

Ord. 07-18

---

**AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT  
OVERLAY ZONING CLASSIFICATION OF PROPERTY LOCATED  
AT THE NORTHEAST CORNER OF LAKE FIVE ROAD AND  
SILVER SPRING DRIVE (C.T.H. "VV"), LSBT 0217.998**

---

**WHEREAS**, the owner of the property located at the northeast corner of Lake Five Road and Silver Spring Drive (C.T.H. "VV"), identified by Tax Key No. LSBT 0217.998, and described more particularly on Exhibit A which is appended hereto and incorporated herein by reference, has requested that the Town of Lisbon establish a Planned Unit Development Overlay Zoning Classification, the purpose of which is to allow a development of the property as a Planned Unit Development, but consistent with the underlying R-1 Suburban Single Family Residential District and C-1 Conservancy/Wetland and Floodplain District Zoning Classifications; and,

**WHEREAS**, in accordance with the Zoning Code of the Town of Lisbon, the applicant has submitted a General Development Plan outlining the proposed development of the property; and,

**WHEREAS**, the Town Plan Commission, on May 10, 2018, considered the request for establishment of a Planned Unit Development Zoning District in accordance with the terms of the Development Plan, and after conducting a Public Hearing, has recommended to the Town Board that the Planned Unit Development Zoning Classification be established as it relates to the property;

**NOW THEREFORE**, the Town Board of Lisbon does ordain as follows:

**SECTION 1:** In accordance with a General Development Plan submitted by the Property owner, and incorporated in this Ordinance by reference, the Property described on Exhibit A may be developed as a Planned Unit Development, consistent with the underlying R-1 Suburban Single Family Residential District and C-1 Conservancy/Wetland and Floodplain District Zoning Classifications, subject to the following conditions:

- A. The number of Single Family Residential Dwelling Units shall not exceed fifty-two (52) units.
- B. The minimum lot size shall be not less than one half (1/2) acre for any Single Family Residential Unit.

C. The minimum lot size, lot width, public road set back, and yard set backs may be modified from those minimum requirements contained in the underlying R-1 Suburban Single Family Residential Zoning Classification, such reductions, if any, to be determined by the Plan Commission and Town Board upon review and approval of a specific development plan.

**SECTION 2:** All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

**SECTION 3:** This Ordinance shall become effective upon passage and publication as required by law, and upon satisfaction of the contingencies set forth in the Resolution of the Plan Commission which modified the Comprehensive Plan as referenced above.

**SECTION 4:** Notwithstanding anything contained in this Ordinance to the contrary, this Zoning Ordinance is contingent upon the approval, not later than December 31, 2018, of a Specific Development Plan as required by the Town Zoning Code of the Town of Lisbon. In the event a Specific Development Plan implementing the Planned Unit Development authorized by this Ordinance is not adopted and approved by the Town Board on or before December 31, 2018, then this Ordinance shall lapse and the right to develop the Property as a Planned Unit Development under the terms of this Ordinance shall automatically terminate.

**PASSED AND ADOPTED** by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 29<sup>th</sup> day of May, 2018.

**TOWN BOARD, TOWN OF LISBON  
WAUKESHA COUNTY, WISCONSIN**

BY:   
JOSEPH OSTERMAN, Chairman

BY:   
TEDIA GAMINO, Supervisor

BY:   
MARC MOONEN, Supervisor

BY: \_\_\_\_\_  
LINDA BEAL, Supervisor

BY:   
REBECCA PLOTECHER, Supervisor

ATTEST:

BY:

  
Gina C. Gresch, MMC/WCPC  
Town Clerk



**ORD 07-18**

**EXHIBIT A – LEGAL DESCRIPTION**

W1/2 NE1/4 SEC 19 T8N R19E EX VOL 41/116 EX VOL 683/162 EX VOL 1062/254-258  
DOC# 3126777 & DOC# 3126779 & DOC# 3126780 & DOC# 3126782