



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

**ZONING BOARD OF APPEALS MEETING**

**June 13, 2017**

**Village Hall**  
**125 Depot Street**  
**5:30 P.M.**

1. Call to order; roll call
2. Statement of Public Notice
3. Public Hearing on the following variance request:
  - Request from: PH Johnson Creek LLC/The Redmond Company
  - Address: 485 Wright Rd
  - Parcel #: 141-0715-0743-012
  - Zoned: Planned Industrial (PI)
  - Variance from: Ordinance 250-103 (C) (3) (a) Fences (landscape wall) in excess of 36 inches tall shall not be permitted within a front yard setback
  - Variance request: Allowable construction of a landscape wall, and a trash enclosure fence, both greater than 36 inches tall in a required street yard setback.
4. Close Public Hearing
5. Decision on variance request per Findings of Fact (Ordinance 250-129D.(3) (a)-(f))
  - (a) What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property?
  - (b) In what manner do the factors identified in §250-129D(3)(a) above prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district?
  - (c) Would the granting of the proposed variance be of substantial detriment to adjacent properties?
  - (d) Would the granting of the proposed variance as depicted on the required site plan (see Section C(4)) result in a substantial or undue adverse impact on 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 intent, provisions and policies of this chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development?
  - (e) Have the factors which present the reason for the proposed variance been created by the act of the applicant or previous property owner or his agent (for example, previous development decisions such as building placement, floor plan or orientation, lotting pattern or grading) after the effective date of this chapter (see §250-11)
  - (f) Does the proposed variance involve the regulations of §250-32 (Tables of Land Uses)?
6. Adjourn

<i>Agenda Posting Information</i>	
Month	
Day	
Year	
Time	a.m. / p.m.
Initials	

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meetings 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.