



**DRAFT**  
**PUBLIC HEARING MINUTES**

Public Hearings and the regular meeting of the Lisbon Plan Commission were held on Wednesday, September 27, 2023, at the Richard Jung Memorial Fire Station, N54 W26455 Lisbon Road, Lisbon, WI.

President Osterman called the Public Hearings and Plan Commission meeting to order at 6:32p.m.

**Roll Call:** Present: Village President Joseph Osterman; Trustees Marc Moonen (via Zoom) and Rebecca Plotecher; Plan Commission members Bryan Oelhafen, Joe Eberle, and Sean McCormack; Planner Orrin Sumwalt; Engineer Mitch Leisses; Attorney John Macy; Administrator Kathy Nickolaus; and Clerk Elisa Cappozzo Katch to record the minutes. Commissioners Sherry Howard and Jeff Musche were absent and excused.

**Joint Public Hearing No. 1:** A request by applicants Joseph & Shannon Narewski for amendments to the Lisbon Zoning Code, in particular but not limited to, Section 4(h)16.A.i., to add "Pet Grooming" as an example of a Limited Family Business or Service Oriented Business.

President Osterman read the published Notice of Public Hearing into the record and opened the Hearing.

Planner Sumwalt and applicants Joe & Shannon Narewski gave a brief overview of the proposal.

**Public Comments:**

Commissioner McCormack asked what Pet Grooming entails, and whether what their proposed text amendment will fully allow what their future business proposal would include.

Petitioners Joe & Shannon Narewski, W277N4865 Lynndale Lane, clarified that they would have four to six clients per day, a few days per week, and grooming would include bathing, nail trimming, and haircuts.

Planner Sumwalt interjected that the proposal before the Plan Commission doesn't include an actual Conditional Use Permit request, so there aren't any details about what the operation might be at this time. This is just contemplating amending the Code to create the opportunity for the Narewskis to apply for approval in the future.

Commissioner Eberle asked if the Narewskis felt they met the rest of the requirements for a Limited Family Business or Service Oriented Business if tonight's request is eventually approved.

Attorney Macy reminded the Commission that no application has been received for a Conditional Use Permit at this point, so those details should not be discussed until they apply and a Public Hearing is held.

Commissioner Eberle asked if simply adding "pet grooming" to the code will be adequate for the petitioners, and if their proposed business would accurately fit that description.

Mr. Narewski indicated that he believed their forthcoming submittal would meet all other requirements for a Conditional Use Permit.

There being no further comments, President Osterman closed the Public Hearing at 6:48p.m.



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**Public Hearing No. 2:** A request by applicants Paul & Nancy Mullen, for a Conditional Use Permit to allow Major Grading activities in the A-10 Agricultural Zoning District, on the property located at N58W26215 Mountain Shadows Drive/ LSBT 0260.999.004.

President Osterman read the published Notice of Public Hearing into the record and opened the Hearing.

Planner Sumwalt and Applicant Paul Mullen gave a detailed overview of the proposal.

**Public Comments:**

Commissioner Eberle asked how many cubic yards of dirt are estimated to be necessary.

Engineer Leisses indicated it would be approximately the equivalent of 150 truckloads of fill.

Commissioner Eberle indicated his concern that the Mullens are only asking for approval of a Grading permit, when there are a number of additional approvals necessary to get to their ultimate desire of dividing the property and building a second residence on it. With the fill request coming first, there is no guarantee that the remainder of the approvals needed for their project will be granted.

Attorney Macy stated that it should be made part of the record that the Mullens have made the decision to request a grading permit prior to any other approvals and there is no assurance or guarantee that they will receive any further approvals, so they are proceeding at their own risk.

Commissioner Eberle proposed limiting the haul route through the subdivision be restricted to one street to be determined by the DPW, videotaping of the haul route road(s) before and after the project, and a Road Bond to be set in a method to be determined by the Village Attorney and amount to be determined by the DPW and Engineer.

Engineer Leisses indicated that periodic inspections could be conducted, and that the Mullens would be responsible for meeting all DNR standards and best management practices for bringing in their fill, including a tracking pad to limit dirt being tracked onto the road.

Trustee Moonen voiced concerns about trucking hours with the proximity of area schools, and whether weight restrictions would be put into place during the spring thaw.

President Osterman asked whether previous grading permits had similar restrictions put into place.

Administrator Nickolaus indicated no other grading permits were restricted for hours as proposed and advised that standard village load limits would apply during the spring thaw.

Paul Mullen explained that they have been working on their proposal since February, and delays occurred due to discussions about what the terminus at the end of Indian Head Drive will look like. They understand the additional approvals necessary for their project, but they wanted to get started on at least the fill portion of it while the remainder of the details were worked through.



Lewis Krisberg, N59W26251 Indian Head Dr, agreed with the concerns about traffic for 100+ dump trucks and expressed displeasure with removing the temporary cul-de-sac at the terminus of Indian Head Drive and replacing it with a T-turnaround.

Craig Koenigs, N59W26250 Indian Head Dr, stated that removing the temporary cul-de-sac would have a negative impact to the neighborhood.

Joe Hein, N59W26287 Indian Head Dr, agreed with earlier statements about removing the temporary cul-de-sac and said 150 trucks were not a major concern for him.

Paul Mullen explained that they would like to begin physical construction of a new home as soon as weather permits in Spring, so they would like to be as expeditious as possible with bringing in fill. They are happy to work with Village staff to establish a haul route and get the project done as soon as possible, and to resolve the terminus of Indian Head Drive while being sensitive to their neighbors' concerns.

Paul Kukla, N59W26276 Indian Head Dr, stated concern that the cul-de-sac on Indian Head would be eliminated, and asked if there would be any additional meetings where the public could provide comments.

President Osterman clarified that once the Public Hearing is closed that no new information can be presented and discussion can only be at the Plan Commission level.

There being no further comments, President Osterman closed the Public Hearing at 7:38p.m.

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**Public Hearing No. 3:** A request by applicant Hans Dawson/ Sussex Quarry LSP, LLC, to amend the area of the existing Conditional Use Permit for a quarry in the Q-1 Quarrying Zoning District, to include the properties located at N52W23096 Lisbon Road and identified as Tax Keys LSBT 0286.999.007 and LSBT 0286.999.008.

President Osterman read the published Notice of Public Hearing into the record and opened the Hearing.

Planner Sumwalt gave a brief overview of the proposal.

**Public Comments:** None.

There being no comments, President Osterman closed the Public Hearing at 7:41p.m.

The Public Hearings being concluded, Trustee Moonen took his leave.

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## PLAN COMMISSION MINUTES

President Osterman called the regular Plan Commission meeting to order at 7:41 p.m.



**Citizen Comment:**

Judy Reinders, W287N8379 Dobbertin Road, expressed her concern with the amount of the invoice she received for reimbursement of professional service fees for Extraterritorial Review of her recent Certified Survey Map in the Town of Merton. She stated she was displeased with having to pay fees to Merton, Waukesha County, and Lisbon to get her property division approved.

**Minutes – 6/28/2023 Public Hearings & Plan Commission**

*Motion by Eberle, second by McCormack, to approve the minutes of the June 28, 2023 Public Hearings & Plan Commission meeting as presented. Motion carried.*

**Minutes – 8/23/2023 Public Hearing & Plan Commission**

*Motion by Eberle, second by Oelhafen, to approve the minutes of the August 23, 2023 Public Hearing & Plan Commission meeting as presented. Motion carried.*

**Correspondence**

A. Legal Opinion re: 2023 Act 12

Attorney Macy reviewed his firm's legal opinion regarding potential impacts of the Wisconsin Legislature's 2023 Act 12 in relation to quarries.

B. Clerk Memo re: 2023 Act 12 Notification Procedure

Clerk Katch and Attorney Macy reviewed the draft procedure for how quarries would notify the Village regarding temporary extensions to hours of operations for exempt projects.

C. LaFarge/ Holcim notification regarding temporary hours for exempt short-term road contract

Attorney Macy presented the notification of an exempt project as received from LaFarge/ Holcim.

**New Business:**

A. Request for amendment to Section 4(h)16.A.i. to add "Pet Grooming" as example of LFB/SOB

*Motion by Plotecher, second by Oelhafen, to approve amendments to the Lisbon Zoning Code, in particular but not limited to, Section 4(h)16.A.i., to add "Pet Grooming" as an example of a Limited Family Business or Service Oriented Business, and recommendation to Village Board of the same. The motion was voted on and carried unanimously.*

B. Paul & Nancy Mullen for Major Grading CUP at N58W26215 Mountain Shadows Dr/ LSBT 0260.999.004  
*Motion by McCormack, second by Eberle, to approve the request by applicants Paul & Nancy Mullen, for a Conditional Use Permit to allow Major Grading activities in the A-10 Agricultural Zoning District, on the property located at N58W26215 Mountain Shadows Drive/ LSBT 0260.999.004, and recommendation to Village Board of the same, subject to Planner comments striking #3 and #4:*

1. The Conditional Use approval is limited to LSBT 0260.999.004.
2. The Conditional Use approval is limited to Paul & Nancy Mullen to allow major grading to bring in clean fill in association with the preparation of an area with a relatively high ground water level for the future construction of a single-family residence with a basement at N58W26215 Mountain Shadows Drive in accordance with plans, documents, and specifications presented to the Village of Lisbon Plan Commission on September 27, 2023, except as further restricted or modified herein.
- ~~3. Since the home building portion of this project isn't imminent, this approval shall expire on December 31, 2024.~~
- ~~4. The petitioner may request a new public hearing for an extension so long as it is accompanied by a certified survey map, a site plan identifying the home location and site access, and details regarding a terminus for Indian Head Drive.~~



5. The Conditional Use approval shall not be in full force and effect until such time as the Petitioner obtains the necessary approvals and satisfies all comments, conditions, and concerns of the:
  - a. Village of Lisbon Plan Commission and Board, Village Engineer, Village Planner and Village Attorney with respect to the submitted plans, documents, and specifications.
  - b. Waukesha County Department of Land Resources for the erosion control and stormwater management plan including a stormwater maintenance agreement.
6. All sediment and erosion control BMPs shall be in accordance with WDNR Technical Standards. [https://dnr.wisconsin.gov/topic/Stormwater/standards/const\\_standards.html](https://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html)
7. Once the erosion control measures are in place and prior to commencing construction the applicant shall contact Mitchell Leisses with Kunkel Engineering Group, 920-210-6330, for an initial inspection.
8. An as-built plan/survey of the land disturbance shall be prepared and submitted to the Village Engineer within 30 days of the completion of grading to assure compliance with the approved plan.
9. The Applicant shall record on the subject property, and any other property restricted by the granting of this permit, a notice prepared by the Village of the granting of the permit.
10. The owner or operator must keep a copy of the CUP, including the list of all conditions, on the site, available for inspection to the public during business hours.
11. The Village of Lisbon retains the right to review the grading for compliance and maintenance of associated stormwater facilities with approved plans.
12. The CUP shall expire 1 year after Plan Commission approval if the approved use has not commenced.
13. The Conditional Use Permit shall be filed with the Waukesha County Register of Deeds and approved as to form by the Village Attorney.
14. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Lisbon for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Lisbon by the Subject Property Owner and/or Agent, 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 or forfeitures owed to the Village of Lisbon must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Lisbon, 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 Village of Lisbon, including possible cause for termination of the conditional approval.
15. Other Conditions.
  - a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
  - b. This Conditional Use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Lisbon Plan Commission as being in compliance with all pertinent ordinances.
  - c. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use may be terminated by action of the Village of Lisbon Plan Commission, pursuant to the enforcement provisions of this Conditional Use Order.





- d. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- e. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Order may be amended upon the prior approval of the Village of Lisbon Board, upon receipt of a recommendation from the Plan Commission, if the Village of Lisbon Plan Commission finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Village of Lisbon Plan Commission feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- f. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect.
- g. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use or any aspect of any plan of the Conditional Use, the more restrictive provision shall be controlling as determined by the Village of Lisbon Plan Commission.

*Engineer comments:*

Section A: General Informational Comments:

1. The applicant shall obtain all necessary State, County and/or local permits and a copy should be provided to the Village for reference.
2. The applicant shall obtain all necessary DSPS permits and a copy should be provided to the Village for reference.
3. Per Section 3(c)(5) of the Zoning Code, any land disturbance that exceeds 6,000 square feet in area requires a Major Grading Permit.
4. A major grading permit is required where Waukesha County does not have jurisdiction and where land disturbance is in excess of 60 cubic yards or 6,000 square feet.
5. The applicant shall obtain all Waukesha County Stormwater & Erosion Control permits and a copy should be provided to the Village for reference.
6. All sediment and erosion control BMPs shall be in accordance with WDNR Technical Standards. [https://dnr.wisconsin.gov/topic/Stormwater/standards/const\\_standards.html](https://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html)
7. Mark-ups on the Plans are also provided to supplement the Review Comments.

Section B: Site Specific Comments:

1. Please clarify that the proposed driveway shown is a Future Driveway.
2. Please clarify that the proposed residence shown is a Future Residence.
3. Please show the installation/location of EC Mat on the EC Plan.
4. Please show and quantify (in acres), the limits of disturbance on EC Plan.
5. Please quantify (in cu.yd), the amount of cut/fill and net fill required for the project on grading Plan.
6. Show the future septic mound system on the plans, and setback from the closest potable water well on site, or on the neighboring properties.
  - a. DNR Wells Inventory Map is provided for reference only. It's the applicant/consultant responsibility to accurately locate all the wells and keep the required setback between septic system and the wells.
7. Remove or modify all irrelevant notes from the EC Notes.
8. Once the erosion control measures are in place and prior to commencing construction the applicant shall contact Mitchell Leisses with Kunkel Engineering Group, 920-210-6330, for an initial inspection.
9. The applicant will have to obtain in future, all necessary State, County and/or local permits for the future development.

*And the following conditions:*

1. The haul route limited to a single ingress road as determined by Lisbon DPW;
2. Videotaping of road conditions before and after the project;
3. A Road Bond in an amount to be set by the Director of Public Works and Village Engineer; and
4. Final language of the recordable document to be approved by the Village President

*The motion was voted on and carried unanimously.*



C. Sussex Quarry LSP for CUP amendment to include LSBT 0286.999.007 and LSBT 0286.999.008

*Motion by Commissioner Eberle, second by Commissioner Oelhafen, to approve the request by applicant Hans Dawson/ Sussex Quarry LSP, LLC, to amend the area of the existing Conditional Use Permit for a quarry in the Q-1 Quarrying Zoning District, to include the properties located at N52W23096 Lisbon Road and identified as Tax Keys LSBT 0286.999.007 and LSBT 0286.999.008, and recommendation to Village Board of the same, subject to Planner comments:*

1. The Conditional Use Amendment approval is limited to LSBT 0286.999.007, and 0286.999.008.
2. The Conditional Use Amendment approval is limited to Sussex Quarry LSP, LLC for a quarry operation, with onsite extraction and processing of limestone into construction aggregates on the subject properties in accordance with plans, documents, and specifications presented to the Village of Lisbon Plan Commission on September 27, 2023, except as further restricted or modified herein.
3. The quarry operation, with onsite extraction and processing of limestone into construction aggregates conditional use permit shall be reviewed every five (5) years by the Village Plan Commission to determine compliance with the conditions and requirements of the permit and may be terminated in accordance with Chapter 11, Sec. 4 (g) of the Village of Lisbon Code of Ordinances. The Petitioner shall request this quinquennial review by submitting a written compliance report at least 60 days prior to, but not more than 90 days prior to, the 5-year anniversary of the issuance of the conditional use permit, and every 5 years thereafter, and the Petitioner's failure to do so may be grounds for termination of the conditional use permit.
4. The Conditional Use approval shall not be in full force and effect until such time as the Petitioner obtains the necessary approvals and satisfies all comments, conditions, and concerns of the:
  - a. Village of Lisbon Plan Commission and Board, Village Engineer, Village Planner and Village Attorney with respect to the submitted plans, documents, and specifications.
  - b. Waukesha County Department of Land Resources for the erosion control and stormwater management plan including a stormwater maintenance agreement.
5. The Conditional Use Permit shall be filed with the Waukesha County Register of Deeds and approved as to form by the Village Attorney.
6. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Lisbon for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Lisbon by the Subject Property Owner and/or Agent, 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 or forfeitures owed to the Village of Lisbon must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Lisbon, 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 Village of Lisbon, including possible cause for termination of the conditional approval.
7. Other Conditions.
  - a. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order, or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America, or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This permit shall not be deemed to constitute a building permit, nor shall this permit constitute any other license or permit required by Village ordinance or other law.
  - b. This Conditional Use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Lisbon Plan Commission as being in compliance with all pertinent ordinances.



- c. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use may be terminated by action of the Village of Lisbon Plan Commission, pursuant to the enforcement provisions of this Conditional Use Permit.
- d. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands, or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- e. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended upon the prior approval of the Village of Lisbon Board, upon receipt of a recommendation from the Plan Commission, if the Village of Lisbon Plan Commission finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Village of Lisbon Plan Commission feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- f. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect.
- g. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use or any aspect of any plan of the Conditional Use, the more restrictive provision shall be controlling as determined by the Village of Lisbon Plan Commission.

*The motion was voted on and carried unanimously.*

**D. Sussex Quarry LSP for SPPOO amendment to construct new storage building at West Quarry and to include LSBT 0286.999.007 and LSBT 0286.999.008**

*Motion by Commissioner Eberle, second by Supervisor Plotecher, to approve the request by applicant Hans Dawson/ Sussex Quarry LSP, LLC, to amend the area of the existing Site Plan/ Plan of Operation (SPPOO) for Lannon Stone Products, to construct a new storage building at the "West Quarry" location and to include the properties located at N52W23096 Lisbon Road and identified as Tax Keys LSBT 0286.999.007 and LSBT 0286.999.008, and recommendation to Village Board of the same, subject to Planner comments:*

1. The Site Plan/Plan of Operation approval is limited to Nate Swinton (Lannon Stone Products, Inc.) and Sussex-West Quarry LSP, LLC on the existing parcel known as LSBT 0282.996. Use of the property by any other entity, for any purpose, is not permitted. The approval shall reflect the following Plan of Operation:
  - a. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
  - b. Uses and activities: Use is limited to the construction of an approximately 8,520 square foot (60' x 142') loader barn in the quarry pit at Lannon Stone Product Inc.'s Sussex-West Quarry.
2. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Lisbon Plan Commission on September 27, 2023.
3. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Lisbon Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
4. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Lisbon, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.





5. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Lisbon Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Lisbon Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Lisbon, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.
6. This 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 being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
7. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
8. The Property Owner shall allow Village of Lisbon representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
9. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Lisbon.
10. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Lisbon for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Lisbon by the Subject Property Owner and/or Agent, 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 or forfeitures owed to the Village of Lisbon must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Lisbon, 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 Village of Lisbon, including possible cause for termination of the conditional approval.

*The motion was voted on and carried unanimously.*

### **Unfinished Business:**

- A. Discussion only regarding annual reports resulting from quarry inspections:
- i. Lannon Stone Products (*Commissioner Musche*)

Commissioner Musche being absent, no discussion occurred.

### **Planner Report**

Planner Sumwalt gave a brief update on recent Planner Appointments and upcoming projects. No action taken.

### **Adjournment**

*There being no further business, Commissioner Eberle moved to adjourn. The motion was seconded by Commissioner McCormack, was voted on, and carried unanimously. The meeting was adjourned at 8:16p.m.*

Respectfully submitted,  
Elisa Cappozzo Katch, WCMC  
Lisbon Village Clerk

# 9/27/2023 - Public Hearing Sign-In Sheet

PRINT NAME		ADDRESS	SIGNATURE	Which Hearing? ("X")		
				Pet Grooming	Grading CUP	Quarry CUP Amendment
EX:	Jane Smith	W234 N8676 Woodside Dr	Jane Smith			
1	MR & MRS. KOENIGS	N59W060750 Indian Head Dr	Chloe Koenig		X	
2	MARY FELLON	N50W26100 Birchwood Rd	<i>[Signature]</i>		X	
3	Joel Shannon Grenski	4277 N4865 Lynnhale Ln	<i>[Signature]</i>	X		
4	Paul & Nancy Mullen	N58W26215 Mountain Shadows	<i>[Signature]</i>		X	
5	Judy Reinders	W2887 N0379 Bobbertin Rd	Judy Reinders NA			
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