

Village off Johnson Creek - Amendment to the Comprehensive Plan APPLICATION FORM

PETITION: I, Todd Nelson hereby petition the Village of Johnson Creek Plan Commission 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

Name of Applicant: (Person(s) or Firm)	Todd Nelson
Address:	218 Chalet Dr. Stoughton Wi 53589
Daytime Telephone:	608-669-1554
Email or Fax:	75 Nelson @ Gmail. Com
Property Owner Name and Address: If different from applicant	
Description of Property, Parcel Number, or Street Address: If request is related to a particular property	N6840 Old 26 Johnson Creek Vacant land Tax # 008-0715-0712-002
Summary of the Proposed Amendment Request: 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.	See Attachment ↓
Present Zoning: If applicable	
Future Proposed Use: Attach additional pages and/or concept plan as appropriate.	

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.

1. How will the proposed amendment to the Comprehensive Plan benefit the public, Village, and/or surrounding neighbors or neighborhoods?	<i>See Attachment</i> 
2. How does the request advance the goals, objectives and policies of the Comprehensive Plan?	
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the 2009 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?	
4. Is there any additional information that the Village of Johnson Creek should consider in its evaluation of this request?	

Application Fee: \$500.00

Reimbursable Services Deposit \$500.00 (see Agreement for Reimbursable Costs)

T. W. H. - owner
Signature of Applicant

7-17-25 Date

VILLAGE OF JOHNSON CREEK

125 Depot Street, P.O. Box 238, Johnson Creek, WI 53038
www.johnsoncreek-wi.us

Agreement for Reimbursable Services Petitioner/Applicant/Property Owner

In accordance with Village Code - Chapter 250-138 the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The Property Owner acknowledges that review fees which are applied to a Petitioner, but which are not paid by such Petitioner, may be charged by the Village as an assessment against the subject property for current services provided the property.

Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time are charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

Todd Nelson

(Project Name/Nature of Application)

008-0715-0712-002

(Property Tax Key Numbers Involved in Project)

A. [Signature]

(Signature of Applicant/Petitioner)

7-17-25

(Date)

A. [Signature]

(Signature of Property Owner)

7-17-25

(Date)

I, Todd Nelson, is the present owner of the property located at N6840 Old 26 Johnson Creek. If approved, I plan on developing 5 two unit (10 total units) office warehouse buildings for rent. Each building will be 50' by 50'. Each unit will be 1,250 SF and will include a 12 foot overhead door, private entry door, and 10' by 10' office space. Exterior materials planned will be SmartSiding lap siding, brick/stone in the corners, dimensional roof shingles and gutter & downspouts. There will be a dedicated mailbox post satisfactory to the postal carrier and an enclosed dumpster area with fence screening. Project commencement will begin immediately upon Village approval of plan and approved building permit application. A preliminary site plan and recent survey has been attached to this letter.

Contact has been made with Mr. Erich Schmidtke, Municipal Boundary Review-DOA. Mr. Schmidtke has confirmed he has all information needed to conduct his review scheduled for the 28th.

We feel that this proposed plan fits the surrounding neighbors due to its commercial use. Currently the subject property is in the Town of Farmington and seems to be a sliver of land that seems naturally as part of the Village of Johnson Creek.

We have surveyed the area for other similar projects which has led us to believe a project like this will fill a much needed void, and would be a positive addition to the Village.

We are optimistic that the Village will receive this project as a worthwhile development,

Todd Nelson

608-669-1554

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR "PARCEL" (LOT) 2 OF CERTIFIED SURVEY MAP NO. 106, AND BEING A PART OF THE NW 1/4 OF THE NORTHEAST QUARTER OF SECTION 7, TOWN 7 NORTH, RANGE 15 EAST, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

N. 1/4 CORNER OF SECTION 07-15 RECD. MON. & TIES

512.58'

N. LINE, NE 1/4, SEC. 07-07-15 N 87°-08'-31" E 2650.72'

2138.14'

LOT 100
C.S.M. NO. 3738

C1
RAD = 1910.08'
ARC = 284.24'
CHD = 283.97' (284.0')
I.A. = 8°-31'-34"
C.B. = N 18°-27'-02" E
TAN. = N 22°-42'-49" E
TAN. = N 14°-11'-15" E

CROSSROADS WAY
(66' R-O-W)
33.0'

C1
REMAINING ASPHALT DRIVE
C2

C2
RAD = 1943.08'
ARC = 283.64'
CHD = 283.39'
I.A. = 8°-21'-49"
C.B. = N 18°-23'-28.5" E
TAN. = N 22°-34'-23" E
TAN. = N 14°-12'-34" E

"PARCEL" 2
64219.4 SQ. FT. GROSS
1.4743 ACRES
54849.5 SQ. FT. NET
1.2592 ACRES

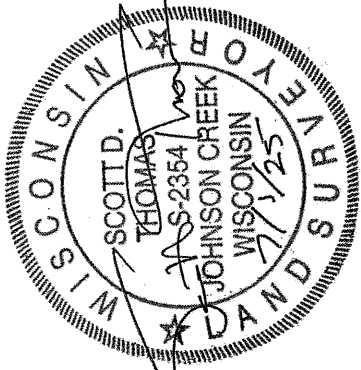
N6824 OLD 26 RD.

LOT 100
C.S.M. NO. 3738

"PARCEL" 1
C.S.M. NO. 104
N6824 OLD 26 RD.

1" I.D. IP FOUND AND ACCEPTED FOR LINE. 3/4" REBAR SET AT CALCULATED R-O-W.
S 75°-30'-48" E 247.37' (214.42')
211.79'

SURVEYOR'S NOTE:
ALMOST NO CORNERS REMAIN FROM C.S.M. 3738, C.S.M. NO. 3986 AND THE ALTA/SCM LAND TITLE SURVEY BY KANNARD, DATED 04/12/1999, ALONG "OLD 26 ROAD", "RIVER ROAD" AND "LINMAR LANE" DUE TO HEAVY GRADING AND DEVELOPMENT. HOWEVER, C.S.M. NO. 3738 AND THE ALTA SURVEY COMPUTE VERT WELL WITH OUR MEASUREMENTS OF THE SECTION LINES AND THE FEW REMAINING LOT MONUMENTS FOUND. WE USED THOSE TWO MAPS TO COMPUTE THE RIGHT-OF-WAY OF "OLD 26 ROAD" AND ARE HOLDING THAT LOCATION TO COINCIDE WITH ANY FUTURE REMONUMENTATION IN THE AREA. ALL MONUMENTS FOUND FOR C.S.M. NO. 106 ARE HELD AND ACCEPTED AS ORIGINAL.



IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin }
County of Jefferson } SS.

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administrative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplattd lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

LEGEND: These standard symbols may be found in the drawing.

PLSS: Monument (Found) w/desc. ——— Easement Boundary
● Lot Corner (Found) w/desc. ——— Setback Line

○ 18" X 3/4" Dia. Rebar (Set)

⊕ Man Hole

○ Utility Pedestal

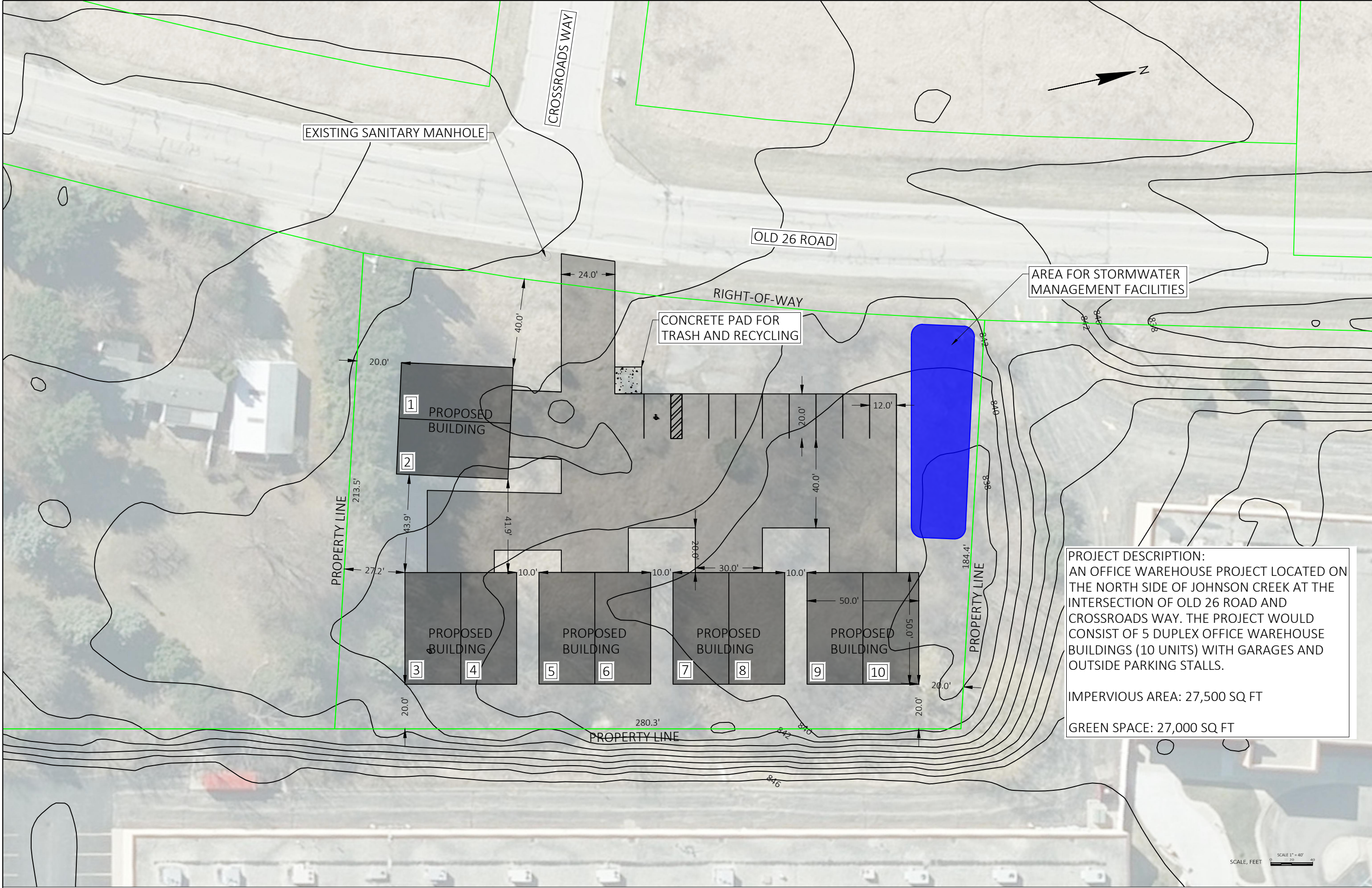
⊗ Utility Pole

⊗ Fire Hydrant

SURVEYED FOR: Abe Yanko
N5963 Jefferson Rd.
Johnson Creek, WI 53028
RECORD OWNER: Anthony Simons
N6824 Old 26 Rd.
Johnson Creek, WI 53038

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 07-15, WHICH IS ASSUMED TO BEAR N 87°-08'-31" E.





EXISTING SANITARY MANHOLE

CROSSROADS WAY

OLD 26 ROAD

CONCRETE PAD FOR TRASH AND RECYCLING

AREA FOR STORMWATER MANAGEMENT FACILITIES

PROPERTY LINE

1 PROPOSED BUILDING

2

3 PROPOSED BUILDING

4

5 PROPOSED BUILDING

6

7 PROPOSED BUILDING

8

9 PROPOSED BUILDING

10

PROPERTY LINE

PROJECT DESCRIPTION:
AN OFFICE WAREHOUSE PROJECT LOCATED ON THE NORTH SIDE OF JOHNSON CREEK AT THE INTERSECTION OF OLD 26 ROAD AND CROSSROADS WAY. THE PROJECT WOULD CONSIST OF 5 DUPLEX OFFICE WAREHOUSE BUILDINGS (10 UNITS) WITH GARAGES AND OUTSIDE PARKING STALLS.

IMPERVIOUS AREA: 27,500 SQ FT

GREEN SPACE: 27,000 SQ FT

SCALE, FEET

SCALE 1" = 40'

Revisions:		
No.	Date	Description
1	3/31/2025	CONCEPT

SEAL

ISSUE DATE

ISSUED FOR

TODD NELSON

PROJECT MANAGER

MJH

PROJECT NUMBER

1

SCALE

1" = 40'

SHEET