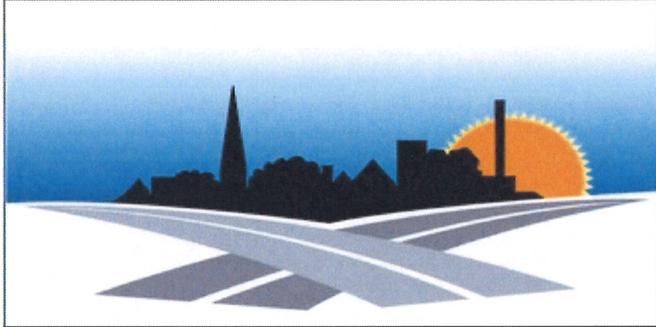


# Village of Johnson Creek

**Crossroads With A Future**

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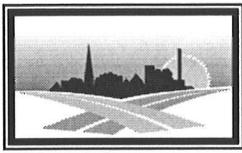
## **Plan Commission Report**

**September 18, 2014**

**Prepared by**

**Mark Johnsrud**

**Village Administrator/Zoning Administrator**



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

**PLAN COMMISSION**  
**September 18, 2014**  
**Village Hall**  
**125 Depot Street**  
**5:30 p.m.**

1. Call to order - Roll Call
2. Statement of Public Notice
3. Approve Minutes of August 21, 2014 - *pgs*
4. Resolution 83-14 Certified Survey Map – Redivision of Lot 2 and Lot 3 River Creek Centre Subdivision - *pgs*
5. Resolution 84-14 Site Plan – Resort Partners, LLC – 425 Resort Drive - *pgs*
6. Resolution 85-14 Site Plan – Johnson Creek Fire Department – 145 South Watertown Street - *pgs*
7. Recommending Public Participation Plan for Comprehensive Plan Amendment
8. Next Meeting – October 16, 2014 – 5:30 p.m.
9. Adjourn

Members: Nick Ansay, David Armstrong, Chad Chapman, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas.

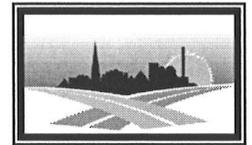
\*Page/packet numbers relate to meeting packets distributed to appropriate commission/committee members.

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	

**PLAN COMMISSION**  
**AUGUST 21, 2014**



Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay seated at 5:35 p.m., David Armstrong, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas. Absent: Chad Chapman. Village Trustees in attendance: Tim Semo, Steven Wollin and Kelly Wollschlager. 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 July 24, 2014**

An Armstrong/Thomas motion carried unanimously to approve July 24, 2014 minutes.

**Open Conditional Use Public Hearing**

A Thomas/Armstrong motion carried unanimously to open the conditional use public hearing at 5:31 p.m. for the proposed conditional use for JeffAnn, LLC/Jeffery G. Firari per Section 250-39(H) which requires a conditional use to permit Indoor Commercial Entertainment within Planned Industrial (PI) Zoning Parcel #141-0715-0743-011, .93 acres. – No comments were made at the public hearing.

**Close Public Hearing**

A Nimm/Armstrong motion carried unanimously to close the public hearing at 5:32 p.m.

**Resolution 78-14 Site Plan -Top Leaf Development, LLC – Outlot 8 – Hunters Glen – Parcel # 141-0715-1842-001**

Johnsrud stated that Top Leaf Development, LLC submitted a conditional use permit application in March and the recommendation of the Plan Commission was to refer until submittal of the Site Plan.

The Village Planner and Village Engineer met with Top Leaf Development, LLC in a pre-application meeting to discuss drive entrances and pedestrian access.

Village Planner Mike Slavney recommended the following changes to the site plan:

- 1) Extend the landscape median within the parking lot to the south to the curb and gutter in front of the East building thereby eliminating the “landscape island”.
- 2) The materials to construct the garbage enclosure need to match the building materials to include the use of outdoor wood products.
- 3) Exterior siding must meet the 250-101 of the Village Code to require the developer to submit a sample of the exterior siding to the Plan Commission for approval.

Village Engineer, Kevin Lord recommended the following changes to the site plan:

- 1) Developer must provide storm water calculations in determination of storm water and erosion control plan based on any revised elevations.

Johnsrud indicated that the Top Leaf Development, LLC is aware that Whispering Way is to be extended to Deer Crossing in the future along the West property line, in accordance with the comprehensive plan. The cost of the extension of Whispering Way may be special assessed to the Top Leaf Development, LLC at that time. In addition, Top Leaf Development, LLC is aware that under the sunset provision within 250-127 the entire site plan must be constructed within 24 months.

An Ansay/Armstrong motion carried unanimously to approve a Site Plan (§250-127) to Top Leaf Development, LLC for a residential development of three buildings of 14,500 square feet to be used for Community Living Arrangement of 19 units each in accordance with (§250-38I) on Outlot 8, Hunters Glen – Parcel # 141-0715-1842-001 subject to:

- 1) Extend the landscape median within the parking lot to the south to the curb and gutter in front of the East building thereby eliminating the “landscape island”, and
- 2) The materials to construct the garbage enclosure need to match the building materials to include the use of outdoor wood products, and
- 3) Exterior siding must meet the 250-101 of the Village Code to require the developer to submit a sample of the exterior siding to the Plan Commission for approval, and
- 4) Developer must provide storm water calculations in determination of storm water and erosion control plan based on any revised elevations, and
- 5) Final approval of the Village Planner and Village Engineer.

**Resolution 16-14 Conditional Use Permit – Top Leaf Development, LLC – Outlot 8 – Hunters Glen**

A public hearing will be held at Village Board meeting on August 25<sup>th</sup> to allow a CBRF in excess of one percent of the Village population.

An Armstrong/Thomas motion carried unanimously to approve the conditional use permit to permit Community Living Arrangement (16 or more residents) within Institutional Residential per §250-38I on parcel #141-0715-1842-001 subject to the approved site plan.

**Resolution 79-14 Certified Survey Map – Lot 8 - Menards – Johnson Creek Crossing Subdivision**

This Certified Survey Map will subdivide Lot 8 within the Menard-Johnson Creek Crossing subdivision. Lot 2 is a .93 acre parcel extending from the midpoint of Lot 8 to the North and Lot 1 is 1.01 acre parcel extending from the midpoint of Lot 8 to the South. JeffAnn, LLC, will be purchasing Lot 2. An easement has been provided to the Village to provide ingress and egress to Lot 1 should it develop with a complimentary use.

An Ansay/Nimm motion carried unanimously to approve a Certified Survey Map recording two parcels, Lot 1 of 1.01 acres and Lot 2 of .93 acres of Lot 8 within the Menard – Johnson Creek Crossing subdivision.

**Resolution 80-14 Site Plan – JeffAnn, LLC – 425 Wright Road**

The Village Planner and Village Engineer have reviewed the site plan in accordance with 250-127.

The Village Engineer, Kevin Lord, recommended the following:

- 1) Developer must provide storm water calculations in determination of storm water and erosion control plan based on any revised elevations.

In addition, Johnsrud mentioned that the developer has submitted a preliminary sign application. The Village Planner, Mike Slavney indicated the building signage provides backlighting and logos which need approval of the Village Zoning Administrator. Johnsrud, as the Zoning Administrator, indicated that the logo is a part of the building design and does not conflict with the Village comprehensive plan if all other provisions of the sign ordinance are in compliance including limiting any additional signage to a monument sign at the entrance on Wright Road.

A Thomas/Swisher motion carried unanimously to recommend approving the site plan for JeffAnn, LLC for a commercial development of 2,184 sq. ft. to be used for restaurant, Taco Bell, in accordance (250-39H) at 425 Wright Road subject to:

- 1) Developer must provide storm water calculations in determination of storm water and erosion control plan based on any revised elevations, and
- 2) Final approval of the Village Planner and Village Engineer

**Resolution 81-14 Conditional Use Permit – JeffAnn, LLC – 425 Wright Road**

An Ansay/Armstrong motion carried unanimously to recommend approving the conditional use permit for 425 Wright Road to JeffAnn, LLC to permit Indoor Commercial Entertainment (250-39H) within Planned Industrial zoning on Lot 2 of a CSM of Lot 8 of the Menards – Johnson Creek Crossing subdivision subject to the approved site plan.

**Resolution 82-14 Site Plan – Johnson Creek School District - Parcel # 141-0714-1331-000 and Parcel # 141-0714-1342-000**

Dr. Mike Garvey distributed an updated site plan. The site plan is not complete in that it does not provide a landscaping, photometric or signage plan. The School District is currently working with the County regarding a construction plan for CTH B intersection changes. Site grading and erosion control bids will be opened next Wednesday. Johnsrud stated that the Village Board agenda will provide discussion and recommendation on designation of CTH B as an “Urban Cross-Section”. Garvey stated that the Village has worked closely with the School District in the submittal of the site plan.

An Armstrong/Ansay motion carried unanimously to approve Resolution 82-14 Johnson Creek School District - Parcel # 141-0714-1331-000 and Parcel # 141-0714-1342-000 subject to:

- 1) Submittal of a landscaping, photometric lighting and sign plan, and
- 2) Submittal of a Certified Survey Map to combine the parcels and show any public easements, and
- 3) Revision of the changes to CTH B as approved by the County in accordance with the site plan, and
- 4) Revision of the pedestrian access in accordance with the site plan, and
- 5) Providing utility easements to complete sanitary and water utility connections, and
- 6) Connecting emergency drive to Stonefield Drive in accordance with the site plan, and
- 7) Final approval of the Village Planner and Village Engineer.

**Next Meeting** – September 18, 2014 – 5:30 p.m.

**Adjourn**

Chair Schopp adjourned the meeting at 6:55 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.

**AGENDA ITEM – PC2014-0918-01**

**ROUTING:**

Village Board 9-22-14

**BACKGROUND INFORMATION:**

A Certified Survey Map for the redivision of Lot 2 and Lot 3 of the River Creek Centre subdivision.

**GENERAL LOCATION:**

Lot 2 and Lot 3 of the River Creek Centre subdivision are located on the south side of Resort drive between Paradise Lane and the Rock River.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Lot 2 and Lot 3 of the River Creek Centre subdivision are large parcels. A subdivision is consistent with the Comprehensive Plan.

**STAFF ANALYSIS:**

The Village owns the remaining parcels within the River Creek Centre subdivision. The Village has entered into a terms agreement for the development of a 250,004 sq. ft. distribution center on a portion of Lot 2 and Lot 3. Redivision of Lot 2 and Lot 3 is necessary to create a 15.693 acre parcel. CSM Lot 2, a 15.693 acre parcel, will be utilized for the development.

The CSM should only be approved subject to approval of the site plan, re-zoning and conditional use to permit a distribution center 250-41D within Planned Industrial zoning.

RESOLUTION 83-14

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**CERTIFIED SURVEY MAP  
REDIVISION OF LOT 2 AND LOT 3  
RIVER CREEK CENTRE SUBDIVISION**

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

**WHEREAS**, the Village Board has approved a terms agreement for the construction of a distribution center to be located on a redivision of Lot 2 and Lot 3 within the River Creek Centre subdivision which requires a certified survey map to redivide the parcels creating Lot 1, Lot 2 and Lot 3, and

**WHEREAS**, Lot 1 is a parcel of 25.651 acres, Lot 2 is a parcel of 15.693 acres and Lot 3 is a parcel of 12.483 acres to be redivided by Certified Survey Map of Lot 2 and Lot 3 of the River Creek Centre subdivision, and

**WHEREAS**, the Village as the owner of the parcels has completed a CSM application in accordance with Village Code, and

**WHEREAS**, the Village Attorney, James Hammes has reviewed the CSM, and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends that the Board of Trustees of the Village of Johnson Creek approve a Certified Survey Map recording a redivision of Lot 2 and Lot 3 of the River Creek Centre subdivision creating Lot 1, Lot 2 and Lot 3, and

**BE IT FURTHER RESOLVED**, that the Village Clerk/Treasurer and Administrator are authorized to effectuate such transaction.

**PASSED AND ADOPTED** by the Village Board of Trustees this 22<sup>nd</sup> day of September, 2014

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Greg Schopp, Village President

ATTEST:

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Joan Dykstra, Clerk – Treasurer

# CERTIFIED SURVEY MAP NO.

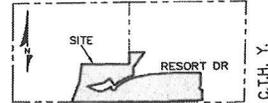
BEING A REDIVISION OF LOT 2 AND LOT 3 OF RIVER CREEK CENTRE, BEING A SUBDIVISION LOCATED IN SOUTHEAST ¼ OF THE NORTHEAST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWN 7 NORTH, RANGE 14 EAST, IN THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN.

**CJ**  
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 civil design and consulting  
 9205 W. Center Street  
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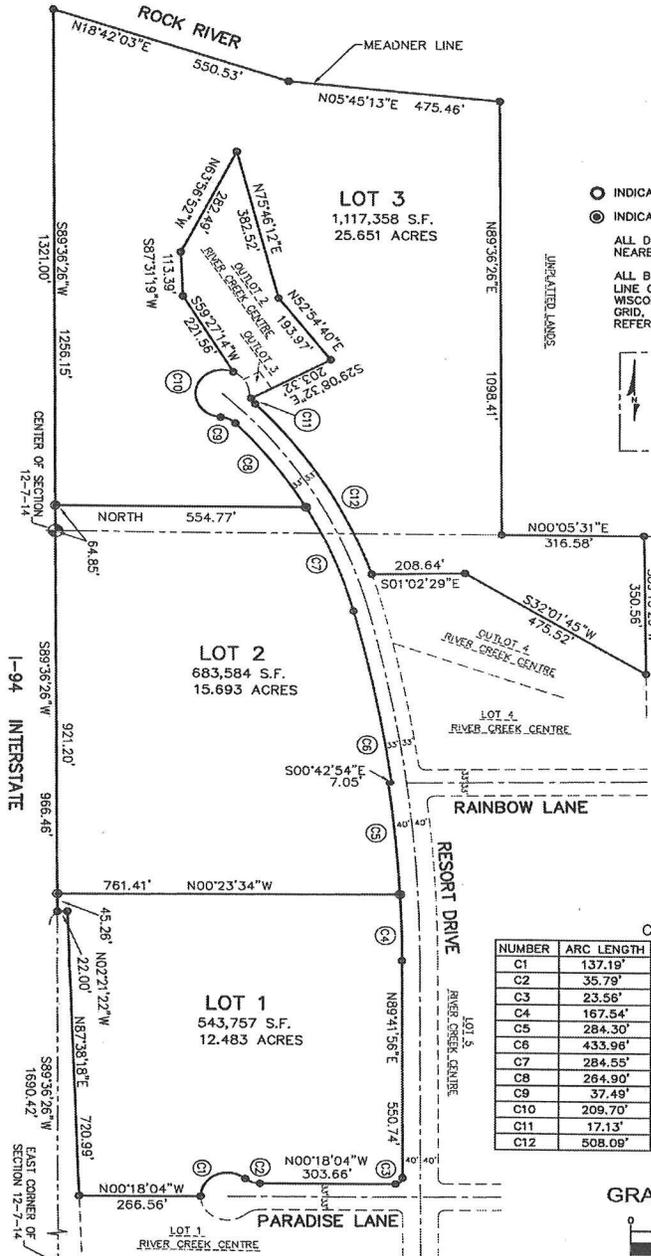
- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NE 1/4 OF SECTION 12, T1N, R14E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.



VICINITY MAP  
 NE ¼ & NW ¼ OF  
 SECTION 12-7-14  
 1" = 3000'



CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD	CH. BRG.
C1	137.19'	60.00'	109.20'	S 24°47'38" E
C2	35.79'	50.00'	35.03'	S 20°12'22" W
C3	23.56'	15.00'	21.21'	S 45°18'04" E
C4	167.54'	3525.88'	167.52'	N 88°20'15" E
C5	284.30'	3525.86'	284.22'	N 84°39'59" E
C6	433.96'	3532.86'	443.67'	N 78°46'12" E
C7	284.55'	1093.18'	283.74'	N 67°42'48" E
C8	264.90'	1093.18'	264.25'	N 53°18'52" E
C9	37.49'	50.00'	36.62'	N 24°53'36" W
C10	209.70'	60.00'	118.13'	S 76°27'51" E
C11	17.13'	50.00'	17.05'	S 55°54'49" W
C12	508.09'	1159.18'	504.04'	S 58°39'29" W

GRAPHIC SCALE



**AGENDA ITEM – PC2014-0918-02**

**ROUTING:**

Village Board 9-22-14

**BACKGROUND INFORMATION:**

River Creek Centre subdivision is owned by the Village.

**GENERAL LOCATION:**

Lot 2 is a 15.693 acre parcel located on the south side of Resort Drive between Paradise Lane and the termini of Resort Drive.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Lot 2 is currently zoned Planned Business (PB). A distribution center (250-41D) is permitted as a conditional use within Planned Industrial (PI) zoning. The Comprehensive Plan will need to be amended to accommodate mixed use development within the River Creek Centre subdivision. A public hearing has been noticed for October 16, 2014.

**STAFF ANALYSIS:**

River Creek Centre subdivision was initially developed to accommodate Planned Business (PB) development. The Village Comprehensive Plan reflects this use. The developer was unable to find development to meet the terms of the subdivision agreement and Jefferson County foreclosed on all undeveloped lots within the subdivision in 2011. The Village purchased the property from Jefferson County for payment of delinquent real estate taxes in late 2011. The Village maintained special assessments on the properties within the subdivision for the debt service of provided infrastructure costs paid by Tax Incremental Finance District #3.

A site plan has been submitted by Briohn Building Corporation for the development of a 250,004 sq. ft. distribution center on CSM Lot 2, a 15.693 acre parcel. The Village has entered into a terms agreement to construct the \$7,000,000 facility to completion by December 31, 2016. The distribution center will be serviced by semi-truck traffic equaling about 50 vehicle trips per day. The tenant does not accept night deliveries. Full and part-time employees hired permanently and seasonally will operate the distribution center facility.

The site plan is in compliance with 250-127. In addition, the development will be extending the existing ten foot wide walking path from the sidewalk in front of the development to the property line of CSM Lot 1 to the south to permit future extension to the walking path to the west along the Rock River.

Mike Slavney, Vandewalle and Associates, has recommended that the Village amend the Comprehensive Plan to permit mixed use development within the River Creek Centre subdivision to include Planned Industrial development. A public hearing will take place on October 16<sup>th</sup> at 5:30 p.m.

Approval of the site plan should be subject to the review recommendations of the Village Engineer and Village Planner in accordance with Village code 250-127.

RESOLUTION 84-14

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SITE PLAN  
RESORT DRIVE PARTNERS, LLC  
425 RESORT DRIVE

---

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

**WHEREAS**, Resort Drive Partners, LLC has submitted a site plan application for the development of a distribution center on 425 Resort Drive, Lot 2, a 15.693 acre parcel, of a redivision of Lot 2 and Lot 3 of River Creek Centre subdivision, and

**WHEREAS**, Resort Drive Partners, LLC intends to construct a pre-cast concrete building of 250,054 sq. ft. to include a possible 50,456 sq. ft. addition, and

**WHEREAS**, the Site Plan application is in compliance with the Village Comprehensive Plan and Village Zoning Code (250-127), and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends that the Board of Trustees of the Village of Johnson Creek approve a Site Plan (250-127) to Resort Drive Partners, LLC to construct a 250,004 sq. ft. distribution center on 425 Resort Drive, Lot 2, a 15.693 acres parcel, of a redivision of Lot 2 and Lot 3 of River Creek Centre subdivision subject to a re-zoning of the parcel to Planned Industrial and the granting of a conditional use to permit a distribution center per 250-41D and subject to final approval of the Village Engineer and the Village Planner under the conditions of 250-127, and

**BE IT FURTHER RESOLVED**, that the Village Clerk/Treasurer and Administrator are authorized to effectuate such transaction.

**PASSED AND ADOPTED** by the Village Board of Trustees this 22<sup>nd</sup> day of September, 2014

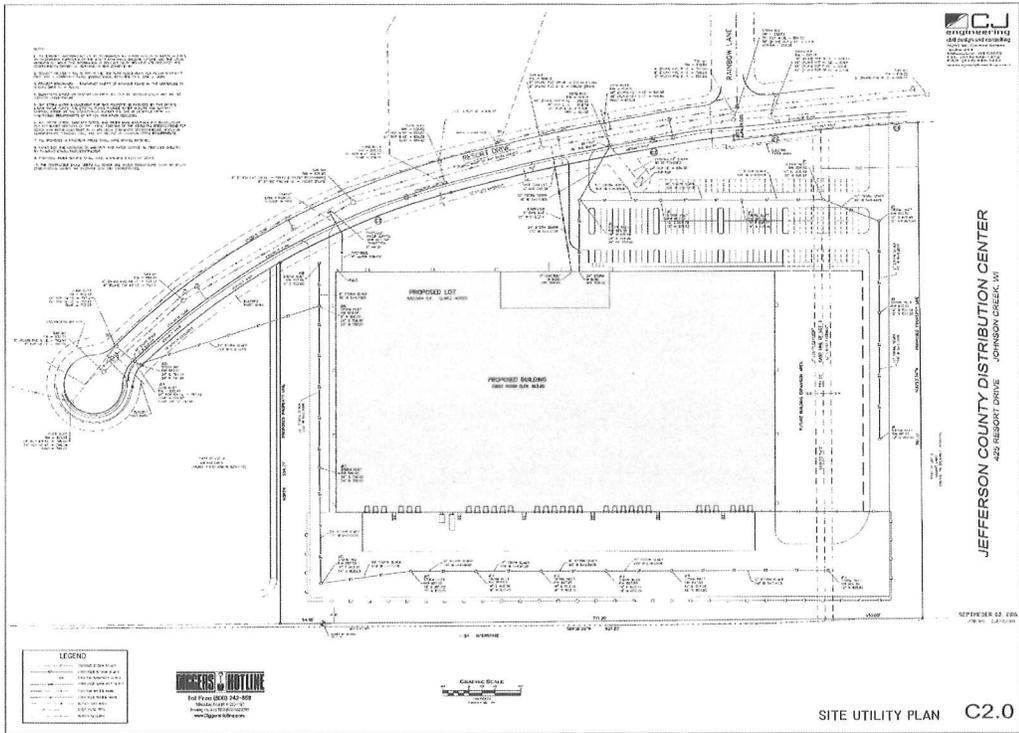
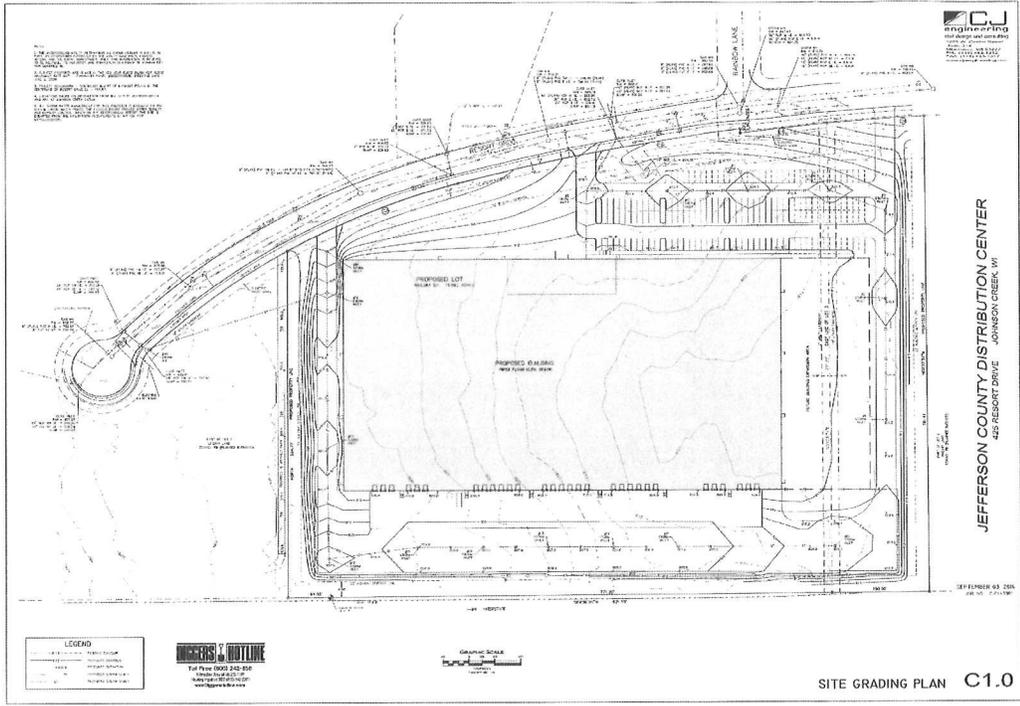
\_\_\_\_\_  
Greg Schopp, Village President

ATTEST:

\_\_\_\_\_  
Joan Dykstra, Clerk – Treasurer



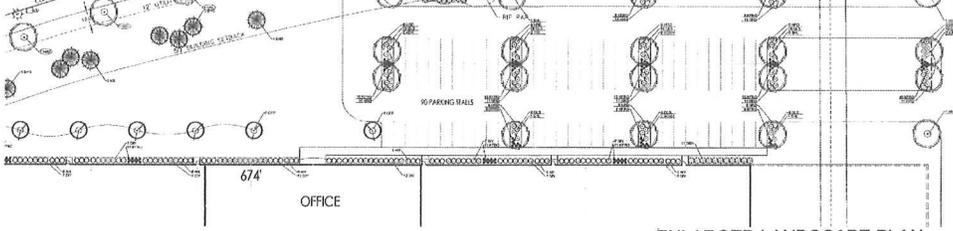








**DIGGERS & HOTLINES**  
 LANDSCAPE ARCHITECTURE  
 1000 W. WISCONSIN  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 FAX: 414.224.1112  
 WWW.DIGGERSANDHOTLINES.COM



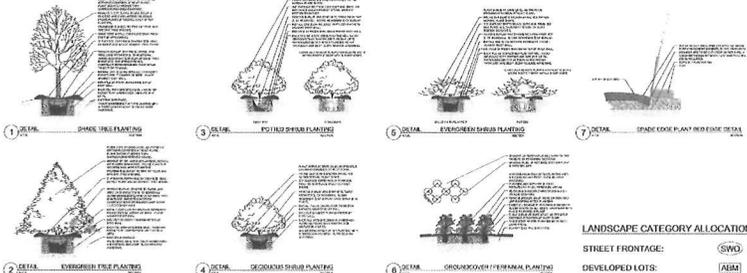
**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 425 RESORT DRIVE  
 JOHNSON CREEK, WI 53031  
 TEL: 262.433.9373  
 FAX: 262.433.9374  
 WWW.HELLERANDASSOCIATES.COM

**RESORT DRIVE PARTNERS, LLC**  
 Distribution Center  
 425 Resort Drive  
 Johnson Creek, Wisconsin

**ENLARGED LANDSCAPE PLAN**  
 Scale: 1"=20'0"

**PLANT SYMBOL KEY**

SYMBOL	PLANT NAME	PLANT SPECIES	PLANT SIZE
(Symbol)	...	...	...



**LANDSCAPE & HARDSCAPE DETAILS**

**LANDSCAPE CATEGORY ALLOCATIONS**

STREET FRONTAGE:	SWD
DEVELOPED LOTS:	ABM
PAVED AREAS:	SHL
BUILDING FOUNDATIONS:	DBB

**PROJECT MANAGER:** PG/PM  
**PROJECT NUMBER:** 14.057  
**DATE:** 08.24.14  
**SHEET NUMBER:**  
**L 101**



**DIGGERS & HOTLINES**  
 LANDSCAPE ARCHITECTURE  
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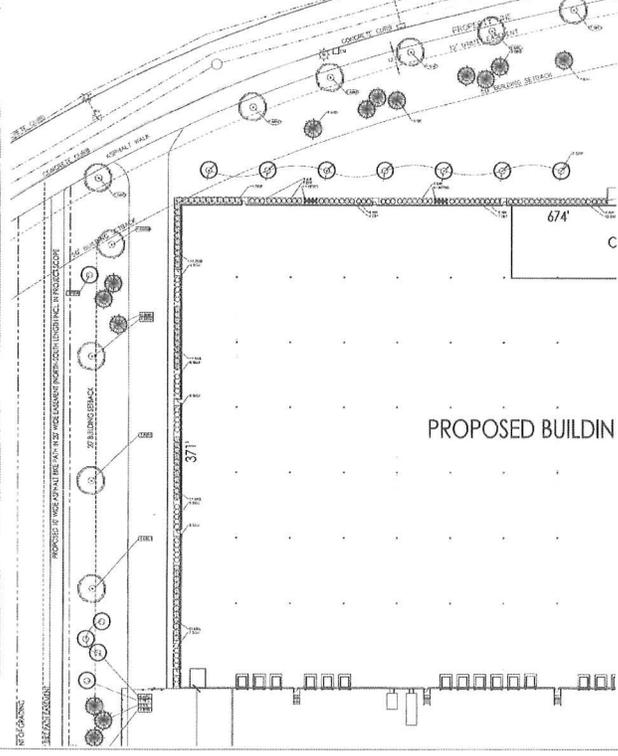
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**PLANT SYMBOL KEY**

SYMBOL	PLANT NAME	PLANT SPECIES	PLANT SIZE
(Symbol)	...	...	...

**CODE COMPLIANCE**



**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 425 RESORT DRIVE  
 JOHNSON CREEK, WI 53031  
 TEL: 262.433.9373  
 FAX: 262.433.9374  
 WWW.HELLERANDASSOCIATES.COM

**RESORT DRIVE PARTNERS, LLC**  
 Distribution Center  
 425 Resort Drive  
 Johnson Creek, Wisconsin

**PROPOSED BUILDING**

**PROJECT MANAGER:** PG/PM  
**PROJECT NUMBER:** 14.057  
**DATE:** 08.24.14  
**SHEET NUMBER:**  
**L 102**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

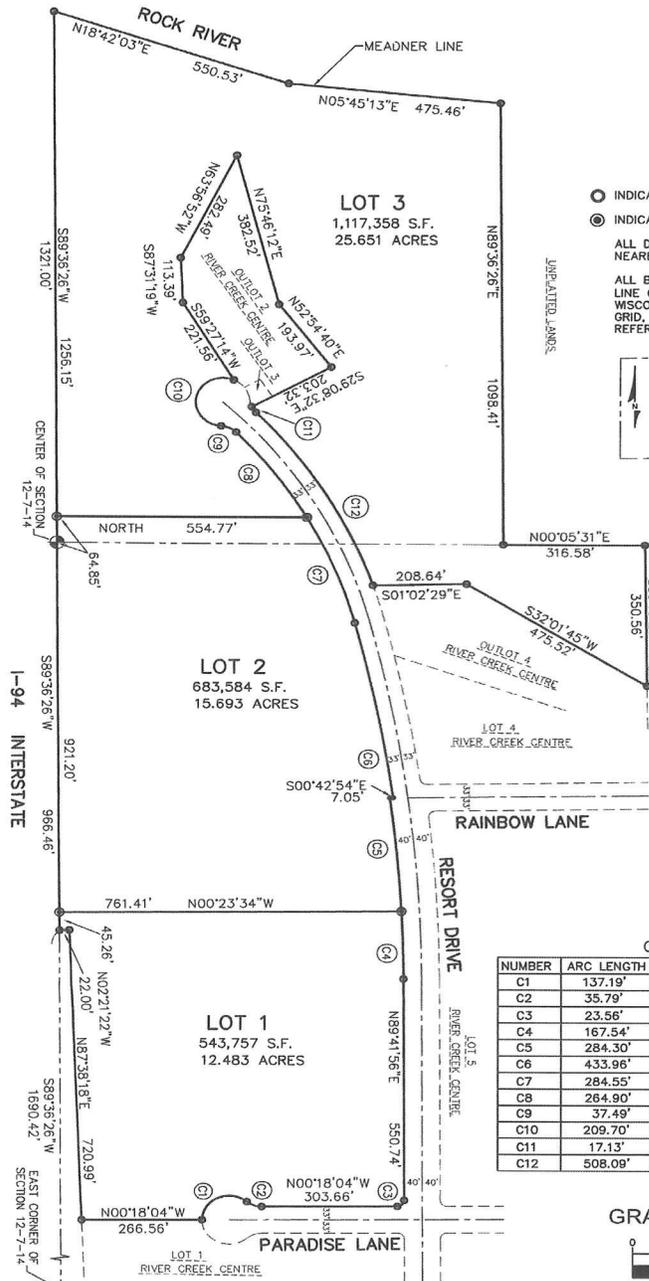
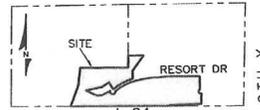
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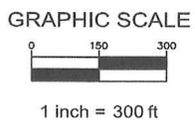
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CURVE TABLE

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C11	17.13'	50.00'	17.05'	S 55°54'49" W
C12	508.09'	1159.18'	504.04'	S 58°39'29" W



**AGENDA ITEM – PC2014-0918-03**

**ROUTING:**

Village Board 9-22-14

**BACKGROUND INFORMATION:**

145 S. Watertown Street currently is used by the Johnson Creek Fire/EMS for storage of equipment in a two bay garage.

**GENERAL LOCATION:**

145 S. Watertown Street is on the east side of S. Watertown Street at the corner of Shepard Street and S. Watertown Street or directly across the street from the existing fire station located at 120 S. Watertown Street.

**RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:**

N/A

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The property is zoned as Central Business (CB). A fire building is a permitted use within CB zoning under Public Services and Utilities (250-38E).

**STAFF ANALYSIS:**

The Village Fire Department is in need of additional inside storage of fire apparatus. The existing building at 120 S. Watertown Street has a number of shortcomings including narrow garage openings, inadequate depth to meet the length of longer equipment and inadequate space to house all equipment.

A fire department study was performed in 2010 to consider options to the existing building at 120 S. Watertown Street. Proposals to remodel the existing building exceeded \$2,000,000. The Village purchased the residential house at 129 Milwaukee Street to house EMS personnel and the Village Board approved the 2013 and 2014 Capital Budget to construct a new building at 145 S. Watertown for equipment storage.

The building is a design/build pre-engineered steel building with exterior building materials to match the fire station building across the street. The 6,102 square foot building will be used to store both fire and EMS equipment for emergency response. The challenge to construction is the grading elevation which drops over 2 feet from north to south resulting in the ramp within the southernmost bay to maintain a maximum 8% driveway grade.

A site plan has been submitted by the Village in accordance with 250-127. Any approval of the site plan should be subject to recommendation and approval of the Village Engineer, Village Planner in accordance with 250-127.

RESOLUTION 85-14

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SITE PLAN  
JOHNSON CREEK FIRE DEPARTMENT  
145 SOUTH WATERTOWN STREET

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

**WHEREAS**, Johnson Creek Fire Department has submitted a site plan application for the development of a fire building at 145 S. Watertown Street, and

**WHEREAS**, Johnson Creek Fire Department intends to construct an engineered steel frame building of 6,102 sq. ft. for the storage of fire apparatus, and

**WHEREAS**, the Site Plan application is in compliance with the Village Comprehensive Plan and Village Zoning Code (250-127), and

**NOW THEREFORE BE IT RESOLVED**, that the Plan Commission recommends that the Board of Trustees of the Village of Johnson Creek approve a Site Plan (250-127) to Johnson Creek Fire Department to construct a 6,102 sq. ft. fire department building at 145 South Watertown Street Resort subject to final approval of the Village Engineer and the Village Planner under the conditions of 250-127, and

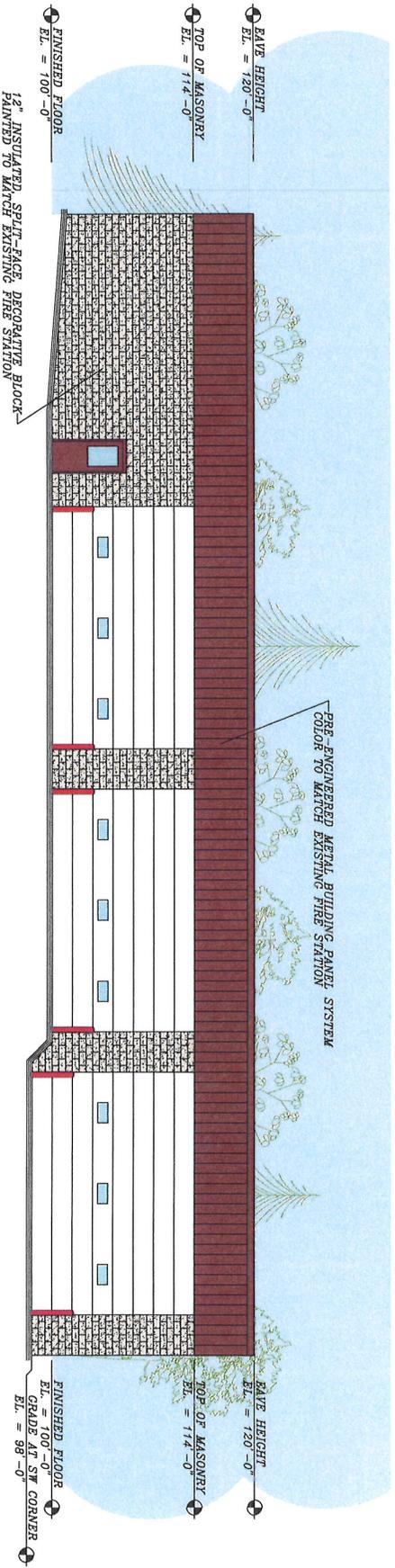
**BE IT FURTHER RESOLVED**, that the Village Clerk/Treasurer and Administrator are authorized to effectuate such transaction.

**PASSED AND ADOPTED** by the Village Board of Trustees this 22<sup>nd</sup> day of September, 2014

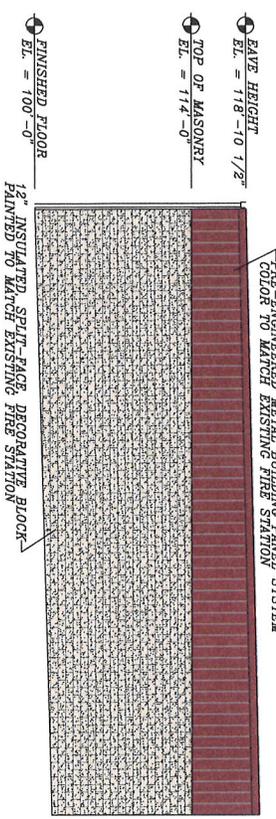
\_\_\_\_\_  
Greg Schopp, Village President

ATTEST:

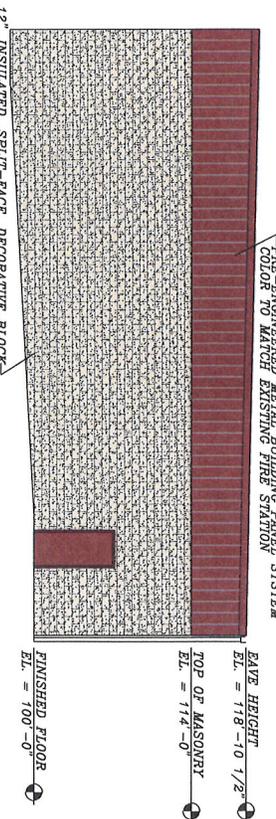
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Joan Dykstra, Clerk – Treasurer



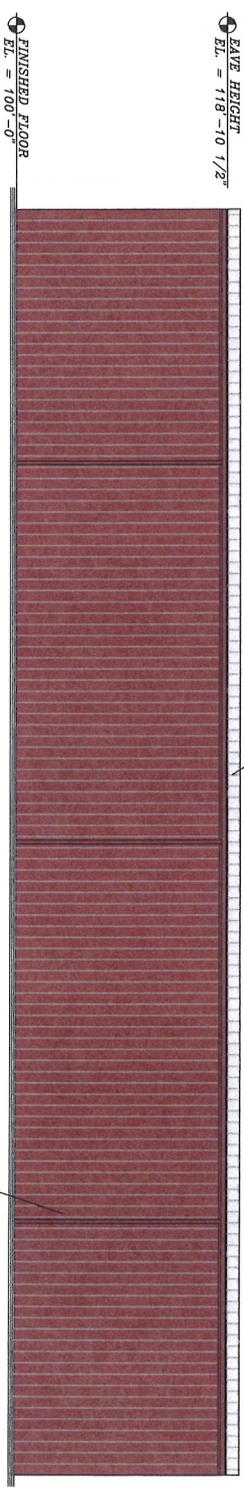
1 WEST ELEVATION  
PR2.0 3/32" = 1'-0"



2 NORTH ELEVATION  
PR2.0 3/32" = 1'-0"



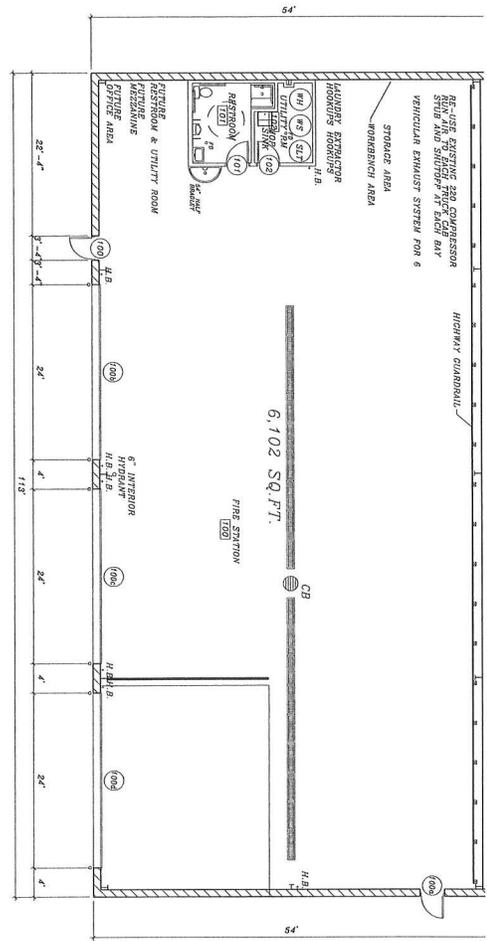
3 SOUTH ELEVATION  
PR2.0 3/32" = 1'-0"



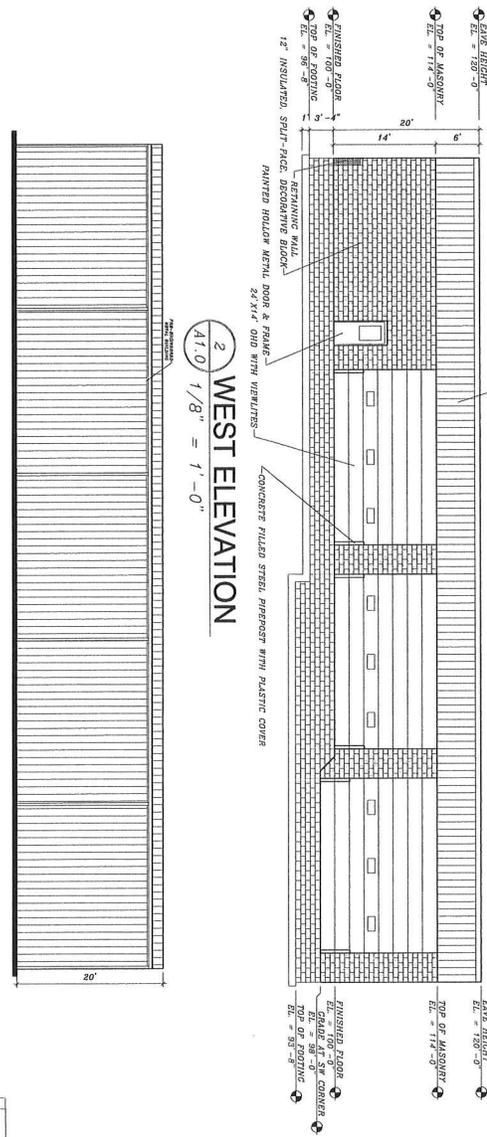
4 EAST ELEVATION  
PR2.0 3/32" = 1'-0"

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.205 OF THE WISCONSIN STATUTES AND IF CONTACTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

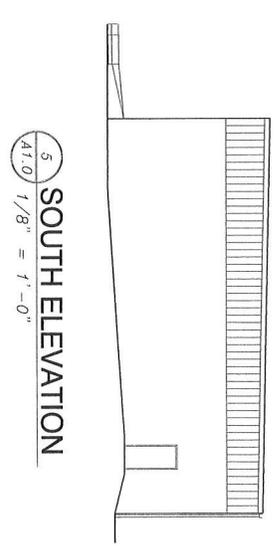
	1770 EXECUTIVE DRIVE P.O. BOX 65 OGDONHAWK, WI 53068 PHONE: (262) 567-6877 FAX: (262) 567-6876	<b>PROJECT TITLE</b> PROPOSED BUILDING FOR: JOHNSON CREEK FIRE & EMS VEHICLE STORAGE BUILDING JOHNSON CREEK, WI 53038	<b>PROJECT INFORMATION</b> PROJECT NO.: 09/15/14 DATE: 09/15/14 DRAWN BY: PAB CHECKED BY: JG SHEET TITLE: ELEVATIONS	<b>REVISIONS</b> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION						
	NO.	DESCRIPTION										
PR2.0												



1 FLOOR PLAN  
A1.0 1/8" = 1'-0"



2 WEST ELEVATION  
A1.0 1/8" = 1'-0"



4 NORTH ELEVATION  
A1.0 1/8" = 1'-0"

3 EAST ELEVATION  
A1.0 1/8" = 1'-0"

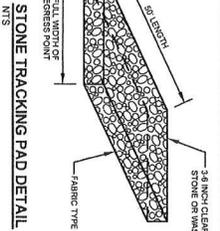
5 SOUTH ELEVATION  
A1.0 1/8" = 1'-0"

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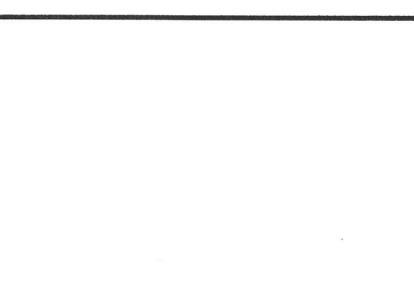
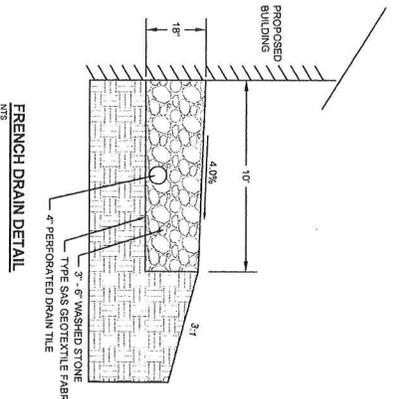
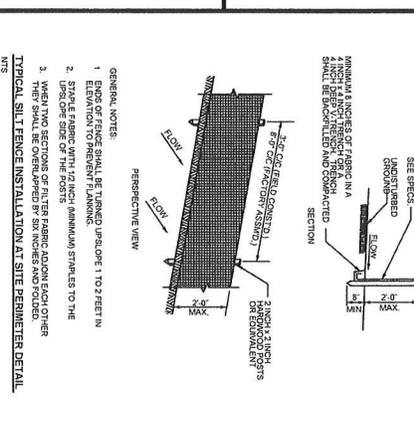
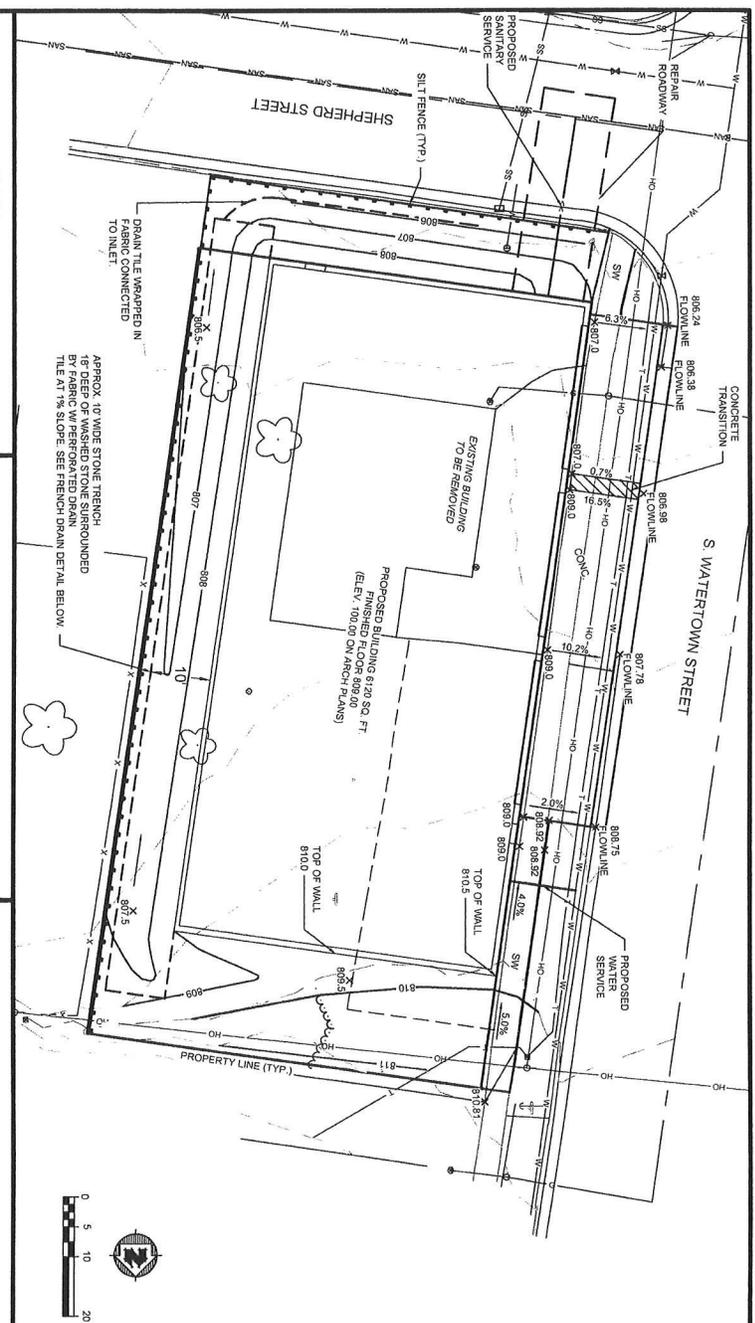
<p><b>OLIVER</b> CONSTRUCTION CO.</p> <p>1770 EXECUTIVE DRIVE P.O. BOX 65 OSCONODOC, WI 53066 PHONE: (262) 567-6677 FAX: (262) 567-4676</p>	<p>PROJECT TITLE</p> <p>PROPOSED BUILDING FOR: JOHNSON CREEK FIRE &amp; EMS VEHICLE STORAGE BUILDING</p> <p>JOHNSON CREEK, WI 53038</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. : DATE : 09/02/14 DRAWN BY : RAB SCALE : AS NOTED SHEET TITLE : FLOOR PLAN &amp; ELEVATIONS</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> </table>															

### CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- SECTION 46 OF WISCONSIN STATE ADMINISTRATIVE CODE DESCRIBES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES DEED TO CONTROL EROSION SHALL BE THE RESULT OF CONSULTATION WITH THE COUNTY ENGINEER AND UNIT. THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN STATE EROSION CONTROL MANUAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARDS.
- THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ACCOMPANYING SPECIFICATIONS.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS OF THE COUNTY ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS.
- PHYSICAL, GEOTECHNICAL AND ALL OPERATIONS AT ANY ONE TIME SHALL BE LIMITED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS EXPOSED FOR LONGER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE LIMITS SPECIFIED AS SUCH, TEMPORARY SEEDING AND/OR MULCHING SHALL BE INSTALLED AS SOON AS PRACTICABLE. PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AND APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THE INSPECTOR'S TIME TO CLEANING AND OPERATING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS.
- ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SLOPE STEEPER THAN 3:1. THEY SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS OTHERWISE SPECIFIED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- ALL WATER AND UNLINED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS SHALL BE PROPERLY STORED OF AND NOT ALLOWED TO BE CARRIED OFF SITE BY RAINFALL OR WIND.
- WIND BROSOM SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WASTING, LEAKS, OILS, AND OTHER POLLUTANTS SHALL BE PROPERLY STORED AND NOT ALLOWED TO BE CARRIED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELED THROUGH CONVEYANCES, THE EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VELOCITIES SHALL BE SWEEPED AND/OR SCOPED NOT FILLISHED PERIODICALLY.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES AND SOIL STOCKPILES THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
- ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION SHALL BE INSTALLED AS SOON AS PRACTICABLE. THIS SHALL INCLUDE THE FOLLOWING:
  - PLACE EXCAVATED MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - INSTALL AND STAKE THE TRENCH PROTECTIVE MATTER PRIOR TO CONSTRUCTION.
  - INSTALL AND STAKE THE TRENCH PROTECTIVE MATTER PRIOR TO CONSTRUCTION.
  - DEWATERING OR A SUBSEQUENT WORK DRAINAGE STANDARD 1901.
- TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WATERWAY OR LAKE.
- ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED WITHIN 24 HOURS OF OCCURRENCE.
- DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERSHED OF ALL WETLANDS AND ADJACENT AREAS SHALL BE PROVIDED WHEREVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- WHEN THE DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS AND THESE AREAS STABILIZED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED.



STONE TRACKING PAD DETAIL  
N.T.S.



JOHNSON CREEK EMS VILLAGE OF JOHNSON CREEK JEFFERSON COUNTY, WISCONSIN

PROJECT NO.	DATE	REVISION
18	05/14/17	
PROJECT NAME	DRAWN BY	DATE
	NO. 1	
PROJECT LOCATION	CHECKED BY	NO.
PROJECT OWNER	DATE	REVISION
PROJECT NO.	DATE	REVISION
18	05/14/17	

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES  
FOR THE CONSIDERATION OF 2014 AMENDMENTS TO  
THE VILLAGE OF JOHNSON CREEK COMPREHENSIVE PLAN

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the Village of Johnson Creek to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt amendments to the Village’s January 26, 2009 Comprehensive Plan under both a regular plan review process, as well as in the instance of responding to an unique plan amendment circumstance.

Major Goals of Public Participation Strategy

- Provide opportunities for people to participate in processes to consider and adopt amendments to the Village’s Comprehensive Plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s Comprehensive Plan legislation.
- Use the Village’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the Comprehensive Plan amendments within a reasonable timeframe.

Selected Public Participation Techniques

The Village will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and Village Board meetings to consider and adopt amendments are open to the public and are noticed as required by State open meeting regulations.
- Provide an opportunity at each public meeting held on the Comprehensive Plan amendments for public comment. Some meetings will be particularly meant to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, Village Board, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting at the discretion of the Plan Commission or Village Board. This will allow the Commission or Board to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.

- Hold at least one formal public hearing on the proposed Comprehensive Plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The Village will have copies of draft plan amendment materials available at Village Hall and the Library during normal business hours. The Village will also provide copies of the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the participating public as requested. The Village may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, faxed, or emailed to the Village Clerk. The Village will respond to written comments via mail, email, fax, telephone, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.