

Exhibit C Lisbon Planning and Development Updates: 2009 to 2020

Purpose and Scope of the 10-year Plan Update

A *Comprehensive Development Plan for the Town of Lisbon – 2035* was adopted Sept. 14, 2009. It was prepared as part of a joint effort by Lisbon, Waukesha County Parks and Land Use staff, UW Extension staff, and the Southeastern Wisconsin Regional Planning Commission, and several other local municipalities. The planning effort involved a county-wide effort and the resulting document contains a wealth of county-wide and local data.

The State comprehensive planning law requires that the Comprehensive Plan be updated at least once every ten years. While a plan "update" is often a substantial re-write of the plan document, with updates to community data and maps, an update may also be a more minimal effort. Guidance from the Wisconsin Department of Administration indicates that, at a minimum, "the local government must go through the process outlined in s. 66.1001(4) to adopt the updated plan or readopt the original plan if it still meets the community's needs." (Source: <https://doa.wi.gov/Pages/LocalGovtsGrants/Comprehensive-Planning.aspx>)

Progress Made Implementing the 2009 Comprehensive Plan

Carrying out long-range goals, policies, and vision: The 2009 Plan contains several objectives and standards for land development, as well as a Recommended Land Use Map (as may be amended from time to time). For the past decade, Lisbon has used these as a guide when reviewing proposals for new development, particularly proposed zoning map amendments and land divisions (subdivision plats and certified survey maps).

In addition, the 2009 Plan included a "Long Range Vision" exhibit that described Lisbon's planning objectives at that time and the ways that Lisbon could achieve its long-range planning and development goals. It recommended that Lisbon remain a town for the immediate future, and pursue boundary agreements with adjoining municipalities. However, it recognized that boundary agreements have limitations and recommended that Lisbon consider incorporation as a long-term strategy.

Importantly, the long-range vision document recognized that the benefits of incorporation include the ability to maintain municipal borders, and the increased independence in land-use decisions afforded to incorporated municipalities. One of the key recommendations made at that time was the following:

"Keep in mind a long-term goal of incorporation to provide Lisbon with a permanent solution to preserving the borders and identity of the Town. The comprehensive plan and all other land-use decisions should be designed with this goal in mind. Future land-use decisions should contribute toward the Town being better able to meet the statutory requirements for incorporation."

Lisbon has continued to build on the existing agreements and planning efforts it has with neighboring municipalities, as part of its strategy for implementing its long-range Comprehensive Plan. This is described in more detail below.

Boundary adjustments – annexations and detachments: Since 2009, Lisbon's land area has been reduced by approximately 469 acres. Several parcels of land have been detached from the town and attached or annexed to adjacent villages, either at the request of a land owner or triggered by the provisions of an intergovernmental agreement. The current municipal boundaries are reflected in the current Recommended Land Use Map.

Improved intergovernmental cooperation: Lisbon has built on the intergovernmental agreements that existed when the 2009 Comprehensive Plan was adopted. Specifically, new agreements have been forged with the Village of Sussex and the Village of Merton, to clarify and improve long-term plans for municipal boundaries, joint planning areas, and shared municipal services. Key features of these agreements are as follows.

- **Village of Merton** – In 2020, Lisbon and Merton established a new intergovernmental cooperative plan agreement under Wis. Stats. 66.0307. It replaces the former stipulation and order agreement done in 2002 under Wis. Stats. 66.0301 and 66.0225. Key provisions of the new agreement include:
 - Updated future boundary maps that identify the lands that both communities agree are to be transferred to Merton by December 31, 2029, upon the incorporation of the Town, or under specified circumstances such as land owner request;
 - Provisions for shared services and a Shared Services Committee to make recommendations on future shared services, including snow plowing, shared use of a municipal compost site, and
- **Village of Sussex** – In 2020, Lisbon and Sussex established a new boundary agreement under Wis. Stats. 66.0301. It replaces the former stipulation and order agreement done in 2001 under 66.0225. Key provisions of the new agreement include:
 - Updated future boundary maps that identify the lands that both communities agree are to be transferred to Sussex by July 22, 2030, upon the incorporation of the Town, or under specified circumstances such as land owner request;
 - Elimination of Joint Planning Areas and Sussex extraterritorial review jurisdiction for lands in Lisbon, greatly simplifying the development review process for much of the land in Lisbon;
 - Updated design standards for "gateway" areas of mutual interest to both communities; and
 - Agreements for the provision of expanded municipal water and sanitary sewer service areas along key community corridors.

Special Planning Districts removed: In past years, stemming from the 2001 intergovernmental agreement with Sussex, Lisbon had identified "Special Planning Areas" or "Special Planning Districts" where special zoning regulations and design standards were applied. These areas had also been shown on the Recommended Land Use Map. With the new intergovernmental agreement approved in 2020, these Special Planning Areas are no longer necessary.

Amendments to the Recommended Land Use Map: Occasionally, Lisbon receives requests from land owners and developers to amend specific areas on the Comprehensive Plan's Recommended Land Use Map. In the past ten years, Lisbon has approved a handful of map amendments. Land use data current as of September 2020 was used for this Plan Update; the current Recommended Land Use Map is attached to this plan, as may be amended from time to time based on landowner requests and after consideration of the various goals and objectives of the plan.

Development Trends

Since 2009, Lisbon has seen sustained growth and development. In this time, Lisbon has issued 346 permits for new single family homes, an average of 30 building permits per year. There are currently several large subdivisions being built, and more are proposed. The newest residential subdivisions are being built out in the western half of the Town, where most of the remaining developable land is located. Lisbon's neighborhoods, and the businesses and community institutions that serve them, are located throughout the town. Urban and suburban development is generally located on upland areas in between natural resource areas such as rivers, and large-scale quarry operations that provide a substantial employment base, and generally follows major transportation routes.

Based on the pace of development in recent years, the availability of buildable lots, Lisbon's location, and the generally high demand for new homes in the region, the community anticipates this level of building activity to continue in the near term. A majority of the Town of Lisbon is now located within the Adjusted Urbanized Area Boundary pursuant to Map P.1 of SEWRPC's Vision 2050.

In addition to continued residential development, Lisbon maintains a Long Range Plan for Parks and Open Spaces that outlines future park and trail improvements to serve all residents in the community. The park plan inventories existing facilities and identifies improvements that will connect important locations across Lisbon.

In addition, Lisbon is planning a new "town center" along the STH 164 corridor, which would be home to a New Town Hall as well as public space and a mix of housing types and land uses, including commercial and higher-density residential development. This new location will provide a more centrally located municipal and community center in a mixed-use setting, which will provide easier access by more town residents, and will build on ready access to amenities like Lisbon's Community Park and the County Bugline Trail, and utilize the growing network of municipal sewer and water infrastructure.

Comprehensive Update to the Plan Post 2020 Census

The Comprehensive Development Plan for Lisbon should be updated no less than once every 10 years. As is indicated in Chapter 9 Implementation for the Countywide plan, Lisbon intends to conduct a full update of this Plan following the availability of the 2020 Census data. This effort is anticipated to begin in 2022 and conclude in 2023, and will involve a substantial public participation effort. Initiating a comprehensive plan review using 2020 Census data will allow the community to reevaluate the planning projections that were made in 2009 as part of the process to create the 2035 *Comprehensive Development Plan for the Town of Lisbon*.

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