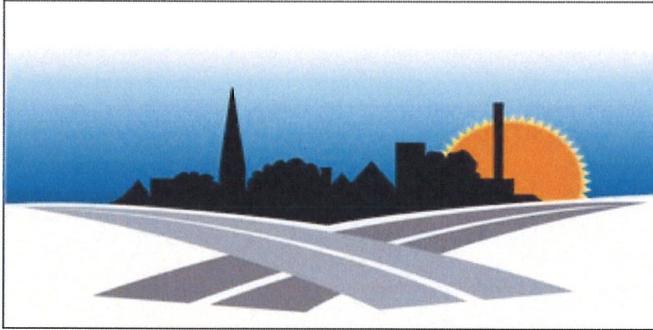


Village of Johnson Creek

Crossroads With A Future



Plan Commission Report

August 21, 2014

Prepared by

Mark Johnsrud

Village Administrator/Zoning Administrator



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

PLAN COMMISSION
August 21, 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 July 24, 2014 *-pgs*
4. Open Conditional Use Public Hearing *- pgs*
 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
5. Close Public Hearing
6. Resolution 78-14 Site Plan -Top Leaf Development, LLC – Outlot 8 – Hunters Glen – Parcel # 141-0715-1842-001
7. Resolution 16-14 Conditional Use Permit – Top Leaf Development, LLC – Outlot 8 – Hunters Glen
8. Resolution 79-14 Certified Survey Map – Lot 8 - Menards – Johnson Creek Crossing Subdivision
9. Resolution 80-14 Site Plan – JeffAnn, LLC – 425 Wright Road
10. Resolution 81-14 Conditional Use Permit – JeffAnn, LLC – 425 Wright Road
11. Resolution 82-14 Site Plan – Johnson Creek School District - Parcel # 141-0714-1331-000 and Parcel # 141-0714-1342-000
12. Next Meeting – September 18, 2014 – 5:30 p.m.
13. Adjourn

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

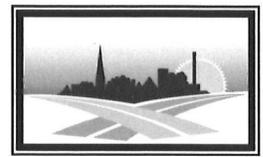
*Page/packet numbers relate to meeting packets distributed to appropriate commission/committee members.

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
JULY 24, 2014



Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, Chad Chapman, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas. Village Trustees in attendance: Kyle Ellefson, 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 June 19, 2014

An Armstrong/Chapman motion carried unanimously to approve June 19, 2014 minutes.

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

Mike Slavney reviewed changes to the site plan from last month and recommended further changes:

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

1. A cross-access easement should be provided between the strip center and the car dealership site on the CSM, in favor of the Village. This will enable the Village to require a cross-connection in the future, if land uses become more complementary.
2. The applicant must ensure that the main entry is adequately-sized to accommodate vehicle delivery trucks including semi-trailer trailers.
3. A five-foot wide sidewalk connection from Wright Road be provided to the front of the strip center – on each end of the building.
4. Each drive-through within the strip center must be re-designed to ensure that stacking does not back into the flow of traffic within the parking lot.
5. On-site parking requires only 28 spaces within the strip center development however 74 spaces are shown. On-site parking may be reduced to 28 spaces to comply with 3 and 4 above.
6. Exterior lighting must not exceed a site average of 3.38 for the strip center and 9.85 for the car dealership based on the use of LED dimming fixtures mounted to not greater than 20 feet. It is strongly suggested that dimming of the lights occur below these levels during non-business hours.

In addition to above, Kevin Lord recommended further changes to the site plan to include:

1. Detailed storm water calculations including rate control and total suspended solids (TSS). Catch basin revisions to include an 18” sump depth. Details of bio-retention basin. Roof drain connections shown on plan.
2. Erosion control plan must be provided.
3. Parking must be dimensional to provide width and length of stalls and access aisles according to Section 250-87F(10). Sidewalk widths will be shown to prevent vehicle overhang.

4. Provide low-profile curbing surrounding the parking lot to protect pavement edging and improve storm water flows.

David Armstrong requested that approval of signage be referred to a future Plan Commission meeting rather than approve within the PIP.

A Thomas/Chapman motion carried unanimously on a 7-0 roll call vote to recommend approving Resolution 51-14 subject to revision of the site plan in accordance with Village Planner and Village Engineer recommendations above and with final approval of signage referred back to the Plan Commission.

Resolution 61-14 Site Plan – Johnson Creek Dental Group – 300 Wright Road

Mark Hertzfeldt of Design-2-Construct Development Corporation provided an overview of a site plan to construct a dental office at 300 Wright Road

Mike Slavney reviewed the site plan application and recommended the following changes:

1. Building materials of the trash enclosure should be specified and be complimentary to the building exterior materials.
2. Site plan should depict a sidewalk connection from right-of-way to the sidewalk in front of the building. Delay of installation until sidewalks are present on Wright Road is OK.
3. A bike rack with a minimum of 4 spaces should be provided.
4. Provide a detailed photometric lighting plan.

In addition to above, Kevin Lord recommended the following changes:

1. Revise site plan to accommodate storm water plan. The entire building should be shifted to the west to accommodate anticipated storm water drainage to the east of the building.
2. Parking aisle width must be 26' per Village ordinance.
3. Raised sidewalk must be provided in front of the parking stalls in front of the building including the handicap stall with a ramp.
4. Verify all parking lot dimensions to ensure cars can exit.
5. Grading plan to be revised to meet drainage requirements.
6. Erosion control plan must be provided.

A Chapman/Armstrong motion carried unanimously on a 7-0 roll call vote to recommend approving Resolution 61-14 subject to revision of the site plan in accordance with Village Planner and Village Engineer recommendations above.

Resolution 62-14 Site Plan – Pernats Meats – 312 Milwaukee Street

Brian Pernat indicated that this is an addition to an existing development as Pernats Meats was established in 1999.

Kevin Lord reviewed the site plan application and recommended the following changes:

1. Update storm water plan to incorporate all gutter and downspouts on all sides of the building and provide calculations for the amount of water collected under storm events with the capacity of the piping and inlets.
2. Provide a written agreement between the owners of Pernats Meats and Garibaldi's Restaurant to be recorded to both parcels to permit storm water drainage connection from Pernats to Garibaldi's storm sewer with calculations showing inundation volumes to neighboring property.
3. Parking lot must accommodate 14 parking spaces in accordance with Village code.

In addition to above, Mike Slavney reviewed the site plan application and recommended the following changes:

1. Fencing along west side of the building should be specified and complimentary to the exterior building materials of the building.
2. The site plan shall be revised to provide 2 temporary employee parking spaces on the west side of the parking lot in front of the fenced enclosure to accommodate the Village parking requirements.
3. Provide a photometric lighting plan.

A Chapman/Swisher motion carried on a 6-0 roll call vote with Ansay abstaining to recommend approving Resolution 62-14 subject to revision of site plan in accordance with Village Planner and Village Engineer recommendations above.

Next Meeting – August 21, 2014 – 5:30 p.m.

Adjourn

Chairman Greg Schopp adjourned the meeting at 6:23 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 – PC2014-0821-01

ROUTING:

Village Board 8-25-14

BACKGROUND INFORMATION:

A Conditional Use Permit for Outlot 8 – Hunters Glen was submitted by Top Leaf Development, LLC for the construction of three -19 unit Community Based Residential Facilities in March of 2014. The recommendation of the Village Attorney was to refer the CUP until a site plan is submitted for approval. Top Leaf Development, LLC has submitted a site plan for approval.

GENERAL LOCATION:

Outlot 8 – Hunters Glen or Parcel #141-0715-1842-001 is located South of Deer Crossing and West of Wright Road.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Outlot 8 – Hunters Glen is zoned Institutional Residential (IR). A CUP is required to permit CBRF within IR zoning. While the density of the proposed development is contrary to the Village code based on the population of residents living within a CBRF exceeding 1% of the Village total population.

STAFF ANALYSIS:

On March 20, 2014 the Plan Commission held a public hearing on this proposed development on Outlot 8 - Hunters Glen. There was little opposition to the development from the public and the development was requested to submit a site plan upon a wetland delineation. Heavy frost prevented a wetland delineation until later in the spring.

Top Leaf Development, LLC met with the Village Planner, Mike Slavney, Village Engineer, Kevin Lord and myself in a pre-application meeting to discuss concerns within the development to include driveways and pedestrian access. Top Leaf Development, LLC revised their site plan to accommodate the concerns of staff.

The density of the development remains a concern based on 250-38I of the Village zoning code. However, Federal Courts have ruled that limiting community based residential facilities by total population without reason is unconstitutional.

Any site plan approved is subject to a sunset clause of two years. Extension is only permitted by conditional use after a public hearing. Top Leaf Development, LLC has planned this development as a phased development and has been made aware of this sunset provision.

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

RESOLUTION 78-14

SITE PLAN
TOP LEAF DEVELOPMENT, LLC
OUTLOT 8 – HUNTERS GLEN
PARCEL #141-0715-1842-001

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

WHEREAS, Parcel #141-0715-1842-001, a 5.72 acre parcel owned by Allan and Lynda Luther located south and west of Deer Crossing and Wright Road, and

WHEREAS, the parcel is currently zoned Institutional Residential, and

WHEREAS, a conditional use permit application has been submitted to permit Community Living Arrangement (250-38I) within Institutional Residential Zoning, and

WHEREAS, the 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 to the Board of Trustees of the Village of Johnson Creek 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 final approval of the Village Planner and Village Engineer, 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 25th day of August 2014.

Greg Schopp, Village President

ATTEST:

Joan Dykstra - Clerk-Treasurer

Johnson Creek Site Plan Application Description

Sunset Meadows Assisted Living:

The proposed development is for three 19-unit, single story Community Based Residential Facilities (assisted living buildings). The land is zoned IR (Institutional Residential) and is currently vacant. The Conditional Use Application included pictures showing the exterior of the buildings. The exterior material is a combination of brick and vinyl siding. Included are the building elevations.

The buildings' intended use is for advanced age and frail residents. Residents have their own unit (bedroom) with a full bathroom. There are large common areas, including a dining room, private dining room, two living rooms, activity room, sunroom, beauty parlor, and outdoor patio. The common areas are located in the center of the building with the residents' bedrooms along the outer edges.

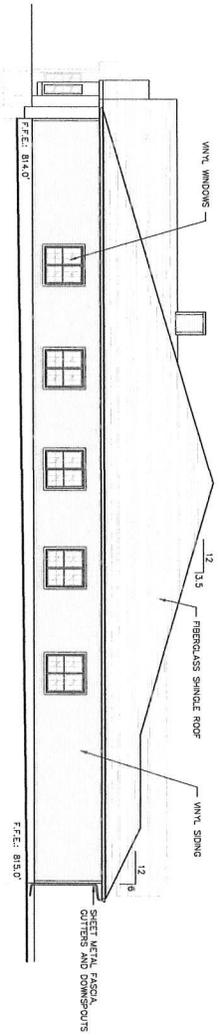
The parking lot is typically used only by staff and visitors since the residents do not have personal vehicles. These CBRFs are not high traffic producing buildings. The building is staffed 24 hours a day. Each building typically has about 18-22 total employees, including both full-time and part-time employees. There are three main shift changes which occur roughly at 6:00 AM, 2:00 PM, and 10:00 PM. During the day, there are usually 6 to 7 employees working per building. Overnight staffing includes 2 employees per building. Main deliveries include food, medication, medical supplies, and general/office supplies. Food deliveries are twice a week, medication and medical supplies are once a week, and general/office supplies are as needed or once a month. Deliveries only occur during daytime hours.

The proposed development shall comply with Article VII. The dumpster enclosure material will be chain link fencing with filler to make the enclosure more opaque.

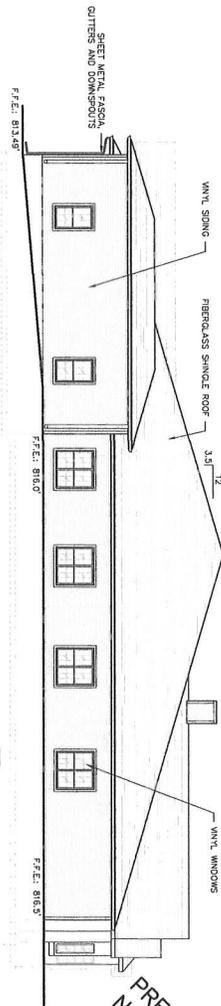


This development will be very beneficial to the Johnson Creek community. Not only does the project create new jobs and a large tax basis, but it also fills a growing need as the population continues to age.

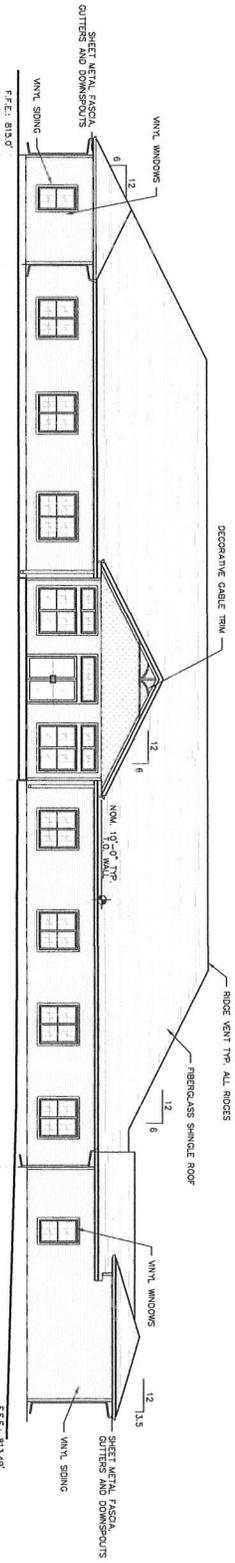
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO START.



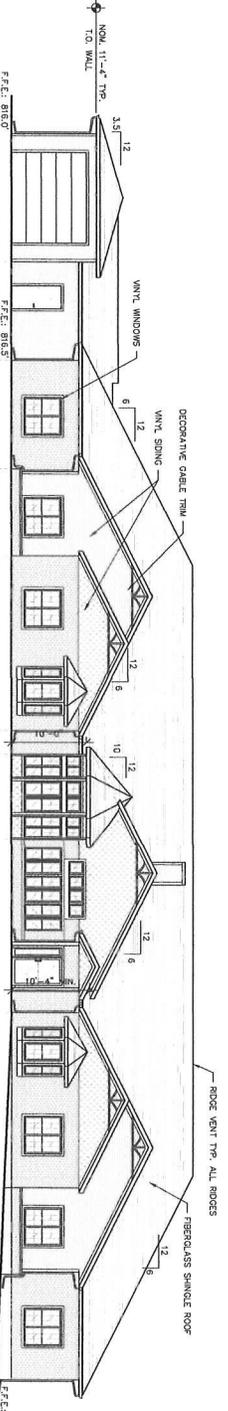
ELEVATION
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2014 Top Left Johnson Creek CBRF
SCALE: 1/8" = 1'-0"
DATE: JAN 7, 2014



ELEVATION
A-1
2014 Top Left Johnson Creek CBRF
SCALE: 1/8" = 1'-0"
DATE: JAN 7, 2014



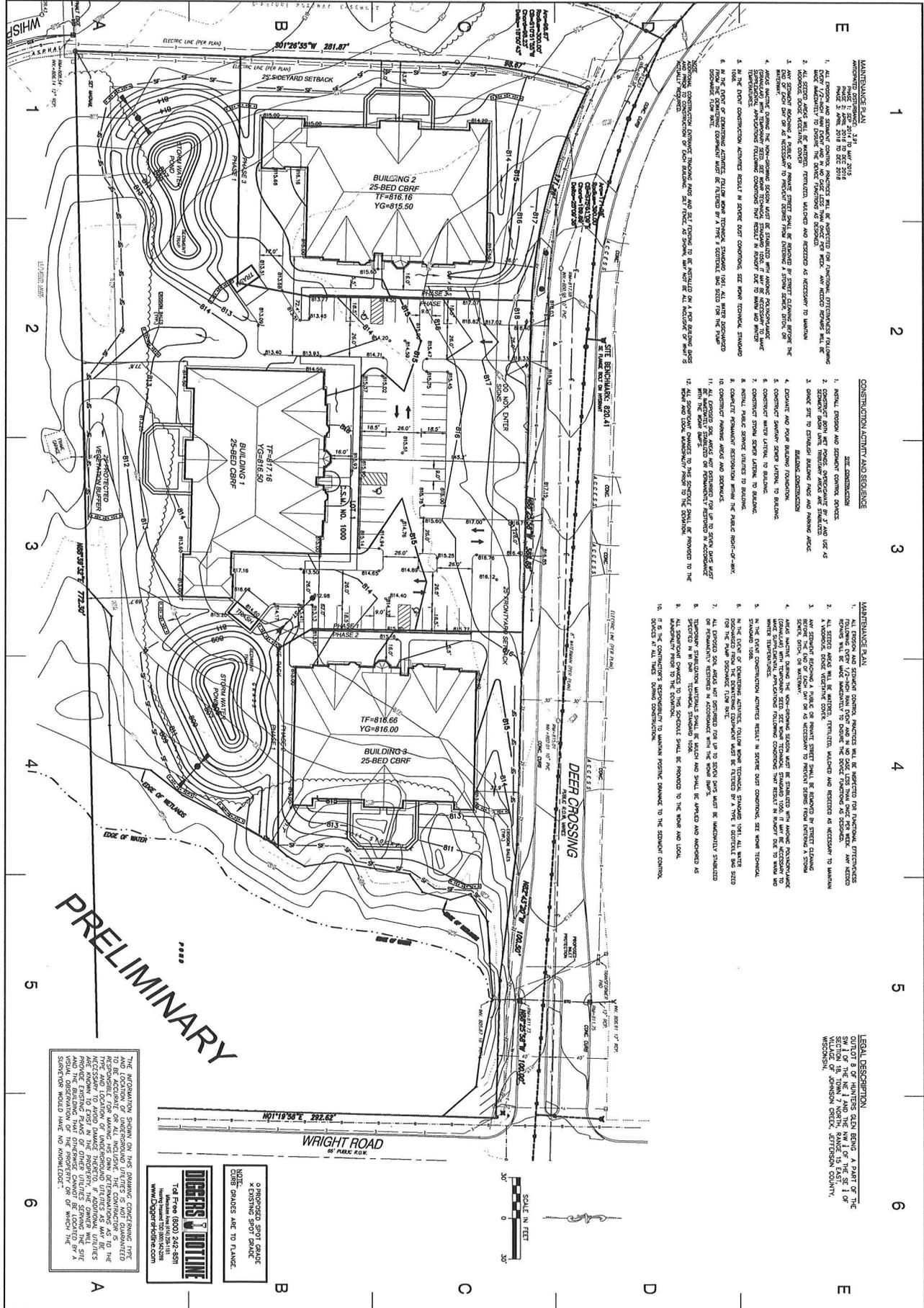
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A-3
2014 Top Left Johnson Creek CBRF
SCALE: 1/8" = 1'-0"
DATE: JAN 7, 2014



ELEVATION
A-3
2014 Top Left Johnson Creek CBRF
SCALE: 1/8" = 1'-0"
DATE: JAN 7, 2014

PRELIMINARY
NOT FOR
CONSTRUCTION
ALL DRAWINGS ARE
1/2 SCALE SHOWN

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| <p>Johnson Creek CBRF Deer Crossing Johnson Creek, Wisconsin</p> | | |
| <p>DRAWING NAMES ELEVATIONS</p> | | |
| <p>REVISIONS</p> | | <p>1001 Madison Avenue Fort Atkinson, WI (920) 363-3404 FAX (920) 568-7058</p> |
| <p>PROJECT DATA</p> | | |
| <p>DATE: 6-18-2014 DRAWN BY: JH CHECKED BY: P.W.</p> | | |
| <p>SHEET NO.</p> | | |
| <p>A-3</p> | | |



- MAINTENANCE PLAN**
- MAINTENANCE PLAN - 3/11
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED FOR FULL FUNCTIONAL EFFICIENCY THROUGHOUT THE LIFE OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
2. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE LIFE OF THE PROJECT.
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- CONSTRUCTION ACTIVITY AND SEQUENCE**
1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES.
2. CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES THROUGHOUT THE LIFE OF THE PROJECT.
3. GRAD AND FINISH ALL EXISTING AND NEW AREAS.
4. CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES THROUGHOUT THE LIFE OF THE PROJECT.
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LEGAL DESCRIPTION

SECTION 8 OF WINTERS IS A PART OF THE VILLAGE OF JOHNSON CREEK, MISSOURI, AND IS BOUND BY THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 13 EAST, MISSOURI.

PRELIMINARY

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.

LEGEND

- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- ROCK CHANNELS ARE TO BE PLACED

NOTES

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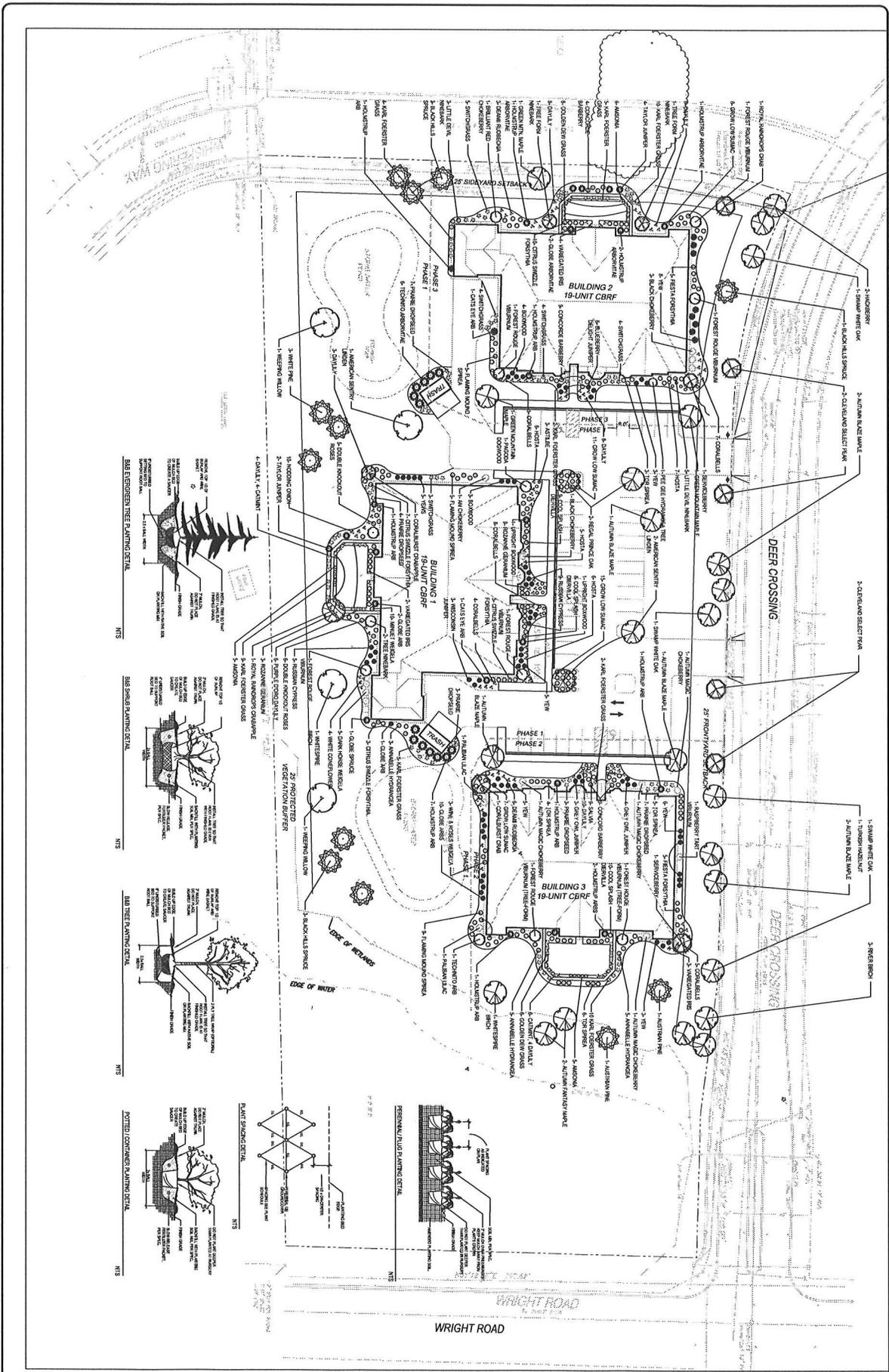
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| <p>ONE SOURCE CONSULTING</p> <p>STATE OF MISSOURI PROFESSIONAL ENGINEER LICENSE NO. 10000 EXPIRES 08/31/15 10000 MISSOURI AVE COLGATE, MO 63017</p> | <p>PROJECT</p> <p>SUNSET MEADOWS ASSISTED LIVING DEER CROSSING VILLAGE OF JOHNSON CREEK, MO</p> | <p>DATE</p> <p>08/06/14</p> | <p>SCALE</p> <p>AS SHOWN</p> |
| | <p>CLIENT</p> <p>TOP LEAF DEVELOPMENT 342 HILLSIDE ROAD COLGATE, MO 63017</p> | <p>DATE</p> <p>08/06/14</p> | <p>SCALE</p> <p>AS SHOWN</p> |



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| DATE: 08/11/14 | BY: J. S. MCKAY |
| DATE: 07/14/14 | BY: J. S. MCKAY |
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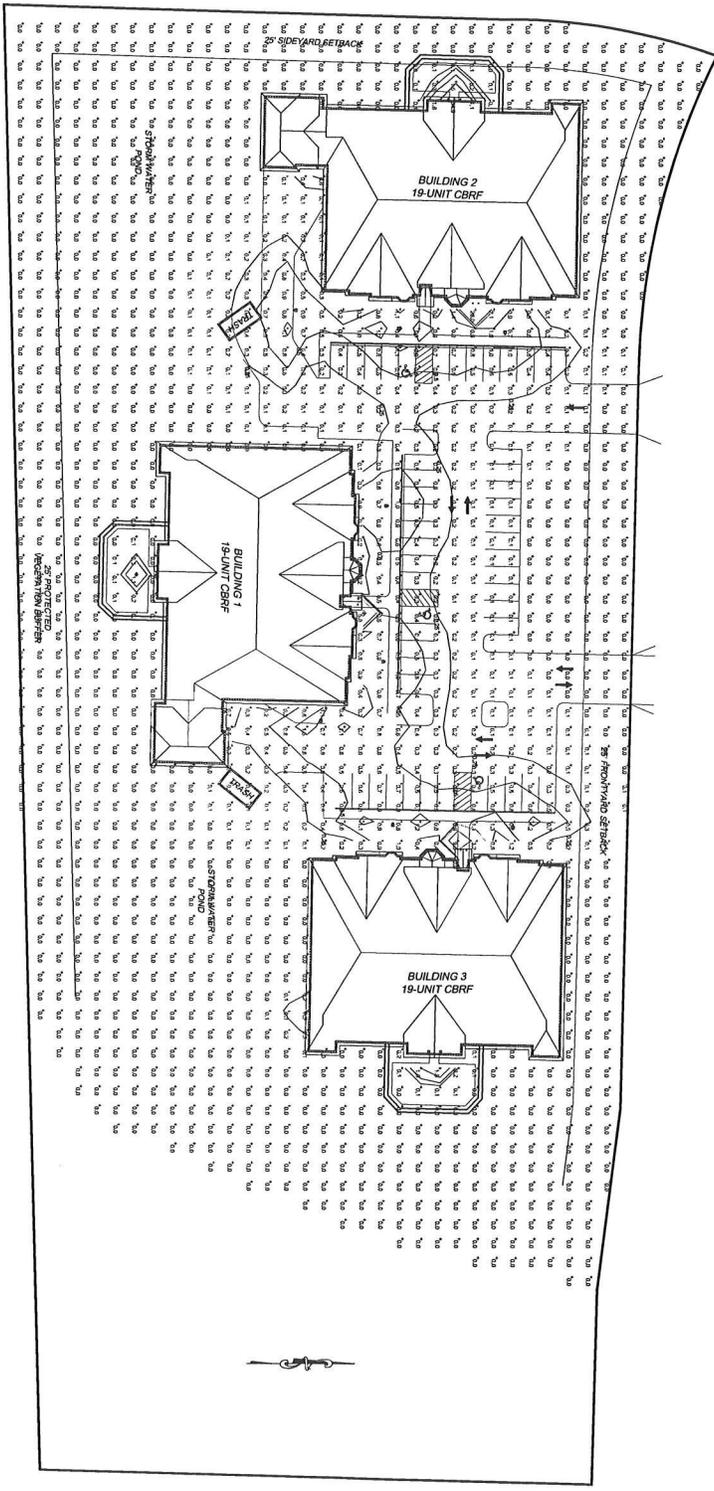
Outlot 8 of Hunters Glen
 Top Leaf Development Group
 JOHNSON CREEK, WI

MCKAY
 NURSERY COMPANY
 Since 1927
 PO Box 185
 750 S. Hayes Street
 Watrous, WI 53594
 www.mckaynursery.com

(7) 800.478.2121
 (7) 800.352.4242
 (7) 920.478.3615

| Symbol | Code | Category | Description | Notes |
|--------|------|----------|--|----------|
| ● | 01 | FIELD | 4-8000-DUAL-TRAY ROUNDER-LED FRONT-DRIVE FROST-PROTECTED FROST-PROTECTED | 4000-LED |
| □ | 02 | INDOOR | DISCREET WALL MOUNTED-LED | 4000-LED |
| □ | 03 | INDOOR | 4000-LED | 4000-LED |
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| □ | 64 | INDOOR | 4000-LED | 4000-LED |
| □ | 65 | INDOOR | 4000-LED | 4000-LED |
| □ | 66 | INDOOR | 4000-LED | 4000-LED |
| □ | 67 | INDOOR | 4000-LED | 4000-LED |
| □ | 68 | INDOOR | 4000-LED | 4000-LED |
| □ | 69 | INDOOR | 4000-LED | 4000-LED |
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| □ | 72 | INDOOR | 4000-LED | 4000-LED |
| □ | 73 | INDOOR | 4000-LED | 4000-LED |
| □ | 74 | INDOOR | 4000-LED | 4000-LED |
| □ | 75 | INDOOR | 4000-LED | 4000-LED |
| □ | 76 | INDOOR | 4000-LED | 4000-LED |
| □ | 77 | INDOOR | 4000-LED | 4000-LED |
| □ | 78 | INDOOR | 4000-LED | 4000-LED |
| □ | 79 | INDOOR | 4000-LED | 4000-LED |
| □ | 80 | INDOOR | 4000-LED | 4000-LED |
| □ | 81 | INDOOR | 4000-LED | 4000-LED |
| □ | 82 | INDOOR | 4000-LED | 4000-LED |
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| □ | 85 | INDOOR | 4000-LED | 4000-LED |
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| □ | 90 | INDOOR | 4000-LED | 4000-LED |
| □ | 91 | INDOOR | 4000-LED | 4000-LED |
| □ | 92 | INDOOR | 4000-LED | 4000-LED |
| □ | 93 | INDOOR | 4000-LED | 4000-LED |
| □ | 94 | INDOOR | 4000-LED | 4000-LED |
| □ | 95 | INDOOR | 4000-LED | 4000-LED |
| □ | 96 | INDOOR | 4000-LED | 4000-LED |
| □ | 97 | INDOOR | 4000-LED | 4000-LED |
| □ | 98 | INDOOR | 4000-LED | 4000-LED |
| □ | 99 | INDOOR | 4000-LED | 4000-LED |
| □ | 100 | INDOOR | 4000-LED | 4000-LED |

| STATISTICS | |
|------------|---------|
| Statistics | Symbol |
| Count | Count |
| Avg | Avg |
| Max | Max |
| Min | Min |
| Std Dev | Std Dev |
| Max/Min | Max/Min |
| Avg/Min | Avg/Min |
| Avg/Max | Avg/Max |



SITE LIGHTING PHOTOMETRICS

| | | |
|---|--|--|
| <p>J.P. PRUSINSKI ILLUMINATION, INC. 1000 W. WISCONSIN ST. LAKE MILLS, WISCONSIN 53152</p> | <p>PROJECT LOCATION: Oneil St. LAKE MILLS, WISCONSIN</p> | <p>PROJECT: TOP LEAF CBRF</p> |
| | <p>DATE: 06/02/2014</p> <p>DESIGNER: J. PRUSINSKI</p> <p>PROJECT NUMBER: 00409</p> | <p>SCALE: N/A</p> |



VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek
From: Michael A. Slavney, FAICP, Village Planner
Date: 23 July 2014
Re: Preliminary Review Comments on Top Leaf Site Plan (7/20/2014)

I have completed my preliminary review of the revised Site Plan for the Top Leaf project. I have the following comments:

1. The Site Plan has generally been revised as requested by Village Staff. Most importantly, all buildings and appurtenances meet setback requirements, and the exiting headlight concern has been addressed.
2. The dimensions depicted for the parking space and aisle do not match Village requirements, although the total area devoted is appropriate. These dimensions should be revised to show a minimum 26 foot wide driving aisle. Parking space depth can be reduced to 18.5 feet with the vehicle overhang that is provided.
3. The western driveway width should be provided with an "Entrance Only" and a "One Way Do Not Enter" signs. These locations should be shown on the Site Plan.
4. The sidewalk in front of the center building should be extended both east and west to the adjacent parking lots to provide a hardscape path between all three buildings. The appropriate ramping needs to be provided in these locations.
5. The southern 25 feet of wooded area on the south edge of the site should be labeled as "Protected Vegetation Bufferyard". If this area is not disturbed, then an additional landscaped bufferyard is required to be planted on the site, to transition to the single-family zoning to the south.
6. The design and materials of the trash enclosure doors should be specified. Generally, the Village has required cedar doors, with a material and color present on the building exteriors for the enclosure.
7. The site plan should depict a sidewalk connection from the right-of-way to the sidewalk in front of the buildings. I am comfortable delaying the installation of this connection until sidewalks are present on this portion of Deer Crossing.
8. A bike rack should be provided for the site as a whole, with a minimum of 4 spaces.
9. I have not yet seen a detailed landscaping plan or exterior lighting plan. I encourage the use of LED full cutoff fixtures for exterior lighting. If one or more light poles are needed, I encourage a maximum fixture mounting height of 14 feet, in addition to the required maximum 0.5 footcandle limit at the property line.



July 24, 2014

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

Re: CBRF Buildings – Deer Crossing
Site Plan Review
MSA PN 05114017

Dear Mark Johnsrud;

MSA has reviewed the revised concept plan document received on July 23, 2014 for the CBRF Buildings along Deer Crossing within Outlot 8 of Hunters Glen in the Village of Johnson Creek. MSA has the following comments to be considered with the concept plan:

Site:

1. The westerly entrance is shown as an entrance only. Traffic to the southerly parking stalls will be traveling both directions to enter and exit parking stalls. The entrance width should be narrowed to define a one-way entrance at the street and terrace and signs and/or pavement marking will be needed to define traffic patterns.
2. All aisle widths should be 26' wide per the Village ordinance.
3. The parking area by Building 3 combined with the exit lane is a wide area (50.8') shown with 2-way traffic next to one another. The wide area can cause conflicting traffic patterns for parking, entering and leaving traffic. The areas for 2-way traffic should be narrowed to 26' wide or the parking areas should be separated from the driving lanes by a curb island.
4. The number of parking stalls for the site ultimately went down with the new concept. Section 250-38 F(2) of the Village code states, Nursing home: one space per six patient beds, plus one space per employee on the largest work shift, plus one space per staff member and per visiting doctor. The CUP application states that 18-22 employees per building will be used. The provided parking will not be adequate for the employees alone.
5. A trash enclosure area is not included for Building 3.
6. Combining the accesses to a single access on Deer Crossing may allow for additional on-site parking.

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

AGENDA ITEM – PC2014-0821-02

ROUTING:

Village Board 8-25-14

BACKGROUND INFORMATION:

Outlot 8 – Hunters Glen was annexed in 1998 with Institutional zoning. The Village comprehensively re-zoned the Village in 2002 and the zoning changed to Institutional Residential.

GENERAL LOCATION:

Outlot 8 – Hunters Glen is located South of Deer Crossing and West of Wright Road.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

A Community Based Residential Facility (CBRF) (16 and more) is a permitted use by conditional use within Institutional Residential.

STAFF ANALYSIS:

The requested use of the property to construct three 19 unit CBRF buildings is consistent with the zoning and the residential uses of the surrounding properties. The site plan shows that each building will be single story with connecting parking and pedestrian paths.

The property is hidden from view from both Wright Road and Quiet Meadows subdivision by trees and wetland. The Comprehensive Plan shows an extension of Whispering Way to extend along the West property line of this development to Deer Crossing in the future. The developer is aware of this extension of Whispering Way and the right of the Village to place special assessments on this parcel for its placement in the future.

Any conditional use permit should be granted subject to approve of a site plan in accordance with 250-127 of the Village zoning code.

RESOLUTION 16-14

**CONDITIONAL USE PERMIT
TOP LEAF DEVELOPMENT, LLC
OUTLOT 8 – HUNTERS GLEN**

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

WHEREAS, Outlot 8, Hunters Glen, #141-0715-1842-001, is a 5.72 acre parcel zoned Institutional Residential, and

WHEREAS, Top Leaf Development, LLC is requesting a Conditional Use Permit (CUP) to permit Community Living Arrangement (16 or more residents) per §250-38I, and

WHEREAS, Top Leaf Development, LLC has provided a preliminary site plan with three buildings of 25 units each to be used as Community Based Residential Facilities (CBRF), and

WHEREAS, any CUP will be subject to approval of a final site plan, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek to approve a 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 Plan Commission and Village Board approval of a site plan as submitted by Top Leaf Development, LLC, 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 25th day of August 2014.

Greg Schopp, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

VILLAGE OF JOHNSON CREEK
 125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
 www.johnsoncreek-wi.us

CONDITIONAL USE APPLICATION
 Village Zoning Code - Chapter 250-124



The following information and documentation must be submitted to the Village Administrator. Please type or print this information:

| | | | | |
|--|--|-------------------------------------|----------------------------|--------------------|
| Address of Subject Property | | None | Parcel # 141-0715-1842-001 | |
| Name of Architect, Professional Engineer, or Contractor Top Leaf Development, LLC | | | | |
| Property is presently used as: Vacant | | | Present Zoning | IR |
| Type of structure and proposed use of structure or site (including number of employees, if applicable Three (3) single story assisted living buildings (CBRF-Community Based Residential Facilities) for advanced age and Dementia/Alzheimer's. Each building will have about 18-22 employees. | | | | |
| Zoning Code Ordinance Number for Conditional Use #250 - 22C1 | | | | |
| Reason/Nature of requested Conditional Use: Consideration of "community living arrangements" as the principal land use in accordance with Chapter 250-22G of the Village of Johnson Creek Zoning Code. | | | | |
| Applicant | | | | |
| Name Shari Luther | | | | |
| Company Top Leaf Development, LLC | | | | |
| Address 342 Hillside Road | | City Colgate | | WI State 53017 Zip |
| Daytime Phone (262) 923-0469 | | Fax | | |
| Cell Phone (262) 923-0469 | | E-mail topleafdevelopment@gmail.com | | |

VILLAGE OF JOHNSON CREEK
125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
www.johnsoncreek-wi.us

CONDITIONAL USE APPLICATION

II. Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Johnson Creek Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The use will provide options for seniors in the Village of Johnson Creek and the surrounding communities access to state licensed supportive living facility in an environment that promotes and enhances independence.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the Village of Johnson Creek Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The use allows citizens of Johnson Creek to age in their neighborhood. Single family and multi-family residential uses are adjacent to the site and nursing homes and hospice facilities are in close proximity to the site.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 250-124(c)(4)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

The conceptual plan respects the environmental corridors that exist on the property while providing convenient access to nearby retail, recreational and health care businesses. The parcel is part of an existing development with public streets and utility services available.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The use is consistent with the Village of Johnson Creek Comprehensive Plan and the present zoning - Institutional Residential.

VILLAGE OF JOHNSON CREEK
125 Depot Street, P. O. Box 238, Johnson Creek, WI 53038 (920-699-2296)
www.johnsoncreek-wi.us

CONDITIONAL USE APPLICATION

5. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The subject parcel is located within an existing subdivision with
public sanitary sewer, water main and storm sewer available within
the adjacent Deer Crossing right-of-way.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 250-124 (D)(3)(a through e), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

The use will add \$3.5M in tax basis upon full build-out in 2018.
Demand on part-time and volunteer EMS resource for similar facilities
results in one (1) call/transport every two (2) weeks per 25-bed
building.

AGENDA ITEM – PC2014-0821-03

ROUTING:

Village Board 8-25-14

BACKGROUND INFORMATION:

The Village Board has entered into a terms agreement with JeffAnn, LLC to construct a 2,184 sq. ft. building for a Taco Bell restaurant located on the corner of Wright Road and Hartwig Blvd. The parcel is currently a 1.94 acre parcel and needs to be subdivided by Certified Survey Map (CSM) to subdivide a .93 acre parcel.

GENERAL LOCATION:

425 Wright Road is located West of Wright Road and South of Hartwig Blvd on the corner.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

The property is zoned as Planned Industrial which requires a conditional use to permit Indoor Commercial Entertainment or a restaurant which is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

A CSM is required to subdivide the property for the proposed development. The property owner Menard, Inc. has signed the CSM application. The CSM will provide two lots, Lot 1 of 1.01 acres and Lot 2 of .93 acres. JeffAnn, LLC will be purchasing Lot 2 for the development. The remaining lot, Lot 1 is a large enough parcel to accommodate a similar development in the future.

An easement to the Village at the Southeast corner of the parcel was designated to provide access from one parking lot to another should the developments be complimentary.

Any CSM should be approved subject to recommendation and approval of the Village Engineer, Village Planner and Village Attorney.

RESOLUTION 79-14

**CERTIFIED SURVEY MAP
LOT 8 - MENARD – JOHNSON CREEK CROSSING SUBDIVISION**

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 restaurant to be located on the northern .93 acre portion of Lot 8 of the Menard – Johnson Creek Crossing subdivision which requires a certified survey map to subdivide the parcel, and

WHEREAS, Lot 1 of 1.01 acres and Lot 2 of .93 acres will be subdivided by Certified Survey Map of Lot 8 of the Menards – Johnson Creek Crossing subdivision, and

WHEREAS, Menard, Inc. 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 two parcels, Lot 1 of 1.01 acres and Lot 2 of .93 acres of Lot 8 within the Menard – Johnson Creek Crossing subdivision, 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 25th day of August, 2014

Greg Schopp, Village President

ATTEST:

Joan Dykstra, Clerk – Treasurer

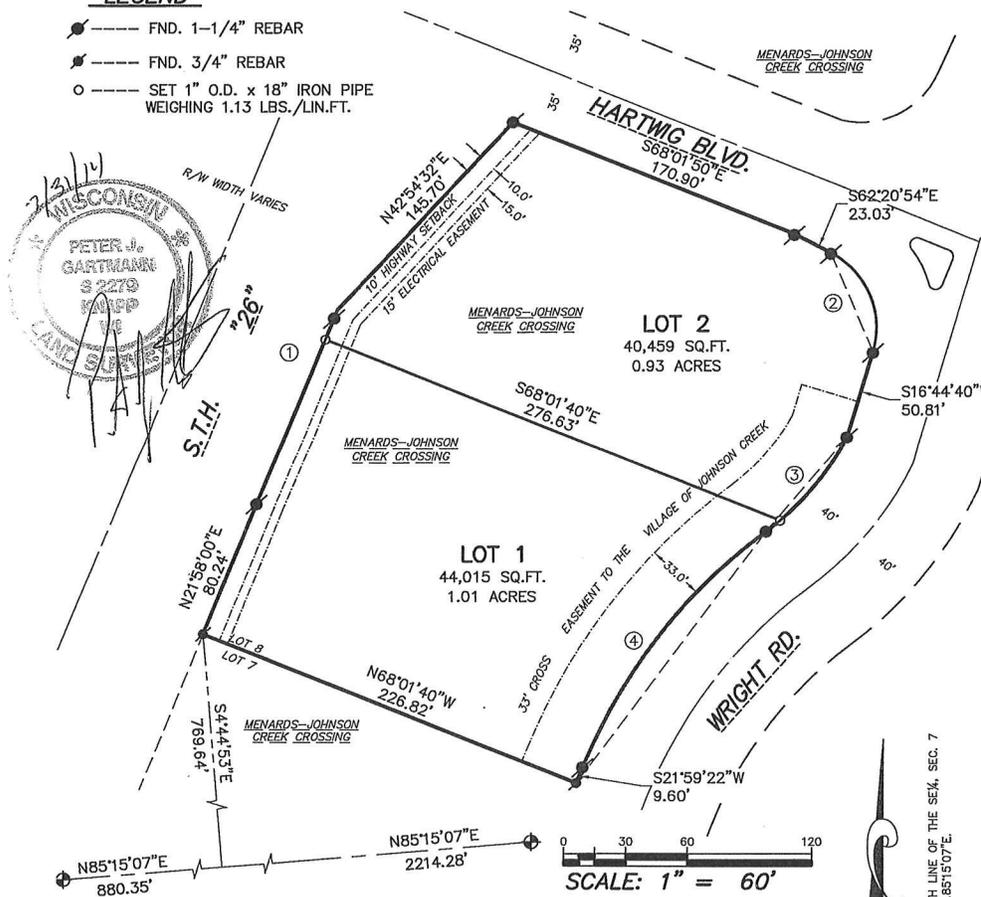
CERTIFIED SURVEY MAP, No. ____

BEING ALL OF LOT 8,
 MENARDS-JOHNSON CREEK CROSSING
 SECTION 7, T7N, R15E,
 VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY,
 WISCONSIN

ZONING FOR LOT 8 / P-1

LEGEND

- --- FND. 1-1/4" REBAR
- --- FND. 3/4" REBAR
- --- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT.



| Curve Table | | | | | | | | |
|-------------|--------|---------|----------|-----------|---------|-------------|-------------|-------------|
| CURVE | LOT NO | LENGTH | RADIUS | DELTA | CHD | CHD BRG | 1ST TAN | 2ND TAN |
| 1 | | 119.77' | 9757.22' | 0°42'12" | 119.77' | N22°19'06"E | N22°40'12"E | N21°58'00"E |
| | LOT 1 | 101.53' | 9757.22' | 0°35'46" | 101.53' | N22°22'19"E | N22°40'12"E | N22°04'25"E |
| | LOT 2 | 18.22' | 9757.22' | 0°06'25" | 18.22' | N22°01'13"E | N22°04'25"E | N21°58'00"E |
| 2 | | 66.26' | 48.00' | 79°05'34" | 61.12' | S22°48'07"E | N16°44'40"E | N62°20'54"W |
| | | 70.94' | 156.00' | 26°03'16" | 70.33' | S40°05'56"W | N53°07'34"E | N27°04'18"E |
| | LOT 2 | 60.86' | 156.00' | 22°21'16" | 60.48' | N38°14'56"E | N49°25'34"E | N27°04'18"E |
| | LOT 1 | 10.07' | 156.00' | 03°42'00" | 10.07' | N51°16'34"E | N53°07'34"E | N49°25'34"E |
| 4 | | 171.73' | 316.00' | 31°08'12" | 169.62' | S37°33'28"W | S53°07'34"W | S21°59'22"W |

REAL LAND SURVEYING, LLC
 635 FAIRFAX ST.
 ALTOONA, WI 54720
 (715)514-4116
 CADD No. 14181CSM

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE1/4, SEC. 7 ASSUMED BEARING OF N.85°15'07"E.

CERTIFIED SURVEY MAP, NO. _____
BEING ALL OF LOT 8, MENARD-JOHNSON CREEK CROSSING,
SECTION 7, T7N, R15E, VILLAGE OF JOHNSON CREEK,
JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF MENARD INC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND
PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS:
BEING ALL OF LOT 8, MENARD-JOHNSON CREEK CROSSING, SECTION 7, T7N, R15E, VILLAGE OF
JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

- BEGINNING AT THE SW CORNER OF SAID LOT 8,
- THENCE N.21°58'00"E., ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 80.24 FEET;
- THENCE 119.77 FEET ALONG THE ARC OF A CURVE CONCAVE WEST, RADIUS OF 9757.22 FEET AND CHORD BEARING AND DISTANCE OF N22°19'06"E 119.77 FEET;
- THENCE N42°54'32"E ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 145.70 FEET;
- THENCE S68°01'50"E ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 170.90 FEET;
- THENCE S62°20'54"E ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 23.03 FEET;
- THENCE 66.26 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 48.00 FEET AND CHORD BEARING AND DISTANCE OF S22°48'07"E 61.12 FEET;
- THENCE S16°44'40"W ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 50.81 FEET;
- THENCE 70.94 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY RADIUS OF 156.00 FEET, AND CHORD BEARING AND DISTANCE OF S40°05'56"W 70.33 FEET;
- THENCE 171.73 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, RADIUS OF 316.00 FEET AND CHORD BEARING AND DISTANCE OF S37°33'28"W 169.62 FEET;
- THENCE S21°59'22"W ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 9.60 FEET;
- THENCE N68°01'40"W ALONG THE EXTERIOR BOUNDARY OF SAID LOT 8 A DISTANCE OF 226.82 FEET TO THE POINT OF BEGINNING

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

 DATED THIS 31st DAY OF July, 2014
PETER J. GARTMANN, R.L.S. NO. 2279

OWNER \ SUBDIVIDER:
MENARDS INC.
5101 MENARD DRIVE
EAU CLAIRE, WI 54703



CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:

I, ROBERT KLOTZ, DIRECTOR OF THE JEFFERSON COUNTY DEPARTMENT OF PLANNING AND ZONING, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED OF AS COMPLYING WITH SUBTITLE III, SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

_____ DATED THIS _____ DAY OF _____, 2014
ROBERT KLOTZ

AGENDA ITEM – PC2014-0821-04

ROUTING:

Village Board 8-25-14

BACKGROUND INFORMATION:

A Site Plan application is required to be in compliance with 250-127 of the Village Code to construct a commercial development for the placement of a restaurant, Taco Bell, at 425 Wright Road.

GENERAL LOCATION:

425 Wright Road is located West of Wright Road and South of Hartwig Blvd on the corner.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

425 Wright Road is within the Hwy 26 commercial corridor. Expected businesses uses are commercial which need high visibility and ease of public access. A restaurant development for 425 Wright Road is consistent with the comprehensive plan.

STAFF ANALYSIS:

JeffAnn, LLC has requested approval of a site plan for the placement of a Taco Bell restaurant at 425 Wright Road. JeffAnn, LLC owns and operates multiple Taco Bell franchises within SE Wisconsin. The building is a trademark Taco Bell design with backlighting.

Discussion with the architect and Taco Bell corporate has resulted in changes to the Site Plan based on recommendations of the Village Planner, Mike Slavney and Village Engineer, Kevin Lord. Wall signage exceeds the size permitted within the Village sign code; however, the building provides a trademark of Taco Bell which is easily recognized by the public which also allows the development to maintain a monument sign, in accordance with the sign code, instead of having an additional sign facing Hwy 26. In essence, the building becomes a sign which reduces additional business signage needed on the corridor.

The development has also agreed to provide an easement to the Village to permit interconnecting the parking lot with a future development to the South.

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

RESOLUTION 80-14

SITE PLAN
JEFFANN, LLC
425 WRIGHT ROAD

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 restaurant to be located on the northern .93 acre portion of Lot 8 of the Menard – Johnson Creek Crossing subdivision which requires a certified survey map to subdivide the parcel, and

WHEREAS, 425 Wright Road will be Lot 2, a .93 acres parcel of a CSM of Lot of the Menards Johnson Creek Crossing subdivision, and

WHEREAS, a conditional use permit application has been submitted to permit Indoor Commercial Entertainment (250-39H) within Planned Industrial zoning, 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 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 final approval of the Village Planner and Village Engineer, and

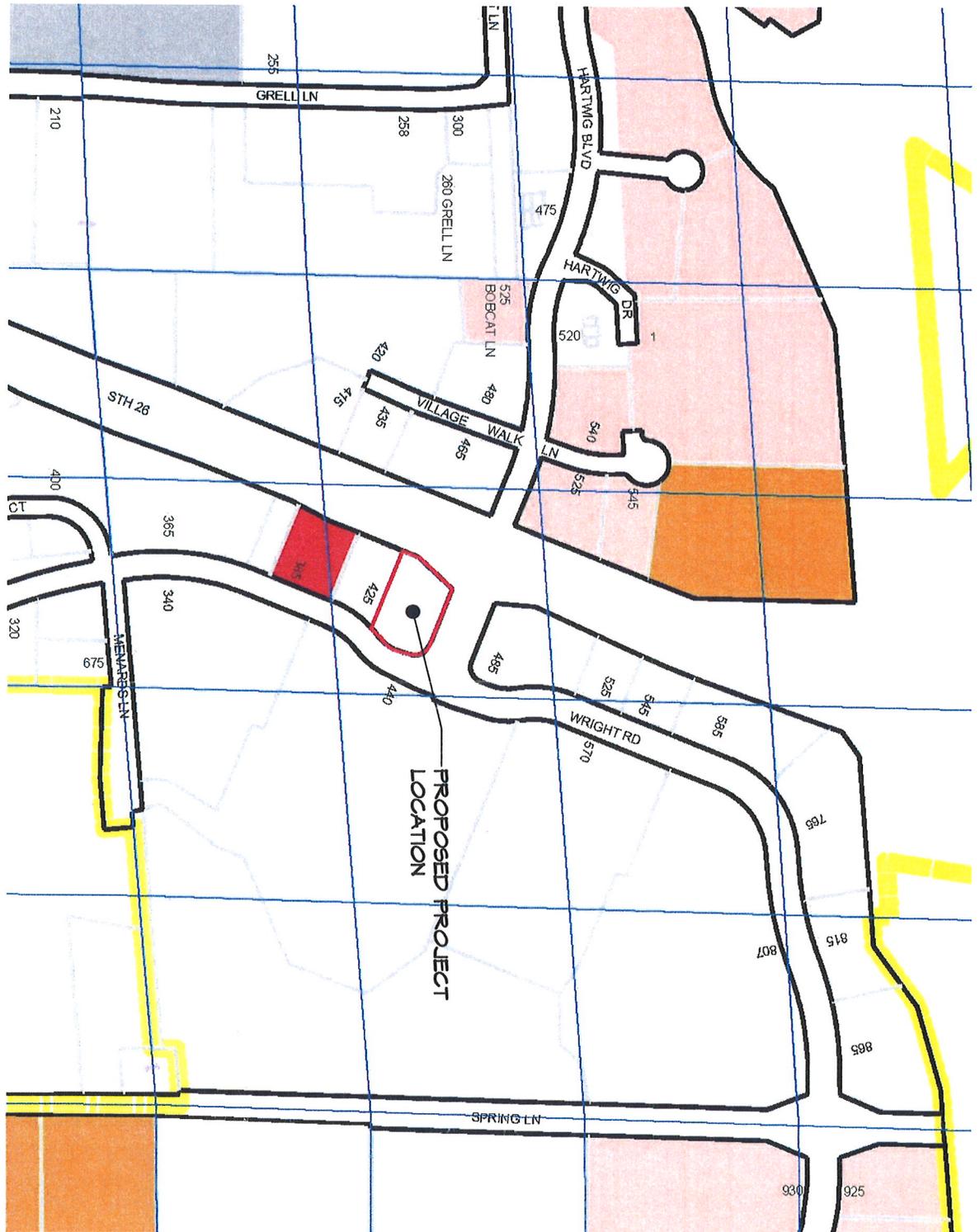
BE IT FURTHER RESOLVED, that the Village Clerk/Treasurer and Administrator are authorized to effectuate such transaction.

PASSED AND ADOPTED by the Village Board of Trustees this 25th day of August, 2014

Greg Schopp, Village President

ATTEST:

Joan Dykstra, Clerk – Treasurer



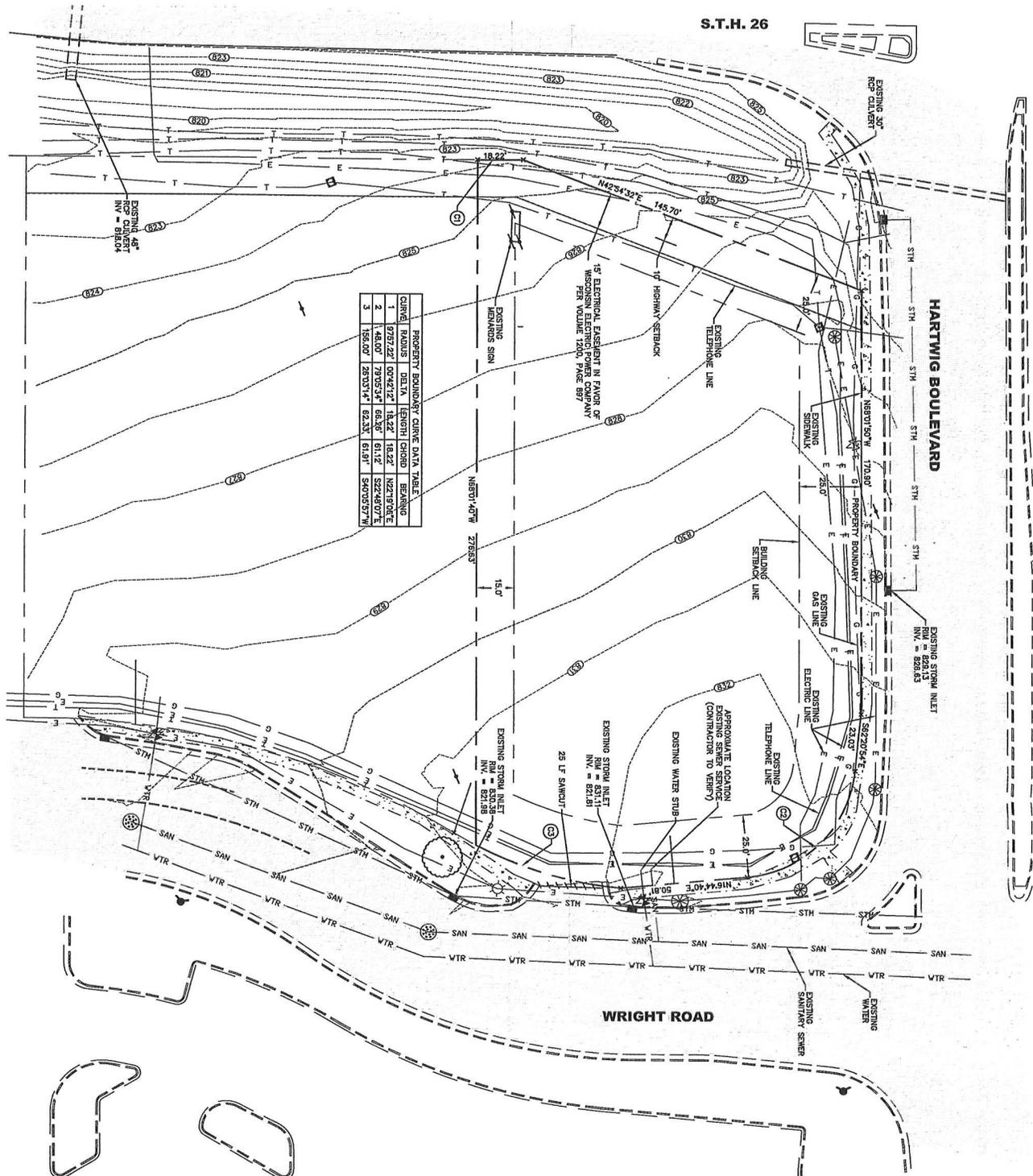
NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|-----------|------------|
| DATE | 07/31/2014 |
| SHEET NO. | T.2.0 |
| DATE | 7/31/2014 |

NEW TACO BELL RESTAURANT FOR
JEFFANN, LLC
JOHNSON CREEK, WISCONSIN



1403 122nd STREET - SUITE C
CHIPPEDA FALLS, WI 54724
PHONE: 715.832.0875
FAX: 715.726.1660
www.rivervalleyarchitects.com



| CURVE | POINTS | DELTA | LENGTH | CHORD | BEARING |
|-------|----------|-----------|--------|--------|-------------|
| 1 | 8797.22' | 092°12' | 18.22' | 18.22' | N22°19'06"E |
| 2 | 1748.07' | 279°53'4" | 88.30' | 81.12' | S22°48'07"E |
| 3 | 1958.07' | 267°51'4" | 82.33' | 81.87' | S40°55'57"W |

*UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR

- GENERAL NOTES**
1. ENGINEER MAKES NO GUARANTEE THAT UTILITIES AND ELEVATIONS ARE SHOWN CORRECTLY AND IN THEIR ENTIRETY.
 2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES TO DETERMINE IF THERE IS DISCREPANCY IN THE DRAWINGS, COMMENTS AND/OR FIELD SURVEY SHALL CORRECT PROJECT DRAWINGS AND ENGINEER.
 3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES (PUBLIC AND PRIVATE) FROM DAMAGE CAUSED BY ANY CONSTRUCTION RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
 4. CONTRACTOR SHALL CALL IN UTILITY LOCATOR PRIOR TO ANY GRADING AND/OR PAVEMENT REMOVAL.

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER, SECTION 7, T14N, R10E, W1/2 OF JOHNSON WISCONSIN TOWNSHIP, JOHNSON COUNTY, WISCONSIN.

LEGEND

- ⊙ - EXISTING SANITARY SEWER AND MANHOLE
- ⊙ - EXISTING WATERMAIN AND VALVE
- ⊙ - EXISTING STORM SEWER, INLET AND MANHOLE
- ⊙ - EXISTING ELECTRIC LINE AND ELECTRIC MANHOLE
- ⊙ - EXISTING GAS LINE
- ⊙ - EXISTING TELEPHONE LINE AND TELEPHONE POLE
- ⊙ - EXISTING LIGHT POLE
- ⊙ - EXISTING MAJOR CONTOUR
- ⊙ - EXISTING MINOR CONTOUR
- ⊙ - EXISTING LINE
- ⊙ - EXISTING PAVEMENT



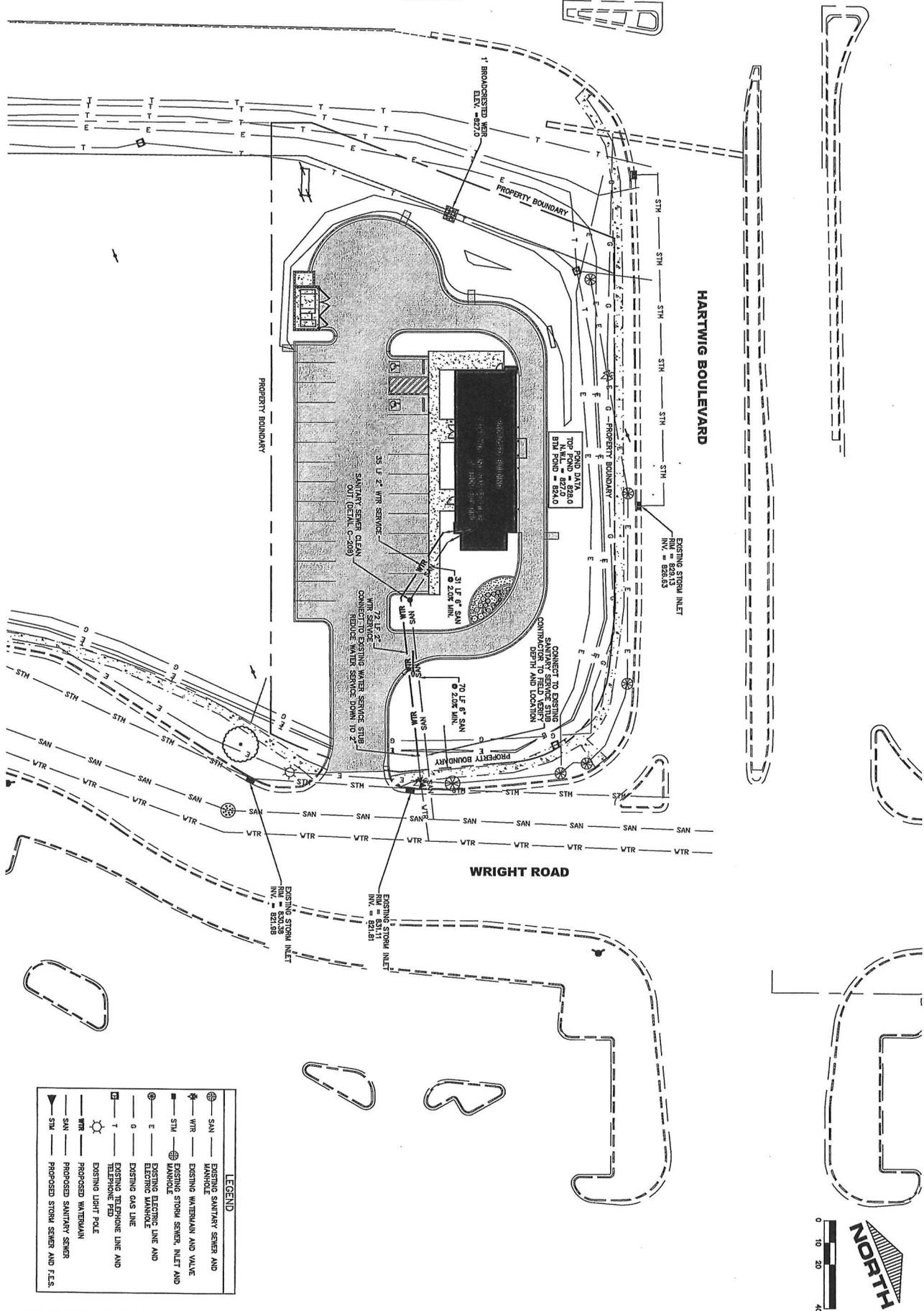
NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|----------|------------|
| DATE | 02/28/2014 |
| REVISION | |
| DESIGNER | C1.1 |
| CHECKER | |
| DATE | 02/28/2014 |

NEW TACO BELL RESTAURANT FOR
JEFFANN, LLC
JOHNSON CREEK, WISCONSIN

RIVER VALLEY ARCHITECTS, INC.
1609 12th STREET - SUITE C
JOHNSON CREEK, WI 54770
PHONE: 715.832.2575
FAX: 715.726.1660
www.rivervalleyarchitects.com

AEC
ADVANCED ENGINEERING CONCEPTS
635 FAIRFAX ST
ALTONA, WI 54720
PH 715-552-0310
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| LEGEND | |
|--------|--|
| | EXISTING SANITARY SEWER AND MANHOLE |
| | EXISTING WATERMAIN AND VALVE |
| | EXISTING STORM SEWER, INLET AND MANHOLE |
| | EXISTING ELECTRIC LINE AND MANHOLE |
| | EXISTING GAS LINE |
| | EXISTING TELEPHONE LINE AND TELEPHONE POLE |
| | EXISTING LIGHT POLE |
| | PROPOSED WATERMAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER AND P.E.S. |

NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|-------------|-----------|
| DATE | 07/20/14 |
| DESIGNER | JEFF PANN |
| CHECKER | JEFF PANN |
| DRAWN BY | JEFF PANN |
| SCALE | AS SHOWN |
| PROJECT NO. | C3.1 |

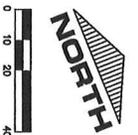
NEW TACO BELL RESTAURANT FOR
JEFF PANN, LLC
JOHNSON CREEK, WISCONSIN



1403 122nd STREET - SUITE C
CHEPPONA FALLS, WI 54124
PHONE: 715.822.0575
FAX: 715.126.1660
www.rivervalleyarchitects.com

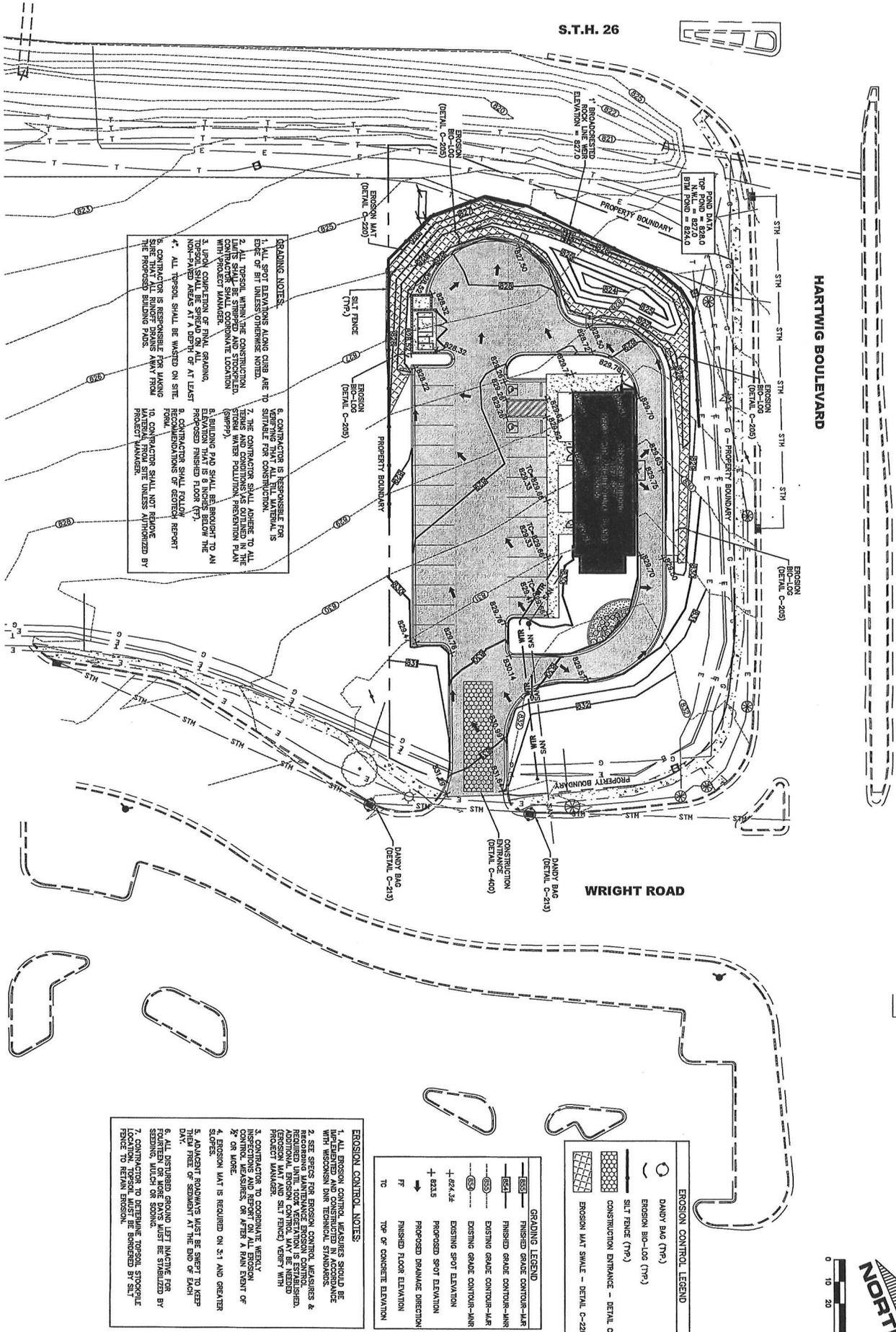


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ALTOONA, WI 54720
PH: 715-523-3130
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HARTWIG BOULEVARD

WRIGHT ROAD



EROSION CONTROL NOTES:

1. ALL SPOT ELEVATIONS ALONG CURB ARE TO BE OF FIT UNLESS OTHERWISE NOTED.
2. ALL TOPSOIL WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED AND STOCKPILED WITH PROJECT MANAGER.
3. UPRN CONTOUR OF FINAL GRADING, NON-PAVED AREAS AT A DEPTH OF AT LEAST 4". ALL TOPSOIL SHALL BE WASTED ON SITE.
4. CONTRACTOR IS RESPONSIBLE FOR MAKING THE PROPOSED BUILDING PADS.
5. CONTRACTOR IS RESPONSIBLE FOR MAKING THE PROPOSED BUILDING PADS.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL TILT MATERIAL IS SUITABLE FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL ADHERE TO ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
8. BUILDING PAD SHALL BE BROUGHT TO AN ELEVATION THAT IS 6 INCHES BELOW THE PROPOSED FINISHED FLOOR (FF).
9. CONTRACTOR SHALL FOLLOW ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
10. CONTRACTOR SHALL NOT REMOVE MATERIAL FROM SITE UNLESS AUTHORIZED BY PROJECT MANAGER.

EROSION CONTROL LEGEND

- DANDY BAG (TYP.)
- EROSION BIO-LOG (TYP.)
- SILT FENCE (TYP.)
- CONSTRUCTION ENTRANCE - DETAIL C-400
- EROSION MAT SWALE - DETAIL C-220

GRADING LEGEND

- FINISHED GRADE CONTOUR-MAR
- EXISTING GRADE CONTOUR-MAR
- EXISTING GRADE CONTOUR-UNR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE DIRECTION
- FINISHED FLOOR ELEVATION
- TOP OF CONCRETE ELEVATION

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHOULD BE INSTALLED PRIOR TO THE START OF CONSTRUCTION WITH WISCONSIN DNR TECHNICAL STANDARDS.
2. SET SPOTS FOR EROSION CONTROL MEASURES & RECORDING MAINTENANCE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD (EROSION MAT AND SILT FENCE VERIFY WITH PROJECT MANAGER).
3. CONTRACTOR TO COORDINATE WEEKLY INSPECTIONS AND REPORT ON ALL EROSION CONTROL MEASURES TO PROJECT MANAGER.
4. EROSION MAT IS REQUIRED ON 2:1 AND GREATER SLOPES.
5. ALL AGGREGATE FILLINGS MUST BE SPORED TO KEEP THEM FREE OF SEDIMENT AT THE END OF EACH DAY.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR 72 HOURS MUST BE STABILIZED BY REVEGETATION OR SOIL EROSION CONTROL MEASURES TO PREVENT EROSION.
7. CONSTRUCTION TO NOT BE ENGAGED IN SILT FENCE TO REMAIN EROSION.



NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|------------|-------------------|
| DATE | DESCRIPTION |
| 04/11/2014 | ISSUED FOR PERMIT |
| 04/11/2014 | REVISED |

NEW TACO BELL RESTAURANT FOR
 BEFFMAN, LLC
 JOHNSON CREEK, WISCONSIN

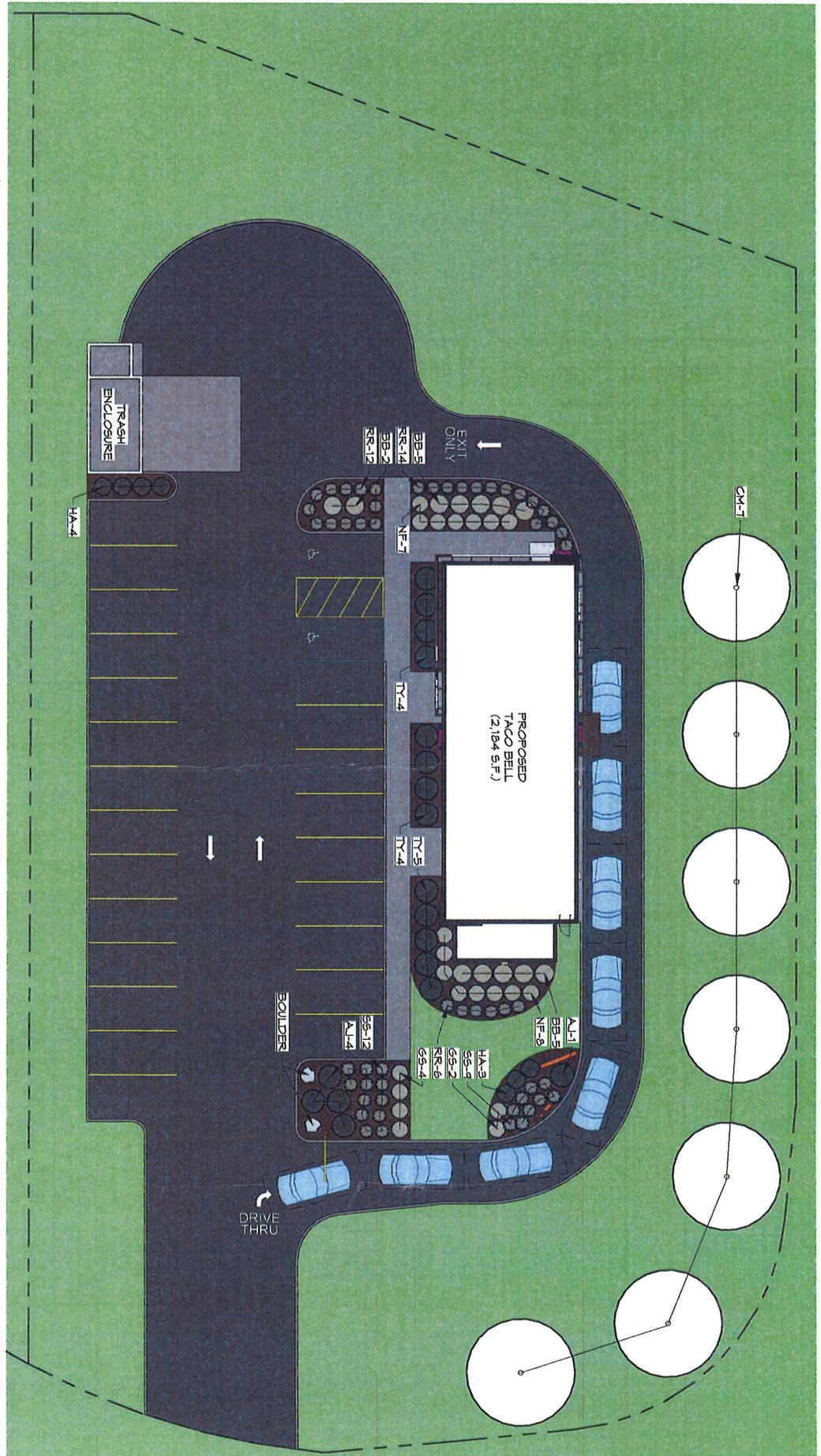
RIVER VALLEY ARCHITECTS, INC.

1409 122nd STREET - SUITE C
 CHIPPEWA FALLS, WI 54724
 PHONE: 715.832.0075
 FAX: 715.226.1660
 www.rivervalleyarchitects.com

AEC
 ADVANCED ENGINEERING CONCEPTS
 635 FAIRFAX ST
 AUSTONIA, WI 54720
 PHONE: 715.832.0075
 FAX: 715.226.1660
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1 LANDSCAPE PLAN
1" = 20'-0"



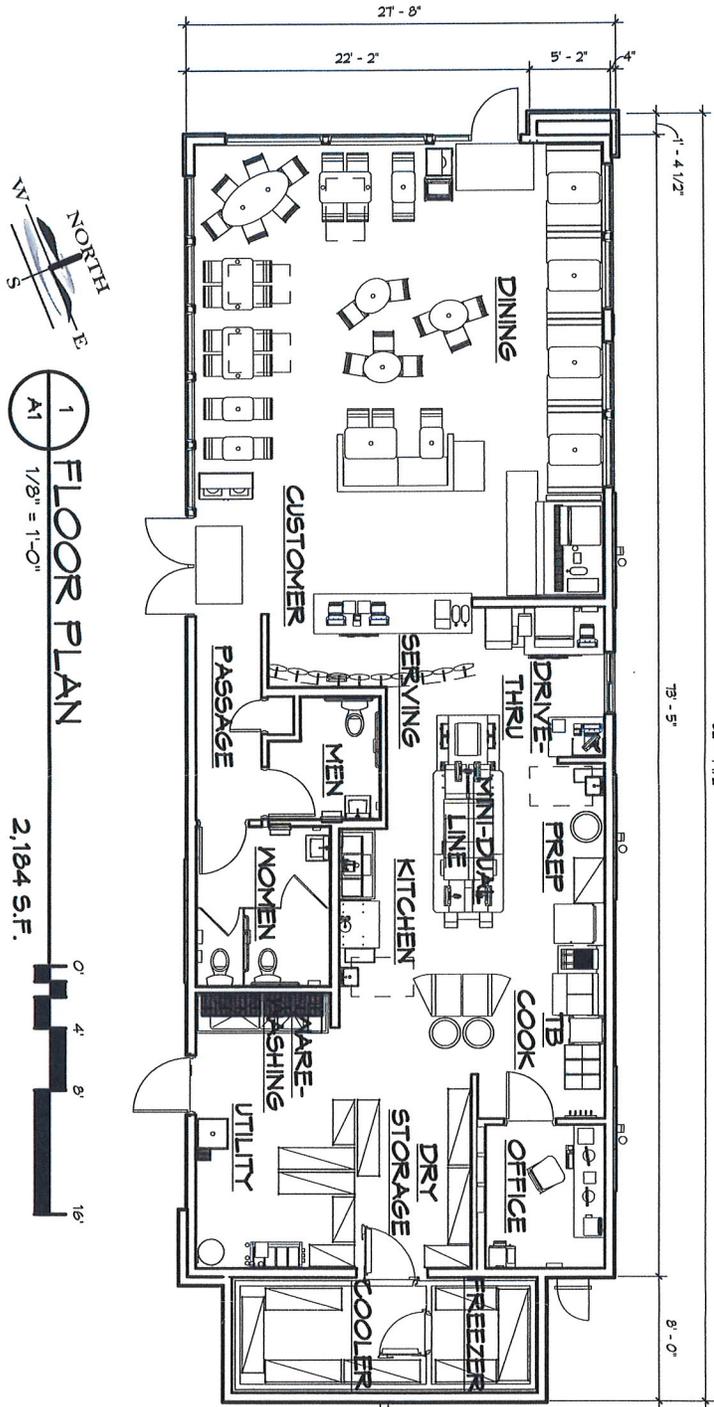
NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|-----------|-------------|
| DATE | DESCRIPTION |
| 7/31/2014 | PRELIMINARY |
| 7/31/2014 | REVISION |
| 7/31/2014 | REVISION |
| 7/31/2014 | REVISION |

NEW TACO BELL RESTAURANT FOR
JEFFANN, LLC
JOHNSON CREEK, WISCONSIN



1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54124
PHONE: 715.833.0075
FAX: 715.226.1660
www.rivervalleyarchitects.com



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

2,184 S.F.

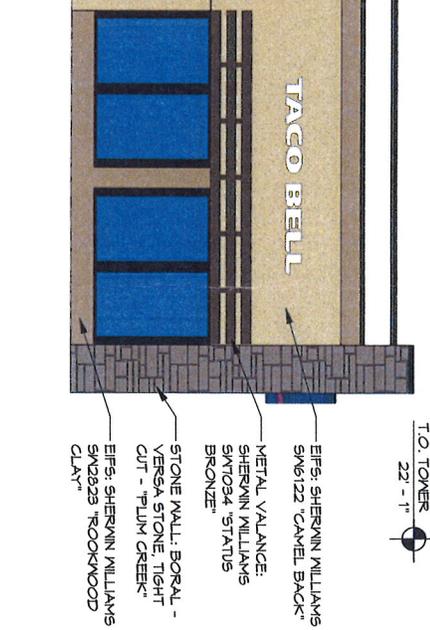
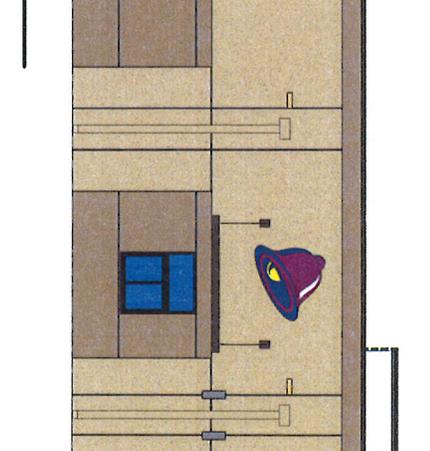
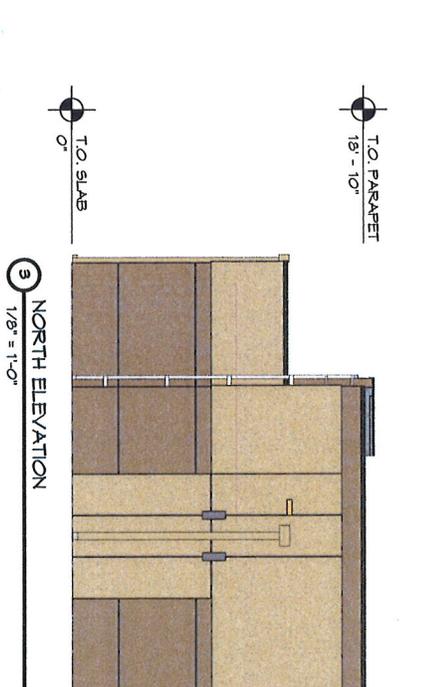
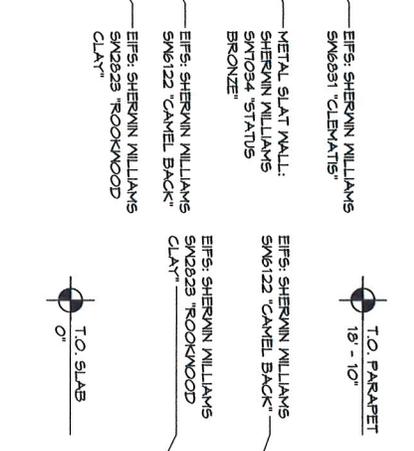
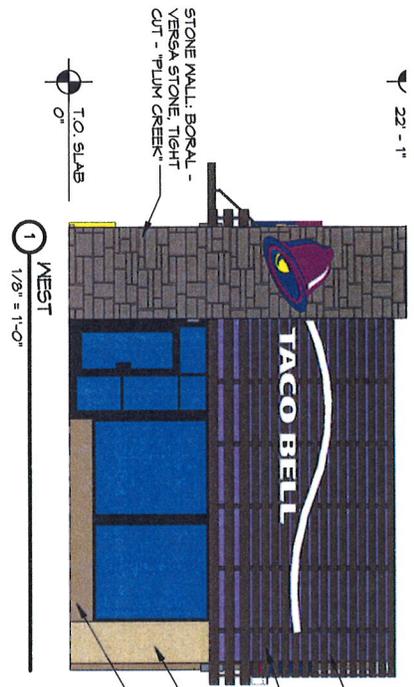
NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|--------------|----------|
| DATE | 07/23/14 |
| SHEET NO. | A1 |
| TOTAL SHEETS | 1 |

NEW TACO BELL RESTAURANT FOR
JEFFANN, LLC
JOHNSON CREEK, WISCONSIN



1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54712
PHONE: 715.832.0075
FAX: 715.726.1669
www.rivervalleyarchitects.com



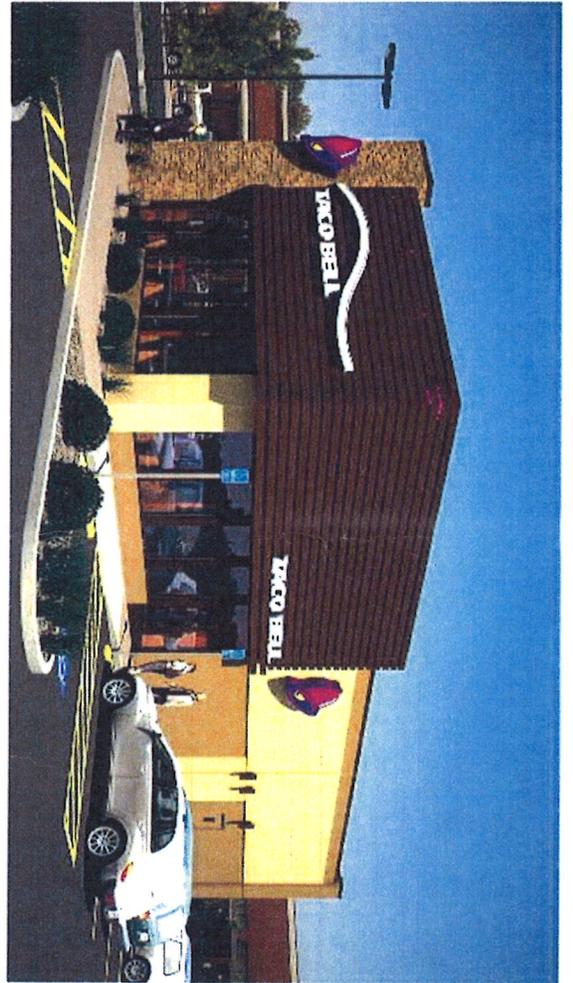
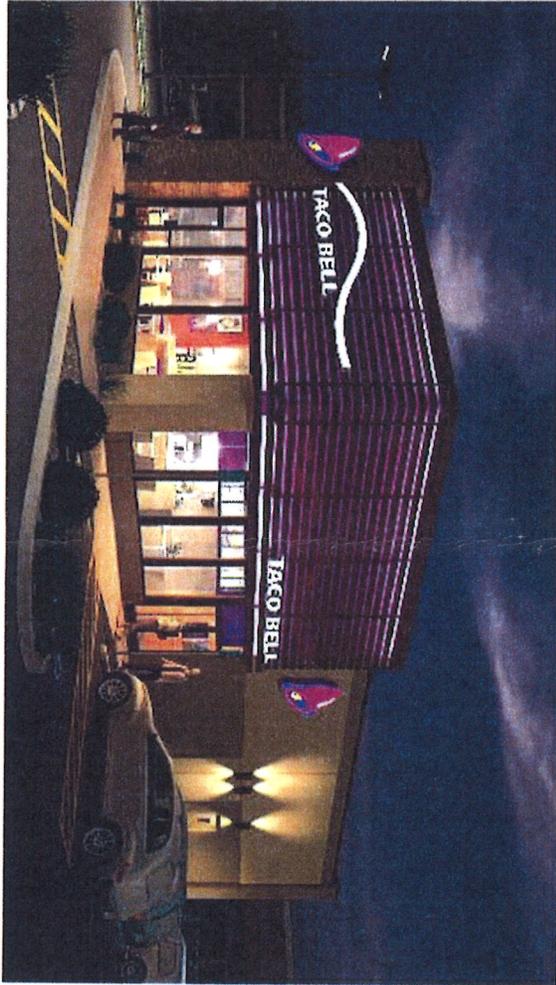
NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|-----------|-----------|
| DATE | 2/13/2014 |
| SHEET NO. | A2 |
| JOB NO. | 1403 |

NEW TACO BELL RESTAURANT FOR
JEFFANN, LLC
JOHNSON CREEK, WISCONSIN



1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54124
PHONE: 715.832.2979
FAX: 715.126.1668
www.rivervalleyarchitects.com



NOT FOR CONSTRUCTION - CITY SUBMITTAL

| | |
|-----------|---|
| DATE | 07/31/2014 |
| PROJECT | NEW TACO BELL RESTAURANT FOR JEFFANN, LLC |
| SHEET NO. | AS |
| DATE | 07/31/2014 |

NEW TACO BELL RESTAURANT FOR
JEFFANN, LLC
JOHNSON CREEK, WISCONSIN



1409 122nd STREET - SUITE C
CHIPPENAW FALLS, WI 54124
PHONE: 715.832.0875
FAX: 715.126.1660

www.rivervalleyarchitects.com

Based on the submittal dated 31 July 2014

1. Narrative Comments:

- a. The narrative appears to have a typo for the Landscape Surface Area. Based on the Impervious Surface Area, it should be around 58%. Please update this number.

2. Site Plan Comments:

- a. Please provide a 24 foot wide drive connection to the south. The best place for this connection is the most southeasterly 2.5 parking spaces.
- b. Please provide a minimum 10 foot wide landscaped peninsula just west of the drive
- c. Please provide a minimum 10 foot wide landscaped peninsula just east of the trash enclosure. The combination of a-c, above will reduce the parking count by 3 spaces
- d. Please provide a bypass lane for the drive-through. The total width of the roadway should be 24 feet.
- e. Continue the sidewalk along the south side of the building to connect to the sidewalk on the west side of Wright Road. A striped crosswalk should be provided across the drive-through lane.
- f. Submit a revised Site Plan that complies with 2a – 2e. Re-work the site & storm calcs.

3. Landscape Plan Comments:

- a. The columnar Norway Maples are non-native and have an unacceptable narrow form
- b. Replace the Norway Maples with a minimum of two native species with a typical spreading form. Varietals are acceptable.
- c. Disperse these seven large trees around the site, with a minimum of one tree along Wis 26 frontage
- d. The calculation for the Developed-Lot landscaping requirement is missing, and thus, so are the required landscaping points. Please address this missing calculation and provide additional landscaping to meet the requirement. See Section 250-75 D. for this requirement.
- e. Submit a revised Landscape Plan that complies with 2f and 3a-d.

4. Building Elevations and Signage:

- a. Building elevations corresponding to the perspective drawings must be provided for all sides of the building and trash enclosure, noting proposed materials, textures and colors
- b. The building parapet should be at least as tall as the tallest rooftop mechanical or fixture. Please add a statement to this effect in the Narrative.
- c. I would consider the slatted purple back-lit fascia as a sign (part of the building that is specific to a particular business) in the same way Culver's typical standing seam metal roof was considered signage. Therefore, it would have to be figured-into the sign number and area calculations. The Zoning Administrator makes the final determination on this.

5. The CSM will need to be update to accommodate 2.a., above.



PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

August 13, 2014

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

Re: Taco Bell Restaurant for Jeffann, LLC
Site Plan Review
MSA PN 05114017

Dear Mark Johnsrud:

MSA has reviewed the site plan documents received on August 12, 2014 for the Taco Bell Restaurant for Jeffann, LLC located at the southwest corner of Wright Road and Hartwig Boulevard in the Village of Johnson Creek. MSA has the following comments to be addressed with the final plans:

Utilities:

1. The existing water service is shown as a 6-inch service according to the record drawings.

Site Plan:

1. Is the wider 8.3-foot wide sidewalk along the westerly portion of the building really necessary?? The sidewalks leading to this area are 5-foot wide.
2. ADA signage will be necessary. The westerly ADA stall may have a conflict with ADA signage with the wider sidewalk on the west side of the building.
3. Parking access aisle should be 26 feet wide per Village code.
4. The site should be verified with delivery vehicles to maneuver around the site.

Grading:

1. A few more details on the proposed grades especially around the handicap ramps should be included. I am unsure where the sidewalk and ramps change direction. Based on the detail I believe the concrete is 4-inches above the pavement. However if I add 4-inches to the points at the sidewalk I end up at the same elevation shown around the building front and the sidewalk and terrace area should slope away from the building.
2. The grades southerly of the proposed trash enclosure should be reviewed. I am not sure there is much if any pitch to get water from the curb cut to the water quality pond. The CSM could provide additional land if necessary however water has to be directed to the water quality pond and not offsite.

Stormwater:

1. MSA has not been provided the stormwater management plan for the site. The site will be required to meet current WDNR standards for water quality treatment and rate control. The development approval also consisted of a condition that the outlots would be 80% or less impervious area.
2. Details of the water quality pond will need to be included with plantings and engineered soil if needed for the stormwater requirements.
3. Roof drain locations and connections should be shown on the plan.

Erosion Control:

1. Erosion plan is appropriate for construction.
2. Developer will be responsible for maintenance of silt fence and inlet protection to prevent silt from leaving the site.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133

608.242.7779 • 800.446.0679 • FAX: 608.242.5664

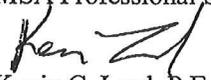
www.msa-ps.com

P:\5100s\5110s\5114\05114017\Documents\Taco Bell - Wright Road\Site Review\Comments MSA 08132014.doc

Page 2
Mark Johnsrud
August 13, 2014

Nothing set forth in this review of the construction and development documents by the Village Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the Village of Johnson Creek ordinances, standards and policies or any other applicable state statute or administrative rule.

Sincerely,
MSA Professional Services


Kevin C. Lord, P.E., P.L.S.
Consulting Village Engineer

KCL:jhb

AGENDA ITEM – PC2014-0821-05

ROUTING:

Village Board 8-25-14

BACKGROUND INFORMATION:

425 Wright Road is a part of the Menards – Johnson Creek Crossing subdivision. JeffAnn, LLC is requesting a conditional use permit Indoor Commercial Entertainment (250-39H) to place a restaurant, Taco Bell.

GENERAL LOCATION:

425 Wright Road is located West of Wright Road and South of Hartwig Blvd on the corner.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Indoor Commercial Entertainment (250-39H) is consistent with the Hwy 26 corridor and the Village adopted Comprehensive Plan.

STAFF ANALYSIS:

425 Wright Road is located at the corner of Wright Road and Hartwig Blvd. The Village a “Crossroads with a Future” located on Hwy 26 and Interstate 94 which will likely provide many opportunities for the public to shop and dine. Convenience businesses, such as Taco Bell, provide a service to the local public, as well as the traveling public, in providing additional menu options to the Johnson Creek area. Additional restaurant choices will likely lead to additional stops by the public from either major highway leading to additional benefits the business community.

Indoor Commercial Entertainment (250-39H) is needed to permit any restaurant development with Planned Industrial zoning.

Any conditional use permit should be granted subject to approve of a site plan in accordance with 250-127 of the Village zoning code.

RESOLUTION 81-14

CONDITIONAL USE PERMIT
JEFFANN, LLC
425 WRIGHT ROAD

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

WHEREAS, Lot 2 of a CSM of Lot 8 of the Menards – Johnson Creek Crossing subdivision, 425 Wright Road is a .93 acre parcel, and

WHEREAS, JeffAnn, LLC is requesting a Conditional Use Permit (CUP) to permit Indoor Commercial Entertainment per §250-39H, and

WHEREAS, JeffAnn, LLC has provided a site plan to construct a 2,184 sq. ft. building for a Taco Bell restaurant, and

WHEREAS, any CUP will be subject to approval of a final site plan, and

NOW THEREFORE BE IT RESOLVED, that the Plan Commission recommends to the Board of Trustees of the Village of Johnson Creek to approve a conditional use permit 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, 425 Wright Road, subject to Plan Commission and Village Board approval of a site plan as submitted by JeffAnn, LLC, 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 25th day of August 2014.

Greg Schopp, Village President

ATTEST:

Joan Dykstra Clerk-Treasurer

AGENDA ITEM – PC2014-0821-06

ROUTING:

Village Board 8-25-14

BACKGROUND INFORMATION:

A Site Plan application is required to be in compliance with 250-127 of the Village Code to construct an Indoor and Outdoor Institutional middle and high school development on the 66 acres of parcel 141-0714-1331-000 and parcel 141-0714-1342-000.

GENERAL LOCATION:

This approximate 66 acre site is located South of County B and West to the Village corporate limits.

RECOMMENDATIONS OF OTHER BOARDS AND COMMISSIONS:

N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Indoor Institutional and Outdoor Institutional as permitted by CUP to construct a school campus for a middle and high school on this site is consistent with the comprehensive plan.

STAFF ANALYSIS:

The Johnson Creek School District is requesting approval of a site plan (250-127) to start construction of a school campus for a middle and high school development. The residents of the Village approved an \$18.9 million borrowing referendum to construct the campus by August of 2015.

The Village Planner, Mike Slavney and Village Engineer, Kevin Lord has met with School District staff and contractor on several occasions to accommodate the development on this site. The planner and engineer are recommending changes to the site plan. In addition, the Landscaping, Photometric Lighting and Signage plans have not been included within the site plan application and will need to be provided later for approval of the Plan Commission and Village Board. Also, a Certified Survey Map (CSM) will be needed to combine the parcels once the changes to County B have been approved by the Jefferson County Board.

Any approval of the site plan should be approved subject submittal of a landscaping, photometric lighting and sign plan as well as a CSM application to combined the parcels for development and to meet the recommendations of the Village Engineer and Village Planner with changes subject to final approval of the Village Engineer and Village Planner

RESOLUTION 82-14

SITE PLAN
JOHNSON CREEK SCHOOL DISTRICT
PARCEL 141-0714-1331-000 AND PARCEL 141-0714-1342-000

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

WHEREAS, the Plan Commission and the Village Board approved a Conditional Use Permit (CUP) for parcel 141-0714-1331-000 and parcel 141-0714-1342-000 subject to approval of a site plan in accordance with 250-127 of the Village Code, and

WHEREAS, the Johnson Creek School District intends to building a middle and high school facility on the approximate 66 acre site by August of 2015, and

WHEREAS, the Site Plan application is in compliance with the Village Comprehensive Plan and Village Zoning Code (250-127) except for a landscaping plan, a photometric lighting plan and a sign plan, 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 School District for an Indoor and Outdoor Institutional use for a middle and high school on parcel 141-0714-1331-000 and parcel 141-0714-1342-000, subject to submittal and approval of a landscaping plan, photometric lighting plan, sign plan and a CSM creating one parcel for the development and final approval of the Village Planner and Village Engineer, 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 25th day of August, 2014

Greg Schopp, Village President

ATTEST:

Joan Dykstra, Clerk – Treasurer



TSP, Inc.
1500 Highway 52 N.
North Ferrisburgh, VT 05703
Phone: (802) 288-6166
Fax: (802) 288-7230
www.tspinc.com

Architectural
Engineering
Planning

DATE: 04/20/2011

NOT FOR
CONSTRUCTION

DATE: 04/20/2011

JOHNSON CREEK
NEW DOME SCHOOL
County Road 8, Johnson Creek, VT
05038

DATE: 04/20/2011

| | |
|-------------|---------------|
| PROJECT NO. | 05038 |
| DATE | 04/20/2011 |
| PROJECT | JOHNSON CREEK |
| CLIENT | JOHNSON CREEK |
| DESIGNER | TSP, INC. |
| SCALE | AS SHOWN |

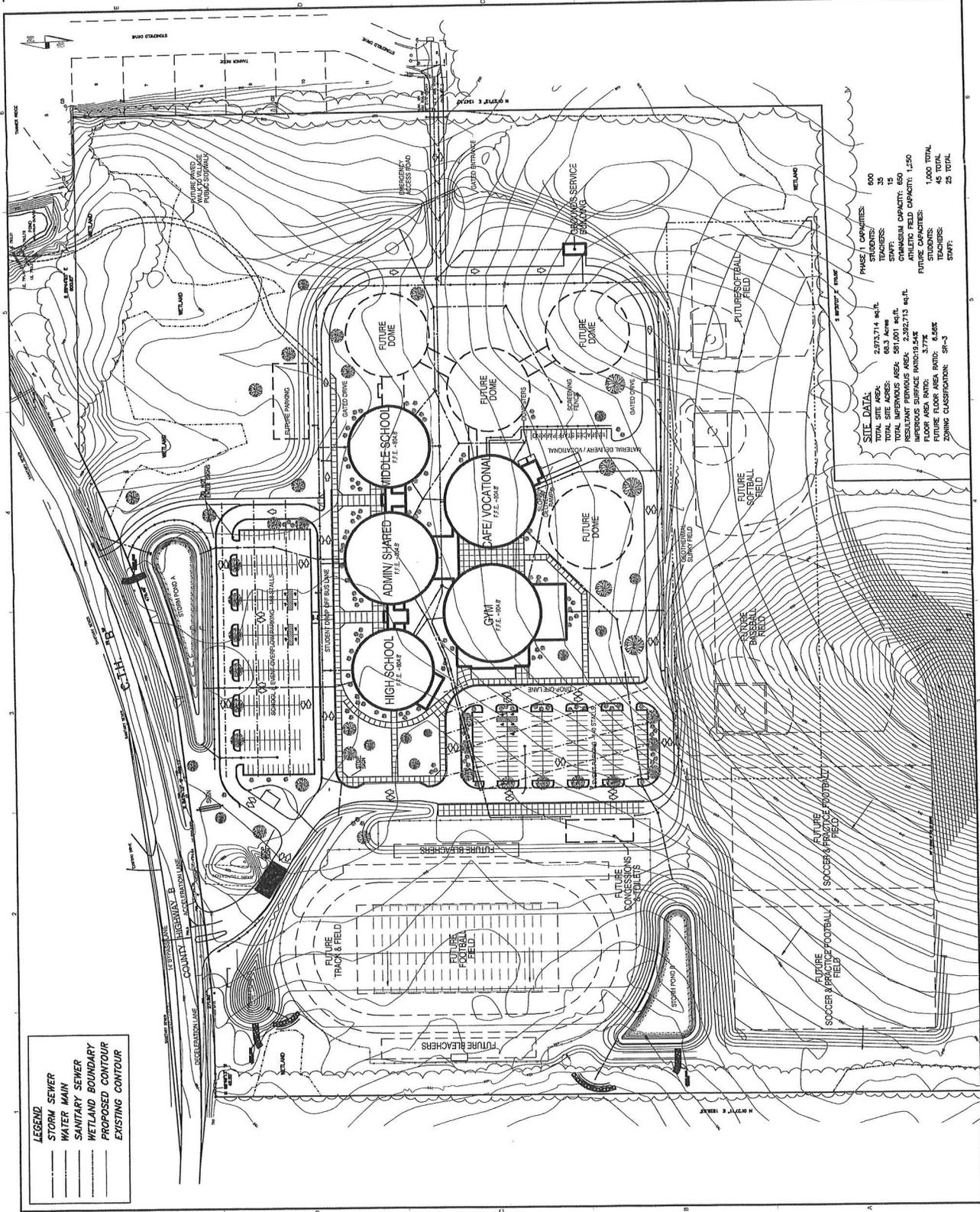
OVERALL GRADING
PLAN



C-102

DATE: 04/20/2011

OWNER REVIEW SET



LEGEND

| | |
|-----|------------------|
| --- | STORM SEWER |
| --- | WATER MAIN |
| --- | SANITARY SEWER |
| --- | WETLAND BOUNDARY |
| --- | PROPOSED CONTOUR |
| --- | EXISTING CONTOUR |

SITE DATA:

| | |
|------------------------|-------------------|
| TOTAL SITE AREA: | 2,973,714 sq. ft. |
| TOTAL IMPERVIOUS AREA: | 88.2 Acres |
| PERCENT IMPERVIOUS: | 2.9% |
| PERCENT PAVED: | 0.8% |
| PERCENT GRASS: | 1.1% |
| PERCENT TREES: | 1.1% |
| PERCENT OPEN SPACE: | 1.1% |
| PERCENT WETLANDS: | 0.1% |
| PERCENT WOODLANDS: | 0.1% |
| PERCENT AGRICULTURE: | 0.1% |
| PERCENT OTHER: | 0.1% |
| PERCENT TOTAL: | 100% |

PHASE 1 CAPACITIES:

| | |
|--------------------------|-------------|
| STUDENTS: | 650 |
| STAFF: | 15 |
| CHAMBERSHIP CAPACITY: | 650 |
| ATHLETIC FIELD CAPACITY: | 1,250 |
| FUTURE CAPACITIES: | |
| STUDENTS: | 1,000 TOTAL |
| STAFF: | 45 TOTAL |
| TEACHERS: | 25 TOTAL |

ZONING CLASSIFICATION: SR-3

05/20/2011 10:00 AM TSP, Inc. 05038 Johnson Creek School, Johnson Creek, VT



August 11, 2014

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

Re: Johnson Creek School District
Site Plan Review
MSA PN 05114017

Dear Mark Johnsrud:

MSA has reviewed the site plan documents received on August 4, 2014 for the Johnson Creek School District located along County Highway B in the Village of Johnson Creek. MSA is unable to recommend approval to start excavation for a variety of reasons with grading and aspects related to the stormwater management required under NR151. The remaining items can be addressed with the final plans and working with staff. MSA has the following comments:

Site Plan:

1. The sidewalk out to CTH B will extend to the entrance of the Tanner Ridge development.
2. The vehicle path to the material delivery should be verified for the appropriate vehicles planned to use the site. Only concern I would have would be large trailered semis if necessary.
3. The turning movements of emergency vehicles should be verified at the emergency access drive connection to the one-way drive along the easterly side of the school.
4. The turning movements to and from the dumpster areas should be verified.
5. The future parking area should be evaluated as shown in front of the Middle School. Raising the area in the range of 6 feet for the parking may have impacts to the existing wetlands. If the future parking is located as shown what will be the traffic pattern with the one-way traffic at the drop off lanes??
6. Stop signs and Do Not Enter signs are shown. Will the school provide directional signage for student parking, event parking, student drop off, and delivery dropoff areas??
7. A minimum 5-foot wide sidewalk should be provided along the southerly edge of the northerly parking lot and extended to the cycle parking area.
8. The sidewalk from the gym to the southerly fields should extend all the way to the southerly drive with a crosswalk across the drive.
9. Landscaping and Lighting Plans to be submitted.

Traffic Flow:

1. I would prefer to see the one-way drive along the easterly and southerly side of the school between the emergency access road and the gated drive at the material delivery location widened to 20' to allow two-way access. Based on the location of the Grounds Service Building and the planned fields to the south side of the school, it seems very unconventional to have the personnel have to loop the entire school to get back to the Grounds Building.

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2. The northerly portion of the one-way drive in front of the Middle School area should be widened to 24 feet to allow for the future parking access unless not feasible based on concern stated above with regards to wetlands and traffic flow.
3. I believe the County will review the intersection of CTH B but I would like to see the signage of the intersection. The acceleration lane currently looks like a merge lane with no controls. I also would like to verify site distances for those turning right with someone waiting to turn left.
4. Will the arrows shown on the plan be painted on the pavement or for directional use on the plans alone?? Will there be signage for the one-way drives??

Utilities:

1. The existing sanitary manhole being connected to within the Tanner Ridge development may have to be raised or lowered to match the proposed grades of the access road.
2. It seems there may be a benefit for the school to finish the water main loop around the site understanding costs would be incurred. I would recommend the utility plan is reviewed by the fire department. My concern is not having redundancy in the system for fires or service if a leak or issue arises.
3. The service inverts to the sanitary manholes should be provided.
4. The future roof drain stubs from catchbasin CB-6E should be extended beyond the proposed pavement for future connection.
5. Label the culvert type material crossing the emergency access drive. Concrete is preferred.

Grading:

1. The proposed future grading for the football/track area should be reviewed. Currently there is over 4 feet of fall across the track from east to west. During the site development seems the appropriate time to fill the area for the future field. The stormwater ponds are necessary for the current development and will hinder access to the area in the future. A proposed plan of the final grades of the football/track area should be developed in order to verify the stormwater is still adequate and the site works within the property and wetland boundaries.
2. An edge of pavement elevation shown at the easterly side of the Café/Vocational building at 803.50 appears to be a ponding location with very little pitch to any catch basin.
3. A ditch exists along the southerly access drive of the school northerly of many future fields. What is the future intent to create access to these fields whether for practice, competition or grounds maintenance.

Stormwater:

1. Infiltration –
 - a. It is acknowledged that subsurface borings indicate widespread high groundwater elevations, however, it does not follow that the site is 'exempt from infiltration' as infiltration from rooftop areas can still be accomplished with less than 1-foot of separation distance. Please quantify the total impervious area of the fully-developed site and determine the infiltration fraction required per NR151.124. Then demonstrate whether or not infiltration within areas of proposed construction disturbance is achieved. If infiltration is not achieved passively, please provide a revised plan optimizing infiltration performance through implementation of practices which capture rooftop runoff.
2. Water Quality Treatment

- a. Please provide a legend (or re-label WinSLAMM nodes) so that WinSLAMM drainage areas can be correlated to HydroCAD subcatchments. Similarly, please provide a legend so that BMPs may be cross-referenced.
 - b. Please submit an electronic copy of the WinSLAMM computer model so that model input can be more effectively reviewed.
 - c. The various Grassed Swale Practices are listed as having dynamic infiltration rates of 0.5 inches per hour, which is indicative of a static infiltration rate of 1.0 inches per hour. Please provide documentation justifying this infiltration rate.
 - d. Please provide documentation of the proposed catch basin practices which will serve area Institutional 1; specifically the location and characteristics of catch basins shown on the plans. Note that a maintenance agreement will be required indicating that semi-annual cleaning will occur.
3. Peak Discharge Rate Control
- a. Pre-developed conditions:
 - i. Please explain why area 'G' is identified in the future condition as discharging off-site to the southeast, yet this condition is not indicated under predevelopment conditions.
 - ii. Please provide a land use map for existing conditions. Please overlay hydrologic soil classifications on this map.
 - iii. The reference to maximum RCN's allowed by NR151 in the stormwater management plan report is out of date. Consequently, predevelopment runoff calculations are based on incorrect parameters. Please update predevelopment calculations to reflect NR151.123.
 - iv. Times-of-concentration calculations have been determined using sheet flow lengths in excess of 100 feet. This is contrary to current NRCS guidelines for a maximum sheet flow length of 100-feet. Note that this condition will apply to both pre- and post-development calculations.
 - b. Post-Development conditions:
 - i. Please provide a more detailed map of proposed conditions watersheds. Please also provide additional subwatershed divides per the following:
 1. A subwatershed divide should be placed across the proposed driveway culvert for the road which will connect to Stonefield Drive on the east side of the site. Note that calculations should be provided that show that the proposed culvert to be placed under this road does not cause back-up of 100-yr flows off-site.
 2. Subwatershed divides should be modified to follow the containment berms of Ponds B and C and areas not draining to the ponds (west of ponds) removed from the pond tributary areas
 - ii. A land use for wooded wetland appears under proposed conditions that does not appear in pre-development calculations. Please explain and/or update calculations so that the same parameters appear in both pre- and post-development conditions.
 - iii. Area F and G are listed as 'undeveloped' areas. Please provide documentation that these areas will be permanently converted to land uses

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Mark Johnsrud
August 11, 2014

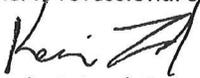
corresponding to an RCN of 71 concurrent with construction of the remainder of the school site.

Erosion Control:

1. Erosion control plan appears appropriate for the site.

Nothing set forth in this review of the construction and development documents by the Village Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the Village of Johnson Creek ordinances, standards and policies or any other applicable state statute or administrative rule.

Sincerely,
MSA Professional Services



Kevin C. Lord, P.E., R.L.S.
Consulting Village Engineer

KCL:jhb

Mark Johnsrud

From: Mike Slavney <mslavney@vandewalle.com>
Sent: Tuesday, August 05, 2014 2:02 PM
To: Mark Johnsrud; Kevin Lord(KLord@msa-ps.com)
Subject: Comments on Revised School Plans

I think the overall site plan has significantly improved – particularly in relation to the design of the northern parking lot and access drives

I have several comments on the plan set dated 30 July:

1. The 11 foot wide area dividing the northern parking lot from the one-way drive in front of the campus is proposed to be turf. I think it should be a sidewalk, to help people get out of the flow of parking lot traffic and over to the crosswalk. If a standard 5 foot wide sidewalk were used on the north half of this area, the remaining 6 feet on the south half could be turf – except at the crosswalk.
2. If the main entry drive is 30 feet wide, and the one-way drive around the school is 15 feet wide, should the northern aisle of the north parking lot be 15 feet wide – since it will be used by traffic circling back to the main school exit drive?
3. I think the sidewalk from the Gym to the south practice fields (next to the drop-off lane) should extend all the way to the south drive, with a crosswalk across the drive.
4. The SE softball field should be moved west, out of the wetland area.