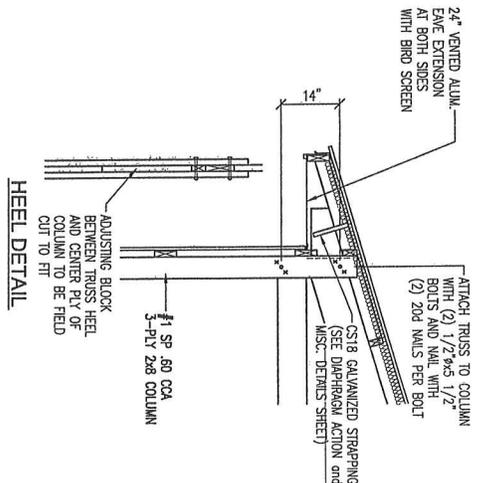
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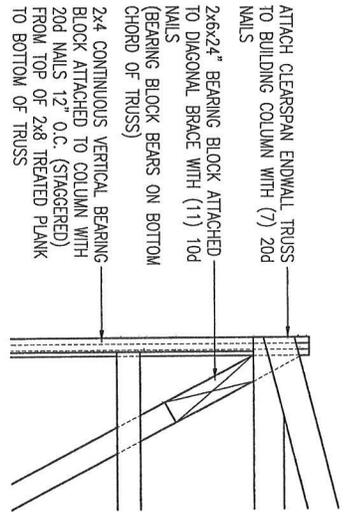
**NOTE:**  
 TRUSS NOT DESIGNED FOR CEILING LOAD



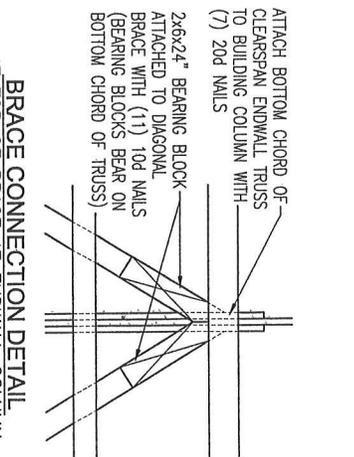
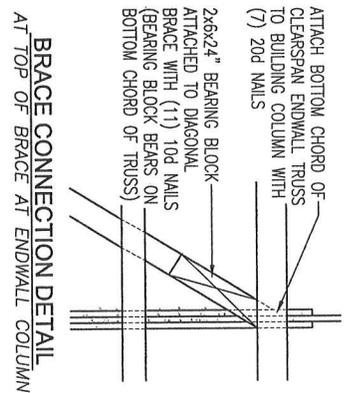
(2) 2x6x8" TREATED BLOCKS ATTACHED TO COLUMN WITH 4"x14" PRECAST CONCRETE FOOTING WITH (5) 60# BARS OF SACKCRETE (12'24"x9')

CONCRETE FLOOR (NOT BY CLERK)

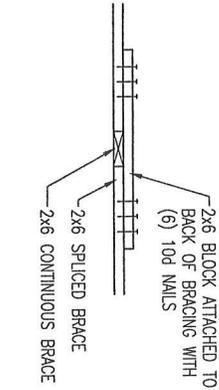
180 PEARL STREET / P.O. BOX 699220 MENOMONIE, WISCONSIN / (800) 975-5850																
PROJECT NAME: <b>RJS PROPERTIES/BOS</b>																
PROJECT SITE ADDRESS: 601 COUNTY ROAD Y JOHNSON CREEK, WISCONSIN - JEFFERSON COUNTY																
BUILDING SIZE: 60X144X18'8" - COMMERCIAL																
SHEET NAME: TYPICAL SECTION																
PROJECT NUMBER: <b>2016104071</b>	DRAWN BY: <b>DECKER</b>															
SHEET NUMBER: <b>130</b>	DATE DRAWN: <b>8-3-2016</b>															
SHEET SCALE: <b>NONE</b>	PLAN REVISIONS:															
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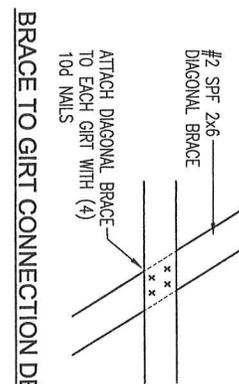
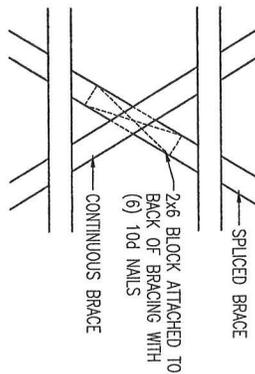
**BRACE CONNECTION DETAIL**  
 AT TOP OF BRACE AT CORNER COLUMN



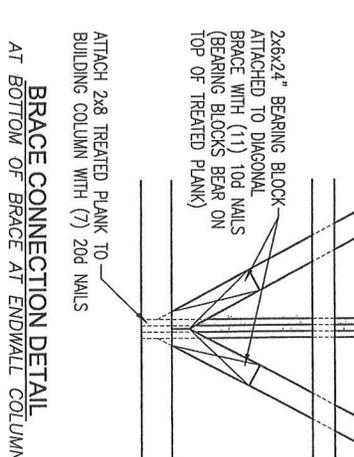
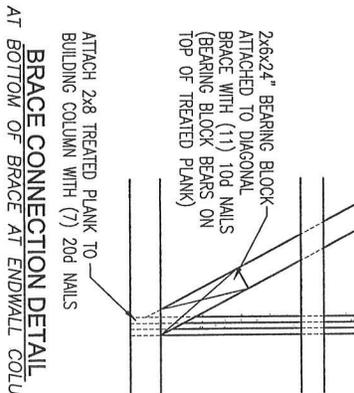
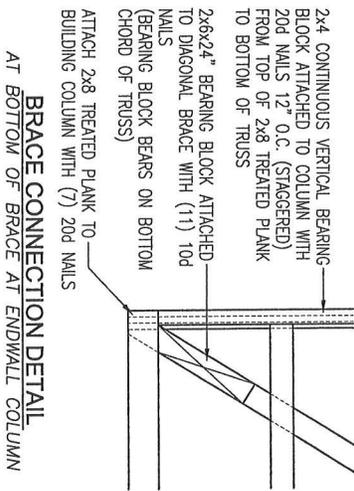
**BRACE CONNECTION DETAIL**  
 AT TOP OF BRACE AT ENDWALL COLUMN



**BRACE SPLICE DETAIL**  
 AT CENTER OF X-BRACING



**BRACE TO GIRT CONNECTION DETAIL**



**BRACE CONNECTION DETAIL**  
 AT BOTTOM OF BRACE AT ENDWALL COLUMN

**ENDWALL DIAGONAL X-BRACING DETAIL**  
 AT SOUTH ENDWALL

140 PAOLI STREET / P.O. BOX 58020 VERONA, WI 53593 / (800) 373-5550	
DRAWN BY: DECKER	
DATE DRAWN: 8-3-2016	
NUMBER	DATE
1	
2	
3	
4	

PROJECT NAME: RJS PROPERTIES/BOS  
 PROJECT SITE ADDRESS: 601 COUNTY ROAD Y  
 JOHNSON CREEK, WISCONSIN - JEFFERSON COUNTY  
 BUILDING SIZE: 60X144X18'8" - COMMERCIAL  
 SHEET NAME: DIAGONAL BRACING DETAILS

PROJECT NUMBER: 2016104071  
 SHEET NUMBER: 140  
 SHEET SCALE: NONE







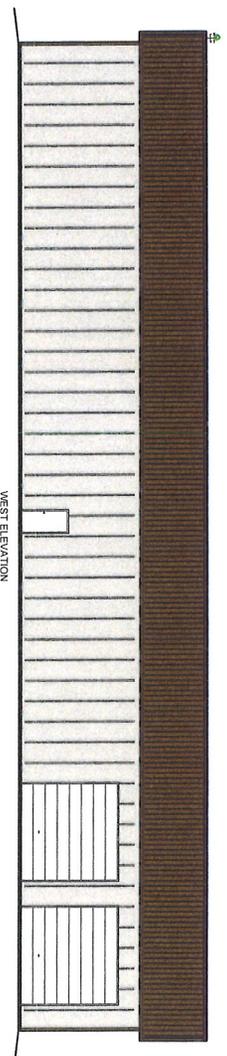
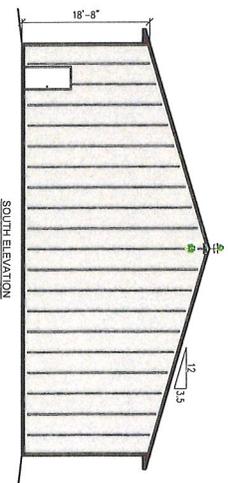
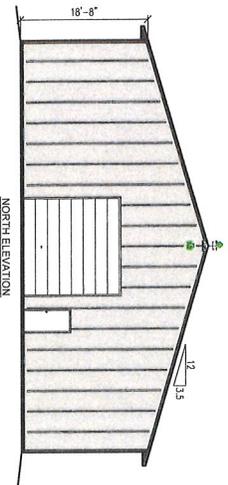
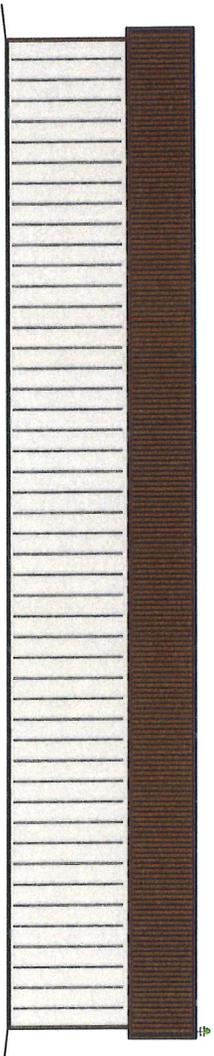
# Proposed Building for: RJS Properties

60'x144'x18'-8"



RECEIVED

AUG 17 2016



**BUILDING COLORS**  
**ROOF:** COCOA BROWN  
**SIDES:** ASH GRAY  
**TRIM:** COCOA BROWN

Prepared By: Michael D'Amico Date Printed: 08/11/2016 10:29 AM

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