

## Village of Johnson Creek - Amendment to the Comprehensive Plan APPLICATION FORM

**PETITION:** I, Edward Matkom hereby petition the Village of Johnson Creek Plan Commission to consider the following request for amendment to the Johnson Creek Comprehensive Plan:

Please check those that apply:

- Future Land Use Map (Map 7)  
 Other Maps (Transportation & Community Facilities Map, etc.)  
 Text Amendment (policies, programs, etc.)  
 Other

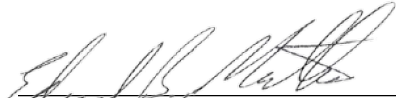
<b>Name of Applicant:</b> (Person(s) or Firm)	Gorman & Company, LLC
<b>Address:</b>	200 N Main Street, Oregon, WI 53575
<b>Daytime Telephone:</b>	414-617-9997
<b>Email or Fax:</b>	tmatkom@gormanusa.com
<b>Property Owner Name and Address:</b> If different from applicant	WWGC: PO Box 497, Johnson Creek, WI 53038
<b>Description of Property, Parcel Number, or Street Address:</b> If request is related to a particular property	Parcel Number: 141-0715-0641-001
<b>Summary of the Proposed Amendment Request:</b> Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable.	Gorman is requesting that the Village of Johnson Creek amend the future land use map in its comprehensive plan to allow multi-family housing at parcel number 141-0715-0641-001. Our 56-unit concept plan is attached to this application. It shows four eight-unit cottage-style single-story buildings on the northeast quadrant of the site and 24 townhome-style units along Rimmel Drive. The 36 cottage-style units are split 50%/50% between one- and two-bedroom unit layouts. The 24 townhome-style units are split 50%/50% between two- and three-bedroom unit layouts. The plan also shows land set aside for a conceptual Phase II on the northwest quadrant of the site.
<b>Present Zoning:</b> If applicable	PO: Planned Office
<b>Future Proposed Use:</b> Attach additional pages and/or concept plan as appropriate.	Multi-Family

**The Johnson Creek Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:**

*If additional space is needed for your response, please attach additional sheets to this form.*

<p>1. How will the proposed amendment to the Comprehensive Plan benefit the public, Village, and/or surrounding neighbors or neighborhoods?</p>	<p>This proposed amendment will benefit Johnson Creek by providing rental housing for people who are employed by businesses in the Village and seniors seeking to downsize. Johnson Creek doesn't currently have the housing supply necessary to house employees of prospective businesses. New rental housing development will create capacity for economic development and will prove to be attractive to prospective businesses. It will also provide an option for seniors seeking to downsize from a single-family home to a rental apartment. Johnson Creek currently lacks options that allow seniors to stay in the Village after downsizing.</p>
<p>2. How does the request advance the goals, objectives and policies of the Comprehensive Plan?</p>	<p>This request will help advance Key Recommendations #7 and #9 in the Comprehensive Plan. Key Recommendation #7 addresses the growing need for senior housing. While the proposed development won't be age restricted, the 32 units on the northeast quadrant of the site will be laid out in single-story eight-unit structures designed with seniors in mind. Key Recommendation #9 supports development of high-quality multi-family housing. Gorman has a long track record of building high-quality rental housing. The proposed development will feature generous landscaping, functional outdoor spaces, and a club house with a fitness room. It will be designed with input from the community and will utilize high-quality building materials.</p>
<p>3. As it affects the amendment request, what circumstances have changed or what new information is now available since the 2017 adoption of the Village's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?</p>	<p>In 2021, the Fiscal and Economic Research Center at the University of Wisconsin – Whitewater released a housing report for Jefferson County. This report shows that from 2010-2020, only 59 housing units were built in Johnson Creek. The Village's Comprehensive Plan estimated that the market would create 227 housing units between 2015-2020. The report infers that as the number of households in the Village continues to increase, the current available housing supply will shrink as new construction rates fall short of keeping up with demand. The report estimates a housing shortage of 189 units by 2030 if current trends in household growth and new construction continue. It also notes that this situation will further exacerbate the issues around the supply of housing for Asset Limited, Income Constrained, Employed (ALICE) households.</p>
<p>4. Is there any additional information that the Village of Johnson Creek should consider in its evaluation of this request?</p>	<p>Two adjacent sites at 1225 and 1275 Rimmel Drive were developed into a hospice care center and an assisted living facility, respectively. Both of these developments are used in a residential capacity. The proposed development will appropriately complement these uses. To the east of these developments are four single-family homes in the Town of</p>

	Farmington. The four eight-unit cottage-style single-story buildings on the northeast quadrant of the site are designed to complement these single-family homes.
--	--

  
\_\_\_\_\_  
Signature of Applicant

8/30/2023  
Date