



# VANDEWALLE & ASSOCIATES INC.

To: Village of Johnson Creek  
From: Michael A. Slavney, FAICP, Village Planner  
CC: Dan Johns, AICP, Assistant Planner; Jackie Mich, AICP, Assistant Planner  
Date: March 7, 2016  
Re: Proposed Amendments to the Comprehensive Plan

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## **Purpose**

The purposes of the proposed amendments to the Comprehensive Plan are to:

1. Reflect the North Resort Drive Development project on the Future Land Use Map (page 79) through partial annexation of lands from the Town of Farmington, vacation of existing right of way on Paradise Lane, and changing land use designations for the immediate area to “Planned Mixed Use;”
2. Change the future land use designations of anticipated growth areas in the Village from more restrictive categories such as “Planned Commercial”, “Planned Neighborhood” and/or “Planned Industrial” to the more flexible “Planned Mixed Use” designation.

## **Description**

The proposed construction of a new industrial facility on the north side of Resort Drive requires a series of actions to rezone and annex property, approve a new CSM, and vacate public right-of-way, as well as concurrent amendments to the Comprehensive Plan to maintain consistency between the Village’s zoning map, future land use map and related Plan recommendations and land use descriptions.

Amendments to the Comprehensive Plan adopted by the Village in 2014 enable the Village to consider any of six narrower land use categories in areas designated for Planned Mixed Use (PMU):

- Planned Office (orange)
- Planned Commercial (salmon)
- Mixed Residential (brown)
- Community Facilities (blue)
- Public Parks and Open Space (light green)
- Planned Industrial (light gray)

This combination of moderate-intensity land use categories enables a wide variety of options when the Village considers amendments to the Zoning Map in locations with the PMU designation on the Future Land Use Map, including the JC North Development area expected to be rezoned by Plan Commission and Village Board action on April 11th. Additional areas of

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Shaping places, shaping change

anticipated future development are also proposed for amendment of their respective future land use designations in order to facilitate future Village rezoning and approval processes, as described in the following pages.

Proposed Text Amendment for page 69 of the Comprehensive Plan:

- Text recommended for addition is shown as underlined.
- Text recommended for addition is shown as ~~strike through~~.

**g. Planned Mixed Use**

**Description:** This future land use category includes a carefully designed blend of Planned Office, Planned Commercial, Planned Industrial, Mixed Residential, Public Parks and Open Space, and/or Community Facility land uses, described in detail elsewhere in this chapter. Approvals for such projects should be granted only after submittal, public review, and Village approval of detailed site, landscaping, signage, lighting, stormwater, erosion control, and utility plans – usually as part of a Planned Unit Development or a combination of individual development projects. Planned Mixed Use areas are intended to be vibrant urban places that should function as community gathering spots. This land use category is shown on Map 7 north of County Highway B and east of State Highway 26, along the Resort Drive area north of I-94 between the Rock River, River Drive and County Highway Y Old 26 Road, the east side of Rimmel Drive, and on the east side of State Highway 26 between County Highway B and County Highway Y.

Proposed Future Land Use Map Amendment for page 79 of the Comprehensive Plan:

The attached Draft Future Land Use Map depicts:

1. The proposed change from “Planned Neighborhood” or “Public Parks & Open Space” land use category to “Planned Mixed Use” for the area north of Resort Drive, between County Highway Y and the Rock River Floodplain, and the southwest corner of the intersection of River Drive, Red Oak Circle and railroad right of way;
2. The proposed vacation of the northern portion of public right of way on Paradise Lane;
3. The proposed annexation of portions of two parcels south of River Drive from the Town of Farmington, and changing their future land use category to “Planned Mixed Use” or “Environmental Corridor” to follow current wetland boundaries and remove trail connections;
4. The proposed change from the “Planned Neighborhood” category to “Public Parks & Open Space” to follow the current floodplain boundary for the area northwest of Rainbow Lane and east of the Rock River;
5. The proposed changes from the “Planned Commercial” or “Planned Office” categories to “Planned Mixed Use” for the lands adjacent to the northern end of Rimmel Drive, and adjacent natural features from “Environmental Corridor” to “Planned Mixed Use” to follow the current woodland extent;
6. The proposed change from the “Planned Commercial” or “Planned Industrial” to “Planned Mixed Use” for lands on the west side of Old 26 Road, adjacent to I-94, Crossroads Way and River Drive;

7. The proposed change from “Planned Commercial to “Planned Mixed Use” for the area on the east side of Spring Lane between and I-94 and County Highway B.

Proposed Text Amendment for page 88 of the Comprehensive Plan:

The following text is recommended for deletion to reflect vacation of Paradise Lane as part of the JC North Development on Resort Drive, and is shown as ~~struckthrough~~.

- The Village will plan for the extension of the following roads:
  - A north-south extension of Waldmann Lane from Baneck Lane to Emerald Road (80’ Right-of-Way) to provide access to properties east of Highway 26.
  - A westerly extension of Baneck Lane (80’ Right-of-Way).
  - A north-south extension of Rainbow Lane, connecting to Woodside Lane (66’ Right-of-Way)
  - ~~○ An extension of Paradise Lane (66’ Right-of-Way).~~
  - A westerly extension of Linmar Lane (66’ Right-of-Way).
  - A southerly extension of Crossroads Way (66’ Right-of-Way).
  - An extension of Cedar Street (66’ Right-of-Way).
  - A westerly extension of Midge Street (80’ Right-of-Way to 66’ Right-of-Way).
  - A northerly extension of Gosdeck Lane (66’ Right-of-Way).
  - An extension of Maple Street to North Watertown Street (66’ Right-of-Way).
  - A westerly extension of Meadowview Lane to County Highway Y (80’ Right-of-Way), with a southeast extension to Wright Road (66’ Right-of-Way).
  - An easterly extension of Biederman Drive to County Highway Y (80’ Right-of-Way).