



Agenda
Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, February 13, 2020
6:30 PM

1. Roll Call

2. Comments from citizens present pertaining to items on the agenda. Citizens are invited to share their questions, comments, or concerns with the Plan Commission. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. If a response would involve discussion of Plan Commission policy or decisions that might be of interest to citizens not present at the meeting, the commission may place the item on a future meeting agenda.

3. Discussion and necessary action on January 9, 2020 Plan Commission Meeting minutes.

4. Unfinished Business

5. New Business

- a. Discussion and necessary action on the request for Ironwood Golf Course, for the property located at W270N6166 Moraine Drive, LSBT 0261.999, for a Site Plan Amendment to build a permanent food station.
- b. Discussion and necessary action on the request for the Town of Lisbon, for a four-lot Certified Survey Map for the property located at N63W22039 County Road F, LSBT 0241.999, known as the Lied's Property, and recommendation to the Town Board of the same.

6. Town Planner Report.

7. Request from members to request items on future agendas.

8. Adjournment.

Joseph Osterman
Chairman

Jane Stadler
Secretary

Posted: 2020-02-05

Clerk: R.G.
X Website

X Town Hall Bulletin Boards (2)

X Sent to Newspapers

NOTICE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NOTE: Please notify the Town of Lisbon 72 hours in advance if you plan to attend and will need an interpreter or assistive hearing device.

MEMBERS: Please notify Town Hall at 262-246-6100 if you are unable to attend the meeting.

**Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, January 9, 2020
6:30 PM**

Chairman Osterman called the Plan Commission meeting to order at 6:32 P.M.

Roll Call: Present: Chairman Joseph Osterman, Plan Commission Members Ed Nelson, Chad Samanske, Mark Meyer, Jane Stadler and Bryan Oelhafen. Also present: Planners Dan Lindstrom, Rachel Holloway, Josh Langen and Deputy Clerk Natasha Girard. Absent: Supervisor Becky Plotecher.

Comments from citizens present pertaining to items on the agenda. None.

Discussion and necessary action on December 12, 2019, Plan Commission Public Hearing & Meeting minutes.

Motion by Commissioner Samanske to approve the December 12, 2019 Plan Commission minutes. Seconded by Commissioner Nelson. Motion carried, 6-0.

Unfinished Business

New Business

Discussion and necessary action on the request for Jon Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999 for an amended Site Plan and Plan of Operation to allow for outside storage on designated paved areas on the existing site plan.

Planner Lindstrom stated the request is for outdoor storage of large vehicles which is an allowable use per the zoning code. His only concern is that there is a clear path at all times for safe travel on the site.

Applicant Jon Then was present and stated he has two campers at the end of the paved driveway, near the tree line. He thought the outside storage was approved concurrently in his prior plan of operation approval because it is a permitted use. Plan Commission members discussed the placement and quantity of vehicles parked outside. Mr. Then stated currently there are four vehicles parked outside and there won't be more than that.

Motion by Commissioner Nelson to approve the request for Jon Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999 for an amended Site Plan and Plan of Operation to allow for outside storage on designated paved areas on the existing site plan and no more than four vehicles stored outside. Seconded by Commissioner Samanske. Motion carried, 6-0.

Discussion and necessary action on the request for Hamilton School District for the property located at W220N6151 Town Line Road, LSBT 0241.997 for a sign permit to replace the existing ground monument signage.

Planner Holloway stated this is a sign permit application submitted by Jeff Grove for a new sign in front of Hamilton High School, to retrofit an existing monument sign with white LED changeable message screens on both sign faces. The submittal materials provide the following pertinent details:

- The sign will have a double-sided 10mm Electronic Message Screen that measures 53" x 99".
- The face of the signs averages approximately 8'-0" tall and 8'-3" wide.
- Gross surface area of the signs is approximately 67 square feet.
- The sign will utilize the existing brick base and existing top cabinet, with a new white LED changeable message screen.
- The sign is internally illuminated on the changeable message panel.

There are a few items the Plan Commission needs to make decisions on that require waivers or explicit approval per the sign code. First, the sign code allows for 32 feet; applicant is requesting 36 feet. Second, does the Plan Commission want to require the five feet of landscaping stated in the code? Third, the sign code states a changeable message sign cannot be within 400 feet of residential zoned property without Plan Commission approval, and there are such lands across the street in Menomonee Falls.

Jeff Grove, Hamilton School District W220N6151 Townline Road, stated the sign finally died and they are looking to replace it with a better, nicer looking sign. The message will change every 30 seconds with updating about school events; and will comply with Town regulations. Chairman Osterman stated the approval of a changeable message sign within 400 feet of residential zoned property requires a super-majority vote. Plan Commission members agreed to all of the signage requests.

Motion by Commissioner Samanske to approve the request for Hamilton School District for the property located at W220N6151 Town Line Road, LSBT 0241.997 for a sign permit to replace the existing ground monument signage subject to the following conditions:

- 1. Size of the sign be allowed to exceed the sign code allowance and be 36 square feet, rather than 32 square feet.*
- 2. Landscaping shall be installed five feet around the base of the sign.*
- 3. The changeable message sign be allowed to be within 400 feet of a residential zoned property.*

Seconded by Commissioner Meyer. Motion carried, 6-0.

Discussion and possible action regarding the potential edits to Chapter 13 - Signs of the Lisbon Municipal Code.

Planner Langen stated Vierbicher was tasked with updating the sign code for a couple of reasons. There have been Supreme Court actions regarding "content neutrality" that forced municipalities to change their sign ordinances. Another reason is to clean up the code and make it more user friendly. Planner Lindstrom noted the current code has one size standard, where different sized buildings may warrant more variety in sign size. Many of the sections were rearranged to help the reading flow. Planner Langen reviewed a few sections and gave examples of why verbiage was clarified. They also created a sign matrix that breaks down the ordinance into a chart to make the ordinance easier to understand and make signs more aesthetically pleasing. The planners are looking for feedback tonight and will bring back changes to another meeting.

Commissioner Stadler asked who or what the "Zoning Administrator" is. Planner Langen stated that will be the Planner's role. One of the main goals of the sign ordinance update is to allow the Zoning Administrator (Planner) review and approve sign permit applications provided the application meets all of the ordinance requirements. This also helps create a more defined appeals process, that if denied they could appeal to the Board of Zoning Appeals. Plan Commission discussed whether or not the Board of Appeals should hear the appeals rather than the Plan Commission. Currently sign permits are reviewed and approved by the Plan Commission, so if the Planner denies the application, the appeal should probably go to the Plan Commission.

Planner Langen reviewed other proposed changes to the sign code such as modifying the definitions to actually define signs by type and location. Then the actual size details are regulated with that specific section for that type of sign. Permanent and temporary signs needed clarification. Temporary signs will have their own section. Multi-tenant signage will be better defined. The new matrix created will help an applicant navigate the code.

Chairman Osterman stated for example, the school sign the Plan Commission just voted on could not have been approved by the Planner under the current code, but asked would it under the new code? Plan Commission discussed further whether or not a sign appeal should go before the Board of Appeals or Plan Commission. The

Planners and staff noted that having a staff approval option can lead to more people meeting the standards, especially if the standards are reasonable.

Commissioner Meyer likes the idea of staff approving signs that meet the code and doesn't like having to go to the Board of Zoning Appeals because they will wait longer to get a decision. Planner Lindstrom stated there are a few sections in the zoning code that touch on signage that conflict with the current sign code; that is the next code issue to address. The Plan Commission will have to determine which is more applicable; sign code or zoning code. Plan Commission members agreed they would like the Planners to make recommendations for the Commission to review and decide on.

Commissioner Meyer stated many times the Plan Commission required business owners to add more brick or landscaping so they could approve a larger sign. That could be hard to work around if there are two deciding bodies; the Zoning Administrator and the Board of Appeals. Planner Lindstrom stated signage is sometimes addressed as a part of the Conditional Use review by the Plan Commission, which gives the Town more control over quality. Plan Commission members agreed the Plan Commission only needs enough information to see that the sign is appropriate for the business and location. We want people to do business in the Town so it's important for the Town to be reasonable and accommodating. Less process would be better and they like the idea of using a sliding scale for the size of commercial signage based on building size, since commercial signage is most often the subject of code waiver requests. The Planners will review the sign standards for comparable communities and bring back recommendations for the Plan Commission to review.

Discussion and possible action regarding the 2020 Impact Fee Study.

Planner Lindstrom stated he and staff reviewed the existing facilities, and the population projections and identified the desired level of service for the municipality. Currently, there are 161.58 total park acres for existing residents at 15.35 per 1,000 residents. Vierbicher used the 2040 population projection of 11,920, which is an additional 1,397 residents and 621 new households. Through the Park Analysis, Vierbicher identified that Lisbon would need to develop an additional Neighborhood Park and at least one Tot Lot for future development and future population. These are in addition to the several small HOA/developer-owned tot-lots recently approved in Town subdivisions. The addition of these two parks are necessary to ensure the Town maintains the same level of service that Lisbon currently provides to residents. The Park Impact fee for each new unit is calculated at \$1,045 per new unit. 2017 Wisconsin Act 243 changed the law relating to Impact Fees. Municipalities must now provide detailed reports to impact fee payers on how they will spend the fees. The Town may fulfill this requirement by conducting an impact fee study and making it available. Act 243 also shortens the timeline for spending impact fees to eight years. Municipalities are barred from using impact fees for operations or for maintenance expenses on public facilities.

Planner Lindstrom stated some mapping issues need to be cleaned up. The Town needs to identify areas in the Town where there are residents who will use the park improvements. It doesn't make sense for a resident on one end of Town to pay for something on the opposite side of the Town. Future growth areas are around STH 165 / Hillside Road, Twin Pine Farms Phase III and the Preserve at Harvest Ridge area. The Town has a lot of parks but there are gaps in the service areas. Impact Fees cannot be spent on deficiencies, only new capital expenses. The Town already meets national park service standards so the goal is to maintain the current standard.

Based on the initial study, the building fee will go down drastically and be specific to parks but the Town may need to study other fees, for example an impact fee for water. The projected population divided by the growth rate is how much impact fee monies can be set aside for water infrastructure improvements. Chairman Osterman stated the Town is looking to build a Community Center in Community Park which will cost around \$400,000 to \$500,000. Planner Lindstrom will include that in the study and revise the numbers. The Park Impact Fee could be broken up into two fees; park acquisition and park improvement. The Town has eight years to spend the

Impact Fees so the Town could use General Fund monies for a new park (not existing) and the Impact Fees will reimburse it. The Town will eventually need a new fire station so that should also be included in the study. The Planners will come back with suggestions for the Plan Commission.

Town Planner Report

There were no appointments in December but there was one today about a possible land division near the driving range on CTH K. It was recommended the owner meets with Waukesha County and there are overlapping jurisdictions between the Villages of Merton and Pewaukee and Waukesha County. A Site Plan Amendment for a small food shelter at Ironwood will be on the next agenda.

Request from members to request items on future agendas.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, January 9, 2020 Plan Commission Meeting at 8:15 P.M. Seconded by Commissioner Samanske. Motion carried, 6-0.

Respectfully submitted,

Gina C. Gresch, MMC/WCPC
Town of Lisbon Administrator

Item 5A – Attachments



N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
(608) 826-0530 FAX
www.vierbicher.com

February 5, 2020

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Mike Lehmann/Ironwood Golf Course - Site Plan and Plan of Operation Amendment Review

Dear Plan Commission Members:

The above-referenced Site Plan / Plan of Operation amendment application was received in our office for review on behalf of the Town of Lisbon. A Site Plan / Plan of Operation and Conditional Use for this business was last submitted on May 25, 2017, and subsequently approved. The 2017 Site Plan / Plan of Operation listed a range of uses associated with golf course and club house operations, including outside events. The current Site Plan / Plan of Operation amendment includes a food service building to provide continued service to outside events, in a location where this already occurs using tents.

Summary

Mike Lehmann, applying on behalf of John Spitz and the Ironwood Golf Course, is proposing to construct a new 160 square foot food service building in order to facilitate existing food service events and the continued operation of the snack bar and banquet hall. The proposed facility will be located in the same location as current outdoor food operations, see Exhibit A. Building plans submitted with the application show an open-air building with serving windows and a pitched roof.

Application Review

The parcel is subject to compliance with the Town Code Chapter 11 and other applicable Chapters.

Background Information

Property owner: John Spitz/Ironwood Golf Course

Location: W270N6166 Moraine Drive, Sussex, WI 53089

Tax Key: LSBT0261999, LSBT0220995003, LSBT0258999002, LSBT0223997, and LSBT0257995004

Adjacent land uses and zoning:

North: Residential (zoned R-1, Suburban Single Family Residential)

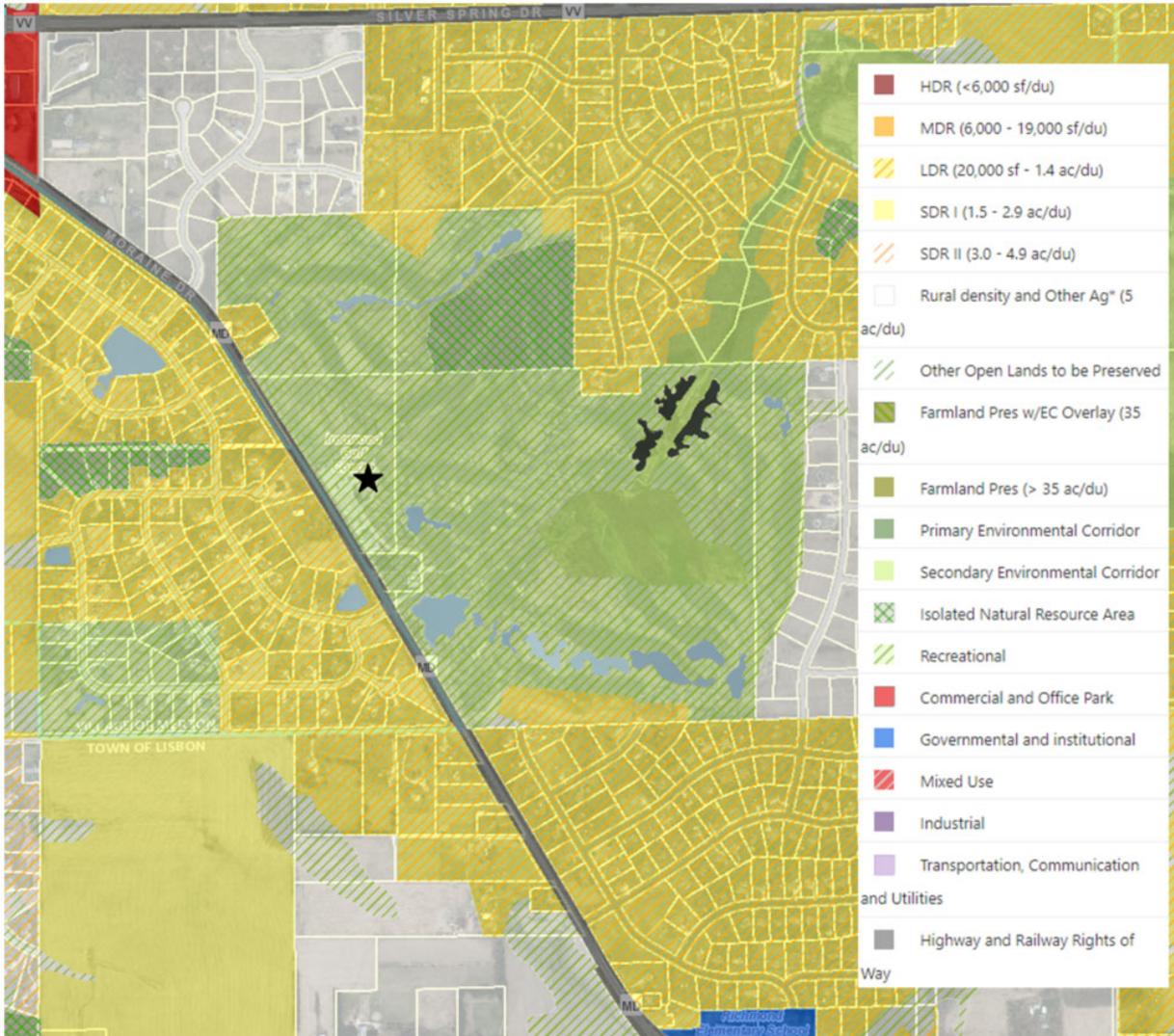
South: Residential (zoned R-2, Single Family Residential)

East: Residential (zoned R-1, Suburban Single Family Residential)

West: Residential (zoned R-1, Residential – Village of Merton)

Existing and Proposed Zoning: PR, Park and Recreation/CUP – No change proposed

Future Land Use: "Recreational" (see inset map image)



Consistency with Zoning

The site plan complies with the use and building requirements of the PR, Parks and Recreation, zoning district. The following standards are addressed by the submittal:

1. Required parking for the golf course is not anticipated to increase due to the addition of the food service building;
2. Outdoor storage is not shown or anticipated;
3. No additional lighting is shown or anticipated;
4. No additional building or ground speakers are shown or anticipated;
5. Utilities are not required as the building is unenclosed and unheated space; and
6. Hours of operation will be the same as snack bar and/or banquet hall hours and the food service building will operate in conjunction with those facilities.
7. Building setbacks and offsets, building height, and maximum floor area ratio standards are met.

Site Plan and Plan of Operation Review Standards

The Site Plan and Plan of Operation package that we received for review contains most of the items required by ordinance. See the comments below on the additional information needed.

1. Any additional information potentially required for stormwater, grading, and erosion control shall be included with any application for a building permit.
2. Details of the type, location, and construction of the building foundation shall be included with any application for a building permit.
3. Any future expansion to this food service building shall be required to submit an amendment to the SPPOO.

Recommendation

If the Plan Commission would require additional materials they have the ability to table the SPPOO amendment request. If the Plan Commission is generally comfortable with the SPPOO amendment request, they may conditionally approve it. Recommended conditions may include:

1. The Applicant shall comply with all site plans and operational aspects included in the previously approved submitted materials. The Site Plan amendment shall be on file at the Town of Lisbon.
2. The Town of Lisbon retains the right to annually review the business operation for compliance with approved plans.
3. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of occupancy permits.
4. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of occupancy permits.
5. The Town Engineer review the site plans to ensure the site is in compliance with the respective Town codes. Non-objection from the Town Engineer and correction of any deficiencies prior to issuance of SPPOO approval.
6. There shall be no outdoor storage of materials unless otherwise noted on approved site plans.
7. There shall be no trash or recycling stored outside of the building, except within a fully screened on-site dumpster/waste container, which must be shown on the final Site Plan.
8. All accessory buildings must be constructed such that the exterior appearance is compatible with the design, style, architecture, and appearance of the principal structure, as determined by the Town Building Inspector (Sec. 3(i)5.P).
9. Soil tests shall be done, and provided to the Town, to confirm the soils are buildable.
10. The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.
11. Any business signage shall be required to obtain signage approval through the Town of Lisbon sign application process.
12. An up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon.

13. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
14. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation amendment if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the SPPOO Permits or termination of the use.
15. County approval of any changes regarding stormwater management.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. We will be in attendance at the February Plan Commission meeting to answer any questions.

Sincerely,

Joshua Langen, AICP
Town Planner

Rachel Holloway, AICP
Town Planner

Enclosure:

cc: Gina Gresch, Town Administrator, Town of Lisbon

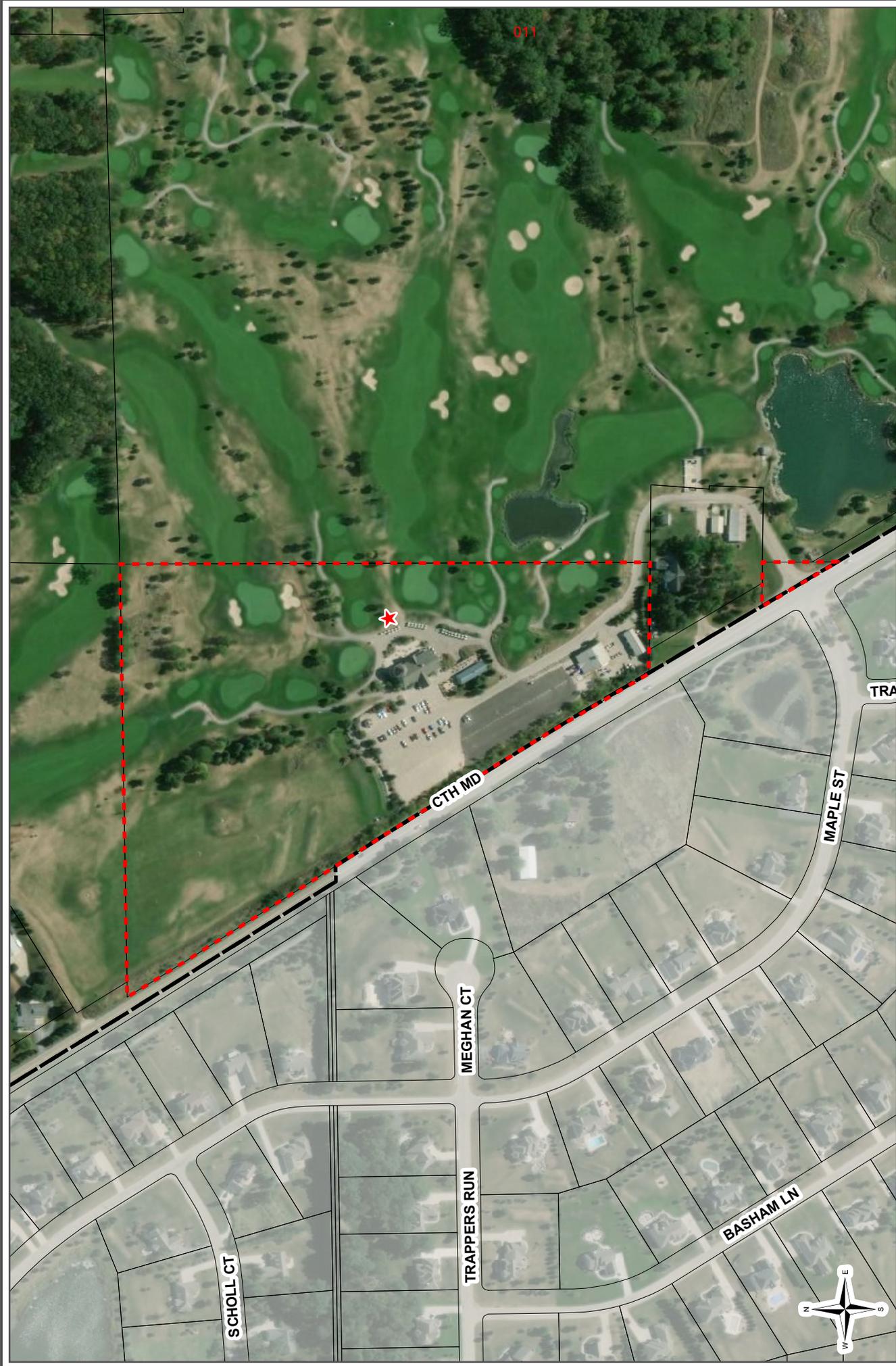
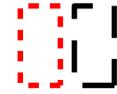


Exhibit A: Parcel ID 0261.999 Site Map

Town of Lisbon



Parcel 0261.999 Boundary

Town of Lisbon Boundary

Outside of Lisbon

Food Station



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530





Feb 13, 2020

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

- Commercial**
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*
- Residential** – Home-Based Bus. / In-Law Unit

- Accessory Building Waiver: \$100
(Size/Location/Architectural Review)
- After the Fact Application: Double Fees
- Certified Survey Map: \$200 + \$10 Per lot
 - Dedication Fee (Per lot): \$2,658
(Paid upon receipt of signed CSM)
- Conditional Use Permit: \$350
 - Amendment / Original
 - Major Grading Permit
- Deed Restriction: \$100
- Developer's Agreement: \$250
- Groundwater Separation Waiver: \$100
- Land Use Amendment: \$300
- Conceptual: \$100

- Plat Review:
 - Final - \$200
 - Preliminary - \$500
- Re-Submittal: \$200
- Rezone: \$350
- Sign Permit Application: \$30 + Sign Fees
(See Adopted Fee Schedule)
- Site Plan/Plan of Operation:
 - Amendment: \$250
 - Original: \$500
 - Temporary: \$125
- Special Meeting: \$600
- Waivers/Modification from Land Division and Development Ordinance: \$200



Property Information

Property Address	City	Zip
W270N6166 Moraine dr		
Tax Key/Parcel ID #	Lot Size	Current Zoning

Property Owner

John Spitz/Ironwood Golf Course

Name / Company Name

Signature

W270N6166 Moraine Dr

Address

Sussex WI 53089

City State Zip

262-538-9900 ironwoodmike@yahoo.com

Phone E-mail Address

Applicant

Mike Lehmann

Name

Ironwood Golf Course

Company

W266N5226 Janet Dr

Address

Pewaukee WI 53072

City State Zip

414-379-1518 ironwoodmike@yahoo.com

Phone E-Mail Address

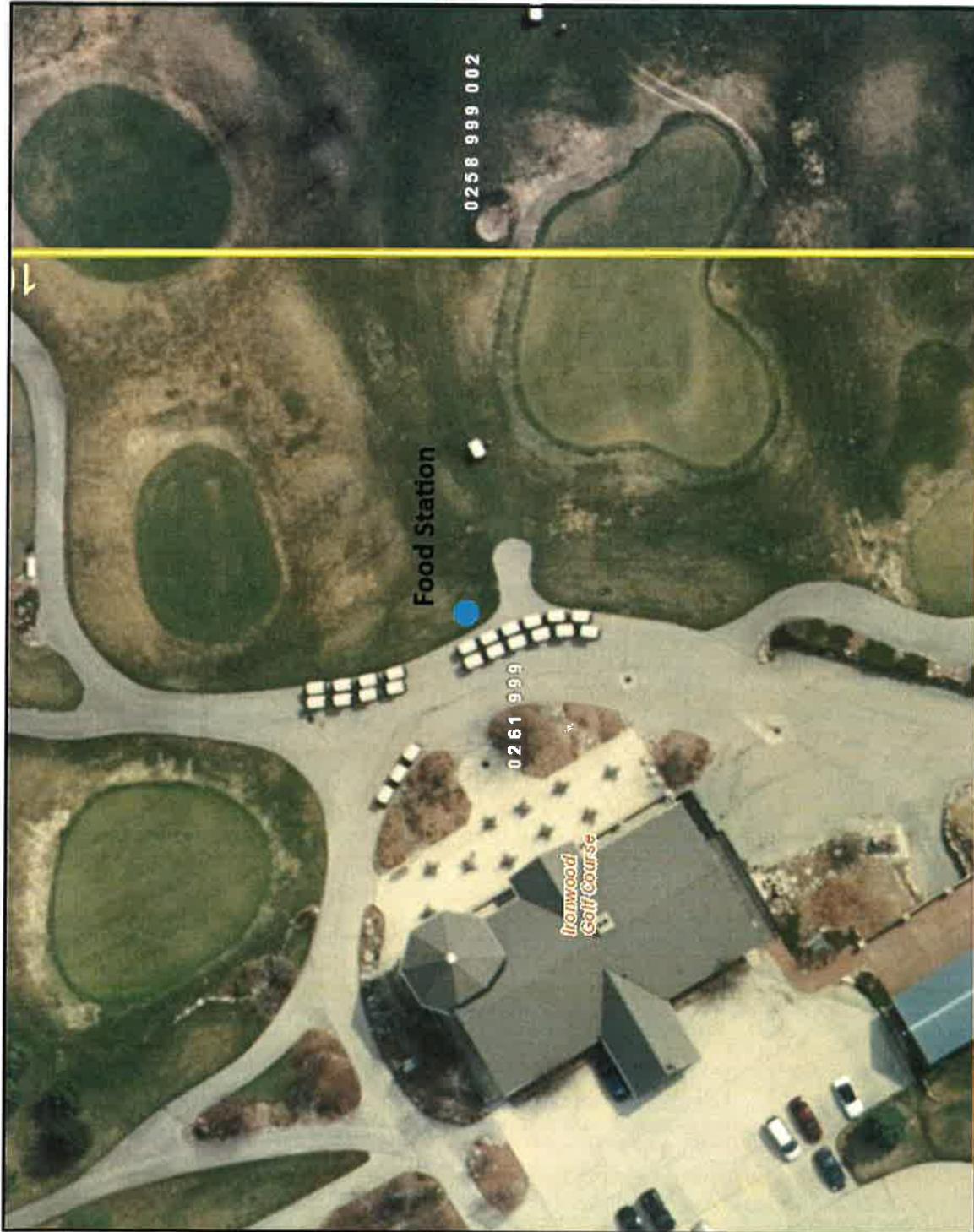
A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered **complete**, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*

Tax Key LSBT0261999



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Parcels (Click for details)
- Retired Parcels (Click for details)
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
- <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie_Line
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels
- Municipal Boundary_5K
- FacilitySites_5K_Labels
- Waterbodies_5K_Labels
- Waterlines_5K_Labels
- Railroad_5K
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - TaxParcel_5K

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 52.96 Feet

Notes:

Printed: 12/19/2019

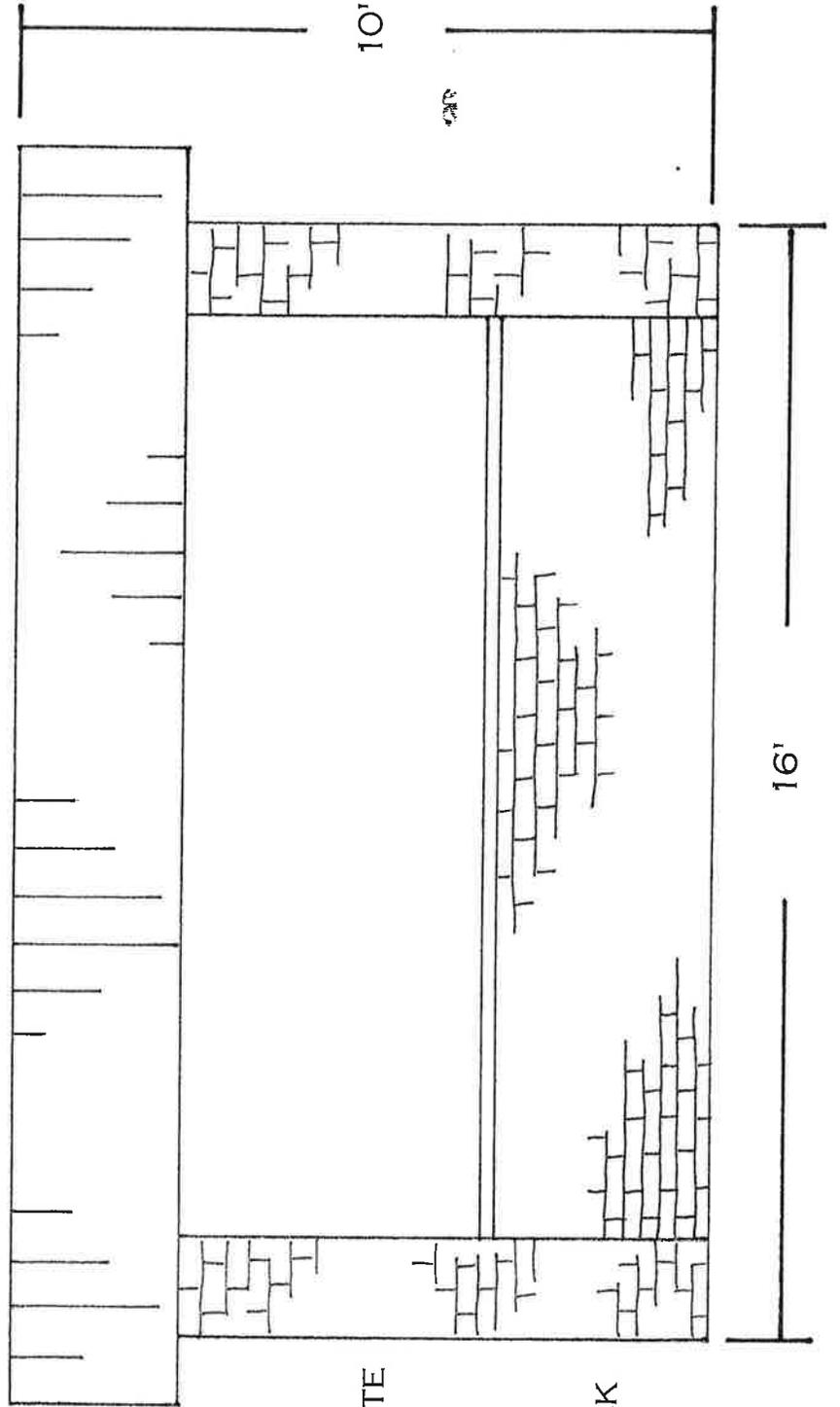


IRONWOOD GOLF COURSE
FOOD SERVICE STATION
FRONT (WEST) ELEVATION
SCALE 3/8" = 1'

RECEIVED
JAN 13 2020
TOWN OF LISBON

014

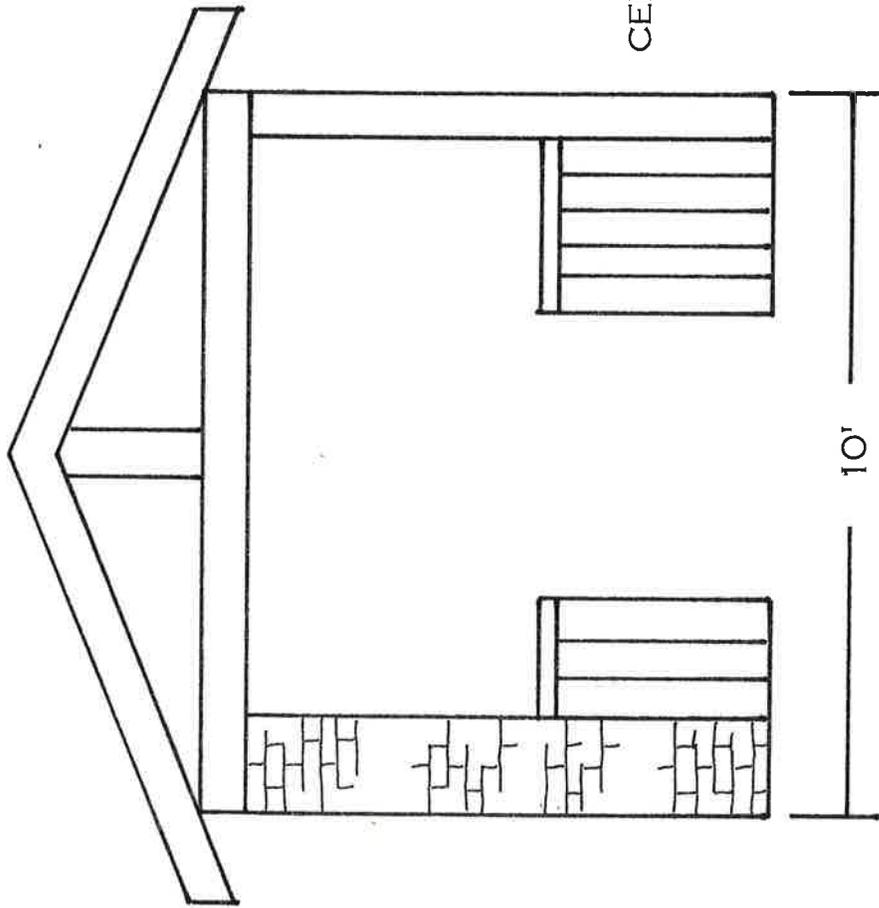
STANDING SEAM
METAL ROOF



POURED CONCRETE
COUNTER

CREAM CITY BRICK
VENEER

NORTH AND SOUTH ELEVATION



CEDAR T&G SIDING

10'

RECEIVED
JAN 13 2020
TOWN OF LISBON

Item 5B – Attachments



N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
www.vierbicher.com

February 5, 2020

Town of Lisbon
Plan Commission
W234 N8676 Woodside Road
Lisbon, WI 53089-1545

RE: Staff Review – Former Lied's Property Certified Survey Map (CSM)

Dear Plan Commission Members:

This letter reviews the CSM submitted by Kunkel Engineering for the Town-owned property located at N63W22039 County Road F (Tax Key LSBT0241999) in the Town. A CSM for this area was previously approved by the Town in July 2019, but was never recorded. A revised CSM (received January 27, 2020 and amended February 5, 2020) has been submitted with a modified lot configuration, which would also accommodate a new industrial development that was reviewed by the Town in December.

The comments below reflect the Town Planner's review based on the Town's subdivision ordinance, Wisconsin Statutes, and applicable plans.

Summary

The subject property is approximately 71.6 acres and has split zoning with A-10 (Agricultural) in the west and B-4 (Commercial Special Use District) in the east. This CSM would subdivide it to create three (3) new lots and a new cul-de-sac street on the western 44 acres. The land contained within the CSM is currently zoned A-10 (Agricultural), but is shown as M-2 (General Industrial) on the zoning map and a zoning petition is currently under review by Waukesha County to confirm the M-2 zoning. The remnant parcel is proposed to be subdivided and developed at a future date.

The CSM is subject to extraterritorial review by both the Village of Sussex and Village of Menomonee Falls, due to the way that each community's extraterritorial jurisdiction (ETJ) is mapped over the property. Waukesha County does not have review jurisdiction on this CSM except for the coordination items noted below.

Pertinent details with respect to this application, the Town of Lisbon Ordinances, and the Wisconsin Statutes are included below.

Background Information

Property owner: Town of Lisbon
Applicant: Kunkel Engineering
Location: Main Street / CTH F (southwest of Main Street and Town Line Road)
Tax Key: LSBT0241999

Adjacent land uses and zoning:

North: CTH F / Main Street right-of-way, and a commercial site (in Village of Sussex, across CTH F, zoned for Highway Business)

South: Hamilton High School (zoned P-I Public and Institutional)

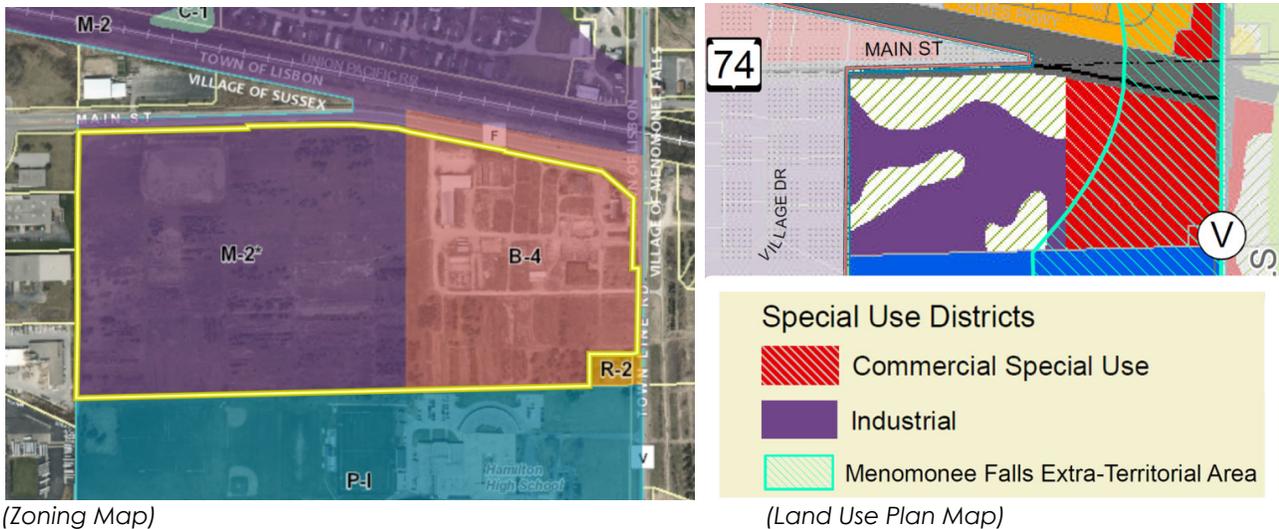
East: vacant lands (former Lieds Nursery, zoned B-4 Commercial Special Use District)

West: Industrial sites (in Village of Sussex, zoned Industrial)

Existing Zoning: A-10 Agricultural (mapped as "M-2*" based on 2008 conditional rezoning, see map image below, left)

Proposed Zoning: M-2 (General Industrial District)

Future Land Use: "Industrial" and "Other Open Lands to be Preserved" (see image below, right)

**Consistency with Comprehensive Plan**

The proposed CSM is consistent with the Town Comprehensive Plan. Typically, areas mapped as "Other Open Lands to be Preserved" reflect potential site conditions of concern based on available data at the time. Prior to development, soil tests in this area are needed to confirm the soils are buildable. Soil testing information has been done and is included on the CSM, see comments below.

Consistency with Zoning

The rezoning of the land to M-2 was originally approved in 2008, conditioned upon the Applicant developing the parcel as a Planned Unit Development (PUD). However, the applicant did not pursue the PUD. The Town felt it was necessary to reestablish the M-2 zoning designation subject to all applicable Town codes and guiding documents. As a result, a rezoning petition for M-2 is currently under review by Waukesha County. This CSM has been reviewed per the M-2 zoning district standards.

The CSM lots meet the lot size requirements for the M-2 zoning district, which requires a minimum lot size of 1 acre and a minimum width of 150 feet.

Consistency with Intergovernmental Agreements

The Lisbon-Sussex Border Agreement recognizes the future use of the site as industrial. Per the Agreement, plats in this area are reviewed by the Joint Plan Commission (JPC) but there is no such requirement for CSMs. The CSM is subject to extraterritorial review by Sussex and Menomonee Falls, as noted elsewhere.

Certified Survey Map Review

Section 6.02 of the Town's Chapter 12 subdivision ordinance states that all minor land divisions require a CSM prepared by a registered land surveyor, and shall comply with the design standards and improvement requirements set forth in Sections 7.00 and 8.00, and Addendum A of the Town Code.

After reviewing for compliance with Town Ordinances, we have the following comments and recommended revisions/additions:

1. Per Sec. 11 (definition of "minor land division") and Sec. 2.06(l), remnant parcels must be included in a minor land division. This would involve extending the map to Town Line Road. The Town prefers to exclude the eastern portion of the property at this time, so that it can be subdivided at a future date.

Based on the current configuration the Town would need to approve a waiver to this requirement. Sec. 2.05 enables the Town to approve waivers to ordinance standards if the Town Board makes findings that the following facts and conditions exist:

- a. *Exceptional Circumstances. There are exceptional, extraordinary or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship. (Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the Land Division and Development Ordinance should be changed.)*
- b. *Preservation of Property Rights. That such waiver is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.*
- c. *Absence of Detriment. That the waiver will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.*

A majority vote of the entire membership of the Plan Commission and of the Town Board are required to grant a waiver.

In my view, this property has exceptional circumstances related to coordination with Waukesha County and the future design and alignment of the intersection of the surrounding roads (County F and County V). The east end of the parcel could be significantly impacted by a road realignment, as would lands to the north of the County Road (including railroad right-of-way). The time and effort associated with determining the exact arrangement of right-of-way in that area would seem to present a severe hardship for the Town, compared to the current proposal which would allow those questions to be resolved at a later date. Mapping the eastern remnant, and the potential reconfiguration of right-of-ways in that area, may also affect the rights of surrounding land owners across County F and County V, which would not be detrimentally impacted by the proposed CSM configuration.

2. CSM lots should match existing zoning district boundaries – it appears there may be a small discrepancy between the boundary of the CSM lots and the "unplatted lands" in the east end, compared to the zoning map boundary between M-2 and B-4 zoning districts. I recommend that CSM lot lines and zoning district boundaries be reconciled either by adjusting lot lines on the CSM, or (if possible) via attaching a legal description to the zoning petition currently under review by the County to clarify that the zoning matches the new lot lines.
3. The face of the CSM, and the location map with Public Land Survey section information all label the Main Street roadway as "STH 74". The jurisdiction of this road was transferred to the County in recent years so the road should be labeled as CTH F and labels of "STH 74" removed.

4. The proposed street name for the new cul-de-sac street shall be added to the final CSM. Street names shall not duplicate or be similar to existing streets elsewhere in the Town. County approval may also be required.
5. Town Engineer to verify accuracy and closure of the survey, and the proper kind and location of monuments per Sec. 5.04.
6. Town Engineer to confirm address numbers per Sec. 6.07.
7. The Town Attorney and/or Town Engineer should review title work for this property, so that any pertinent restrictions or other information can be reflected on the final CSM.
8. Sec. 2.02 requires compliance with the Established Street and Highway Width Map of Waukesha County, as well as WDOT access regulations. Main Street changed jurisdiction from State Highway 164 to County Highway F in 2015, according to Town records and the County GIS. The County map shows ROW widths of 110 feet for County V (Town Line Road) and 120 feet for County F (Main Street). County F is already 120 feet wide for most of the length, except in the east end where the ROW line jogs slightly.

Coordination is underway with the County on roadway requirements in this area as part of a permitting process for the new road access onto County F. The final CSM should be revised as needed to reflect the outcomes of this coordination, which may affect this and other items noted below.

9. Sec. 2.02 requires a Developer Agreement to be reviewed by staff and Plan Commission, and approved by the Town Board – an agreement is in progress between Town Attorney and the intended developer.
10. Per Sec. 2.06, soil testing is needed to verify site suitability including soil types, depth to groundwater and depth to bedrock. County GIS shows hydric soils across north end and the south central end of the site. Soil testing locations are shown on the CSM. However, the Town Engineer should verify if hydric soils are present, as this may impact not only site construction but the ability to zone the land industrial.
11. In addition to the above, findings with regard to depth to bedrock and groundwater may require CSM notes for the benefit of future lot owners to clarify any construction limitations.
12. Per 7.01 (c), minor streets must permit the design of efficient storm drainage and sanitary sewer systems, and require the minimum street area necessary to provide safe and convenient access to abutting property – the Town Engineer proposes a road ROW width of 75 feet to provide this.
13. Per 7.01 (d), streets must extend to boundary lines of the tract being subdivided, unless the Plan Commission deems the extension not necessary or desirable for the development of adjacent tracts. This does not appear to be necessary since the High School site is located to the south and connecting a street with industrial traffic is not desirable.
14. Per 7.01 (e), access restrictions should be shown along County F / Main Street as it is a major street or highway. See comments above regarding coordination with the County – I recommend that any access restriction requirements be confirmed as part of that process, and noted on the final CSM prior to recording.
15. Per 7.03(a), cul-de-sacs may not exceed 500 feet and must have a circular turn-around with minimum ROW diameter of 120 feet and pavement of at least 90 feet. The proposed street length (over 1,000 feet) exceeds the maximum allowed and thus requires a waiver per the standards in Sec. 2.05. It would seem that the need to limit access along County F, combined with the depth of this parcel and the existence of the school site to the south provide a basis for

a waiver. Without it, it would be hard to create buildable lots within this tract that have adequate street frontage and meet other lot design requirements.

16. Per 7.03(e), the Town Engineer should provide the engineering plans for the street and verify that it will meet the grade requirements in the ordinance. Since the site is nearly flat in its existing condition, this does not seem likely to pose an issue.
17. Per 7.05(d), utility easements are shown, and are intended for use by the Town as well as other parties. Per 7.08, I recommend a CSM note stating that "all easements for Town utilities are dedicated to the Town of Lisbon unless otherwise provided." Town Engineer has confirmed that the drainage easements are adequate size for the stormwater management plan in this area.
18. Per 7.06(g), corner lots should be designed to permit full building setbacks from both streets. Lot design provides for this. However, the building setbacks on CSM page 3 require some adjustments. Assuming the zoning boundary / lot boundary issue noted above is reconciled, and that M-2 zoning is confirmed for the CSM property, the setbacks on Lot 1 should follow M-2 requirements of 50 feet from front/street lot lines and 10 foot offset from side and rear lot lines. Offsets should be noted on the lot line between Lots 3 and 4. References to other zoning districts should be removed.
19. Per 7.09(a), impact fees may be needed for the proposed lots. The Town should determine if they will require any dedications per Secs. 8.00 and 10.04, and how any fees will be handled.
20. CSM shall be subject to confirmation by the Town Engineer that requirements in Sec. 8 of the Ordinance for public improvements are met. Engineering plans were approved by the Town Board in January.

Note that in December as part of a site plan review for an industrial development on this site, the Plan Commission indicated that they wanted an easement for future sidewalk along County F (Main Street), though sidewalk construction was not going to be required at this time. I recommend adding an easement to the CSM to accommodate this on all CSM lots with frontage on County F.

21. Per 8.14, fire suppression is being provided as part of this project.
22. The Chapter 12 Addendum A "Supplemental Design Standards" apply to industrial and commercial zoned lands, so will apply to site plans on these CSM lots.
23. The CSM shall be submitted to the Village of Sussex and the Village of Menomonee Falls for review and approval, as the property lies within the 1.5-mile extraterritorial jurisdiction boundary of each Village (see Town's Recommended Land Use Plan map for boundary).
24. Approval certificate information should be confirmed by Sussex and Menomonee Falls, to verify which certificates are necessary. (For example, Village Board approvals may not be necessary.)

Recommendation

Planning staff recommends approval of the requested CSM to subdivide Parcel ID LSBT 0241999. Recommended conditions of approval for your consideration are as follows:

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (as noted above) and the Town Engineer, which includes compliance with the Town's adopted Land Division Review Checklist and Subdivision Control Ordinance; and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division) and the Waukesha County Department of Public Works; in regard to the Preliminary and Final Plat/CSM, and obtaining all necessary permits and approvals, prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat/CSM, whichever is earlier.
2. Subject to the Developer submitting to and receiving from the Town Attorney and the Town Engineer, approval of a Developer's Agreement for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat/CSM, whichever is earlier.
3. Subject to the Developer submitting to the Town Clerk and receiving approval as to form from the Town Attorney and as to amount from the Town Engineer, a letter of credit or cash for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat/CSM, whichever is earlier.
4. Subject to the Developer submitting to and receiving from the Town Attorney and the Town Engineer, approval of the final draft of the deed restrictions prior to prior to commencing construction of any improvement, whether public or private, or site development, or approval of the Final Plat/CSM, whichever is earlier.
5. The Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
6. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
7. Subject to the Developer applying for and receiving from the Town BOA, Town Plan Commission, Town Board, and Waukesha County, all necessary variances and waivers (if any) to the Town of Lisbon Zoning Ordinance, the Waukesha County Shoreland and Floodland Protection Ordinance, the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, and the Town of Lisbon Subdivision Control Ordinance prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat/CSM, whichever is earlier. This conditional approval document shall not be read as providing any assurance or expectation that such variances or waivers will be granted, and shall not vest any right regarding the grant of such variances or waivers.

February 5, 2020
Page 7 of 7

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. Any conditions listed by the Plan Commission should be included in a motion, addressed by the surveyor and then approved by the Town Planner and Town Engineer prior to Town Board approval and signature.

I will be in attendance at the February 13th Plan Commission meeting to answer any questions.

Sincerely,

Rachel Holloway, AICP
Vierbicher

cc: James Hammes, Cramer, Multhauf & Hammes, LLP
Don Neitzel, Kunkel Engineering Group
Nick Chikowski, Kunkel Engineering Group
Mitch Leisses, Kunkel Engineering Group

Gina Gresch, Administrator, Town of Lisbon

M:\Lisbon, Town of\190047 - 2019 Town Planning Services\2019 Tasks\2019.13 - Lied's Property Rezoning and CSM\Reviews\2020-02-05 Plan Commission Ltr.docx

WAUKESHA COUNTY CERTIFIED SURVEY MAP #

A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25 IN THE TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR

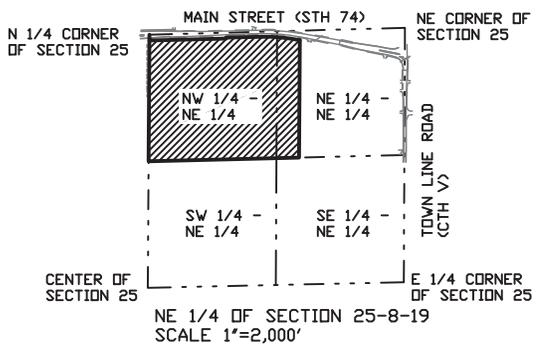
CHRISTOPHER J. KUNKEL
107 PARALLEL STREET
BEAVER DAM, WI.

OWNER

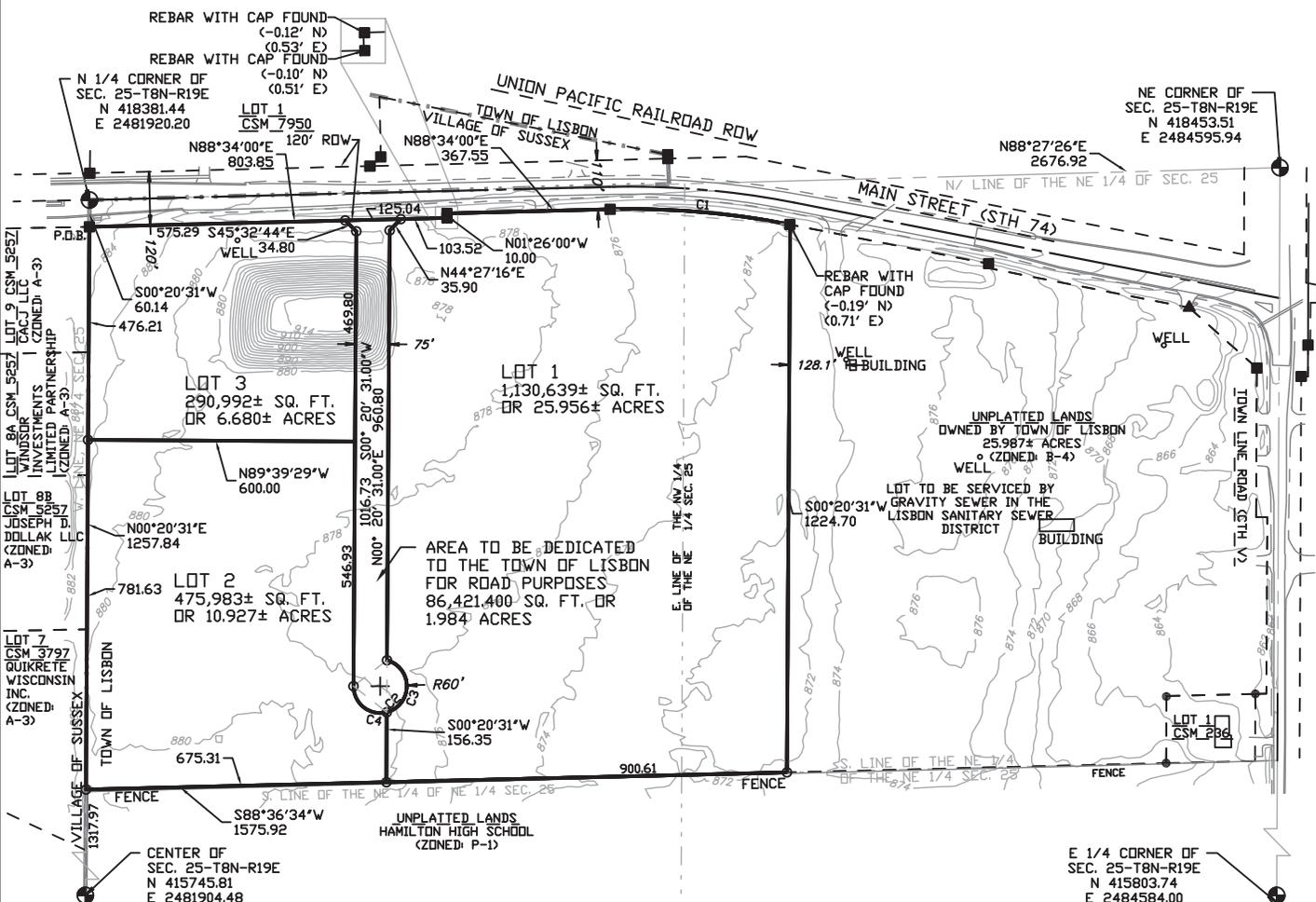
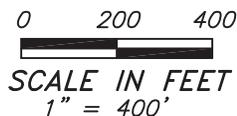
TOWN OF LISBON
W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545

LEGEND

- ⊕ BRASS CAP IN CONC.
- 3/4" REBAR WITH CAP FOUND
- 3/4" X 24" REBAR SET WEIGHING 1.50 LB. / LN. FT.
- 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- (R.A.) DENOTE "RECORDED AS"
- ⊙ DENOTE SOIL BORING
- B & SW = SOIL TEST BORING
- P = PROBE TO BEDROCK
- TS = TOPSOIL THICKNESS PROBE
- EXISTING CONTOUR GRADE



REFERENCE BEARING; THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 25, T.8N., R.19E., IS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N88°27'28"E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)



Curve #	Radius	Chord Bearing	Chord Length	Radius Length	Delta	Tangent Bearing IN	Tangent Bearing OUT
C1	1859.87	S85° 10' 06"E	405.92	406.73	012°31'47"	N88° 34' 00"E	S78° 54' 13"E
C2	60.00	N52° 30' 12"E	94.97	267.42	255°22'04"	S00° 11' 14"W	N75° 10' 49"W
C3	60.00	S00° 20' 31"W	116.19	158.17	151°02'42"	S75° 10' 50"E	S75° 51' 52"W
C4	60.00	N51° 58' 27"W	94.77	109.25	104°19'21"	S75° 51' 52"W	N00° 11' 13"E

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WISCONSIN
CHRISTOPHER J. KUNKEL
S-1755
WAUKESHA, WI.
LAND SURVEYOR

NOTE; SEE PAGE 6 FOR EASEMENT AND BUILDING SETBACK INFORMATION

Chris J. Kunkel

CHRIS J. KUNKEL - WIS REG. NO. S-1755

DATED 5 DAY OF February, 2020

WAUKESHA COUNTY CERTIFIED SURVEY MAP #

A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25 IN THE TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR

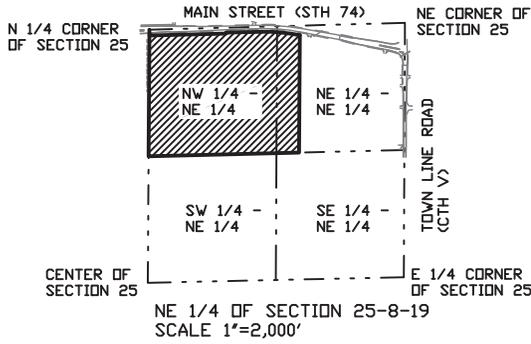
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OWNER

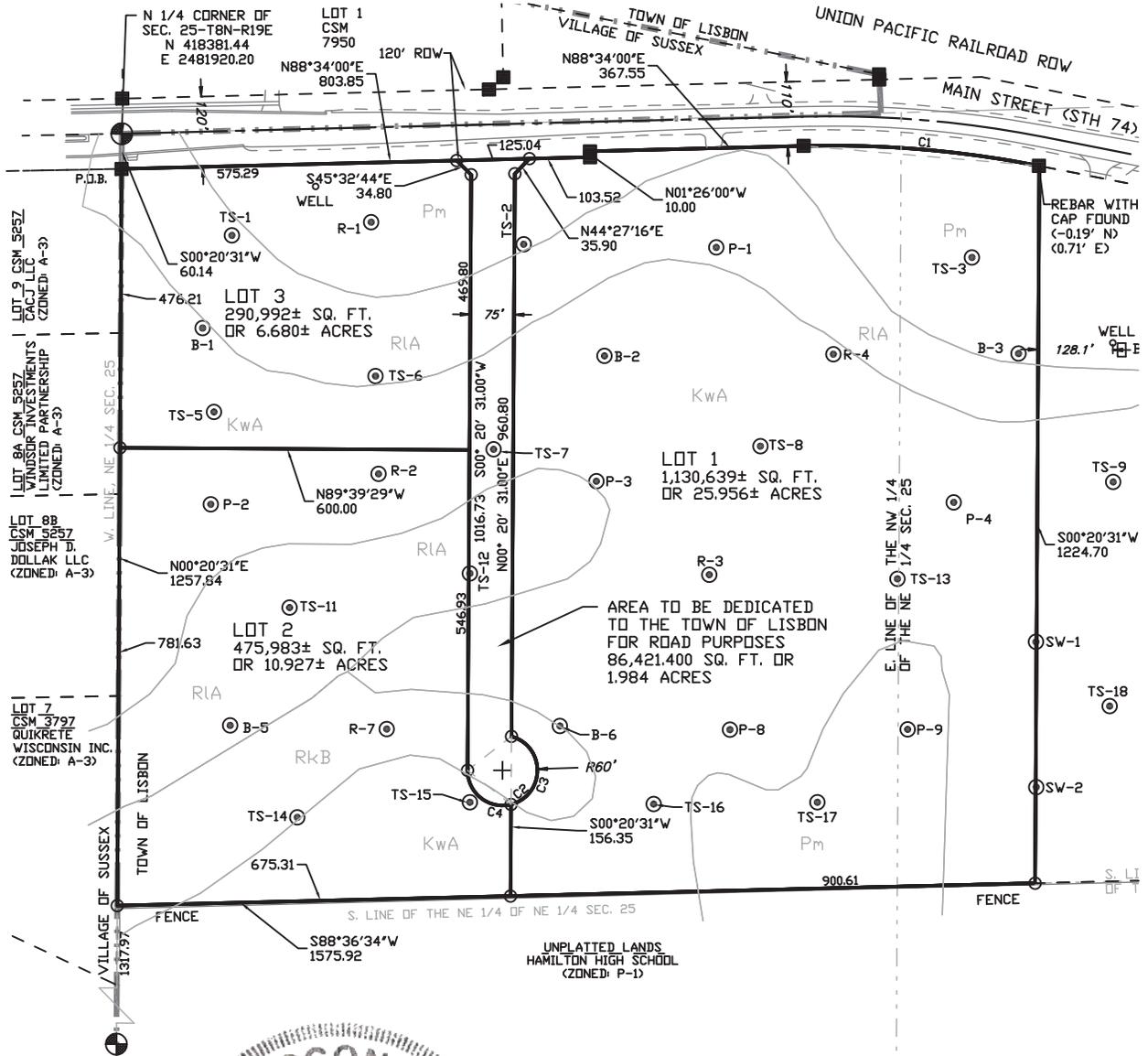
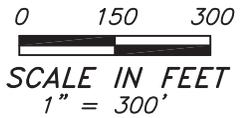
TOWN OF LISBON
W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545

LEGEND

- ⊕ BRASS CAP IN CONC.
- 3/4" REBAR WITH CAP FOUND
- 3/4" X 24" REBAR SET WEIGHING 1.50 LB. / LN. FT.
- 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- MUNICIPAL BOUNDARY
- (R.A.) DENOTE "RECORDED AS"
- ⊙ DENOTE SOIL BORING
- B & SW = SOIL TEST BORING
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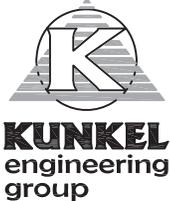


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SOILS DATA

- MAP UNIT SYMBOL**
- KwA - KNOWLES SILT LOAM
 - Pm PELLA SILT LOAM
 - RkB RITCHEY SILT LOAM
 - RIA RITCHY SILT LOAM



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SEALED 2/5/2020

PAGE 2 OF 6

DRAFTED BY N.A.C. 2/3/2020

WAUKESHA COUNTY CERTIFIED SURVEY MAP #

A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25 IN THE TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR

CHRISTOPHER J. KUNKEL
107 PARALLEL STREET
BEAVER DAM, WI.

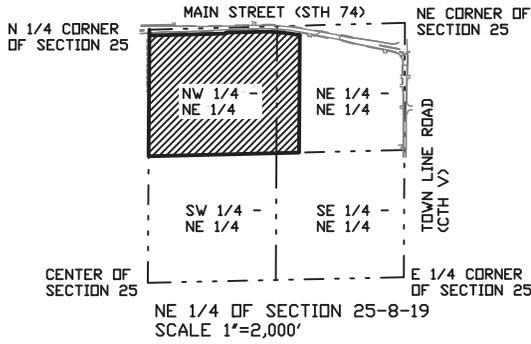
OWNER

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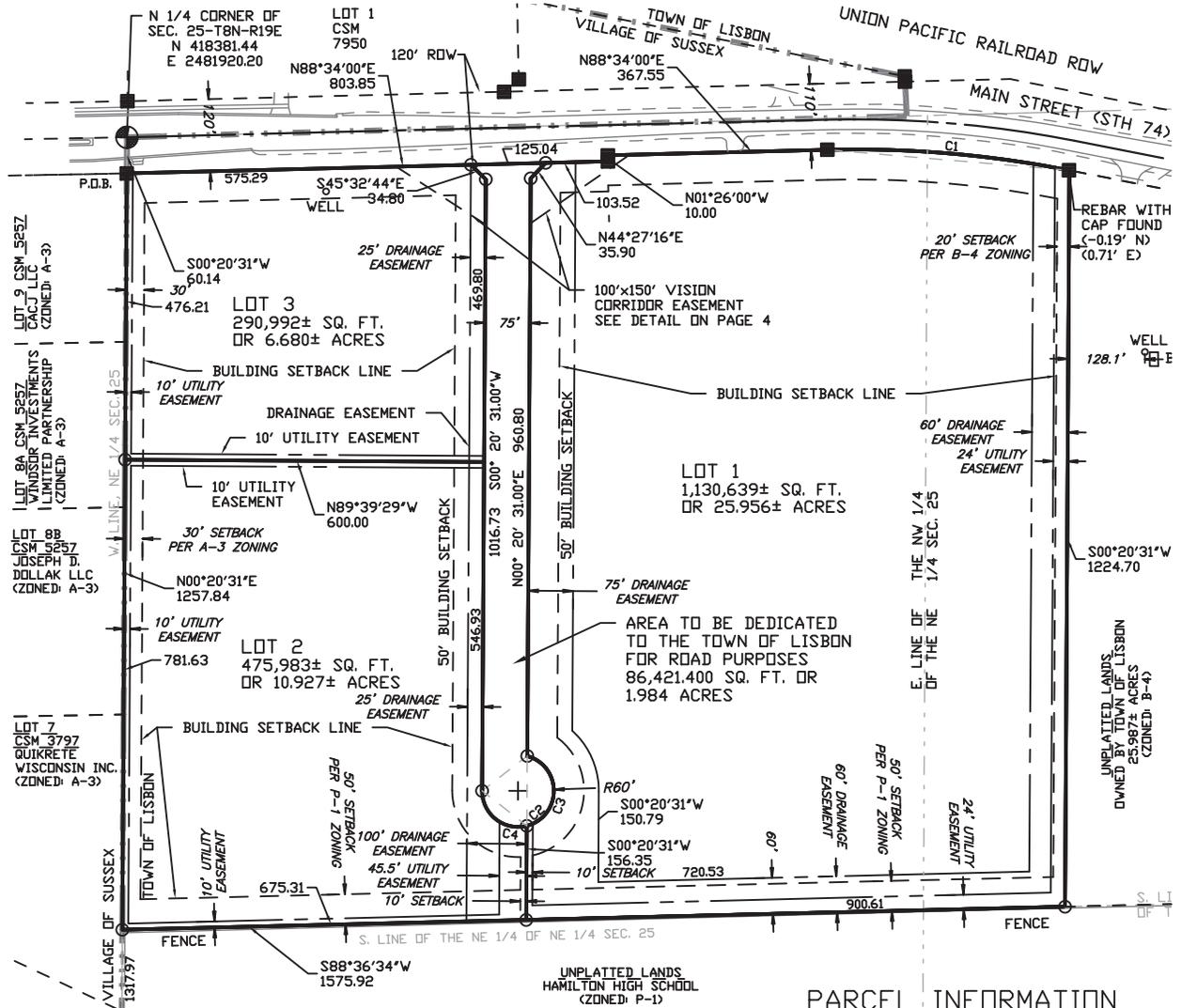
LEGEND

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- 3/4" X 24" REBAR SET WEIGHING 1.50 LB. / LN. FT.
- 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- MUNICIPAL BOUNDARY (R.A.) DENOTE "RECORDED AS"

0 150 300
SCALE IN FEET
1" = 300'



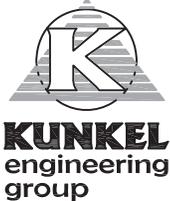
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PARCEL INFORMATION

ZONING: M-2 GENERAL INDUSTRIAL

BUILDING SETBACKS
PUBLIC ROAD = 50 FEET
SIDE YARD = 10 FEET
REAR YARD = 10 FEET



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SEALED 2/5/2020

PAGE 3 OF 6

DRAFTED BY N.A.C. 2/3/2020

WAUKESHA COUNTY CERTIFIED SURVEY MAP #

A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25 IN THE TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Christopher J. Kunkel, Professional Land Surveyor of the State of Wisconsin, do hereby certify that by order of Town of Lisbon I have made a survey of land located in the NW 1/4 and NE 1/4 of the NE 1/4 of Section 25, Town 8 North, Range 19 East, of the Town of Lisbon, Waukesha County, Wisconsin.

Commencing at the NW corner of the NE 1/4 of Section 25, T8N, R19E, Waukesha County;

thence S0°20'31"W along the West line of said 1/4 section a distance of 60.14 feet to a point in the southerly right of way line of Main Street (STH 74) and point of beginning;

thence N88°34'00"E, along said southerly right of way line, a distance of 803.85 feet to a point

thence N1°26'00"W, along an offset in said southerly right of way line, a distance of 10.00 feet to a point;

thence N88°34'00"E, along said southerly right of way line, a distance of 367.55 feet to a point;

thence easterly along a curve to the right having a radius of 1859.87', a central angle of 12°31'47", an arc length of 406.73', and chord of 405.92' bearing S85°10'06"E, to a point;

thence S0°20'31"W, a distance of 1224.70 feet to a point;

thence S88°36'34"W a distance of 1575.92 feet to a point in the west line of said 1/4 section;

thence N0°20'31"E along the West line of said 1/4 section a distance of 1257.84 feet to the point of beginning.

Said parcel contains 1,984,036.071 square feet or 45.547 acres, more or less

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivisions regulations of the Town of Lisbon and Village of Sussex, in surveying, dividing and mapping the same, to the best of my knowledge and belief.

Dated this 5 day of February, 2020

Christopher J. Kunkel, PLS S-1755

TOWN BOARD APPROVAL CERTIFICATE;

Resolved that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 2020

Dated: _____ Signed _____

Joseph Osterman, Town Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon

Dated: _____ Signed _____

Rick Goeckner, Town Clerk



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Fax (920)356-9454



SEALED 2/5/2020
DRAFTED BY N.A.C. 2/3/2020

WAUKESHA COUNTY CERTIFIED SURVEY MAP #

A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25 IN THE TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 2020

Dated: _____ Signed _____
Joseph Osterman, Town Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of Lisbon

Dated: _____ Signed _____
Rick Goeckner, Town Clerk

EXTRATERRITORIAL VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Village Board of the Village of Sussex.

All Conditions have been met as of the _____ day of _____, 2020

Dated: _____ Signed _____
Gregory Goetz, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

Dated: _____ Signed _____
Sam Liebert, Administrative Services Director

EXTRATERRITORIAL PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Village of Sussex Plan Commission.

Approved as of the _____ day of _____, 2020

Dated: _____ Signed _____
Gregory Goetz, Chairman

Dated: _____ Signed _____
Sam Liebert, Administrative Services Director



WAUKESHA COUNTY CERTIFIED SURVEY MAP #

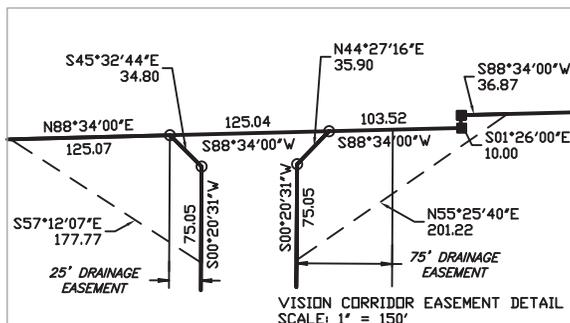
A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25 IN THE TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

EXTRATERRITORIAL VILLAGE BOARD APPROVAL CERTIFICATE:

RESOLVED that the Certified Survey Map, in the Town of Lisbon and the Owner of said lands, being a part of the NE 1/4 of Section 25, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, Having been approved by the Plan Commission and the same is hereby approved and the dedication contained herein accepted by the Village Board of Trustees of the Village of Menomonee Fall of _____, 2020

Dated: _____ Signed _____
RANDALL R. NEWMAN
VILLAGE PRESIDENT

Dated: _____ Signed _____
CLERK



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engineering
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Beaver Dam, WI 53916
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