TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

Agenda
Town Board Meeting
Town of Lisbon, Town Hall
Monday, November 12, 2018
6:30 p.m.

1. **Roll Call.**

2. **Pledge of Allegiance.**

3. **Comments from citizens present.** Citizens are invited to share their questions, comments, or concerns with the Town Board. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. Where possible, the Board will answer factual questions immediately. If a response would involve discussion of Board policy or decisions, which might be of interest to citizens, not present at the meeting, the Board may place the item on a future meeting agenda.

4. **Consent Agenda.** Items listed under the Consent Agenda are considered in one motion unless a Town Board member requests that an item be removed from the Consent Agenda.
   - October 22, 2018 Town Board minutes.
   - October 29, 2018 Special Town Board minutes.
   - Resolution 07-18, Resolution for Outdoor Recreation Grant Applications
   - 2019 – 2021 Police Citation Administrative Support Services Contract with the Village of Sussex.
   - 2019 Accelerated Leadership Development Consortium Contract for the Town Administrator with Waukesha County Technical College.

5. **Approval of Bills.**
   - Check Registers dated October 29 and November 7, 2018.

6. **Announcements/Correspondence.**
   - Meeting Schedule
   - Chestnut Hill Road Storm Sewer Extension Project Completion Memo.

7. **Department Reports - Presentation of activity statistics and recently attended meetings.**
   - Parks Department
   - Public Works Department
   - Town Administrator
   - Town Clerk

8. **Supervisor's Reports -** This is an opportunity for Supervisors to report on respective Committees, Commissions, and Boards of which they serve as a member. Matters require no action or approval.

9. Unfinished Business.

10. New Business.

A. Discussion and necessary action on playground equipment replacement purchase from Gerber Leisure Products.

B. Discussion and necessary action on recommendations from Plan Commission for the following items:

i. Final Plat approval for Chris Miller of Miller Marriott Construction Company, for the property located on Lake Five Road and CTH VV, known as Barnwood Conservancy, LSBT 0217.998, and recommendation to Waukesha County of the same.

ii. Adopt Ordinance 12-18, An Ordinance Rezoning LSBT 0264.998 from A-10 Agricultural District to A-5 Mini Farm District and recommendation to Waukesha County of the same.

iii. Certified Survey Map for Jeff Stolz, for the property located at N56 W27476 Lisbon Road, LSBT 0264.998.

iv. Adopt Ordinance 13-18, Ordinance Rezoning LSBT 0288.987.001, From A-3 Agricultural/Residential Estate District to R-1 Suburban Single-Family Residential District and recommendation to Waukesha County of the same.

v. Approve the Twin Pine Farms Phase II-B Letter of Credit and Surety Bond amounts as recommended by the Town Engineer.

vi. Report from the Plan Commission regarding the sale of the Pauline Haass land, per Wis. Stat. §62.23(5).

C. Discussion and necessary action on the Town of Lisbon Hwy 164 Corridor Water and Wastewater Planning Summary presented by S.E.H.

11. Adjournment.

Joseph Osterman	Gina C. Gresch, MMC/WCPC
Town Chairman	Town Administrator

NOTE: Individual members of the Town Board will be available after the meeting to discuss town related issues with citizens who are present.

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.

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.

REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: Consent Agenda Items

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Thursday, November 8, 2018

RECOMMENDATION:

Approval of the Consent Agenda items.

EXPLANATION:

Town Board Meeting Minutes

- October 22, 2018
- October 29, 2018 Special

Operator's Licenses

- None

Resolution 07-18, Resolution for Outdoor Recreation Grant Applications

- This is a yearly resolution the Town Board adopts to direct Park Director Greiten to look and apply for grants. Same resolution as last year, just a housekeeping item.

2019 – 2021 Police Citation Administrative Support Services Contract with the Village of Sussex

- The Town of Lisbon has been contracting with the Village of Sussex to handle the citation administration. Our current contract ends December 31, 2018 and being proposed is another three-year contract. The only difference between the two contracts is the hourly rate, increasing from $29.60 to $30.50 per hour. Per Captain Panas, on the average, the Town spends about $8,400 per year on this contract. The 2018 budget had $10,000. We originally lowered it to $5,500, but after Captain Panas showed me the averages, I increased that line in the budget to $8,500. Also, per the contract there is an anticipated 1% yearly increase, which is the same verbiage as the last approved contract. Captain Panas is presenting the same contract to the Village of Sussex for their approval; I'm not sure which meeting date it will be on. I recommend approval of the contract.

2019 Accelerated Leadership Development Consortium Contract for the Town Administrator with Waukesha County Technical College.

- WCTC offers an Accelerated Leadership Training program which I'm very interested in taking. It starts in 2019 and is nine, three-hour sessions. The fee needs to be paid as soon as possible to secure my spot and there are funds available in the Administrator training account to do so. I request the Town Board approve the contract with WCTC for this training.

TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

Agenda
Town Board Meeting
Town of Lisbon, Town Hall
Monday, October 22, 2018
6:30 p.m.

Chairman Osterman called the Town Board meeting to order at 6:30 PM.

Roll Call: Present: Chairman Osterman, Supervisors Gamiño, Moonen, Plotecher and Beal. Also present: Gina Gresch, Town Administrator and Dan Green, Town Clerk.

Pledge of Allegiance.

Motion to convene into Closed Session Pursuant to Wisconsin Statute 19.85(1)(e), Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, more specifically to discuss sale of the Pauline Haass land.

Motion by Supervisor Gamiño to convene into Closed Session for the following items: Pursuant to Wisconsin Statute 19.85(1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conduction other specified public business, whenever competitive or bargaining reasons require a closed session, more specifically to discuss sale of the Pauline Haass land. Seconded by Supervisor Moonen.

ROLL CALL VOTE:
Chairman Osterman: Yes
Supervisor Gamiño: Yes
Supervisor Plotecher: Yes
Supervisor Beal: Yes
Supervisor Moonen: Yes

Motion carried, 5-0, by roll call vote. Town Board convened into Closed Session at 6:32 PM.

Motion to re-convene into Open Session to take possible action, if necessary, on items discussed in Closed Session deliberations.

Motion by Supervisor Gamiño to re-convene to open session. Seconded by Supervisor Beal.

ROLL CALL VOTE:
Chairman Osterman: Yes
Supervisor Gamiño: Yes
Supervisor Plotecher: Yes
Supervisor Beal: Yes
Supervisor Moonen: Yes

Motion carried, 5-0, by roll call vote. Town Board re-convened into Open Session at 6:55 PM.

Comments from citizens present. None.

Consent Agenda.

- Town Board Meeting Minutes
  - August 23, 2018
  - August 27, 2018
  - September 10, 2018
  - October 8, 2018
  - October 15, 2018 Special
- Operator's Licenses

Motion by Supervisor Plotecher to approve the Consent agenda with a correction to page 12 of the September 10th Minutes noted by Supervisor Moonen. Seconded by Supervisor Beal. Motion carried, 5-0.

Approval of Bills.

Motion by Supervisor Beal to approve the October 22, 2018 check register as presented. Seconded by Supervisor Moonen. Motion carried, 5-0.

Announcements/Correspondence.

- Meeting Schedule

Chairman Osterman reviewed the list of upcoming Town meetings.

- Letter regarding the Wisconsin Town's Association's new website and WTA members' access
- Letter from WI Department of Administration regarding the 2018 Final Population Estimate

This correspondence was distributed to the Town Board for review.

Department Reports - Presentation of activity statistics and recently attended meetings.

- **Fire Department**
  Chairman Osterman reviewed activities and meetings from September and monthly statistic from the Fire Department.

- **Town Administrator**
  Administrator Gresch explained that Town Board packets are hard to publish by Wednesdays. With Plan Commission meeting on Thursday, it can be hard to get items on from their meetings. With Conditional Uses soon having to be sent to the Town Board, there will continue to be items recommended to the Board from the Plan Commission. She suggested to the Board that the timeline be changed from getting packets out by the end of day on Wednesday to the end of day on Thursday.

  Administrator Gresch also explained to the board that her office had a new way of processing accounts payable which has dramatically improved turnaround time for payment of invoices. She looked to the board for direction as to how they would like the check registry sent to them: via in the packet or as a separate email. With the check registry not being available until Thursday or Friday, there would be times she could not include this with the initial packet.

- **Town Clerk**

  The Clerk's Office have had over 400 returned absentee ballots so far going into the 2nd week period before the Election. The Clerk's Office has seen steady turnout at Town Hall with over 250 voters casting in-person absentee ballots. There are two more weeks of in-person absentee voting. The open registration period ended on October 17th, any residents wishing

to register have to come to Town Hall to do so. Voter have until Thursday, November 1st to request an absentee ballot by mail and until Friday, November 2nd to register and to vote in-person absentee. The Town is still welcoming new election inspectors who would like to help work the polls on Election Day. I encourage anyone who is interested in working the Election or may know someone who might be interested to stop by Town Hall and fill out an application.

Supervisor's Reports.

Supervisor Beal – Sanitary District passed their budget.

New Business.

Discussion and necessary action the recommendation from the Plan Commission to adopt Ordinance 10-18, "An Ordinance Repealing and Recreating Chapter 11, Section 4 of the Zoning Code of the Town of Lisbon Relating to Issuance of Conditional Use Permits" and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to adopt Ordinance 10-18, "An Ordinance Repealing and Recreating Chapter 11, Section 4 of the Zoning Code of the Town of Lisbon Relating to Issuance of Conditional Use Permits". Seconded by Supervisor Beal. Motion carried, 5-0.

Discussion and necessary action on the Certified Survey Map for Halquist Stone Company, for the property located at N51W23563 Lisbon Road, Lisbon, WI 53089, LSBT 0281.996 and LSBT 0283.999, subject to the Town of Lisbon, Village of Sussex and City of Pewaukee waiving the right to ownership of lands adjacent to the Sussex Creek.

Administrator Gresch explained to the Town Board that Waukesha County is looking for an approval from the Town that we have no interest in the lands adjacent to Sussex Creek. This designation would come off the County map. Pewaukee and Sussex would have to approve that they do not want ownership of that land as well. This was approved at the Joint Planning Committee earlier this evening.

Motion by Chairman Osterman to approve the Certified Survey Map for Halquist Stone Company, for the property located at N51W23563 Lisbon Road, Lisbon, WI 53089, LSBT 0281.996 and LSBT 0283.999, subject to the Town of Lisbon, Village of Sussex and City of Pewaukee waiving the right to ownership of lands adjacent to the Sussex Creek. Seconded by Supervisor Moonen. Motion carried, 5-0.

Discussion and necessary action on the 2019 & 2020 Compost Site Agreements for the Town and Village of Merton.

Administrator Gresch explained to the Board that the only changes were the dollar amounts and the years. Merton was also made aware of a 4th worker if needed. The Town of Merton has this on their agenda tonight and the Village of Merton has approved this already. Supervisor Beal asked about if the compost would be moving which Ms. Gresch said was not until 2020.

Motion by Supervisor Gamiño to approve the 2019 & 2020 Compost Site Agreements for the Town and Village of Merton. Seconded by Supervisor Moonen. Motion carried, 5-0.

Discussion and necessary action on Town storm water engineering services and regular municipal engineering services.

Commissioner Gresch explained we are at a standstill with Strand due to their fees. She explained that she and the attorney were not comfortable with the charges. She is looking for direction from the Town Board as to whether they want to send out an RFP or to stay with Strand. Ms. Gresch was also looking for direction as to sending out an RFP for regular engineering services.

Chairman Osterman decided to take up the stormwater engineering services first. He explained that Strand's policy is that they have no overhead which is why they charge for all services including phone and computer usage. Mr. Osterman explained that either Strand bills separate line items or their rate would go up and have these charges already incorporated into their fee. Supervisor Gamiño questioned how we are able to compare apples to apples with other stormwater engineering services when their billing is completely different. Chairman Osterman stated that the charges for the phone and computer usage are new compared to the last contract we had with them. Administrator Gresch mentioned working with other companies including RA Smith. Supervisor Plotecher stated that RA Smith set up the stormwater program for the Town of Lisbon years ago.

The Board discussed putting out the stormwater engineering services for competitive bidding. Mr. Osterman explained that we have a lot of Plan Commission items coming up in November and December and would feel more comfortable having a stormwater engineer soon. Chairman Osterman stated that he has worked with Strand the most and knows they are a good company. They have gotten the Town a lot of grant monies for projects and he trusts them. Supervisor Gamiño stated she would like to see RFPs to compare apples to apples and that her default is to always get more than one quote for services. She suggested requesting a bottom dollar rate that they can see what Strand compares to other companies.

Supervisor Moonen suggested that the Town put out to competitive bid similar to what they did for planning services. Mr. Osterman explained that they did put this out to competitive bid and ended up choosing Strand. Supervisor Plotecher asked if the Town had a contract with Strand currently which Mr. Osterman explained they do not, and an RFP process would take at least a couple of months. Supervisor Gamiño asked how confusing it is to jump around different engineers since we are currently using Kunkel. Chairman Osterman suggested he would rather see the Town go with Strand. Supervisor Moonen suggested waiting until the new year; however, Mr. Osterman explained that there are too many projects from the Plan Commission level to wait that long. Supervisor Moonen asked if they would get a better deal if they signed a longer contract and if they could do a short contract until the end of the year. Mr. Osterman explained that it wouldn't necessarily bring the cost down as Strand works out a budget with the Town for these services. Ms. Gresch explained that she did not think Strand would go for a shorter contract. Commissioner Osterman stated he didn't think that Strand would submit a proposal if the Town were to wait and send out an RFP.

Supervisor Beal explained that Strand got slighted and we should stay with them. Supervisor Plotecher stated she also thinks they should stay with Strand. Supervisor Gamiño likes the competitive process of an RFP. Supervisor Plotecher suggested signing Strand for a year and then doing an RFP for stormwater services. Supervisor Gamiño stated we would just be moving this issue until next year.

Commissioner Osterman directed the Administrator to call Strand to see how they would feel about a year contract and to set up a conference call with them and have them possibly put together a contract for the next meeting.

The next discussion was regarding the general engineer and whether the board wanted to do an RFP for those services. Supervisor Plotecher explained that the Town never had a contracted engineer. Chairman Osterman stated that he like Mitch from Kunkel when it came to the roads. Currently they use Mitch from Kunkel for the roads and John Stigler for the roadways. Administrator Gresch explained that have different engineers is confusing for staff because they do not know who to go to. She suggested

doing an RFP and see if Vierbicher would submit a bid so that the planning and engineering services could be under one company. Supervisor Gamiño suggested putting these out for bid. Board decided to look at an RFP after the end of the year to give time to create a scope of service and to give adequate time for businesses to respond. Until then the Town can operate on status quo.

Discussion and necessary action to appoint additional Election Inspectors for the 2018-2019 term.

Motion by Supervisor Beal to approve the additional Election Inspectors for the 2018-2019 Election cycle. Seconded by Supervisor Moonen. Motion carried, 5-0.

Adjournment.

Motion by Supervisor Moonen to adjourn the October 22, 2018 Town Board meeting at 7:53 PM. Seconded by Supervisor Gamiño. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town Clerk

Minutes of the Special Town Board Meeting
Town of Lisbon, Town Hall
Monday, October 29, 2018
6:30 p.m.

Chairman Osterman called the Town Board meeting to order at 6:30 PM.

Roll Call: Present: Chairman Osterman, Supervisors Gamiño, Moonen, Plotecher and Beal. Also present: Gina Gresch, Town Administrator and Attorney Ron English.

Motion to convene into Closed Session for the following items: Pursuant to Wisconsin Statute 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, more specifically to discuss sale of the Pauline Haass land.

Motion by Supervisor Moonen convene into closed session Pursuant to Wisconsin Statute 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, more specifically to discuss sale of the Pauline Haass land. Seconded by Supervisor Gamiño, motion carried by roll call vote.

ROLL CALL VOTE:
Chairman Osterman: Yes
Supervisor Gamiño: Yes
Supervisor Moonen: Yes
Supervisor Plotecher: Yes
Supervisor Beal: Yes

Motion carried, 5-0. Town Board convened into Closed Session at 6:31PM.

Motion to re-convene into Open Session to take possible action, if necessary, on items discussed in Closed Session deliberations.

Motion by Supervisor Gamiño to reconvene into Open Session. Seconded by Supervisor Moonen, motion carried by roll call vote.

ROLL CALL VOTE:
Chairman Osterman: Yes
Supervisor Gamiño: Yes
Supervisor Moonen: Yes
Supervisor Plotecher: Yes
Supervisor Beal: Yes

Motion carried, 5-0. The Town Board reconvened into Open Session at 6:39 PM.

Motion by Chairman Osterman to accept Kaerek Builders' counter offer #6, for $1,150,000 to purchase the Pauline Haass land. Seconded by Supervisor Gamiño. Motion carried 3-2 with nays by Supervisors Beal and Plotecher.

Adjournment.

Motion by Supervisor Gamiño to adjourn the Monday, October 29, 2019 Special Town Board meeting at 6:39 PM. Seconded by Supervisor Moonen. Motion carried, 5-0.

Respectfully submitted,

Gina C. Gresch, MMC/WCPC
Town Administrator

STATE OF WISCONSIN **TOWN OF LISBON** **WAUKESHA COUNTY**

RESOLUTION 07-18

RESOLUTION FOR OUTDOOR RECREATION GRANT APPLICATIONS

WHEREAS, the Town of Lisbon is interested in acquiring or developing lands for public outdoor recreation purposes as described in the application; and

WHEREAS, financial aid is required to carry out the project; and

THEREFORE, BE IT RESOLVED, that the Town of Lisbon has budgeted a sum sufficient to complete the project or acquisition; and

HEREBY AUTHORIZES John Greiten, Parks Superintendent to act on behalf of the Town of Lisbon to:

- Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;
- Submit signed documents; and
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the Town of Lisbon will comply with state or federal rules for the program; may perform force account work; will maintain the completed project in an attractive, inviting and safe manner; will keep the facilities open to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any changes is made in the use of the project site.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 12th day of November, 2018.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY:_____
JOSEPH OSTERMAN, Chairman

BY:_____
TEDIA GAMIÑO, Supervisor

BY:_____
MARC MOONEN, Supervisor

BY:_____
LINDA BEAL, Supervisor

BY:_____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Daniel Green, WCMC
Town Clerk

TOWN OF LISBON
OFFICIAL
SEAL
WAUKESHA COUNTY, WI

WAUKESHA COUNTY TECHNICAL COLLEGE
Corporate Training Center

WCTC Contract # 6063-20
Customer Account # 388490

800 Main Street
Pewaukee, WI 53072

SERVICE AGREEMENT

SERVICE RECIPIENT:
Town of Lisbon
Gina Gresch
W234N8676 Woodside Rd
Lisbon, WI 53089

DATES OF SERVICE: 01/31/19 to 05/23/19
DESCRIPTION OF SERVICES: Accelerated Leadership Development Consortium
PRICE: $900.00

EXPLANATION OF SERVICES:
Pricing includes 1 participant from Town of Lisbon in the consortium Accelerated Leadership Development program. Pricing also includes 5 hours of personal coaching per participant. The cost of training has been subsidized by the 2018/2019 Workforce Advancement Training grant. Total cost of training is $22,040. Town of Lisbon will be responsible for a total cost of $900.

Service	Date(s)	Time	Location	# of participants
Accelerated Leadership Development	1/31, 2/14, 2/28, 3/14, 3/28, 4/11, 4/25, 5/9, 5/23	9:00 AM - 12:00 PM	WCTC	1
Coaching	5 Hours Per Participant			
Pre/Post Assessment				

TERMS AND CONDITIONS OF 38.14 SERVICE AGREEMENT
In accordance with the provisions of Wisconsin Statutes, sec. 38.14(3) and related administrative codes and WCTC District policies, this agreement is entered into between WCTC and the Service Recipient referenced above.

Service Extent: Waukesha County Technical College retains the proprietary rights to any curriculum materials used or developed as part of this Agreement. Any royalties, generated from material developed pursuant to this Agreement and subject to copyright, will be distributed in accordance with College policy. WCTC agrees to provide certified, approved instructors meeting Wisconsin Technical College System Board standards for instructional services. The district employees performing under the contract remain under the exclusive control of the district.

If technical assistance is included as part or all of this agreement, notwithstanding any other provision of this Agreement, neither the College nor its assigned agent(s) shall be liable to the Service Recipient for any special, indirect, incidental, exemplary, or consequential damages, loss of profits or loss of goodwill resulting from, or relating to, the services provided under this agreement and/or negligence in the provision of services. The sole and exclusive remedy available to the client for a breach of this agreement or any other claim or cause of action related to the provision of services pursuant to this contract shall be limited to the recovery of actual damages, which in no event shall exceed the amounts paid to the College under this agreement.

Non-Discrimination Clause: Service recipient certifies that, as party to this Agreement, it does not discriminate against employees, enrollees, or applicants for employment on the basis of age, race, color, sex, creed, handicap, political persuasion, ancestry, religion or sexual orientation except where there is a bona fide occupational qualification.

Service Delivery: WCTC will make a good faith effort to meet the established delivery dates that are reflected on this agreement; however, at any point at the mutual request or consent of the Service Recipient and WCTC, the dates of actual services reflected in this agreement may be extended any time through 11:59pm CST June 15, 2019 without need from WCTC for a modified agreement or addendum.

Payment: It is agreed that payment for contracted services will be made payable to Waukesha County Technical College (WCTC) within 30 days of receipt of invoice. Textbooks ordered as a result of the contract may not be returned and are the property of the Service Recipient.

Cancellations: If this Agreement is cancelled after it is signed, it may be subject to the following cancellation charges:

- Curriculum and/or instructional preparation cost incurred.
- All costs for ordered materials/textbooks.
- If cancelled within five (5) business days of the scheduled training, a fee of 25% of the contract price or $200, whichever is less.

This Agreement is subject to retroactive approval by the full WCTC Board of Directors at its next meeting. Per the authority delegated by the WCTC Board of Directors to the approved representative to initiate contracts, WCTC agrees to provide the services in the Agreement subject to the conditions of the Agreement.

SIGNATURES

Authorized Representative Date
Town of Lisbon

Scott Richter Date
Account Manager
Corporate Training Center
Waukesha County Technical College
Ph: 262.691.5575 Fax: 262.695.7810

000013

Town of Lisbon
CHECK REGISTER

CHECK DATE: 10/29/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64221	DISCO001	DISCOUNT RAMPS						
	41822		10/29/18	01	2018 HWY BUILDING CARRY OVER	70-533-570-8000	1,188.74	
						INVOICE TOTAL:	1,188.74 *	
						CHECK TOTAL:		1,188.74
						TOTAL AMOUNT PAID:		1,188.74

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64222	ACEHA001	SUSSEX ACE HARDWARE						
		181972	10/17/18	01	lithium battery	10-552-530-3140	0.84	
						INVOICE TOTAL:	0.84 *	
		182111	10/24/18	01	Keys & Conduit	10-533-530-3100	7.17	
						INVOICE TOTAL:	7.17 *	
		182295	11/02/18	01	ss hardware to attach steps	10-533-530-5500	24.44	
						INVOICE TOTAL:	24.44 *	
						CHECK TOTAL:		32.45
64223	ACEHA002	ELLIOTT'S ACE HARDWARE						
		811684	10/18/18	01	Tire Seal & Water Exchange	10-552-530-3140	26.27	
						INVOICE TOTAL:	26.27 *	
						CHECK TOTAL:		26.27
64224	AIRPL001	AIR PLUS, LLC						
		8323	10/31/18	01	5 GALS FLUID FILM	10-533-530-3100	175.60	
						INVOICE TOTAL:	175.60 *	
						CHECK TOTAL:		175.60
64225	ALLWA001	ALL-WAYS CONTRACTORS, INC.						
		40004	10/15/18	01	Topsoil for restoration	90-533-530-6300	81.00	
						INVOICE TOTAL:	81.00 *	
						CHECK TOTAL:		81.00
64226	AUTOB001	BRAKE & EQUIPMENT						
		513949	11/05/18	01	BRAKE CHAMBERS #7 & 4	10-533-530-5500	246.40	
						INVOICE TOTAL:	246.40 *	
						CHECK TOTAL:		246.40

TOP 5 EXPENDITURES

FAHRNER ASPHALT	$95,620.00 2018 crackfilling and flex patch contract
GO CONSTRUCTORS	$59,075.00 Chestnut Hill Storm Water project work
PREMIER BLDG INSP	$29,167.09 September permits
CRAMER, MULTHAUF & HAMMES	$6,982.50 September legal fees
BURKE TRUCK	$5,043.00 LED light for plow truck & salt spinner

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64227	BURKE001	BURKE TRUCK & EQUIPMENT INC.						
		23751	10/19/18	01	LED light for Plow Trucks	10-533-530-5500	243.00	
						INVOICE TOTAL:	243.00 *	
		23792	10/29/18	01	Salter & Spinner	10-533-530-5500	4,800.00	
						INVOICE TOTAL:	4,800.00 *	
						CHECK TOTAL:		5,043.00
64228	CANON001	CANON FINANCIAL SERVICES INC						
		19330808	10/13/18	01	copier usage	10-518-530-4000	303.10	
						INVOICE TOTAL:	303.10 *	
						CHECK TOTAL:		303.10
64229	CERTI001	CERTIFIED LABORATORIES						
		3318610	10/24/18	01	48 tubes of #2 grease	10-533-530-3700	416.87	
						INVOICE TOTAL:	416.87 *	
						CHECK TOTAL:		416.87
64230	CRAME001	CRAMER, MULTHAUF & HAMMES, LLP						
		242	09/30/18	01	Plan Commission	10-563-530-4110	472.50	
						INVOICE TOTAL:	472.50 *	
		307	09/30/18	01		10-563-530-4110	3,078.67	
				02	General Haass/Lieds/TIF	10-518-530-5700	3,431.33	
						INVOICE TOTAL:	6,510.00 *	
						CHECK TOTAL:		6,982.50
64231	CULLI001	CULLIGAN OF WAUKESHA						

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64231	CULLI001	CULLIGAN OF WAUKESHA						
		501X07132602	10/31/18	01	Lisbon Fire	10-522-530-3100	75.15	
						INVOICE TOTAL:	75.15 *	
						CHECK TOTAL:		75.15
64232	EHWOL001	EH WOLF & SONS						
		512286	10/26/18	01	Diesel	10-533-530-3700	1,785.36	
						INVOICE TOTAL:	1,785.36 *	
		512287	10/26/18	01	Gas	10-533-530-3700	329.45	
						INVOICE TOTAL:	329.45 *	
						CHECK TOTAL:		2,114.81
64233	EXPER001	EXPERIAN						
		1907057003	10/16/18	01	Sept 2018 Redemption	10-518-530-7350	60.30	
						INVOICE TOTAL:	60.30 *	
						CHECK TOTAL:		60.30
64234	FAHRN001	FAHRNER ASPHALT SEALERS, LLC						
		208226412-002	10/23/18	01	2018	10-533-530-3580	95,620.00	
						INVOICE TOTAL:	95,620.00 *	
						CHECK TOTAL:		95,620.00
64235	FALLS001	FALLS AUTO PARTS & SUPPLIES						
		572599	10/23/18	01	New Belt for Wacker Compactor	10-533-530-5410	11.02	
						INVOICE TOTAL:	11.02 *	
		573030	11/01/18	01	Exhaust Clamps	10-533-530-5500	89.88	
						INVOICE TOTAL:	89.88 *	
						CHECK TOTAL:		100.90

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64236	GOCON001	GO CONSTRUCTORS, LLC						
		10292018	10/29/18	01	Chestnut Hill SS Extension	90-590-592-4000	59,075.00	
						INVOICE TOTAL:	59,075.00 *	
						CHECK TOTAL:		59,075.00
64237	GROTA001	GROTA APPRAISALS, LLC						
		November 2018	10/31/18	01	ASSESSMENT WORK NOV 2018	10-515-530-4400	2,675.00	
						INVOICE TOTAL:	2,675.00 *	
						CHECK TOTAL:		2,675.00
64238	HALQU001	HALQUIST STONE COMPANY						
		5375415-IN	10/29/18	01	Salt Guard	10-516-530-5210	55.00	
						INVOICE TOTAL:	55.00 *	
						CHECK TOTAL:		55.00
64239	HIPPE001	HIPPENMEYER REILLY BLUM						
		46820	10/16/18	01	Haass land sale Attny	10-518-530-5700	1,350.00	
						INVOICE TOTAL:	1,350.00 *	
						CHECK TOTAL:		1,350.00
64240	INGRO001	INGROUND SPECIALIST						
		Samanske Refund	11/06/18	01	Bond 193-17 Refund	10-200-230-1000	1,000.00	
						INVOICE TOTAL:	1,000.00 *	
						CHECK TOTAL:		1,000.00
64241	ITUIN001	ITU ABSORB TECH, INC.						

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64241	ITUIN001	ITU ABSORB TECH, INC.						
	7114256		10/29/18	01		10-516-530-4400	71.48	
						INVOICE TOTAL:	71.48 *	
						CHECK TOTAL:		71.48
64242	JAHNK001	JAHNKE & JAHNKE ASSOCIATES INC						
	88328		10/10/18	01		10-563-530-4300	1,547.80	
				02	Reimb	10-563-530-4200	628.60	
						INVOICE TOTAL:	2,176.40 *	
						CHECK TOTAL:		2,176.40
64243	JOURN001	JOURNAL COMMUNITY PUBLISHING						
	5TOWNLL-5-10-18		11/06/18	01	ACCOUNT NO: 5TOWNLL-5	10-518-530-3600	342.03	
						INVOICE TOTAL:	342.03 *	
						CHECK TOTAL:		342.03
64244	KRIET001	THE KRIETE GROUP						
	283688M		10/31/18	01	DPF, sensors, clamps & gaskets	10-533-530-5500	2,732.33	
						INVOICE TOTAL:	2,732.33 *	
	283845M		11/02/18	01	Gasket for DPF on truck #4	10-533-530-5500	29.33	
						INVOICE TOTAL:	29.33 *	
						CHECK TOTAL:		2,761.66
64245	LAKES002	LAKESIDE INTERNATIONAL						
	1263871P		10/24/18	01	DPF Sensor truck #17	10-533-530-5500	78.41	
						INVOICE TOTAL:	78.41 *	
						CHECK TOTAL:		78.41

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64246	LISBO001	LISBON SANITARY DISTRICT #1						
	SEPT 2018		10/17/18	01	FIRE FLOW TOTALS	10-522-530-7250	33.18	
				02		10-522-530-7260	767.53	
						INVOICE TOTAL:	800.71 *	
						CHECK TOTAL:		800.71
64247	LUKEN001	JAMES LUKEN						
	2018 SAFETY ALLOW		11/07/18	01	2018 SAFETY ALLOWANCE	10-533-530-3100	100.00	
						INVOICE TOTAL:	100.00 *	
						CHECK TOTAL:		100.00
64248	MENAR001	MENARDS -- PEWAUKEE						
	33736		10/17/18	01	softener salt, batteries,	10-552-530-5200	37.99	
						INVOICE TOTAL:	37.99 *	
	34084		10/23/18	01	Latex Striping	10-552-530-3130	159.76	
						INVOICE TOTAL:	159.76 *	
						CHECK TOTAL:		197.75
64249	MERRI001	MERRY MAIDS						
	64660044		10/31/18	01		10-516-530-4400	218.00	
						INVOICE TOTAL:	218.00 *	
						CHECK TOTAL:		218.00
64250	NEUSB001	NEU'S BUILDING CENTER, INC.						
	3859904		10/18/18	01	Hose Clamps for DPF's on Truck	10-533-530-5500	17.52	
						INVOICE TOTAL:	17.52 *	

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64250	NEUSB001	NEU'S BUILDING CENTER, INC.						
	3859906		10/18/18	01	Tabs for storm windows	10-516-530-3100	5.72	
						INVOICE TOTAL:	5.72 *	
	3859910		10/18/18	01	2018 carryover "HWY Building"	70-533-570-8000	70.96	
						INVOICE TOTAL:	70.96 *	
	3865569		10/31/18	01	2018 Carryover "Hwy Bldg"	70-533-570-8000	39.99	
						INVOICE TOTAL:	39.99 *	
						CHECK TOTAL:		134.19
64251	OFFIC002	OFFICE COPYING EQUIPMENT LTD						
	AR69340		10/30/18	01	CUSTOMER NO. 2466100	** COMMENT **		
	AR69340		10/30/18	02		10-522-530-4400	55.65	
						INVOICE TOTAL:	55.65 *	
						CHECK TOTAL:		55.65
64252	PARTS001	PARTSMASTER						
	23341839		10/11/18	01	mirror set and magnetic tool	10-533-530-3150	85.11	
						INVOICE TOTAL:	85.11 *	
						CHECK TOTAL:		85.11
64253	PREMI001	PREMIER BLDG INSPECTIONS LLC						
	October 2018		10/31/18	01		10-524-530-4400	29,034.59	
				02		10-524-530-4500	72.50	
				03		10-200-230-1000	60.00	
						INVOICE TOTAL:	29,167.09 *	
						CHECK TOTAL:		29,167.09

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64254	REDLE001	RED LEAF BUILDING CO						
	AG		11/06/18	01	S162-18-19 Lakritz Bond Refund	10-200-230-1000	2,500.00	
						INVOICE TOTAL:	2,500.00 *	
						CHECK TOTAL:		2,500.00
64255	RITTE001	RITTER TECHNOLOGY LLC						
	W44166-001		11/06/18	01	HOSE & FITTINGS FOR STOCK	10-533-530-5410	272.07	
						INVOICE TOTAL:	272.07 *	
						CHECK TOTAL:		272.07
64256	ROADE001	ROAD EQUIPMENT PARTS CENTER						
	886383		10/30/18	01	Air Dryers for all Plow Trucks	10-533-530-5500	1,170.74	
						INVOICE TOTAL:	1,170.74 *	
						CHECK TOTAL:		1,170.74
64257	SCHAE002	SCHAEFFER MFG. CO						
	TXL4308-INV1		10/15/18	01	one case of Citrol	10-533-530-3100	121.42	
						INVOICE TOTAL:	121.42 *	
						CHECK TOTAL:		121.42
64258	SHAWN001	SHAWN'S DEER PICK UP						
	Oct 2018		10/01/18	01	RIP Autumn, Bart, Clyde, Dale	10-533-530-4400	208.00	
						INVOICE TOTAL:	208.00 *	
						CHECK TOTAL:		208.00
64259	STARK001	STARK ASPHALT						

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64259	STARK001	STARK ASPHALT						
	50044901		10/15/18	01	asphalt for road patching	10-533-530-3570	226.13	
						INVOICE TOTAL:	226.13 *	
	50045134		10/31/18	01	CULVERTS TOWNLINE & WEYER	90-533-530-6700	568.13	
				02	POT HOLES & LAKE 5 BIKE PATH	10-533-530-3570	3,864.82	
						INVOICE TOTAL:	4,432.95 *	
						CHECK TOTAL:		4,659.08
64260	UNIFI001	UNIFIRST CORPORATION						
	096 1040569		10/29/18	01	CUST #1063135	10-533-530-3630	61.00	
						INVOICE TOTAL:	61.00 *	
	1039452		10/22/18	01	CUST #1063135	10-533-530-3630	65.20	
						INVOICE TOTAL:	65.20 *	
						CHECK TOTAL:		126.20
64261	VIERB001	VIERBICHER ASSOCIATES, INC						
	00009		10/12/18	01	Reimb	10-563-530-4200	1,294.00	
				02		10-563-530-4300	2,380.00	
						INVOICE TOTAL:	3,674.00 *	
						CHECK TOTAL:		3,674.00
64262	WAUKE005	WAUKESHA CTY TREASURERS OFFICE						
	2018-00000017		10/16/18	01	face sheets and narrative page	10-521-530-4406	2,470.46	
						INVOICE TOTAL:	2,470.46 *	
	2018-00000192		10/12/18	01	sept. prisoner housing	10-521-530-4407	239.96	
						INVOICE TOTAL:	239.96 *	
						CHECK TOTAL:		2,710.42

CHECK DATE: 11/07/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
64263	WESTE001	WESTERN CULVERT & SUPPLY INC.						
		056856	10/16/18	01	Flag Pole Base	10-552-530-3160	54.40	
						INVOICE TOTAL:	54.40 *	
						CHECK TOTAL:		54.40
64264	WIDEP001	WI DEPARTMENT OF JUSTICE						
		OCT 2018	11/07/18	01	BACKGROUND CHECKS	10-519-530-5000	14.00	
						INVOICE TOTAL:	14.00 *	
						CHECK TOTAL:		14.00
64265	WIZAD001	WIZA DPF CLEANING						
		1855	10/18/18	01	cleaning & new DPF for trk 17	10-533-530-5500	1,825.00	
						INVOICE TOTAL:	1,825.00 *	
		1863	11/01/18	01	DOC Cleaning for Truck #4	10-533-530-5500	200.00	
						INVOICE TOTAL:	200.00 *	
						CHECK TOTAL:		2,025.00
64266	WOLTE002	WOLTER BROS. BUILDERS, LLC						
		Meyers Refund	11/06/18	01	S643-17-26 Building Bond Refun	10-200-230-1000	2,440.00	
						INVOICE TOTAL:	2,440.00 *	
						CHECK TOTAL:		2,440.00
64267	ZEPSA001	ZEP SALES & SERVICE						
		9003750616	10/15/18	01	2 Cases of Spray Lubricant	10-533-530-3100	268.45	
						INVOICE TOTAL:	268.45 *	
						CHECK TOTAL:		268.45
						TOTAL AMOUNT PAID:		231,865.61

TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

Wednesday, October 31, 2018

Dear Board Members:

This is to notify you of the Town of Lisbon meetings, office closures and elections from **November 13, 2018 through December 8, 2018** at the Town Hall, W234N8676 Woodside Road, unless indicated otherwise.

Wednesday, November 14	Budget Public Hearing & Special Town Meeting of the Electors at 7:00 P.M. (Richard Jung Memorial Fire Station)
Thursday, November 15	Lisbon-Merton Joint Planning Commission at 6:30 P.M. (Merton Community Center)
Monday, November 19	Park Committee at 6:30 P.M. (Richard Jung Memorial Fire Station)
Wednesday, November 21	Sanitary District Committee at 7:30 P.M.
Thursday, November 22	**THANKSGIVING - CLOSED**
Friday, November 23	**DAY AFTER THANKSGIVING - CLOSED**
Monday, November 26	Supervisor's Office Hours at 6:00 P.M. followed by Town Board at 6:30 P.M.

Sincerely,

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

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 meetings to gather information: no action will be taken by any governmental body at the above-stated meetings other than the governmental body specifically referred to above in this notice. (All meetings are subject to change or cancellation)

RECEIVED
By Gina Gresch at 2:04 pm, Oct 31, 2018

KUNKEL engineering group

107 PARALLEL STREET
BEAVER DAM, WI 53916

1115 S MAIN STREET
WEST BEND, WI 53095

920-356-9447
FAX 920-356-9454
KUNKELENGINEERING.COM

MEMORANDUM

Date: October 31, 2018 **SENT: Via Email**
To: Gina Gresch, Town Administrator
From: Mitchell Leisses, Office/Project Manager

Re: Chestnut Hill Road Storm Sewer Extension | Project Completion

GO Contractors has completed the installation of the storm sewer extension at the intersection of Chestnut Hill Road and Wooded Hills Drive. Consistent with the project plans storm sewer main and associated structures have been installed along the north and south ditches of Chestnut Hill Road, west of Wooded Hills Drive. The site graded to create positive drainage, ensuring storm water runoff is directed to the newly installed field inlets. Disturbed areas have been reseeded and the roadway shoulders have been restored.

Note that erosion control measures will remain in place until vegetation has reached approximately 70 percent. At such time GO Contractors will return to remove the silt fence and inlet protection.

The project has been completed in accordance with the contract documents and $8,125.00 under budget, for a total cost of $59,075.00.

Included with this memorandum are pictures taken during a site inspection on Tuesday, October 30, 2018.

This concludes the memorandum.

Enclosures

Town of Lisbon
Chestnut Hill Road Storm Sewer Extension
Site Pictures | October 30, 2018

Picture 1 – Southwest Corner

Picture 2 – Southwest Corner

Picture 3 – Northwest Corner

Picture 4 – Northwest Corner

Picture 5 – Northwest Corner

2018 PARKS October /November REPORT

TOWN BOARD & PARK COMMITTEE

Park Staff are working on:

☺ Set-up Soccer Field in Lisbon Oaks Park for the 2018 fall season.
☺ Seasonal mowing practices are being performed on all park open green space areas, DPW, Town Hall, Richmond Cemetery and both Fire Stations on as needs basis
☺ Performing equipment & fleet maintenance (oil changes, hooking up plow blades, water tanks etc.) on the trucks.
☺ Shut down and cleared out the water lines in Community Park, Town Hall Park and the 911 memorial.
☺ clearing out several planting beds throughout the park system.
☺ Shut down and pushed the tables together in all open air shelters..
☺ Removal of dead trees and low hanging branches that posed a safety risk to the public in several parks.
☺ removed nets from all soccer fields and volleyball courts.
☺ painted and sealed up the cracks in the LCP ice rink.
☺ Wrapping up several projects before the snow flys.
☺ Working with the DPW we finished the Lake Five Road Bike Path from Oakwood rd. and Lake Five rd. to the Bugline, signage to follow.
☺ Performing a Gypsy Moth inspection from the 2018 call in list to survey the areas that may have a problem.(list had 2 residents contact information)

Note: All of my summer staff employees have returned to collage for the rest of the 2018 season.

Park Superintendent has being working on:

- Ordering playground equipment for Lisbon Oaks Park.
- Placed the Scag mower on the Wisconsin surplus auction site, runs through November 26, 2018
- John prepared the 2019 Parks Operational and Capital budgets
- Finished building a retaining wall at the Richard Jung Fire Station
- Is currently working on the Lake 5 Road Bike Path with the DPW
- Attending department head and park board and Town Board meetings as needed.
- John attended the WPRA Conference in November.
- Prepared employee payroll, monthly park reports, answering emails/phone calls and talking with residents that came into the park building with the comments or concerns pertaining to the park department
- I continue to work with park staff in the field on park duties/projects as time allows.

Submitted by:
John Greiten
Lisbon Park Superintendent

October 2018 DPW Monthly Report

Town Board & Administrator,

- Staff performed work in the DPW / FD lot including installing a light pole for the fuel pump area, installing safety bollards and soil restoration around the east driveway and where the holding tank was installed.
- Staff completed the 3rd and final round of roadside mowing for 2018.
- Staff spent time cleaning windows, moving furniture, hanging various items and cleaning the sink drain in the kitchen at the Town Hall.
- Staff wrapped up its final soil restorations from storm water projects throughout the year.
- Staff replaced a culvert on the corner of Townline Road and Weyer Road.
- Staff winterized all the summer equipment that will not be used throughout winter.
- Staff spent two days on Lake Five Road paving the bike path extension.
- Staff continued to push up material dropped off at the compost site.
- Staff installed salters and spinners on all the trucks.
- In late October staff started going through all the plow trucks in preparation of the upcoming winter season. This will continue into November.
- Staff continued preventative maintenance on vehicles and equipment when due and when time permitted.

- I attended the monthly WCPWA luncheon.
- I attended a FEMA Damage Assessment seminar put on by Waukesha County.
- I spent time working on building relationships with a few contacts regarding truck parts and facilities to clean the DPF filters on the trucks.
- I attended 1 Board Meeting in October.
- I met with Mitch (Kunkel) a few times to wrap up the paving projects for 2018 and to go over the Chestnut Hill project.
- I continued to work out in the field with staff on various projects such as equipment & vehicle maintenance, bike path paving, parking lot projects, and culvert replacement.

Regards,
Joe DeStefano Jr.
DPW Director

ADMINISTRATOR REPORT

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Thursday, November 8, 2018

COMPOST SITE

As of the end of October, there were 893 more compost site visits than last year at this time. Also, last Saturday there were at least 700 cars that came through just that day.

COMPOST SITE USAGE 2018				
MONTH	**LISBON**	**T/MERTON**	**V/MERTON**	**TOTAL**
April	467	217	105	**789**
May	1,060	394	196	**1,650**
June	1,574	532	269	**2,375**
July	1,365	387	209	**1,961**
August	1,069	307	184	**1,560**
September	1,330	373	194	**1,897**
October	1,560	455	221	**2,236**
November				**-**
TOTAL VEHICLES	**8,425**	**2,665**	**1,378**	**12,468**
	Average Per Month			
% of Usage	68%	21%	11%	**1,559**
Vehicles Per Hour	33			
Vehicles Per Week	366.71			
Weeks Open	34			
Hours Per Week	11			
Total Hours	374			

ACCOUNTING SOFTWARE CONVERSION UPDATE

Things are moving right along with the conversion. There is a hosting contract that needs to be approved by the Town Board yet but it waiting for attorney review. The hosting fee is already in the budget. Training begins the week of Thanksgiving with Accounts Payable and Payroll. We should be live by the beginning of December.

TAX COLLECTION PREP

School levies are already coming in and the Treasurer has been busy working with Waukesha County on getting numbers uploaded into the county system and getting inserts finalized. This process is ahead of schedule mainly due to the new printer the county contracted with. Much more technologically advanced and prepared for the mass quantity printing.

HAASS LAND SALE

The earnest money was deposited with the title company Tuesday morning.

THOMAS HECKENKAMP'S AMBULANCE INVOICE UPDATE

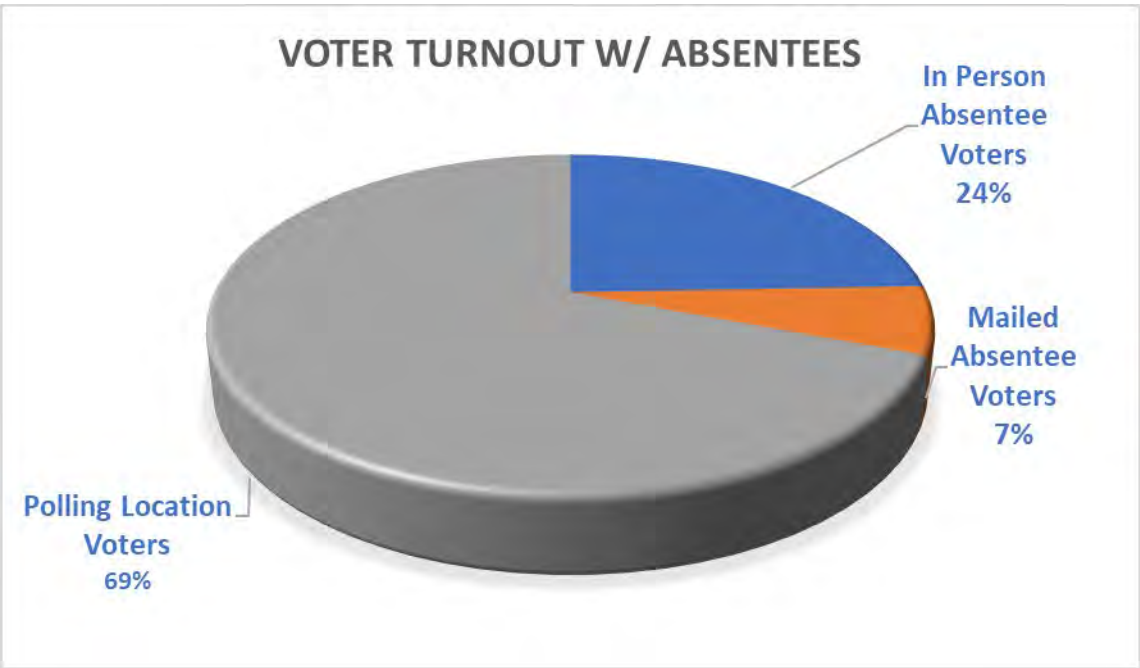
On October 2, 2018 the Town received a letter from Mr. Thomas Heckenkamp about his ambulance bill for $1,086 and that he is willing to pay only $300. This request was placed on the October 8 Town Board agenda which the Town Board postponed action because they felt they needed more information from Mr. Heckenkamp. We sent him a letter via USPS (he did not list a phone number of email to contact him) the day after the meeting and as of today, we still have not heard back from him. His check has not been cashed as I was waiting for Town Board direction/decision to be made. He received Basic Life Support (BLS) which is an emergency transport provided by certified Emergency Medical Technicians (EMTs). Advanced Life Support (ALS) is provided when a patient is in more critical condition and a paramedic is required to assist in the treatment of the patient before and/or during transport to the emergency facility. The invoice shows the charges for BLS and mileage. LifeQuest informed me they are submitting the invoice to payment to another insurance policy and will update me if insurance made a payment or not.

TOWN CLERK REPORT

PREPARED BY:	Dan Green, Town Clerk
REPORT DATE:	Monday, November 12, 2018

Elections Update

Last week Tuesday's Gubernatorial General Election went smoothly. The Town reported 81% voter turnout after having 331 new registrations on Election Day. We also had 1,882 absentee voters (combined mail and in-person absentees), constituting 30.8% of all voters. In total we had 1,488 voters cast an in-person absentee ballot, constituting over 24.3% of all votes.



Overall the Election went very well with high turnout and no issues. This is because our poll workers who all did an outstanding job. I would like to thank who put in their time to help make this a smooth Election. Poll workers put in long hours on Tuesday, most of them working the entire day from start to finish. It is a lot of responsibility and we greatly appreciate their efforts. The DPW and Parks staff also were a huge help in getting the poll locations set up the day before and helping out throughout the day.

REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: 1-Global Motion Playground Equipment

PREPARED BY: John Greiten Park Director

REPORT DATE: 11/7/2018

RECOMMENDATION: Replace 1 metal dome climber and 1 merry go round in Lisbon Oaks Park. To replace two pieces of playground equipment combing them into one single playground structure to help reduce future cost for maintenance of playground site.

EXPLANATION:

70-552-570-8200 Park Site Improvement

In the 2018 the town board set aside $35,000 in the Parks Capital Budget site improvement account for replacing 1 metal dome climber and 1 merry go round in the playground area. The Global Motion structure covers both climbing and spinning and is ADA approved, thus eliminating one playground piece which will reduce future maintenance and replacement cost for the town down the road.

After reaching out to Bruke Miller and Associates, Minnesota Wisconsin Playgrounds and Gerber Leisure Products Inc. Reviewing materials used in all of the products was of quality materials, similar cables dimensions, pipe size/coatings, flooring, drive mechanism and hardware with little variations. Couple of safety concerns with Rev 8 from Burke Miller and Associates.

Objectives:

1. Combines two activates into one playground piece (reduce playground equipment if possible)
2. Reduce long-term cost of maintenance of equipment and durability/safety of equipment.
3. ADA Compliance
4. User Target ages 5-12 yrs.
5. Quality & life span of the play equipment.

The Global Motion playground best fit the Town's needs when I was looking to achieve these objectives;

I would request that the Board allows the purchase of 1 Global Motion standalone playground structure from Gerber Leisure Products for a total cost of $32,900. This price will hold until December 4,2018.

Sincerely,
John Greiten Lisbon Parks Director

I've attached photos below of the three playground equipment reviewed.

Global Motion

Bruke's REV 8

Game Time Roundabout

vierbicher
planners | engineers | advisors

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

November 8, 2018

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

Re: Barnwood Conservancy Subdivision Final Plat
Town of Lisbon

Dear Plan Commission Members:

The above-referenced Final Plat was received in our office for review on behalf of the Town of Lisbon. The proposed lots are situated south of Thousand Oaks Addition, west of Woodland Oaks and Stonehouse Woods, and east of the Village of Merton. The Final Plat is being proposed by Chris Miller, an authorized member of Barnwood Conservancy LLC. The land's existing zoning designation is R-1 and Planned Unit Development.

Final Plat Summary

The Final Plat consists of 52 lots and five outlots with an area of 76.52 acres including rights-of-way. Lots will be accessed along the extensions of Hansen Drive, Hickory Chasm Drive, and Denton's Run and by two new streets: Wren's Way and Pintail Court. The Final Plat is being proposed as an unsewered cluster subdivision with 13 R-1 Zoning single-family lots, with an average size of 44,002 square feet. The Plat proposes 39 PUD single-family lots with an average size of 31,541 square feet. The Final Plat proposes four outlots of common open space in the proposed subdivision. Outlots 1-4 measure 5.275, 1.539, 17.623, and 0.308 acres respectively. No lakes, water courses, rivers or streams are within the Plat. The Final Plat is within Zone X(minimal flooding), as designated by FEMA.

The remainder of this letter reviews the submitted Final Plat in accordance with the standards detailed in Chapter 12, Section 5: Final Plat, and other applicable sections of the Town of Lisbon Municipal Code.

Chapter 12 Review

The Plan Commission and Town Board previously approved the following design approaches during the preliminary plat the following:

- Cul-de-sac exceeding 500 linear feet in length.
- Lot lines slightly off 90 degrees from the lot line due to layout and preservation of open space.
- Several tangent lengths are slightly less than 100 due to layout and preservation of open space.

The Plan Commission and Town Board should reaffirm these findings in the Final Plat approval process.

The items listed below were found deficient or lacking information with regard to ordinance requirements. Items included in the Final Plat that are not listed below were found to be in compliance

with Chapter 12 of the Town of Lisbon Municipal Code. A specific code section exclusion from this review letter does not confer approval of the Final Plat, and additional information could be required at a later date if requested by the Town Board, Plan Commission, or Town Staff.

Final Plat "Cleanup" Items

- Sheet 1: Note 14 Shall include references to "Lots 1-4, as detailed on Sheet 2"
- Sheet 1: Illustrate all structures within 50' of the exterior plat. Staff identified several accessory buildings, drive areas, and homes within 50' of the exterior boundaries of the plat.
- Sheet 1: Add a space after Note 3.
- Sheet 2: Water Storage Easement area to be called out
- Sheet 2: Parking and pavilion area shall be labeled and detailed similar to the Water Storage Easement.
- Sheet 4: Waukesha County shall be added to the Surveyors and Owners signatures
- Sheet 4: All references to the Village of Sussex shall be removed and replaced with the Village of Merton on the Owners and Extraterritorial Village Board Approval Certificate
- Sheet 4: Village Board shall be replaced with Waukesha County is the Waukesha County Certificate.

Overall, the Applicant addressed the comments in our initial Preliminary Plat review letter. The Final Plat still must follow the Waukesha County plat review process. The Town should consider the items listed above, then either approve, conditionally approve, or hold over the Applicant's Final Plat application until any concerns have been met. Any action should also be contingent on Town Engineer review and County review and approval.

Therefore, we recommend Plan Commission approval subject to the following conditions.

1. Compliance with any approved PUD General Development Plan and Specific Implementation Plans.
2. Compliance with the signed and recorded development agreement between the Town and Barnwood Conservancy LLC. Any revisions to the Developers Agreement dues to timing shall be discussed with the Town Board prior to approval.
3. Recording of the approved deed restrictions.
4. Non-objection from Town Staff and other reviewing agencies.
5. If requested by the Town Engineer, street plans and profiles showing existing ground surface, proposed and established street grades, storm sewer plans and profiles showing the location, grades, sizes, cross-sections, elevations and materials of required facilities, where applicable, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested. All elevations shall be based upon mean sea level (1929) datum, and plans and profiles shall meet the approval of the Town Engineer.
6. Approval by the Lisbon-Merton Joint Plan Commission and subsequent Village and Town Board approvals.
7. Approval by Waukesha County.

The County approval process includes, but is not limited to submitting the following.

1. A completed Waukesha County Department of Parks and Land Use Subdivision Plat Submittal Form
2. A "Final Stormwater Management Plan" to the Land Resources Division, in accordance with the Waukesha County Storm Water Management and Erosion Control Ordinance.
3. A "Final Erosion Control Plan" to the Land Resources Division, in accordance with the Waukesha County Storm Water Management and Erosion Control Ordinance.
4. Review of the Land Division Checklist

Should the County approve or conditionally approve the Final Plat, the Applicant will then be able to record the document, obtain any necessary remaining permits, and commence construction.

The issues outlined above are meant to guide you in your discussions over whether to approve this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Public Hearing. I will be in attendance at the November 8 Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

000037

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

W274N6942 LAKE FIVE RD — Property Address
HARTLAND, WI 53029-9595 — City, Zip

LSBT0217998 — Tax Key/Parcel ID #
76.5180 AC — Lot Size
R-1/R-1(PUD) — Current Zoning

Property Owner

Barnwood Conservancy LLC — Name / Company Name

Signature

249 Pawling Ave. STE 201 — Address

Hartland — City
WI — State
53029-2053 — Zip

847-456-2156 — Phone
cmiller@millermarriott.com — E-mail Address

Applicant

Don Chaput — Name

Chaput Land Surveys, LLC — Company

234 W. Florida St. STE 306 — Address

Milwaukee — City
WI — State
53204 — Zip

414-224-8068 — Phone
don@chaputlandsurveys.com — 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.***

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

Project Review Checklist

Prior to the Plan Commission submittal deadline the property owner or applicant presents a site plan prepared with the information below to the Deputy Clerk at the Town Hall. The submittal material is reviewed and if appropriate, discussed at the next regularly scheduled Plan Commission meeting.

The information below is a required minimum and the other materials may be requested of the applicant during the review process.

1) A statement describing the general character of the intended development and including the property address, tax key number and correct legal description. General items to include in the statement are: hours of operation, number of employees, traffic patterns, parking requirements, trash removal, etc.

2) An accurate map (site plan) of the project area. The site plan should be professionally prepared by a licensed architect, surveyor and/or engineer, with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

   A. Structures, showing all entrances
   B. Driveways & street access
   C. Parking areas
   D. Walkways
   E. Existing landscaping
   F. Abutting public and private streets
   G. Public easements
   H. Surrounding land uses and zoning
   I. Retaining walls
   J. Decorative accessories
   K. Dumpster location and screening
   L. Location, color, message, dimensions and materials of all signs
   M. Location, size and character of dedicated or private open space
   N. Location of sanitary sewer, storm sewer, water mains and services and stormwater detention facilities
   O. Floor plan of building or addition

3) Stormwater management plan.

4) Grading plan showing existing and finished grades to Town datum.

5) Professionally prepared landscape plan.

6) Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.

7) Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.

8) Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

9) Names, address, telephone number, fax number and email address of the owner(s) and/or agent to be contacted with regard to the application.

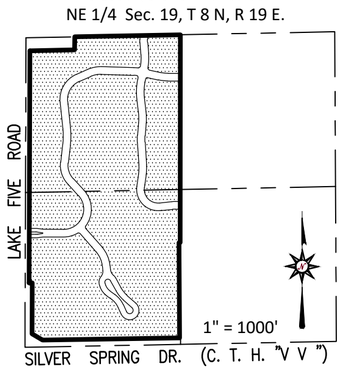
10) Proof of ownership or agent status.

BARNWOOD CONSERVANCY

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin.

VICINITY MAP

NE 1/4 Sec. 19, T 8 N, R 19 E.



NOTES

1. Dimensions along curves are arc lengths.
2. All dimensions are measured and shown to the nearest hundredth of a foot.
3. Bearings are referenced to the West line of the Northwest 1/4 of Section 19, Town 8 North , Range 19 East, Wisconsin State Plane Coordinate System, South Zone N.A.D. 1927, which bears N00°11'52"E.
4. Property is located within the FEMA flood map 55133C0068H, effective on 11/05/2014 and indicates it is within Zone X, areas of minimal flooding.
5. The Wisconsin DNR concurrence letter (WIC-SE-2017-68-03846) dated 12/28/17 for the Wetlands Determination and Delineation performed by Stantec on September 28, 2017 confirms that no wetlands are present on the site.
6. Lots to be serviced by wells and onsite soil absorption sewage disposal systems.
7. All streets to be improved with asphalt pavement with a rural cross section.
8. No direct vehicular access shall be allowed onto Lake Five Road from Lots 1, 2, 3 and 4 and Outlots 1, 2 and 3 and Silver Spring Drive (C.T.H. "VV") from Outlot 3.
9. It is recommended all wells be located within 50 ft. of the front lot line to ensure proper separation to septic systems and storm water management areas.
10. No grading or filling, except septic installation, below elevation (1001.6 for Lots 3-6 and 992.8 for Lots 15-16). For any building designed for human occupation on a regular basis, the ground surface at the lowest exposed portion of the building shall be above elevation (1001.6 for Lots 3-6 and 992.8 for Lots 15-16).
11. Each individual lot owner shall have an undivided fractional ownership in Outlots No. 1, 2, 3, 4 and 5. The Town of Lisbon or Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or outlot in the subdivision by reason of tax delinquency.
12. Vision Corner Easement: The height of planting berms, fences, signs & any other structure within the easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the lots in this subdivision to the public roads across the vision corner.
13. The 12 foot wide Public Access Easement containing an 8 feet wide asphalt trail is dedicated to the Town of Lisbon for public trail purposes and maintenance. See sheet 2
14. The 15 foot wide Landscape Buffer Easement is granted to the Barnwood Conservancy Homeowners Association.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

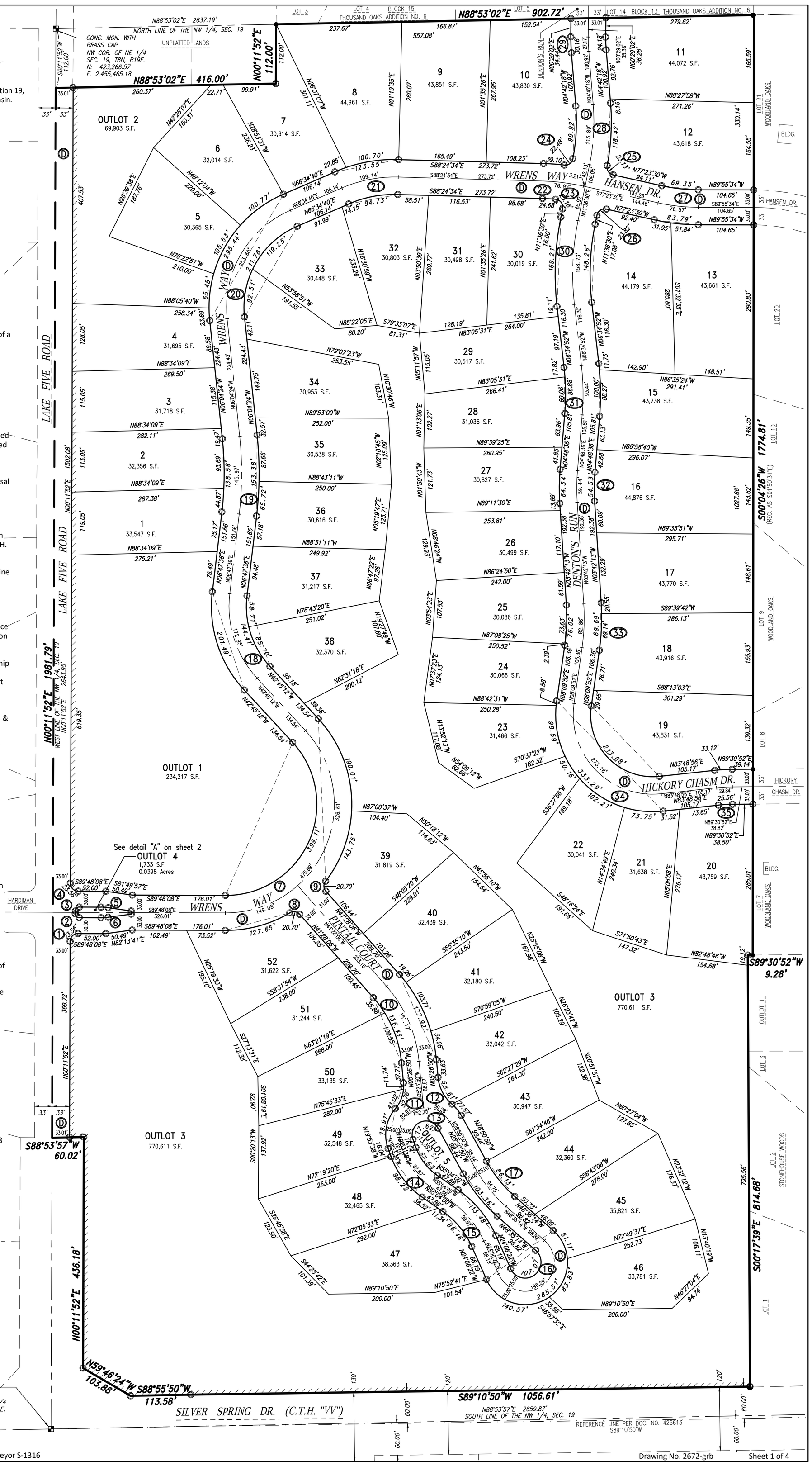
The titleholders of Lots 1 through 52 of the Barnwood Conservancy subdivision each shall hold 1/52 undivided interest in Outlots 1, 2 and 3 where the storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that applies to Outlots 1, 2 and 3 and stormwater easements. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.

In accordance with Chapter 14 - article viii of the Waukesha County Code of Ordinances ("Storm Water Ordinance"), the storm water permit holder is responsible for constructing the storm water management practices following plans approved by Waukesha County and is responsible for maintaining the storm water practices until permit termination by Waukesha County, upon termination of the storm water permit, the owners of Lots 1-52 shall be responsible for maintenance of the storm water management practices in accordance with the maintenance agreement.

LEGEND

- ◎ Indicates set 1.27" diameter iron rod, weight 4.303 lbs. per lineal foot, at least 18" in length.
- ● Indicates found 1.27" diameter iron rod.

  Unless noted all other lot corners have a 1" iron pipe, weight 1.68 lbs. per lineal foot, at least 18" in length, set.
- Ⓓ Indicates lands dedicated to the public for street purposes.
- Indicates no direct vehicular access to Lake Five Road and Silver Spring Drive (C.T.H. "VV")



WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

SEPTEMBER 21, 2018

GRAPHIC SCALE 0 100 200

1" = 100'

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 2672-grb

BARNWOOD CONSERVANCY

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin.

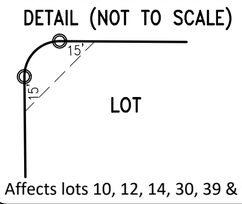
TRAIL EASEMENT CENTERLINE CURVE DATA

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
C1	19.26'	138.50'	N85°49'03"W	19.25'	7°58'11"
C2	20.42'	13.00'	S44°48'08"E	18.38'	90°00'00"
C3	17.54'	110.00'	N04°22'15"W	17.52'	9°08'14"
C4	85.28'	172.00'	N28°32'56"W	84.41'	28°24'31"
C5	17.95'	60.00'	S04°32'54"W	17.88'	17°08'32"
C6	100.35'	162.50'	N13°40'07"E	98.76'	35°22'58"
C7	15.33'	60.00'	S24°02'25"W	15.29'	14°38'23"
C8	81.24'	172.00'	N76°39'58"E	80.49'	27°03'48"
C9	67.02'	120.00'	N83°32'42"W	66.15'	31°59'58"
C10	58.37'	150.00'	S88°23'50"E	58.00'	22°17'42"
C11	76.66'	350.00'	N83°31'29"W	76.51'	12°33'00"
C12	19.18'	183.00'	S28°23'34"E	19.17'	6°00'20"
C13	35.29'	100.00'	N70°05'57"E	35.11'	20°13'10"
C14	38.68'	180.00'	S74°03'12"W	38.60'	12°18'42"
C15	35.24'	180.00'	N73°30'24"E	35.19'	11°13'06"
C16	41.92'	50.00'	S76°51'58"E	40.70'	48°02'10"
C17	55.75'	90.00'	S35°06'08"E	54.86'	35°29'32"
C18	46.23'	200.00'	S10°44'04"E	46.13'	13°14'36"
C19	15.68'	200.00'	S15°06'37"E	15.67'	4°29'30"
C20	30.55'	200.00'	S08°29'19"E	30.52'	8°45'06"
C21	42.21'	150.00'	S03°56'58"W	42.07'	16°07'27"
C22	29.16'	30.00'	N15°50'15"W	28.03'	55°41'53"
C23	14.66'	30.00'	S29°41'04"E	14.52'	28°00'14"
C24	61.74'	200.00'	S06°50'22"E	61.49'	17°41'11"
C25	37.70'	300.00'	S05°36'15"W	37.68'	7°12'01"
C26	25.19'	300.00'	N06°47'55"E	25.18'	4°48'41"
C27	51.77'	300.00'	N00°33'03"W	51.71'	9°53'15"
C28	82.97'	60.00'	N45°06'29"W	76.51'	79°13'38"
C29	78.55'	120.00'	S65°58'13"E	77.15'	37°30'12"
C30	59.24'	104.00'	N63°32'17"W	58.45'	32°38'21"
C31	31.90'	155.00'	N60°14'56"E	31.85'	11°47'33"
C32	49.78'	80.00'	S72°10'48"W	48.98'	35°39'18"
C33	44.13'	150.00'	N81°34'49"E	43.97'	16°51'17"
C34	27.20'	232.90'	S12°30'15"W	27.19'	6°41'33"
C35	16.29'	104.00'	N84°20'41"W	16.27'	8°58'26"
C36	59.70'	100.00'	S71°43'43"E	58.82'	34°12'22"
C37	92.09'	150.00'	N72°12'45"W	90.65'	35°10'28"
C38	78.50'	238.00'	N33°18'15"W	78.15'	18°53'54"
C39	49.25'	167.00'	S17°13'03"W	49.07'	16°53'44"

TRAIL EASEMENT CENTERLINE LINE TABLE

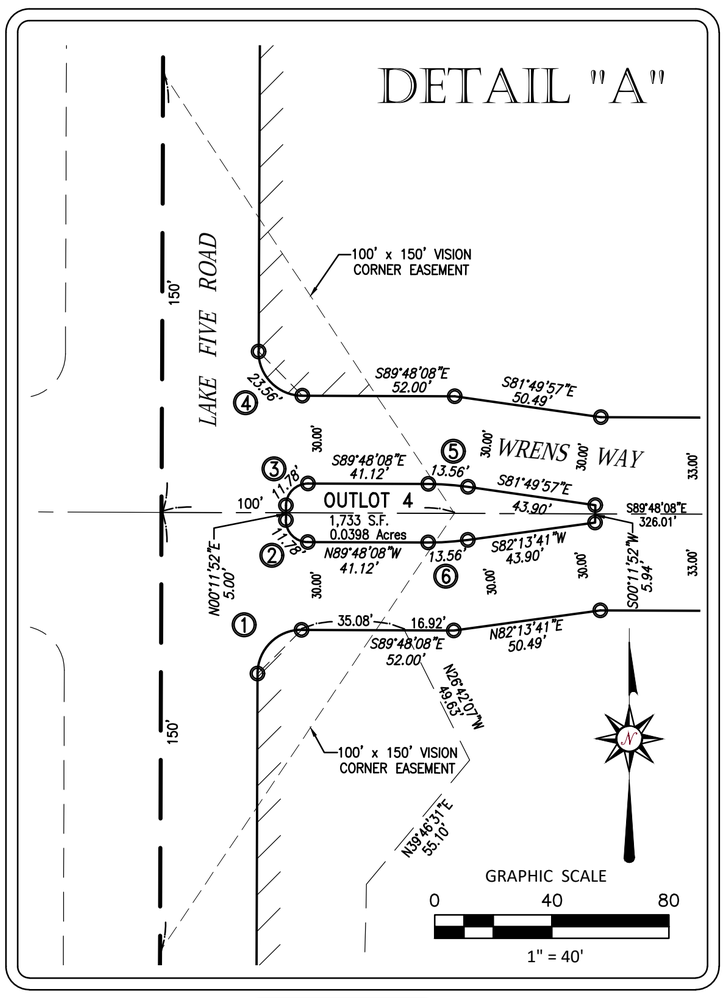
LINE #	BEARING	DISTANCE
L1	N67°32'43"W	17.34'
L2	S80°27'19"W	30.33'
L3	N89°47'59"W	20.58'
L4	N00°11'53"E	49.73'
L5	S59°59'22"W	11.77'
L6	S80°12'33"W	12.87'
L7	S67°53'51"W	23.59'
L8	S79°06'57"W	21.56'
L9	N52°50'54"W	43.14'
L10	N17°21'22"W	30.92'
L11	N04°06'46"W	17.56'
L12	N12°00'42"E	15.94'
L13	N43°41'11"W	6.07'
L14	S15°40'57"E	67.02'
L15	S02°00'14"W	88.27'
L16	S09°12'15"W	47.06'
L17	S04°23'35"W	81.24'
L18	S05°29'40"E	61.48'
L19	S84°43'18"E	72.73'
L20	S47°13'07"E	46.86'
L21	S79°51'28"E	14.57'
L22	S79°51'28"E	21.77'
L23	S88°49'54"E	18.47'
L24	S54°37'32"E	30.13'
L25	S89°47'59"E	38.00'
L26	N66°08'42"E	28.44'

VISION CORNER EASEMENT DETAIL (NOT TO SCALE)

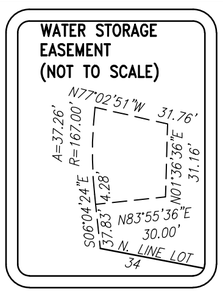


Affects lots 10, 12, 14, 30, 39 & 52

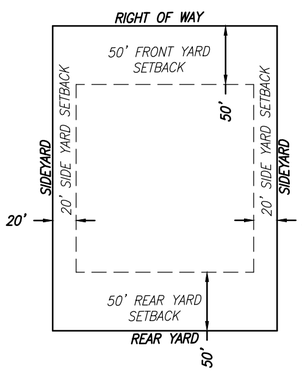
DETAIL "A"



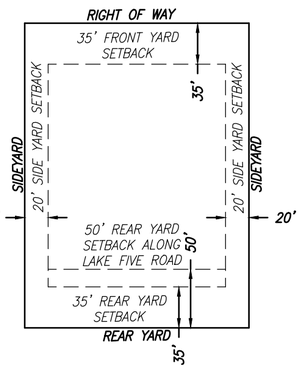
WATER STORAGE EASEMENT (NOT TO SCALE)



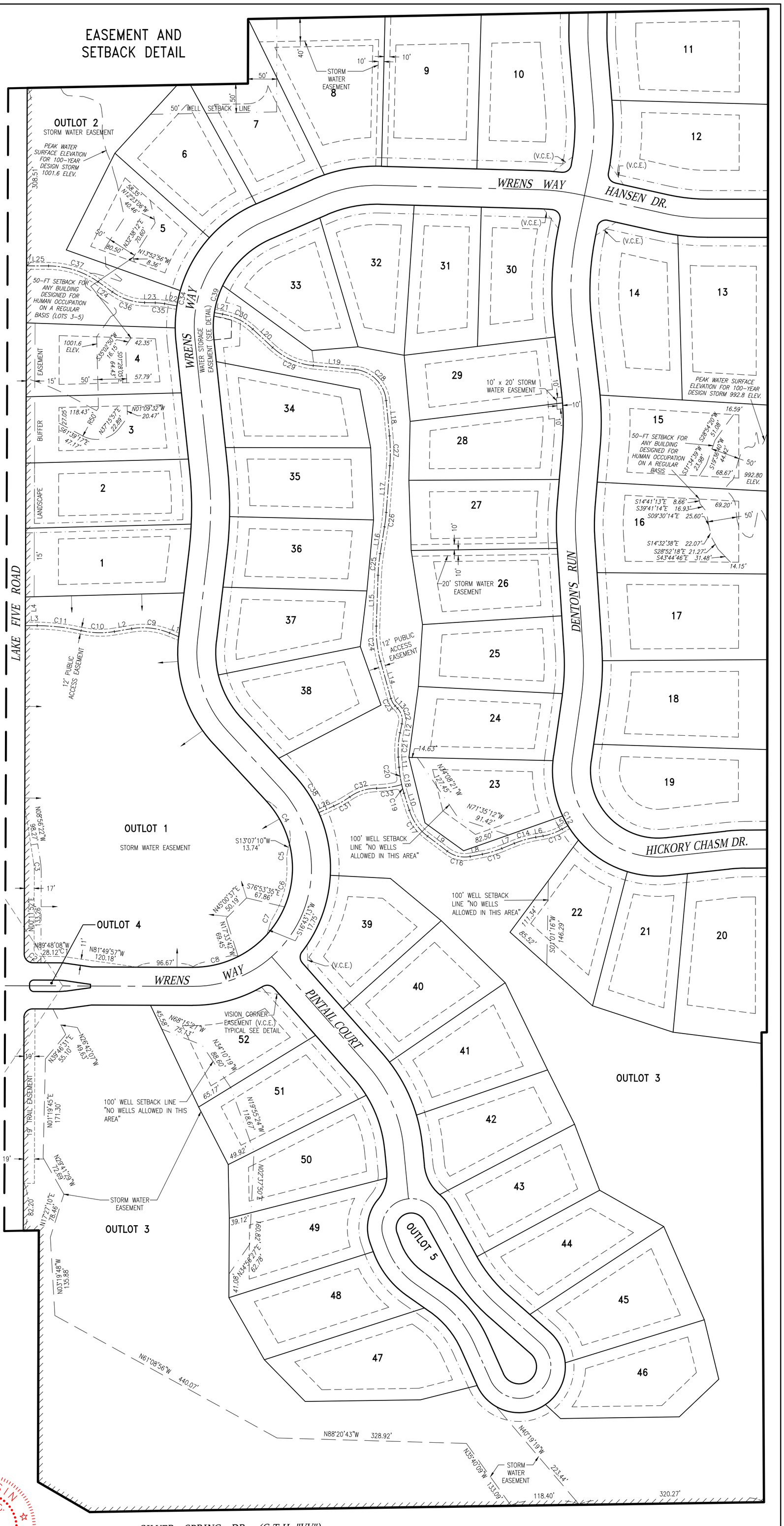
TYP. SETBACK DETAILS, ZONE R-1 (LOTS 8-20)



TYP. SETBACK DETAILS, ZONE R-1 (PUD) (LOTS 1-7, 21-52)



EASEMENT AND SETBACK DETAIL



BASEMENT RESTRICTION - GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

SEPTEMBER 21, 2018

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

BARNWOOD CONSERVANCY

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin.

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	OUTLOT 3	23.56'	15.00'	S45°11'52"W	21.21'	90°00'00"	N89°48'08"W	S00°11'52"W
2	OUTLOT 4	11.78'	7.50'	S44°48'08"E	10.61'	90°00'00"	S00°11'52"W	S89°48'08"E
3	OUTLOT 4	11.78'	7.50'	N45°11'52"E	10.61'	90°00'00"	N89°48'08"W	S00°11'52"W
4	OUTLOT 1	23.56'	15.00'	S44°48'08"E	21.21'	90°00'00"	S00°11'52"W	S89°48'08"E
5	OUTLOT 4	13.56'	97.50'	N85°49'02.5"W	13.55'	7°58'11"	N81°49'57"W	N89°48'08"W
6	OUTLOT 4	13.56'	97.50'	N86°12'46.5"E	13.55'	7°58'11"	S89°48'08"E	N82°13'41"E
7 WEST	OUTLOT 1	399.11'	172.00'	N23°43'20"E	315.41'	132°57'04"	S89°48'08"E	N42°45'12"W
7 CL	TOTAL	475.69'	205.00'	N23°43'20"E	375.92'	132°57'04"	S89°48'08"E	N42°45'12"W
7 CL	CL	149.08'	205.00'	N69°21'53"E	145.81'	41°39'58"	S89°48'08"E	N48°31'54"E
7 CL	CL	326.61'	205.00'	N02°53'21"E	293.15'	91°17'06"	N48°31'54"E	N42°45'12"W
7 SOUTH	52	127.65'	238.00'	N74°49'59"E	126.12'	30°43'46"	S89°48'08"E	N59°28'06"E
7 EAST	TOTAL	333.76'	238.00'	N02°34'45"W	307.07'	80°20'54"	N37°35'42"E	N42°45'12"W
7 EAST	39	143.75'	238.00'	N20°17'32.5"E	141.57'	34°36'19"	N37°35'42"E	N02°59'23"E
7 EAST	OUTLOT 3	190.01'	238.00'	N19°52'54.5"W	185.00'	45°44'35"	N02°59'23"E	N42°45'12"W
8	52	20.70'	15.00'	N81°00'00"W	19.10'	79°03'48"	N41°28'06"W	S59°28'06"W
9	39	20.70'	15.00'	S01°56'12"E	19.10'	79°03'48"	S37°35'42"W	S41°28'06"E
10 EAST	TOTAL	136.43'	217.00'	N23°27'28"W	134.19'	36°01'16"	N05°26'50"W	N41°28'06"W
10 EAST	51	35.88'	217.00'	N36°43'53"W	35.84'	9°28'26"	N31°59'40"W	N41°28'06"W
10 EAST	50	100.54'	217.00'	N18°43'15"W	99.65'	26°32'50"	N05°26'50"W	N31°59'40"W
10 CL	CL	157.17'	250.00'	N23°27'28"W	154.60'	36°01'16"	N05°26'50"W	N41°28'06"W
10 WEST	TOTAL	177.92'	283.00'	N23°27'28"W	175.00'	36°01'16"	N05°26'50"W	N41°28'06"W
10 WEST	40	19.26'	283.00'	N39°31'06"W	19.26'	3°54'00"	N37°34'06"W	N41°28'06"W
10 WEST	41	103.71'	283.00'	N27°04'13"W	103.13'	20°59'46"	N16°34'20"W	N37°34'06"W
10 WEST	42	54.95'	283.00'	N11°00'35"W	54.86'	11°07'30"	N05°26'50"W	N16°34'20"W
11	TOTAL	52.76'	66.00'	N17°27'07.5"E	51.36'	45°47'55"	N40°21'05"E	N05°26'50"W
11	50	11.74'	66.00'	N00°21'11.5"W	11.72'	10°11'17"	N04°44'27"E	N05°26'50"W
11	49	41.02'	66.00'	N22°32'46"E	40.36'	35°36'38"	N40°21'05"E	N04°44'27"E
12	42	58.61'	76.00'	S27°32'21"E	57.17'	44°11'02"	S05°26'50"E	S49°37'52"E
13 WEST	49	79.91'	76.00'	S10°13'43.5"W	76.28'	60°14'43"	S40°21'05"W	S19°53'38"E
13 EAST	43	27.57'	76.00'	N39°14'21"W	27.42'	20°47'02"	N28°50'50"W	S49°37'52"E
13 CL	TOTAL	152.25'	51.00'	S65°37'46"W	101.69'	171°02'48"	N28°50'50"W	S19°53'38"E
13 CL	CL	92.97'	51.00'	S32°19'46"W	80.62'	104°26'48"	S84°33'10"W	S19°53'38"E
13 CL	CL	59.28'	51.00'	N62°08'50"W	56.00'	66°36'00"	N28°50'50"W	S84°33'10"W
13 SOUTH	OUTLOT 5	77.62'	26.00'	S65°37'46"W	51.84'	171°02'48"	N28°50'50"W	S19°53'38"E
14 WEST	48	98.22'	160.00'	S37°28'49"E	96.69'	35°10'22"	S19°53'38"E	S55°04'00"E
14 CL	CL	82.87'	135.00'	S37°28'49"E	81.58'	35°10'22"	S19°53'38"E	S55°04'00"E
14 EAST	OUTLOT 5	67.53'	110.00'	S37°28'49"E	66.47'	35°10'22"	S19°53'38"E	S55°04'00"E
15 WEST	47	86.46'	160.00'	N39°35'11"W	85.41'	30°57'38"	N24°06'22"W	N55°04'00"W
15 CL	CL	99.97'	185.00'	N39°35'11"W	98.76'	30°57'38"	N24°06'22"W	N55°04'00"W
15 EAST	OUTLOT 5	113.48'	210.00'	N39°35'11"W	112.10'	30°57'38"	N24°06'22"W	N55°04'00"W
16 SOUTH	TOTAL	285.51'	80.00'	N53°39'12"E	156.36'	204°28'52"	S24°06'22"E	N48°35'14"W
16 SOUTH	OUTLOT 3	140.57'	80.00'	S74°26'36"E	123.17'	100°40'28"	S24°06'22"E	N55°13'10"E
16 SOUTH	46	83.83'	80.00'	N25°11'57"E	80.05'	60°02'26"	N55°13'10"E	N04°49'16"W
16 SOUTH	45	61.11'	80.00'	N26°42'15"W	59.63'	43°45'58"	N04°49'16"W	N48°35'14"W
16 CL	CL	196.29'	55.00'	N53°39'12"E	107.50'	204°28'52"	S24°06'22"E	N48°35'14"W
16 NORTH	OUTLOT 4	107.07'	30.00'	N53°39'12"E	58.64'	204°28'52"	S24°06'22"E	N48°35'14"W
17 EAST	44	86.13'	250.00'	S38°43'02"E	85.71'	19°44'24"	S28°50'50"E	S48°35'14"E
17 CL	CL	94.75'	275.00'	S38°43'02"E	94.28'	19°44'24"	S28°50'50"E	S48°35'14"E
17 WEST	OUTLOT 4	103.36'	300.00'	S38°43'02"E	102.85'	19°44'24"	S28°50'50"E	S48°35'14"E
18 WEST	OUTLOT 1	201.49'	233.00'	S17°58'48"E	195.27'	49°32'48"	S06°47'36"W	S42°45'12"E
18 CL	CL	172.95'	200.00'	S17°58'48"E	167.61'	49°32'48"	S06°47'36"W	S42°45'12"E
18 EAST	TOTAL	144.41'	167.00'	S17°58'48"E	139.96'	49°32'48"	S06°47'36"W	S42°45'12"E
18 EAST	38	85.70'	167.00'	S28°03'06.5"E	84.76'	29°24'11"	S13°21'01"E	S42°45'12"E
18 EAST	37	58.71'	167.00'	S03°16'42.5"E	58.41'	20°08'37"	S06°47'36"W	S13°21'01"E
19 WEST	TOTAL	138.56'	617.00'	N00°21'36"E	138.27'	12°52'00"	N06°47'36"E	N06°04'24"W
19 WEST	1	44.87'	617.00'	N04°42'35.5"E	44.86'	4°10'01"	N06°47'36"E	N02°37'35"E
19 WEST	2	93.69'	617.00'	N01°43'24.5"W	93.59'	8°41'59"	N02°37'35"E	N06°04'24"W
19 CL	CL	145.97'	650.00'	N00°21'36"E	145.66'	12°52'00"	N06°47'36"E	N06°04'24"W
19 EAST	TOTAL	153.38'	683.00'	N00°21'36"E	153.06'	12°52'00"	N06°47'36"E	N06°04'24"W
19 EAST	36	65.72'	683.00'	N04°02'12.5"E	65.69'	5°30'47"	N06°47'36"E	N01°16'49"E
19 EAST	35	87.66'	683.00'	N02°23'47.5"W	87.60'	7°21'13"	N01°16'49"E	N06°04'24"W
20 WEST	TOTAL	295.44'	233.00'	S30°15'08"W	276.05'	72°39'04"	S66°34'40"W	S06°04'24"E
20 WEST	4	23.69'	233.00'	S03°09'36.5"E	23.68'	5°49'35"	S00°14'49"E	S06°04'24"E
20 WEST	OUTLOT 2	65.45'	233.00'	S07°48'02"W	65.24'	16°05'42"	S15°50'53"W	S00°14'49"E
20 WEST	5	105.53'	233.00'	S28°49'25"W	104.63'	25°57'04"	S41°47'57"W	S15°50'53"W
20 WEST	6	100.77'	233.00'	S54°11'18.5"W	99.98'	24°46'43"	S66°34'40"W	S41°47'57"W
20 CL	CL	253.60'	200.00'	S30°15'08"W	236.95'	72°39'04"	S66°34'40"W	S06°04'24"E
20 EAST	TOTAL	211.76'	167.00'	S30°15'08"W	197.85'	72°39'04"	S66°34'40"W	S06°04'24"E
20 EAST	OUTLOT 3	92.51'	167.00'	S09°47'45.5"W	91.33'	31°44'19"	S25°39'55"W	S06°04'24"E
20 EAST	33	119.25'	167.00'	S46°07'17.5"W	116.73'	40°54'45"	S66°34'40"W	S25°39'55"W
21 NORTH	TOTAL	123.55'	283.00'	S79°05'03"W	122.57'	25°00'46"	N88°24'34"W	S66°34'40"W
21 NORTH	7	22.84'	283.00'	S68°53'24"W	22.83'	4°37'28"	S71°12'08"W	S66°34'40"W
21 NORTH	8	100.70'	283.00'	S81°23'47"W	100.17'	20°23'18"	N88°24'34"W	S71°12'08"W
21 CL	CL	109.14'	250.00'	S79°05'03"W	108.27'	25°00'46"	N88°24'34"W	S66°34'40"W
21 SOUTH	32	94.73'	217.00'	S79°05'03"W	93.98'	25°00'46"	N88°24'34"W	S66°34'40"W
22 NORTH	10	39.10'	433.00'	N85°49'21"W	39.09'	5°10'26"	N83°14'08"W	N88°24'34"W
22 CL	CL	76.92'	400.00'	N82°54'02"W	76.80'	11°01'04"	N77°23'30"W	N88°24'34"W
22 SOUTH	30	24.68'	367.00'	N86°28'59"W	24.67'	3°51'10"	N84°33'24"W	N88°24'34"W
23	30	25.18'	15.00'	N36°28'27"W	22.32'	96°09'54"	N11°36'30"E	N84°33'24"W
24	10	22.48'	15.00'	N53°49'46"E	20.44'	85°52'12"	S83°14'08"E	N10°53'40"E
25	12	23.13'	15.00'	S33°12'50"E	20.91'	88°21'20"	S10°57'50"W	S77°23'30"E
26	14	23.82'	15.00'	S57°06'30"W	21.40'	91°00'00"	N77°23'30"W	S11°36'30"W
27 NORTH	12	69.35'	317.00'	S83°39'32"E	69.21'	12°32'04"	S77°23'30"E	S89°55'34"E
27 CL	CL	76.57'	350.00'	S83°39'32"E	76.42'	12°32'04"	S77°23'30"E	S89°55'34"E
27 SOUTH	TOTAL	83.79'	383.00'	S83°39'32"E	83.62'	12°32'04"	S77°23'30"E	S89°55'34"E
27 SOUTH	14	31.95'	383.00'	S79°46'54.5"E	31.94'	4°46'49"	S77°23'30"E	S82°10'19"E
27 SOUTH	13	51.84'	383.00'	S86°02'56.5"E	51.79'	7°45'15"	S82°10'19"E	S89°55'34"E
28 WEST	10	99.92'	367.00'	N03°05'41"E	99.61'	15°35'58"	N10°53'40"E	N04°42'18"W
28 CL	CL	113.89'	400.00'	N03°27'06"E	113.50'	16°18'48"	N11°36'30"E	N04°42'18"W
28 EAST	12	118.42'	433.00'	N03°07'46"E	118.05'	15°40'08"	N10°57'50"E	N04°42'18"W
29 WEST	10	30.16'	333.00'	S02°06'38"E	30.15'	5°11'20"	S00°29'02"W	S04°42'18"E
29 CL	CL	27.17'	300.00'	S02°06'38"E	27.16'	5°11'20"	S00°29'02"W	S04°42'18"E
29 EAST	11	24.18'	267.00'	S02°06'38"E	24.17'	5°11'20"	S00°29'02"W	S04°42'18"E
30 WEST	30	169.21'	533.00'	S02°30'49"W	168.50'	18°11'22"	S11°36'30"W	S06°34'52"E
30 CL	CL	158.73'	500.00'	S02°30'49"W	158.07'	18°11'22"	S11°36'30"W	S06°34'52"E
30 EAST	14	148.26'	467.00'	S02°30'49"W	147.63'	18°11'22"	S11°36'30"W	S06°34'52"E
31 WEST	TOTAL	86.88'	437.00'	N00°53'08"W	86.74'	11°23'28"	N04°48'36"E	N06°34'52"W
31 WEST	29	17.82'	437.00'	N05°24'47"W	17.82'	2°20'10"	N04°14'42"W	N06°34'52"W
31 WEST	28	69.06'	437.00'	N00°16'57"E	68.99'	9°03'18"	N04°48'36"E	N04°14'42"W
31 CL	CL	93.44'	470.00'	N00°53'08"W	93.29'	11°23'28"	N04°48'36"E	N06°34'52"W
31 EAST	TOTAL	100.00'	503.00'	N00°53'08"W	99.84'	11°23'28"	N04°48'36"E	N06°34'52"W
31 EAST	14	11.73'	503.00'	N05°54'47.5"W	11.73'	1°20'09"	N05°14'43"W	N06°34'52"W
31 EAST	15	88.27'	503.00'	N00°13'03.5"W	88.16'	10°03'19"	N04°48'36"E	N05°14'43"W
32 WEST	27	64.34'	433.00'	S00°33'11.5"W	64.28'	8°30'49"	S04°48'36"W	S03°42'13"E
32 CL	CL	59.44'	400.00'	S00°33'11.5"W	59.38'	8°30'49"	S04°48'36"W	S03°42'13"E
32 EAST	16	54.53'	367.00'	S00°33'11.5"W	54.48'	8°30'49"	S04°48'36"W	S03°42'13"E
33 WEST	TOTAL	76.02'	367.00'	N02°13'49.5"E	75.88'	11°52'05"	N08°09'52"E	N03°42'13"W
33 WEST	25	73.63'	367.00'	N02°02'36.5"E	73.50'	11°29'39"	N07°47'26"E	N03°42'13"W
33 WEST	24	2.39'	367.00'	N07°58'39"E	2.39'	0°22'26"	N08°09'52"E	N07°47'26"E
33 CL	CL	82.86'	400.00'	N02°13'49.5"E	82.71'	11°52'05"	N08°09'52"E	N03°42'13"W
33 EAST	TOTAL	89.69'	433.00'	N02°13'49.5"E	89.53'	11°52'05"	N08°09'52"E	N03°42'13"W
33 EAST	17	20.55'	433.00'	N02°20'37.5"W	20.55'	2°43'11"	N00°59'02"W	N03°42'13"W
33 EAST	18	69.14'	433.00'	N03°35'25"E	69.06'	9°08'54"	N08°09'52"E	N00°59'02"W
34 WEST	TOTAL	333.29'	183.00'	S44°00'36"E	289.10'	104°20'56"	S08°09'52"W	N83°48'56"E
34 WEST	24	8.58'	183.00'	S06°49'15.5"W	8.58'	2°41'13"	S08°09'52"W	S05°28'39"W
34 WEST	23	98.59'	183.00'	S09°57'22.5"E	97.40'	30°52'03"	S05°28'39"W	S25°23'24"E
34 WEST	OUTLOT 3	50.16'	183.00'	S33°14'31"E	50.00'	15°42'14"	S25°23'24"E	S41°05'38"E
34 WEST	22	102.21'	183.00'	S57°05'36.5"E	100.88'	31°59'57"	S41°05'38"E	S73°05'35"E
34 WEST	21	73.75'	183.00'	S84°38'19.5"E	73.25'	23°05'29"	S73°05'35"E	N83°48'56"E
34 CL	CL	273.18'	150.00'	S44°00'36"E	236.96'	104°20'56"	S08°09'52"W	N83°48'56"E
34 EAST	19	213.08'	117.00'	S44°00'36"E	184.83'	104°20'56"	S08°09'52"W	N83°48'56"E
35 SOUTH	20	26.56'	267.00'	S86°39'54"W	26.55'	5°41'56"	S89°30'52"W	S83°48'56"W
35 CL	CL	29.84'	300.00'	S86°39'54"W	29.83'	5°41'56"	S89°30'52"W	S83°48'56"W
35 NORTH	19	33.12'	333.00'	S86°39'54"W	33.11'	5°41'56"	S89°30'52"W	S83°48'56"W

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

SEPTEMBER 21, 2018

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 2672-grb

BARNWOOD CONSERVANCY

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

I, Donald C. Chaput, a Wisconsin Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped "Barnwood Conservancy", being part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin bounded and described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 19, thence South 00°11'52" West along the West line of said Northwest 1/4 Section 112.00 feet to the point of beginning of the lands hereinafter described; thence North 88°53'02" East 416.00 feet to a point; thence North 00°11'52" East 112.00 feet to a point on the Southerly line of "Thousand Oaks Addition No. 6"; thence North 88°53'02" East along said South line 902.72 feet to a point on the West line of "Woodland Oaks"; thence South 00°04'26" West along said West line 1774.81 feet to a point on the North line of "Stonehouse Woods"; thence South 89°30'52" West along said North line 9.28 feet to a point on the West line of "Stonehouse Woods"; thence South 00°17'39" East along said West line 814.68 feet to a point on the North line of Silver Spring Drive (C. T. H. "VV"); thence South 89°10'50" West along said North line 1056.61 feet to a point; thence South 88°55'50" West along said North line 113.58 feet to a point; thence North 59°46'24" West along said North line 103.88 feet to a point on the East line of Lake Five Road; thence North 00°11'52" East along said East line 436.18 feet to a point; thence South 88°53'57" West 60.02 feet to a point on the West line of said Northwest 1/4 Section; thence North 00°11'52" East along said West line 1981.79 feet to the point of beginning. Said lands contain 76.5180 acres.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the subdivision thereof made.

I further certify that I have made such a survey, land division and plat by the direction of Barnwood Conservancy LLC.

That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Lisbon, in surveying, dividing and mapping the same.

Dated this 21ST day of SEPTEMBER , 2018

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C Chaput

Donald C. Chaput
Professional Land Surveyor S-1316

OWNERS CERTIFICATE

Barnwood Conservancy LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the the subdivision regulations of the Town of Lisbon, and Chapter 236 of the Wisconsin Statutes.

Barnwood Conservancy LLC, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

1. Town of Lisbon
2. Village of Sussex
3. Waukesha County
4. The Wisconsin Department of Administration

IN WITNESS WHEREOF, Barnwood Conservancy LLC, has caused these presents to be signed by the hand of Chris Miller, its Managing Member, on this _____ day of _____, 2018

In the presence of:

_____
Chris Miller, Managing Member

STATE OF WISCONSIN}
:SS
_____COUNTY}

Personally came before me this ___ day of _____, 2018, _____, of the above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said limited liability company and acknowledged the same.

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedications of the land descrin this plat and does hereby consent to the above certification of the owners.

IN Witness whereof said _____ has caused these presents to be signed by _____ , its _____ and its corporate sealto be hereunto affixed this day of _____ , 2018.

STATE OF WISCONSIN}
:SS
_____COUNTY}

Personally came before me this ___ day of _____, 2018, _____, of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said corporation and acknowledged the same.

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

_____, Grantor, to **WISCONSIN ELECTRIC POWER COMPANY** and **WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee,

_____Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

SUSSEX EXTRA-TERRITORIAL VILLAGE BOARD APPROVAL CERTIFICATE

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Barnwood Conservancy LLC, a Wisconsin limited liability company, owner is hereby approved by the Village Board.

Date: _____ Approved_____
Gregory Goetz - Village President

Date: _____ Signed _____
Gregory Goetz - Village President

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex, on this _____ day of _____, 2018

_____
Casen Griffiths - Village Clerk/Treasurer

COUNTY OF WAUKESHA APPROVAL

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Wisconsin, which has been filed for approval be and hereby approved as required by Chapter 236 of the Wisconsin State Statues.

Barnwood Conservancy LLC., a Wisconsin limited liability company, owner is hereby approved by the Village Board.

Date: _____ _____
Dale R. Shaver,
Department of Parks and Land Use Director

TOWN BOARD APPROVAL CERTIFICATE

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Barnwood Conservancy LLC, a Wisconsin limited liability company, owner is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____ , 2018

Date: _____ Signed _____
Joe Osterman - Town Chairman

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

Date: _____ Signed _____
Joe Osterman - Town Chairman

Date: _____ Signed _____
Dan Green - Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Barnwood Conservancy LLC, a Wisconsin limited liability company, owner is hereby approved by the Town Plan Commission.

Date: _____ Signed _____
Joe Osterman - Town Chairman

Date: _____ Signed _____
Jane Stadler - Plan Commission Secretary

TOWN TREASURER CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, Amy Buchman, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2018 affecting the lands included in the plat of "Barnwood Conservancy".

_____ _____
Date Amy Buchman - Town Treasurer

COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2018 affecting the lands included in the plat of "Barnwood Conservancy".

_____ _____
Date Pamela Reeves - County Treasurer

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

vierbicher
planners | engineers | advisors

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

November 8, 2018

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

RE: Stolz Shady Maple Farm Certified Survey Map and Rezone Review

Introduction

This letter reviews the Certified Survey Map (CSM) and rezone application submitted by Jeff Stolz (Applicant) on October 23, 2018 for the property located at N56 W27476 Lisbon Road in the Town. The property in question is approximately 115 acres and is currently zoned A-10 (Agricultural), with a C-1 (Conservancy Wetland) area in the northeast corner of the parcel. The Applicant is seeking to split off a 5.44 acre portion in the southwestern corner of the parcel along Lisbon Road from the other 109.5 acres of farm field. The 5.44 acre portion that is the subject of this application currently contains an existing house, barn, and several outbuildings. In addition to the land division, the Applicant is seeking to rezone the 5.44 acre property from A-10 to A-5.

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

Rezone

The Applicant's submittal materials did not indicate what zoning district they are seeking for the property in question. Correspondence between the Town and the Applicant indicates the Applicant is seeking to rezone the property to A-5 (Mini-Farm). A statement indicating this understanding on behalf of the Town is enclosed along with this review letter. After reviewing A-5 requirements under the Zoning Code, we have the following comments related to the Applicant's proposal:

- The proposed rezone must be consistent with the Town of Lisbon Community Development Plan Future Land Use Map, which calls for the area to be low-density residential (LDR) with a minimum lot size of 20,000 square feet and maximum density of 1.4 acres per dwelling unit. The rezoning to the A-5 district is appropriate, because the property still could rezoning and further divide the land in the future.

- A-5 Districts permit limited agriculture and farm uses including raising of crops, orchards, horticulture, floriculture and other uses under Section 14(b)1 of the Zoning Code.

- A-5 Districts permit stables, barns, or poultry houses as an accessory use on lots at least 5 acres in size, provided that no outbuilding housing farm animals is closer than 50 feet to a lot line. The CSM shows two existing sheds less than 30 feet from the western boundary of the property. Correspondence between the Town and the Applicant indicates intention to use the property for certain agricultural uses along with residence. The Applicant shall confirm that these existing

sheds will not be used to house livestock, poultry, or other animals.

- Regarding any new construction, the A-5 Districts require a minimum offset of 30 feet. Additionally, A-5 Districts limit the height of Forty five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.

The issues outlined above are meant to guide you in discussions about issues you think need to be addressed in order to approve this proposal.

Therefore, we recommend Plan Commission approval of the rezoning from A-10 to A-5 based on the rezoning exhibit submitted in the application. Town Planner recommends approving the rezoning to coincide with any CSM approvals.

CSM

- Section 6.01 of Chapter 12 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.

- Section §6.02 of Chapter 12 states that maps shall show information required by Sections 4.01, 4.02, and 5.02 of Chapter 12 along with all existing buildings and structures, drives, streams and watercourses, drainage ditches, drainage easements, marshes, wooded areas, railroad tracks, and other pertinent features. After reviewing for compliance with these requirements, we have the following comments:

    - The CSM does not show the existing driveway accessing the property from Lisbon Road. The Applicant shall amend the CSM to show this feature per the requirement of Ordinance §6.02 of Chapter 12.

    - A street-level photo of the property appears to show a drainage ditch and culvert at the southern edge of the parcel fronting Lisbon Road. The Applicant shall amend the CSM to mark these features per the requirements of Ordinance §6.02 of Chapter 12.

    - Ordinance §4.02(f) requires land dividers to show the type, width, and elevation of any existing street pavements immediately adjacent to the land division. The Applicant omitted this information for Lisbon Road, located directly south of the site.

    - Ordinance §4.02(b) requires land dividers to show the existing and proposed contours not exceeding intervals of 2 feet for the land to be subdivided and adjoining land as may be necessary. The Applicant did not show this information, and shall either amend the CSM to show it or seek a waiver for this requirement under Ordinance §2.05 of Chapter 12 of the Town Code.

    - Ordinance §4.02(k) requires Applicants to show any land dedicated to the public. The CSM shows a 33 foot wide strip of land along the southern edge of the lot marked "Dedicated to the Public for Road Purposes." This should be confirmed with Waukesha County for the proper dimensions and verification sent to the Town for review.

  Other Land Division Checklist items that need to be addressed include:

        - Note on the CSM requiring soil testing for all new basements.

- Septic system and soil borings to be reviewed by Waukesha County Environmental Health.
- Note on the CSM stating Highway K is identified on the Waukesha County Park and Open Space Acquisition Plan for County Proposed Trail.
- Note on the CSM that no additional access points to Highway K without the approval of Waukesha County.
- Illustration of all structures within 50' of the CSM boundary (neighboring property to the west).
- Two foot contours need to be included on the face of the CSM.

These items should be address prior to approval by the Town Board. The Plan Commission may condition the approval subject to the issues and conditions listed above.

The issues outlined above are meant to guide you in your discussions over whether to approve this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Public Hearing. I will be in attendance at the November 8 Plan Commission meeting to answer any questions.

Sincerely,

Daniel Lindstrom, AICP
Town Planner

AP

Enclosures: Statement on Rezone

000046

RECEIVED
By Gina Gresch at 12:39 pm, Sep 10, 2018

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

N 56 W 27476 CTH K (LISBON RD) — Property Address
LISBON, WI — City
53089-4510 — Zip

LSBT0264998 — Tax Key/Parcel ID #
5 ac — Lot Size
A-10 — Current Zoning

Property Owner

Jeff stolz — Name / Company Name
jeff stolz — Signature
Digitally signed by jeff stolz
Date: 2018.09.05 20:11:15 -04'00'
BOWEN GLOBAL INVESTMENTS INC — Address
633 S 4TH ST STE 7 — City
NV — State
89101-6631 — Zip
LAS VEGAS — Phone
E-mail Address

Applicant

Jeff stolz — Name
c/o Conor Leedom — Company
Axley Brynelson, LLP — Address
N20W22961 Watertown Rd — City
wi — State
53186 — Zip
Waukesha, — Phone
CLeedom@axley.com — E-Mail Address

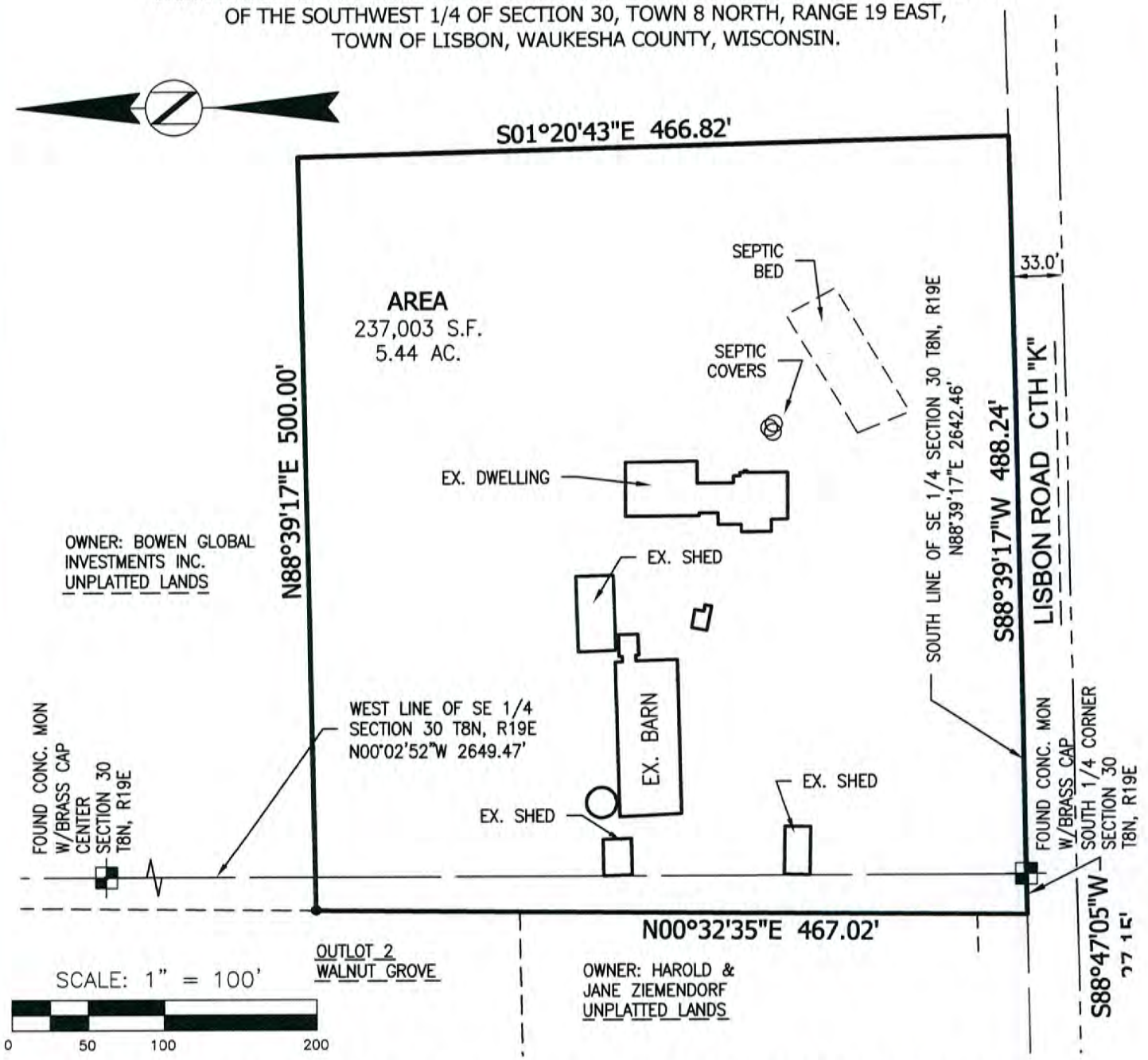
A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated 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.*

000047

RECEIVED
By Gina Gresch at 12:39 pm, Sep 10, 2018

REZONE EXHIBIT

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.



BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 30; THENCE S88°47'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 27.15 FEET; THENCE N00°32'35"E, 467.02 FEET; THENCE N88°39'17"E, 500.00 FEET; THENCE S01°20'43"E, 466.82 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE S88°39'17"W ALONG SAID SOUTH LINE 488.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 237,003 SQ.FT. OR 5.44 ACRES.

CONCRETE MONUMENT W/ BRASS CAP FOUND

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT STOLJ #146706

Rezone of Parcel at N56 W27476 Lisbon Road (LSBT0264998)

The Applicant did not indicate on their submittal materials which zoning district they are seeking for the rezone. The current zoning designation is A-10. Conversations between the Applicant and the Town concluded with the Applicant seeking to rezone the property to A-5. This review was completed with the understanding that the Applicant is seeking to rezone to A-5.

- Aaron Prichard
Vierbicher

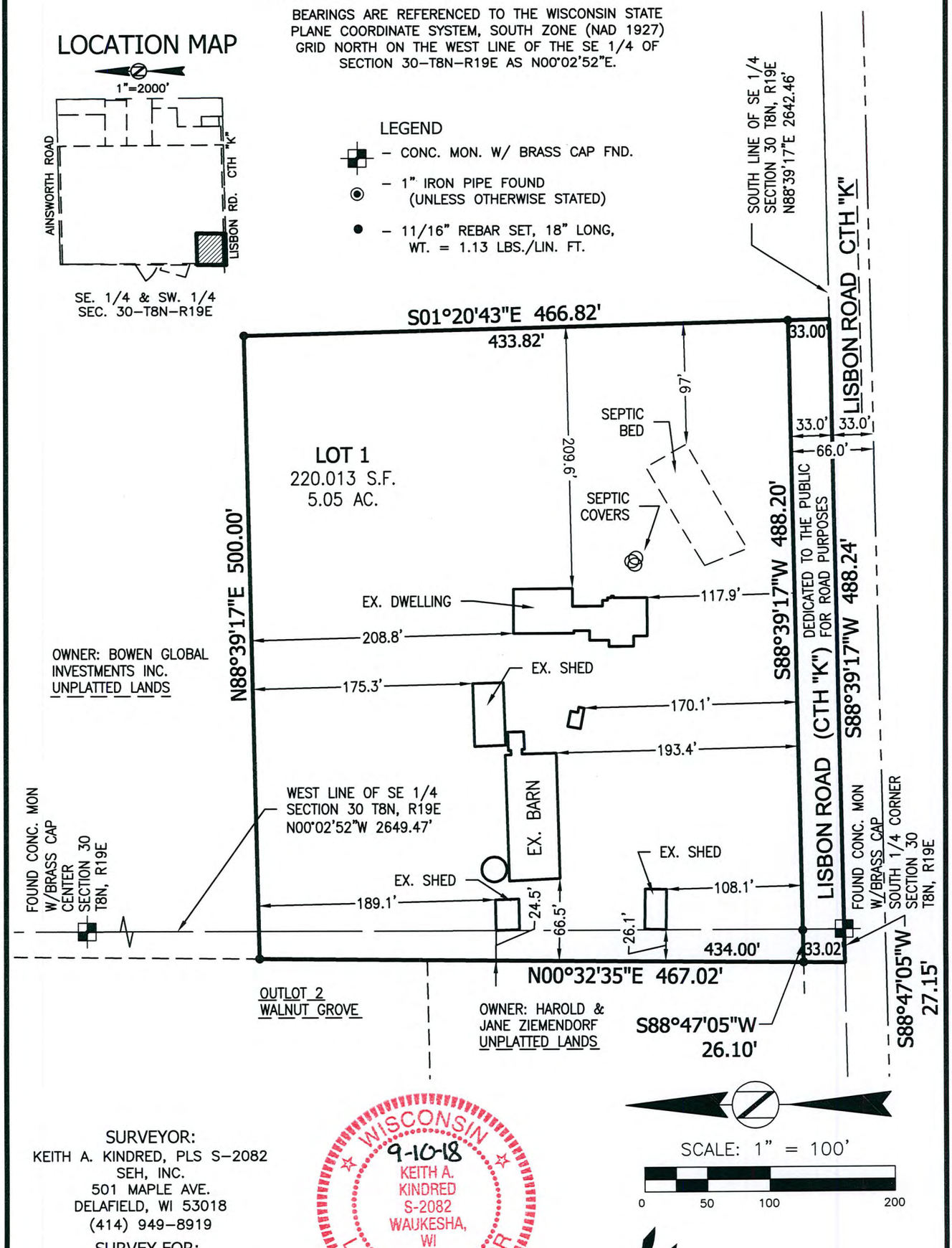
000049

RECEIVED
By Gina Gresch at 12:39 pm, Sep 10, 2018

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE SE 1/4 OF SECTION 30–T8N–R19E AS N00°02'52"E.



SURVEYOR:
KEITH A. KINDRED, PLS S–2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949–8919

SURVEY FOR:
JEFF STOLZ
BOWEN GLOBAL INVESTMENTS, INC.
C/O AXLEY BRYNELSON LLP
M20W22961 WATERTOWN ROAD
WAUKESHA, WI 53186
(262) 409–2286

WISCONSIN 9-10-18 KEITH A. KINDRED S-2082 WAUKESHA, WI LAND SURVEYOR

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018–9351
www.sehinc.com

PROJECT NO. STOLJ #146706

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 30, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 corner of Section 30; thence S88°47'05"W along the South line of the Southwest 1/4 of Section 30 a distance of 27.15 feet; thence N00°32'35"E, 467.02 feet; thence N88°39'17"E, 500.00 feet; thence S01°20'43"E, 466.82 feet to the South line of the Southeast 1/4 of Section 30; thence S88°39'17"W along said South line 488.24 feet to the point of beginning.

Said lands contain 237,003 Sq.Ft. or 5.44 Acres.

That I have made such survey, land division and Certified Survey Map by the direction of Bowen Global Investments, Inc., owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Lisbon, Village of Merton and Waukesha County in surveying, dividing and mapping the same.

Dated this 10 th day of Sept, 2018.

Keith A Kindred, RLS 2082

WISCONSIN
KEITH A.
KINDRED
S-2082
WAUKESHA,
WI
LAND SURVEYOR

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, Bowen Global Investments, Inc. does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certifiy that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) TOWN OF LISBON
2) VILLAGE OF MERTON

Date:_____ Signed: _____
Jeff Stolz, President

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Jeff Stolz, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____

WISCONSIN
9-10-18
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of_____, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

_____ _____
Name Title

_____ _____
Name Title

STATE OF _____)
_____COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ and _____ to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____

WISCONSIN
9-10-18
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

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CERTIFIED SURVEY MAP NO. _____

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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 _____, 20___.

Date:_____ 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.

Date:_____ Signed_____

Gina Gresch, Town Clerk

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 _____, 20___.

Date:_____ Signed_____

Joseph Osterman, 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.

Date:_____ Signed_____

Jane Stadler, Secretary

WISCONSIN
9-10-18
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

SEH
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DELAFIELD, WI 53018-9351
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CERTIFIED SURVEY MAP NO. _____

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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 Merton.

All conditions have been met as of the _____ day of _____, 20___.

Date:_____ Signed_____

Ron Reinowski, 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 Merton.

Date:_____ Signed_____

Tom Nelson, Administrator, Clerk -Treasurer

EXTRATERRITORIAL PLAN COMMISSION APPROVAL CERTIFICATE:

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

Approved as of the _____ day of _____, 20___.

Date:_____ Signed_____

Ron Reinowski, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Merton.

Date:_____ Signed_____

Tom Nelson, Administrator, Clerk-Treasurer

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
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vierbicher
planners | engineers | advisors

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

November 8, 2018

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

Re: Schneider - Rezoning Request Review A-3 to R-1 Townline Road

Dear Plan Commission Members:

The above-referenced Rezoning Request was received by our office for review on behalf of the Town of Lisbon.

Application Summary:
Donald Schneider has submitted an application to rezone Parcel ID 0288987001, located at the intersection of Town Line Road/County Highway V (Town Line Road) and Weyer Road. There is currently one (1) single-family residence located on this parcel, which is 4.67 acres in size. The applicant would like to rezone this property in order to potentially subdivide into smaller parcels than currently allowed by the existing A-3 zoning.

Parcel #0288987001 is located in the Town of Lisbon and as well as Village of Sussex Extraterritorial Jurisdiction and Joint Planning Area. There is no Village zoning designated for this parcel, however, the Sussex Land Use Plan for Future Extraterritorial Area has designated this parcel as "Rural Residential and Agricultural Lands". The property is not located within the Sussex Trunk Sewer Basin Boundary. This parcel is not designated as an area proposed for future addition to Sussex. The County Development Plan and Lisbon Recommended Land Use Plan 2035 also designate this parcel as "Low Density Residential" which recommends 20,000 sq. ft. and 1.4 acre lot minimums. This land use category would accommodate the standards set for R-1 zoning.

The property currently has access on Town Line Road, which is a County Trunk Highway, and has 628 feet of frontage. Waukesha County Code, Chapter 15, allows for two (2) access points along Country Truck Highways for frontages measuring 600 to 1,499 feet. As the property already has one access point (driveway), only one more would be allowed along this Highway. In addition, the minimum allowable distance between a new access point (driveway) and the intersection of Town Line Road and Weyer Road would be 500 feet. This requirement would create difficulty for the creation of a new lot along Town Line Road. Any new lot along Town Line Road would likely be granted an access point, yet would need to have the driveway placed as far as possible from the intersection, even if the driveway could only be located closer than 500 feet. One or two (2) lots could also be created along Weyer Road, where the current property has 323 feet of frontage, and would not be restricted by County Highway access regulations. Other subdivision regulations still apply, yet there is adequate acreage and lot frontage to meet R-1 standards along both roads. Therefore, the creation of two (2) additional lots appears feasible;

however, the County Public Works and Land Use Departments should be consulted in order to verify the possibility of any new lot gaining access to Town Line Road.

Zoning Map Amendment Review

A request for an amendment to the Town of Lisbon's Zoning Map has been submitted in order to rezone this property. Approval of a Zoning Map Amendment is necessary in order to allow for potential subdivision of the property into smaller lots. The current zoning designation of A-3 does not allow for subdivision of land as there is a three (3) acre minimum lot size associated with this zoning designation. Any amendment to the Zoning Map for this property would need to be in compliance with the proposed land use district. The primary information is as follows;

Pertinent Reviewed Materials

Property Owner:	Donald L. Schneider
Applicant:	Donald L. Schneider
Tax Key:	0288987001
Current Zoning:	A-3 (Agricultural/Residential Estate District)
Adjacent Zoning:	North – P-I (Public Institutional): Redeemer United Church of Christ South – RS-6 (Single Family Residential – City of Pewaukee): Residential Subdivision East – A-1 (Agricultural – Village of Menomonee Falls): Rural West – A-3 (Agricultural/Residential Estate): Rural Residence
Current Land Use Plan designation:	"Low Density Residential" on the Recommended Land Use Plan for Town of Lisbon – 2035.
Proposed Use:	Residential
Proposed Zoning:	R-1 (Suburban Single Family Residential District)
Sussex Joint Planning Commission Req:	Yes, the Sussex/Lisbon Joint Plan Commission will have to meet to review the proposal. Waukesha County will also have to approve of the rezoning following any actions by the Town.

Recommendations:

Planning staff recommends approval of the requested Zoning Map amendment in order to change the current A- 3 zoning district to R-1 (Agricultural/Residential Estate)for a parcel (Parcel ID: LSBT00288987001) generally located at the intersection of County Highway V (Town Line Road) and Weyer Road. A separate CSM submital will be required to be submitted to the Town and JPC prior to any land division.

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. I will be in attendance at the September Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

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

000057
RECEIVED
OCT 0 4 2018
TOWN OF LISBON

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.

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**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.*

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  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

Property Information

Property Address: _____ City: _____ Zip: _____

Tax Key/Parcel ID #: LSBT987001

Lot Size: 628.386 x 323.937

Current Zoning: A-3

Property Owner

Name / Company Name: DONALD L SCHNEIDER

Signature: [signature]

Address: W220-N4879 TOWNLINE Rd

City: MENO FALLS State: WI Zip: 53051

Phone: 262-246-4112 E-mail Address: _____

Applicant

Name: DONALD L SCHNEIDER

Company: _____

Address: W220-N4879 TOWNLINE Rd.

City: MENO FALLS State: WI Zip: 53051

Phone: 262-246-4112 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.***

TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon. WI 53089

PETITION FOR REZONING

Property Owner

DONALD L SCHNEIDER
Name / Company Name

Signature

W220-N4879 TOWNLINE Rd
Address

MENO FALLS WI 53051
City State Zip

262-246-4112
Phone E-mail Address

Applicant

DONALD L SCHNEIDER
Name

Company

W220-N4879 TOWNLINE RD.
Address

MENO FALLS WI 53051
City State Zip

262-246-4112
Phone E-Mail Address

Property Information

W220 N4879 TOWNLINE Rd MENO FALLS 53051
Property Address City Zip

LSBT987001
Tax Key/Parcel ID #

A3
Current Zoning

R1
Proposed Zoning

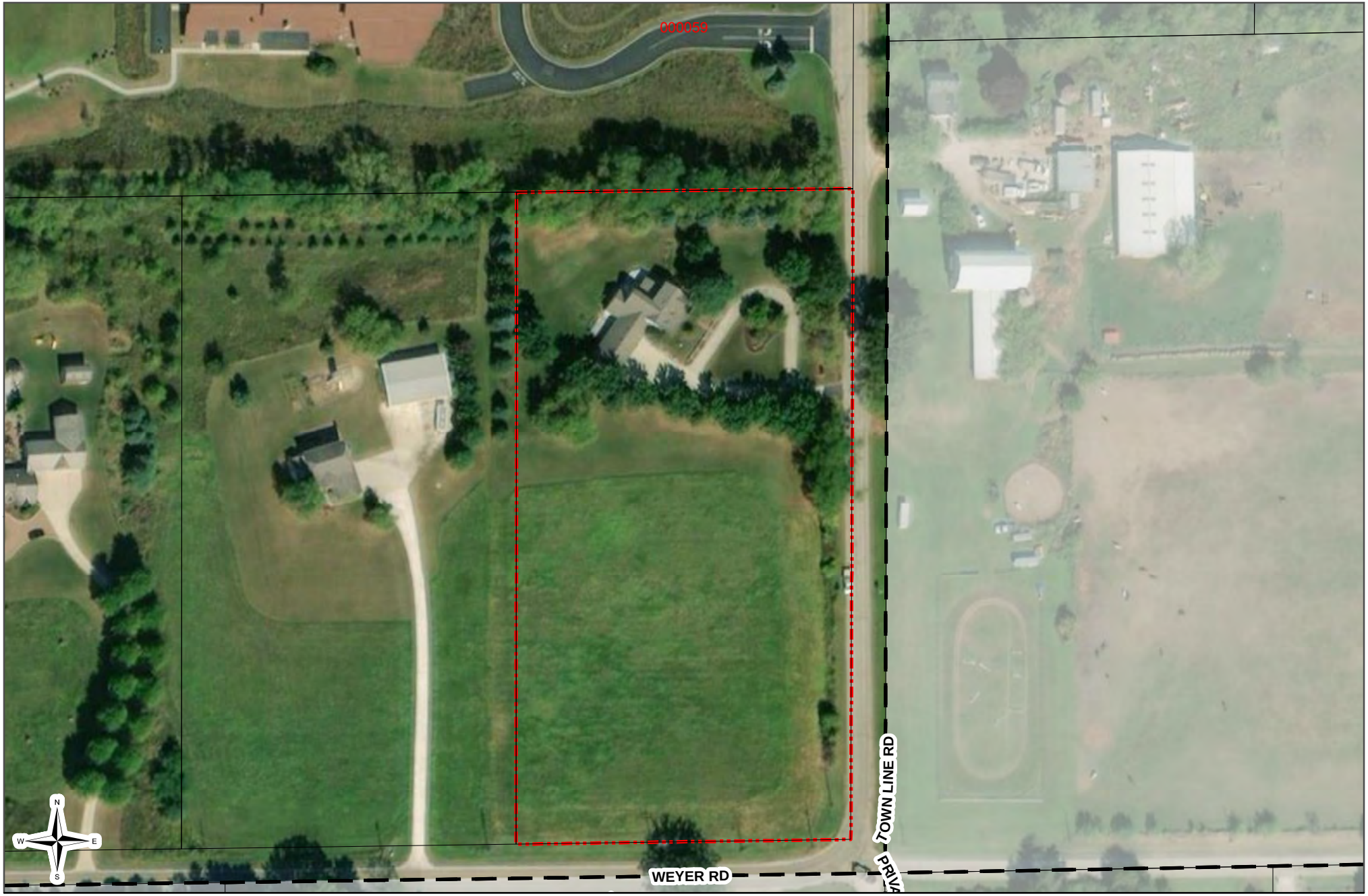
Rezone Information

In the space below, please describe the purpose of the rezoning being applied for. Please attach or email a separate sheet if necessary.

We would like to seperate the house from the 2½ acres (land) it is zoned A3. We would like to make 3 lots out of 4.68 acres

INTERNAL USE ONLY

Amount Due: $350.00 Check # _____ Date Paid: _____



Parcel ID 987.001: Site Map

Town of Lisbon

1 inch = 125 feet

0 62.5 125 250 Feet

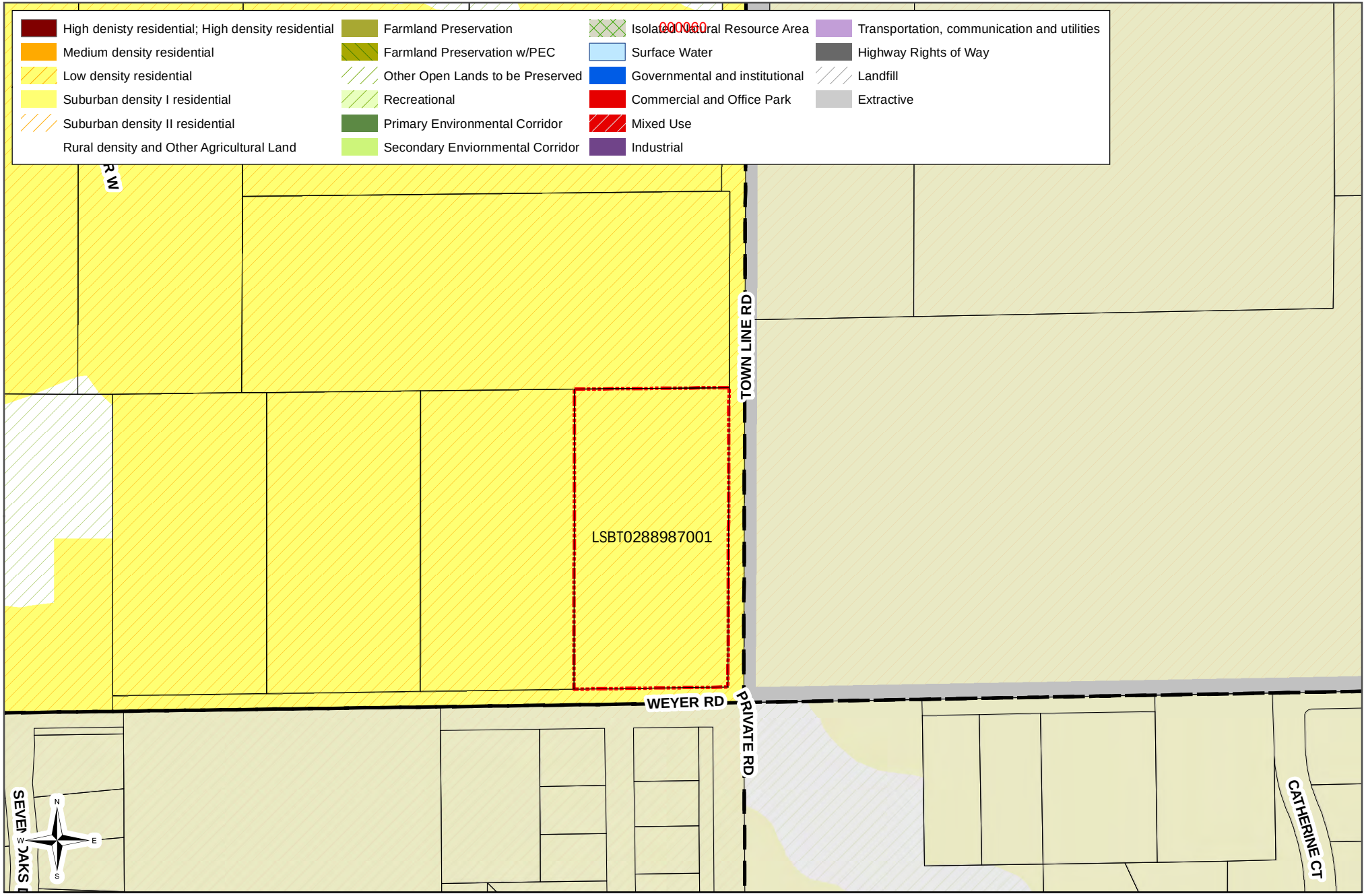
Town of Lisbon Boundary

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

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 987.001: Future Land Use

Town of Lisbon

1 inch = 271 feet

0 135 270 540 Feet

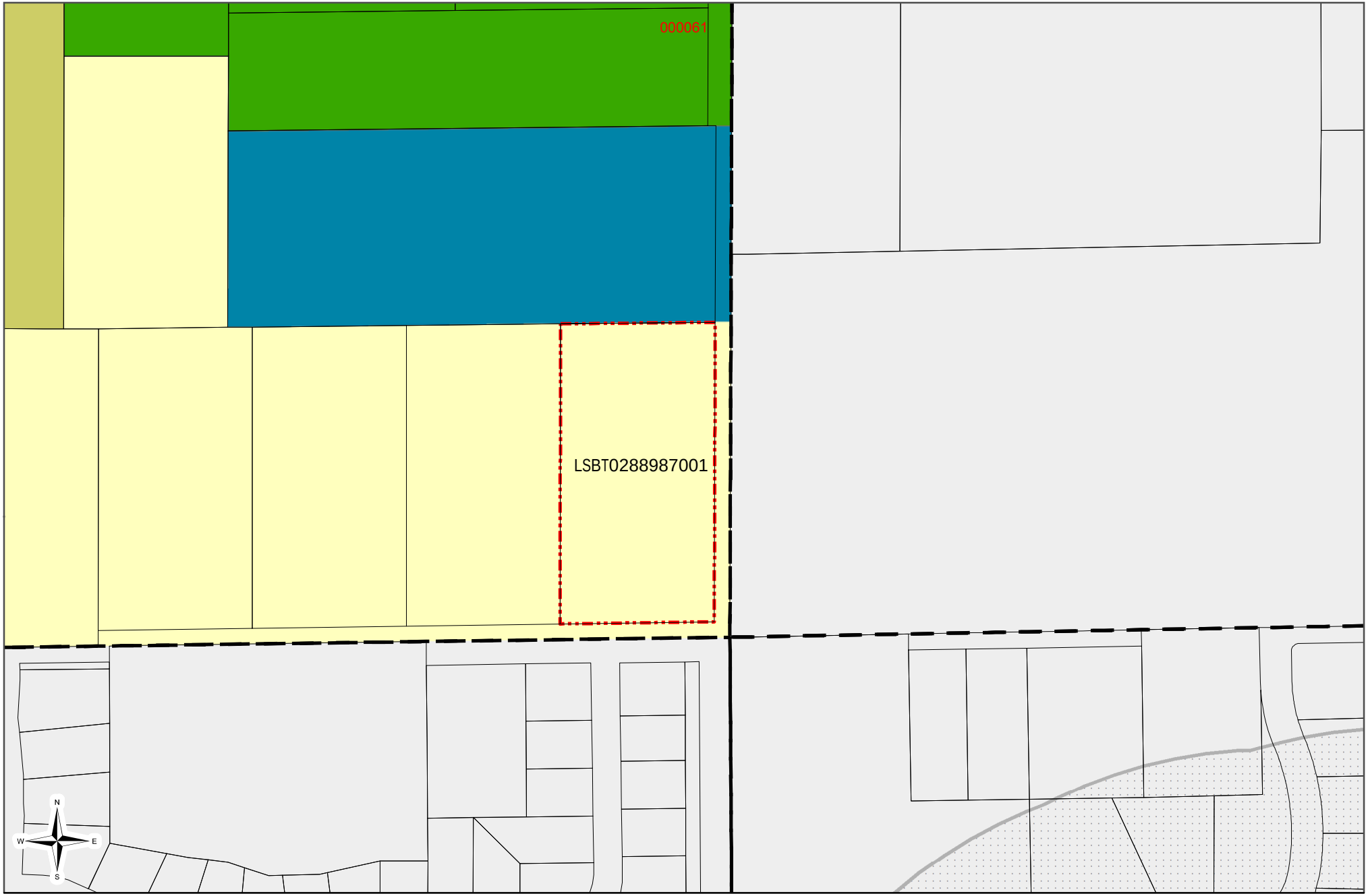
Town of Lisbon Boundary

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

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 987.001: Zoning

Town of Lisbon

1 inch = 272 feet

0 135 270 540 Feet

Waukesha Shoreland Zoning

Town of Lisbon Boundary

Surface Water

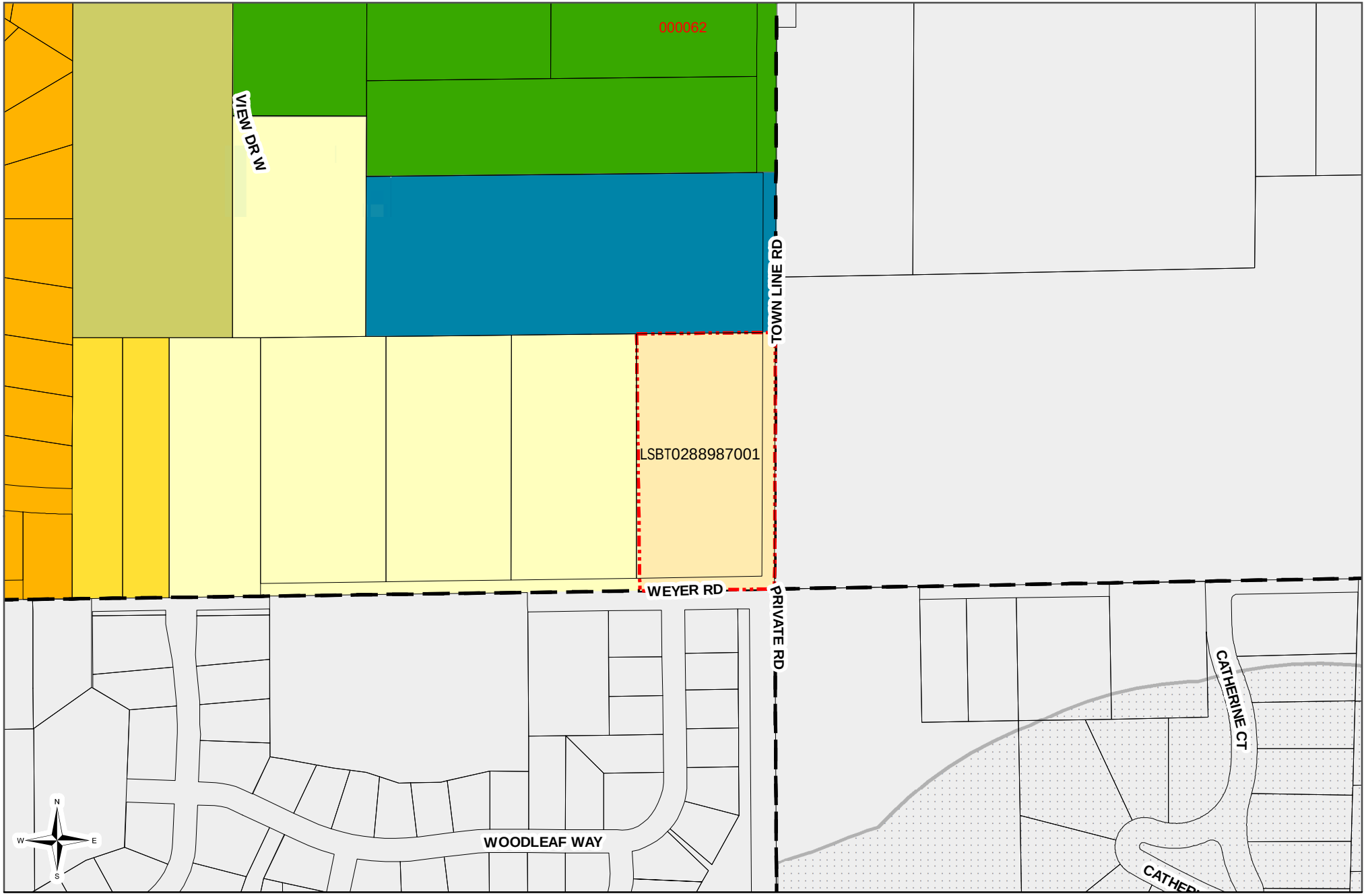
AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

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

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 987.001: Proposed Zoning

Town of Lisbon

1 inch = 333 feet

0 165 330 660 Feet

Waukesha Shoreland Zoning

Town of Lisbon Boundary

Surface Water

AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

vierbicher
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REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
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M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

STATE OF WISCONSIN **TOWN OF LISBON** **WAUKESHA COUNTY**

Ord. 13-18

ORDINANCE REZONING LSBT 0288.987.001, FROM A-3 AGRICULTURAL/RESIDENTIAL ESTATE DISTRICT TO R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

WHEREAS, Property owner Donald Schneider petitioned the Town of Lisbon to rezone property from A-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District; and

WHEREAS, the change in zoning is consistent with the Town of Lisbon Comprehensive Plan land-use element; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, November 8, 2018.

NOW, THEREFORE, the Town Board of the Town of Lisbon, Waukesha County, Wisconsin, does ordain as follows:

SECTION 1: The following described property is rezoned from A-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District:

LOT 4 CERT SURV 5824 VOL 47/234 AS REC IN DOC# 1534565 PT SE1/4 SEC 36 T8N R19E. ALSO KNOWN AS LSBT 0288.987.001

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

SECTION 3: This ordinance shall take effect upon passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 8th day of November, 2018.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY:_____
JOSEPH OSTERMAN, Chairman

BY:_____
TEDIA GAMIÑO, Supervisor

BY:_____
MARC MOONEN, Supervisor

BY:_____
LINDA BEAL, Supervisor

BY:_____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Dan Green, WCMC
Town Clerk

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

Jahnke & Jahnke
Associates Inc.

CIVIL ENGINEERING
PLANNING • SURVEYING

October 29, 2018

RECEIVED
By Gina Gresch at 8:53 am, Oct 30, 2018

Town of Lisbon Administrator
Attn: Gina Gresch, MMC/WCPC
W234N8676 Woodside Rd
Lisbon, WI 53089

RE: Twin Pine Farm IIB
Surety and Contribution Amounts

Dear Ms. Gresch:

The Developers representative for Twin Pine Farm IIB has contacted the Town Staff regarding moving forward with the construction of the remaining area of Twin Pine Farm II (generally referred to as Phase IIB). You may recall that the final plat of Phase IIB has been recorded at the Register of Deeds Office since 2010.

Some lots in Phase IIB were prohibited from issuance of building permits since the roadways were not constructed to completion at Town Specifications. Construction ear-marked for late 2018 and Spring 2019 will bring lot numbers 87, 95, 107 & 108 in compliance with Town Standards.

Cash Payments to the Town prior to issuance of Permits:

1.	Road Maintenance Fee	970 l.f. @ $0.45 s.f.	$436.50
2A.	Drainage Easement Fee	208 l.f. @ $5.00 l.f.	$1,040.00
2B.	Drainage Easement Fee	0.0 l.f. @ $5.00 l.f.	$0.00
3.	Building Facilities Fund	11 lots @ 1947.80/lot	$21,425.80
4.	Park Facilities Fund	11 lots @ $755.96/lot	$8,315.56
5.	Street Signs	4 @ $130.00/ea	$520.00
6.	Arterial Stop Sign & Post	2 @ $130.00/ea	$260.00
7.	Speed Limit Sign	1 @ $130.00/ea	$130.00
8.	Engineering and Construction Inspection	$7,500.00	$7,500.00*
		Sub-total	$39,627.86

*Item 8 is an estimated fee. Should our fees on behalf of the Town exceed the estimated amount, the outstanding balance will be charged to the Developer by the Town.

Payment due is $39,627.86. The Developer has to provide acceptable cash payment in the Amount of $39,627.86.

711 West Moreland Boulevard, Waukesha, Wisconsin 53188-2479
Telephone: (262) 542-5797 • Facsimile: (262) 542-7698 • Email: jstigler@jahnkeandjahnke.com

Financial Guarantee for Road Construction:

1. Grading base aggregate, topsoil and seeding.		$ 15,840.00
2. Base course bituminous concrete pavement.		$ 36,225.00
3. Final surface course, bituminous concrete payment.		$ 48,600.00
4. Shouldering with crushed aggregate.		$ 3,600.00
5. 10,000 gal. water reservoir tank.		$ 12,000.00
6. Curb & gutter (at Landscape Island Meadow Court).		$ 4,920.00
7. Restoration and Erosion Control.		$ 2,566.00
8. Street trees at 60 feet spacing and 2" BHS. (18 @ $200.00/ea)		$ 3,600.00
	Sub-total	$127,351.00

Total Financial Guarantee is:

Subdivision construction fees $127,351.00 x 120%		$152,821.20
	Total Financial Guarantee	$152,821.20

All Financial Guarantees to be in a form acceptable to the Town and Town Attorney. A mylar tracing of the final plat has to be provided the Town. Developer to coordinate with WEPCO the installation of all necessary electric, telephone and cable television lines underground as required by Town's Zoning Code.

Respectfully Submitted,

Jahnke & Jahnke Associates Inc.
Town of Lisbon Engineers

John R. Stigler

John R. Stigler, President

JRS/amf

REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission

ITEM DESCRIPTION: Pauline Haass land sale

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Friday, October 26, 2018

RECOMMENDATION:

EXPLANATION:

The Town Board is negotiating on selling the Pauline Haass land. Wisconsin State Statute 62.23(5) requires that the Town Board refer the matter to Plan Commission for its consideration and report before the Town Board takes any final action on the matter. This referral is considered "mandatory" under the statute. See Scanlon v. Menasha, 16 Wis.2d 437 (1962).

As the statute is interpreted, the Plan Commission's role here is advisory, i.e., that it be informed about the proposed sale and so that it can be considered with respect to the Town's "long-range plan relating to either the sale or acquisition of public property and its location and use". Scanlon, 16 Wis.2d at 444. Per the legal opinion, the Plan Commission would have no authority to nullify the deal or require, for example, the Town seek a higher purchase price. These decisions are within the board's purview. The Plan Commission's only role is to provide an advisory report back to the board.

> ***§62.23(5) Matters referred to city Plan Commission.*** *The council, or other public body or officer of the city having final authority thereon, shall refer to the city Plan Commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.*

Once the Plan Commission has considered the matter and reported back to the Town Board, that particular contingency can be considered satisfied. The final action of the Town Board is authorizing the appropriate official to sign the deed once all of the contingencies have been satisfied.

RECEIVED
By Gina Gresch at 1:48 pm, Nov 07, 2018

SEH

Building a Better World for All of Us®

MEMORANDUM

TO: Gina Gresch, Town Administrator
Joe Osterman, Town Board President

FROM: Dan Schaefer, PE
Randy Sanford, PE

DATE: November 7, 2018

RE: Town of Lisbon Hwy 164 Corridor Water and Wastewater Planning Summary Memorandum
SEH No. 145992 14.00

BACKGROUND

The Town of Lisbon (Lisbon) has retained SEH to prepare a technical memorandum with respect to water and wastewater systems to serve future development along the Highway 164 corridor. This area has been previously defined in the Sussex-Lisbon Boundary Agreement (excerpt in Attachment 1 to this memorandum) as "Area 1". Additionally, the Town of Lisbon has been approached with a potential development within Area 1 known as "Lisbon Towne Center" by Neumann Companies, Inc. The goals of this memorandum are as follows:

- Develop preliminary Lisbon Towne Center water and wastewater projections
- Compare projected Lisbon Towne Center wastewater flows to allocated Area 1 wastewater capacity from the Village of Sussex
- Upon Confirmation that additional wastewater capacity exists following development of Lisbon Towne Center, prepare a future water and wastewater scenario for Area 1 the projects water demand and wastewater volumes, as well as provides conceptual cost estimates for water and wastewater infrastructure.

FUTURE HWY 164 (AREA 1) WASTEWATER SERVICE BOUNDARY

The Village of Sussex and the Town of Lisbon entered into an intergovernmental boundary agreement on January 22, 2001 that established boundaries for future sewer service in areas of the Town to be served by the Village. One area defined in the boundary agreement is an area defined as Area 1. Figure 1 presents an overview map that indicates the current Town border, the currently approved sanitary sewer service area per Southeastern Wisconsin Regional Planning Commission (SEWRPC), and the Area 1 boundary. The remaining water and wastewater analysis found in subsequent sections of this memo focus on water and wastewater service within the Area 1 boundary. Two separate water and wastewater analyses are compared:

1. Lisbon Towne Center Development
2. Future Area 1 Growth

It is important to note that the Area 1 boundary defined in the 2002 agreement applies only to wastewater service. Should Lisbon create a water utility, provision of water service would not be restricted by this boundary.

CONCEPTUAL WATER DEMAND & WASTEWATER PROJECTION METHODOLOGY

The following section describes the methodology used to develop preliminary water demands and wastewater flow and loading projections for the Lisbon Towne Center development and the Future Area 1 Scenario.

Water Demand Assumptions

Since Lisbon is not currently served by a municipal water system, several references were utilized to develop future average and maximum water demand projections for the Lisbon Towne Center Development and Future Area 1 scenario, including:

- Wisconsin Department of Administration (DOA) Population Projection and Household Size Demographics
- Annual Wisconsin Public Service Commission (PSC) Water Utility Summary Reports for the following neighboring communities:
    - City of Hartford
    - Village of Sussex
    - Village of Germantown
    - City of Pewaukee
    - Village of Pewaukee
    - Village of Menomonee Falls

Residential Water Demand
Based on review of neighboring community PSC data for single-family residential water demand, an average residential demand of 158 gal/connection will be used to project residential water demands.

Commercial, Mixed Use & Public Authority Water Demand
The value for all commercial water use will be 1,100 gallons per acre based on typical unit demands recommended by SEWRPC.

Water Loss
Acceptable water loss is assumed to be 5% of total demand.

Maximum Day to Average Day Ratio
An estimated value for the ratio of maximum day to average day (MD: AD ratio) in the planning area is 2.07 based on the average MD:AD ratio for the neighboring communities reviewed.

Wastewater Projection Assumptions

Consumptive Use
Consumptive uses are assumed to account for 5% of the total average day water demand. This flow is subtracted to determine contribution to the wastewater collection system.

Inflow & Infiltration
Inflow and Infiltration is assumed to be 175 gallons per day per acre. This value can fluctuate depending on a number of factors, but provides an approximate estimate for a collection system using modern construction materials and techniques and adequate maintenance.

Wastewater Strength
For the purposes of this analysis a typical domestic strength wastewater consisting of the following constituent concentrations was used:

BOD – 227 mg/L or (0.17 lb/capita)
TSS – 268 mg/L or (0.2 lb/capita)
TkN – 35 mg/L

TP – 5.6 mg/L

Peak Hour Flow Peaking Factor
A peak hour wastewater flow peaking factor of 3.91 was assumed for the Lisbon Towne Center development based on a projected population served of 669 using the 10 States Standard formula to determine the peaking factor. For the future Area 1 scenario this peak hour flow factor was reduced to 3.63 using a total population served of 1,734 and the same equation. Both of these factors are considered conservative for a new wastewater collection system using modern construction with plastic piping. These estimated peaking factors can likely be revised downward as design refinement occurs.

Lisbon Towne Center Projections

Attachment 2 to this memo provides a Conceptual Land Plan prepared by Neumann Companies for the proposed Lisbon Towne Center development. This attachment serves as the basis for water demands and wastewater flow projections that follow.

Attachment 3 presents a breakdown of preliminary water demands and wastewater projections associated with each type of development within the conceptual plan for the Lisbon Towne Center development. The attachment uses the assumptions identified above, as well as the following additional assumptions to develop projected water demands and wastewater flows:

1. Number of residential connections as presented in Neumann Companies Conceptual Plan
2. Commercial & Mixed Use acreage as presented in Neumann Companies Conceptual Plan
3. Wisconsin DOA household size projections for the Town of Lisbon of 2.62 persons/household

Table 1 below provides a summary of total projected water demands and wastewater flows for the Lisbon Towne Center Development.

Table 1. Projected Water Demands and Wastewater Flows for Conceptual Lisbon Towne Center Development

Flow Projections	Units	Average Day	Maximum Day	Peak Hour
Water Demand	gpd	50,300	104,100	-
Wastewater Flow	gpd	62,400	129,200	244,100

STATE HIGHWAY (STH) 164 SEWER CAPACITY

The Village of Sussex and the Town of Lisbon enacted a boundary agreement on January 22, 2001. As part of the boundary agreement the Village and Town agreed to shared wastewater service provided by the Village, its collection system and wastewater treatment facility (WWTF). In addition the Village allocated 173,000 gpd to the Town for the STH 164 corridor. The Town subsequently constructed a 15” gravity interceptor and dual force mains (6” and 8”) along STH 164 in 2006 in conjunction with reconstruction of the highway and to plan for future wastewater service to portions of the Town identified for future wastewater service. The following was also reviewed or completed to assist in this portion of the analysis:

- STH 164 Sanitary Sewer Record Drawings
- SEH Field Survey conducted on 4/26/18 to confirm manhole As-Built conditions

As part of this study SEH completed a field survey of the existing sanitary manholes along the 15” gravity interceptor to the point of connection with the Village’s sanitary sewer system. Using as-built data collected from the field survey, SEH calculated the capacity of the 15” gravity interceptor. Attachment 4 provides a summary of

the flow capacity of each pipe segment from 5 to 100% flow depth. As shown, the 15" pipe segment between MH4-4 and MH4-5 is the limiting sewer segment with a full flow capacity of 3.69 mgd.

Additionally, SEH reviewed the alignment of the dual force mains as part of this study to confirm preliminary capacity for a future lift station located at the north terminus of the dual force mains on the northeast side of STH 164 and Good Hope Rd. 10 States Standards requires the following with respect to force main design:

- At design pumping rates, a cleansing velocity of at least 2 feet per second (0.6 m/s) should be maintained.
- A maximum velocity of 8 feet per second (2.4 m/s) is recommended to avoid high head loss and protect valves.
- The minimum force main diameter for raw wastewater shall not be less than 4 inches (100 mm).

Common design practice is to try to limit force main velocities to between 5 to 6 feet per second (fps). Using 6 fps, the 6" and 8" force mains have a flow capacity of approximately, 0.76 and 1.35 mgd, respectively. Using 8 fps, as allowed by the 10 States Standards, flow capacities increase to 1.02 and 1.81 mgd, respectively. Under the currently projected peak hour flow from the Lisbon Towne Center Development of 269,000 gpd, a duplex pump station equipped with 2 HP pumps would be required.

COMPARISON OF WASTEWATER ALLOCATION TO PROJECTED FLOWS FROM LISBON TOWNE CENTER

Table 2 below presents a summary flow comparison of the following:

- Allocated wastewater flow capacity from the Village of Sussex for the STH 164 interceptor
- Preliminary wastewater flow projections for the Lisbon Towne Center Development
- Remaining Capacity following Lisbon Towne Center Development

Table 2. Comparison of Lisbon Towne Center Wastewater Flows and Loadings to Allocations

		Flow			Loading				
						BOD	TSS	Nitrogen	TP
Parameter	**Units**	**Avg Day**	**Max Day**	**Peak Hour**	**Units**	**Avg Day**	**Avg Day**	**Avg Day**	**Avg Day**
Projected WW Flow from Lisbon Towne Center Development	gpd	62,400	124,300	244,100	lb/d	113.8	133.9	18.2	2.9
Hwy 164 Sussex Flow Allocation to Town of Lisbon1	gpd	173,810	N/A	434,525	lb/d	253.8	278.5	37.7	4.4
Future Area 1 Reserve Capacity Following Lisbon Towne Center Development	**gpd**	**111,410**		**190,425**	**lb/d**	**140.0**	**144.6**	**19.5**	**1.5**

Notes:
1) Per Area 1 of the Inter-municipal Agreement Between the Town of Lisbon and the Village of Sussex for Year 2025 Development Exhibit I

As shown in Table 2, additional wastewater flow and loading allocations remain following completion of the Lisbon Towne Center Development. Accordingly, a future water and wastewater scenario is developed in the following sections.

FUTURE AREA 1 SCENARIO WATER & WASTEWATER PROJECTIONS

The future Area 1 scenario uses the same assumptions as defined earlier for both water and wastewater projections. Attachment 5 includes the preliminary water and wastewater projections for the future Area 1 scenario. Figure 1 is a map that depicts the land use for the future water and wastewater scenario, which also indicates the location and land use within the Lisbon Towne Center Development. Figure 1.1 is map that overlays the developer's proposed land use on the Area 1 map.

FUTURE SCENARIO WATER AND WASTEWATER IMPROVEMENTS

Future Area 1 Water Scenario

Figure 1.2 presents an overview of the planning area with a potential location for a new well and elevated tank to serve the area. In addition, the blue shaded area shown on Figure 1.2 to depict the overall area that could be served by an elevated tank at the southeast corner of the intersection of STH 164 and Plainview Rd. As shown, an elevated tank at this location is capable of serving an area much larger than Area 1. Figure 1.3 presents a map focused on the areas within close proximity to Area 1 where a new elevated storage tank with an overflow elevation of 1,180 ft and a tank height less than 180 feet could potentially be located in the future to serve the area defined in Figure 1.2.

Table 3. Future Area 1 Water Demand Summary

Flow Projections	Units	Average Day	Maximum Day	Peak Hour
Water Demand				
Total Future Area 1 (Includes Lisbon Towne Center)	gpd	116,600	253,500	-

Supply Needs

Water supply need is dependent on the maximum day demand of a water system. In Table 1, the anticipated maximum day demand of the water system is 253,300 gpd, which equates to approximately 0.25 mgd.

Ten States Standards (2012) 3.1.1 states:

The quantity of water at the source shall:

1. *be adequate to meet the maximum projected water demand of the service area as shown by calculations based on a one in fifty year drought or the extreme drought of record, and should include consideration of multiple year droughts. Requirements for flows downstream of the intake shall comply with requirements of the appropriate reviewing authority;*
2. *provide a reasonable surplus for anticipated growth;*
3. *be adequate to compensate for all losses such as silting, evaporation, seepage, etc.;*
4. *be adequate to provide ample water for other legal users of the source.*

If the supply capacity were sized solely based on Table 1, the assumed needed supply capacity would be 0.25 mgd, equal to 174 gallons per minute (gpm). However, assuming an aquifer with a high specific capacity (low drawdown rate), the relative cost difference between a 174 gpm well and a more reasonably sized municipal well can be marginal in comparison to the total construction cost. In order to provide the Town with a supply source which can be operated during a normal 8-hour work day, facilitate future growth, and/or supplement fire protection, the supply capacity of the new municipal well should be planned to have a capacity of up to **500 gpm**. Actual borehole testing will determine the aquifer's capacity and the cost differences between various flow rates.

Storage Needs

Water Storage need is dependent on a combination of factors including demand and fire protection.

Ten States Standards (2012) 7.0.1 states:

Storage facilities should have sufficient capacity, as determined from engineering studies, to meet domestic demands, and where fire protection is provided, fire flow demands.

1. *The minimum storage capacity (or equivalent capacity) for systems not providing fire protection shall be equal to the average daily consumption. This requirement may be reduced when the source and treatment facilities have sufficient capacity with standby power to supplement peak demands of the system.*
2. *Excessive storage capacity should be avoided to prevent potential water quality deterioration problems.*
3. *Fire flow requirements established by the appropriate state Insurance Services Office should be satisfied where fire protection is provided.*

The needed fire flow of the Town is assumed to be 2,000 gpm for two hours. Since the supply source may provide up to 326 gpm above the maximum day demand, the tank must provide the additional 1,674 gpm for two hours, equal to 200,880 gallons. Add in the recommendation from Ten States Standards (2012) 7.0.1, the storage for demand needs is 117,000 gallons based on the average day water need in Table 3. Finally, a safety factor of 10 percent (32,000 gallons) should be added to allow for tank cycling. Thus, the tank volume based on the assumptions of this report is 350,000 gallons. This volume is contingent upon a well capacity of 500 gpm.

The turnover rate of the tank must be considered. With a 117,000 gallons per day (gpd) (0.117 million gallons per day (mgd)) average day demand, the turnover rate of a 350,000 gallon tank would be 2.7 days. Unless demands increase faster than anticipated, the storage volume must be restrained to prevent water stagnation and disinfectant decay. If growth exceeds the assumptions of this plan, the storage volume may need to be larger, potentially 500,000 gallons or even 1,000,000 gallons depending on actual need.

Future Area 1 Wastewater Scenario

Future wastewater projections for Area 1 are presented in Table 3 below. As shown, using current assumptions found earlier in this memorandum, flow allocations on both an average daily basis and peak hour basis are exceeded upon full buildout of Area 1. Conversely, loading allocations have reserve capacity upon full buildout of Area 1.

In order to serve the future Area 1 projections, approximately 10,800 feet of gravity interceptor pipe was estimated, as a well the lift station previously discussed in the Lisbon Towne Center discussion, with pumps sized for the future peak hour flow allocation.

Table 4. Future Area 1 Wastewater Projections

		Flow				Loading			
						BOD	TSS	TKN	TP
Flow Criteria	**Units**	**Avg Day**	**Max Day**	**Peak Hour**	**Units**	**Avg Day**	**Avg Day**	**Avg Day**	**Avg Day**
Projected WW Flow from Lisbon Towne Center Development	gpd	62,400	129,200	244,100	lb/d	113.8	133.9	18.2	2.9
Existing Baseline Flow	gpd	TBD	TBD	TBD	lb/d	0.0	0.0	0.0	0.0
Total Flows	**gpd**	**62,400**	**129,200**	**244,100**	**lb/d**	**113.8**	**133.9**	**18.2**	**2.9**
Hwy 164 Sussex Flow Allocation to Town of Lisbon[1]	gpd	173,810	N/A	434,525	lb/d	253.8	278.5	37.7	4.4
Reserve Capacity Following Lisbon Towne Center Development	**gpd**	**111,410**		**190,425**	**lb/d**	**140.0**	**144.6**	**19.5**	**1.5**
Future Area 1 Projections (Excluding Lisbon Towne Center)	gpd	120,051	248,507	435,787	lb/d	181.0	212.9	35.0	5.6
Reserve Capacity Following Area 1 Buildout	**gpd**	**-8,641**	**N/A**	**-245,362**	**lb/d**	**41.0**	**68.3**	**15.6**	**4.1**

Notes:
1) Per Area 1 of the Intermunicipal Agreement Between the Town of Lisbon and the Village of Sussex for Year 2025 Development Exhibit I

CONCEPTUAL COST ESTIMATES FOR FUTURE AREA 1 WATER AND WASTEATER IMPROVEMENTS

Future water and wastewater improvements to serve the Lisbon Towne Center Development and future growth area, both contained within Area 1 consist of the following improvements, and associated conceptual construction costs:

Table 5. Conceptual Area 1 Water & Wastewater Construction Cost Estimates

RECOMMENDED AREA 1 WATER & WASTEWATER IMPROVEMENTS	ESTIMATED CONCEPTUAL CONSTRUCTION COST ($)
Water Supply Improvements	
350,000 gallon Elevated Steel Water Storage Tank	$ 1,750,000
500 gpm Municipal Well	$ 1,000,000
Distribution Mains	$ 1,624,000
Sub-Total of Water Related Improvements	**$ 4,374,000**
Wastewater Conveyance Improvements	
Gravity Interceptor Sewer	$ 1,840,000
Sanitary Sewer Lift Station	$ 500,000
Sub-Total of Wastewater Related Improvements	**$ 2,340,000**
Total for Water & Wastewater Related Improvements	**$ 6,214,000**

CONCLUSIONS & RECOMMENDATIONS

The following conclusions are drawn from the analysis completed above:

Lisbon Towne Center Development:

1. The proposed Lisbon Towne Center Development as currently planned by Neumann Homes will generate approximately 60,000 gpd of wastewater on an average annual basis.
2. The hydraulic flow capacity (when flowing full) of the STH 164 gravity interceptor is controlled by the segment between MH4-4 and MH4-5 and is approximately 3.69 mgd.
3. The hydraulic flow capacity of the 6" and 8" force mains is 0.76 and 1.35 mgd, respectively at 6 fps.
4. The existing gravity interceptor and force mains have adequate capacity to convey wastewater from the both the Lisbon Town Centre Development and future Area 1 development, given the current Conceptual Plan.
5. In order to provide sanitary sewer service to the proposed Lisbon Towne Center Development, the Town would be required to:
    a. Construct a new lift station at the north terminus of the existing capped dual force mains located at the northeast side of the intersection of Good Hope Rd and STH 164.
    b. Extend gravity sanitary sewer from the new lift station north along STH 164 to the development.

Future Area 1 Water and Wastewater Scenario:

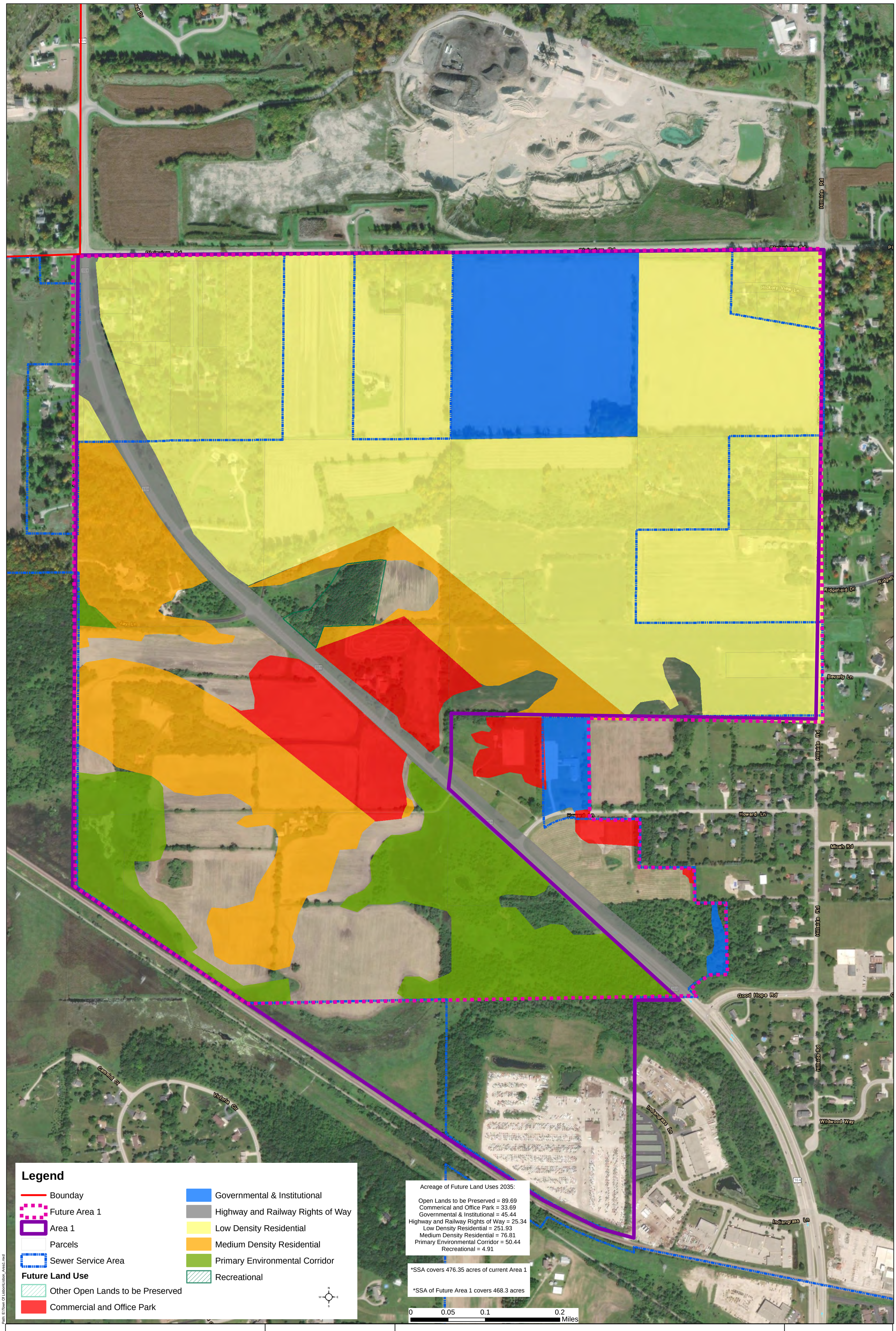
1. A well and elevated tank located east of the intersection of Plainview Rd and STH 164, on a vacant lot with a pressure zone set at an elevation of 1180 feet is capable of serving all of Area 1, as well as the shaded area in blue as shown on Figure 1.2.
2. Projected wastewater flows exceed the allocated average day and peak hour flow allocations by 8,600 gpd and 245,400 gpd, respectively based on current assumptions.
3. Projected wastewater loadings do not exceed allocated loadings, with an additional 41 lb/d BOD, 68 lb/d TSS, 16 lb/d TkN, and 4 lb/d TP, remaining at average day loadings.

SEH recommends the Town of Lisbon proceed with the following:

1. Upon completion of additional water and wastewater planning along the STH 164 corridor, review the SEWRPC's currently approved sanitary sewer service area (SSA) for the Village of Sussex and the Town of Lisbon and determine if/when formal revisions to the SSA will be required.
2. Should the Town and Developer proceed with the Lisbon Towne Center Development, SEH recommends the Town begin the process to design the sanitary sewer extension to serve the development as well as design of the lift station at the intersection of Good Hope Rd and STH 164.
3. If the Town Board approves proceeding with a new public water system, SEH recommends the Town also then begin taking the appropriate steps to begin planning for a new water system with Public Service Commission and Wisconsin Department of Natural Resources.

DLS

Attachments:
Attachment 1 – Excerpts from Boundary Stipulation and Intergovernmental Cooperation Agreement between the Village of Sussex and the Town of Lisbon
Attachment 2 – Lisbon Towne Center Conceptual Land Use Plan
Attachment 3 – Lisbon Towne Center Water and Wastewater Projections
Attachment 4 – STH 164 15" Gravity Interceptor Capacity Summary Chart
Attachment 5 – Area 1 Future Scenario Water and Wastewater Projections
c: Brian Depies, SEH



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Project: LISBT 145992
Print Date: 8/9/2018

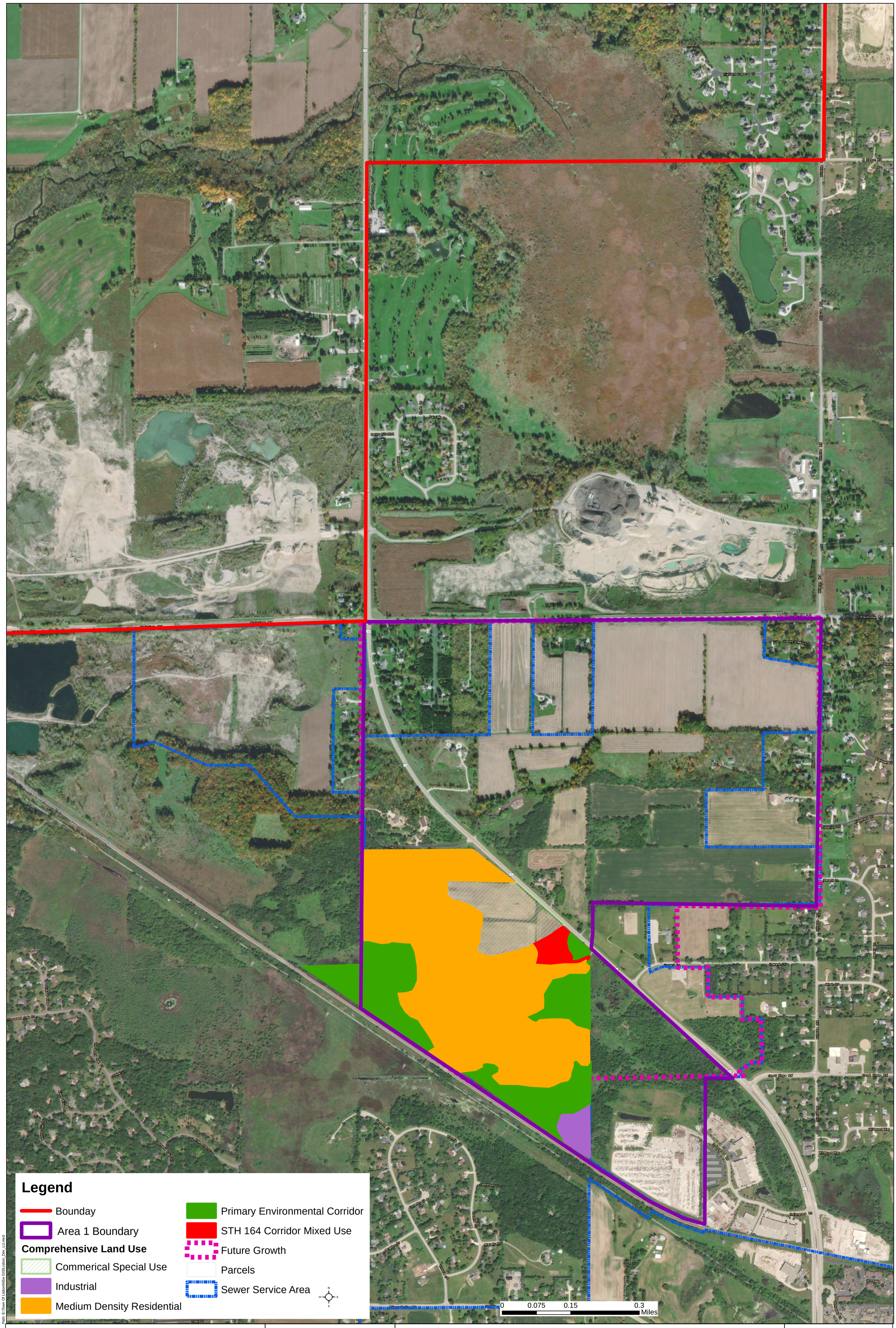
Map by:
Projection:
Source:

Town of Lisbon

HWY 164 Water & Wastewater Planning Study
Waukesha County, Wisconsin

Figure 1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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Project: LISBT 145992
Print Date: 8/30/2018

Map by:
Projection:
Source:

Proposed Lisbon Town Center Development Land Use

HWY 164 Water & Wastewater Planning Study
Waukesha County, Wisconsin

Figure
1.1

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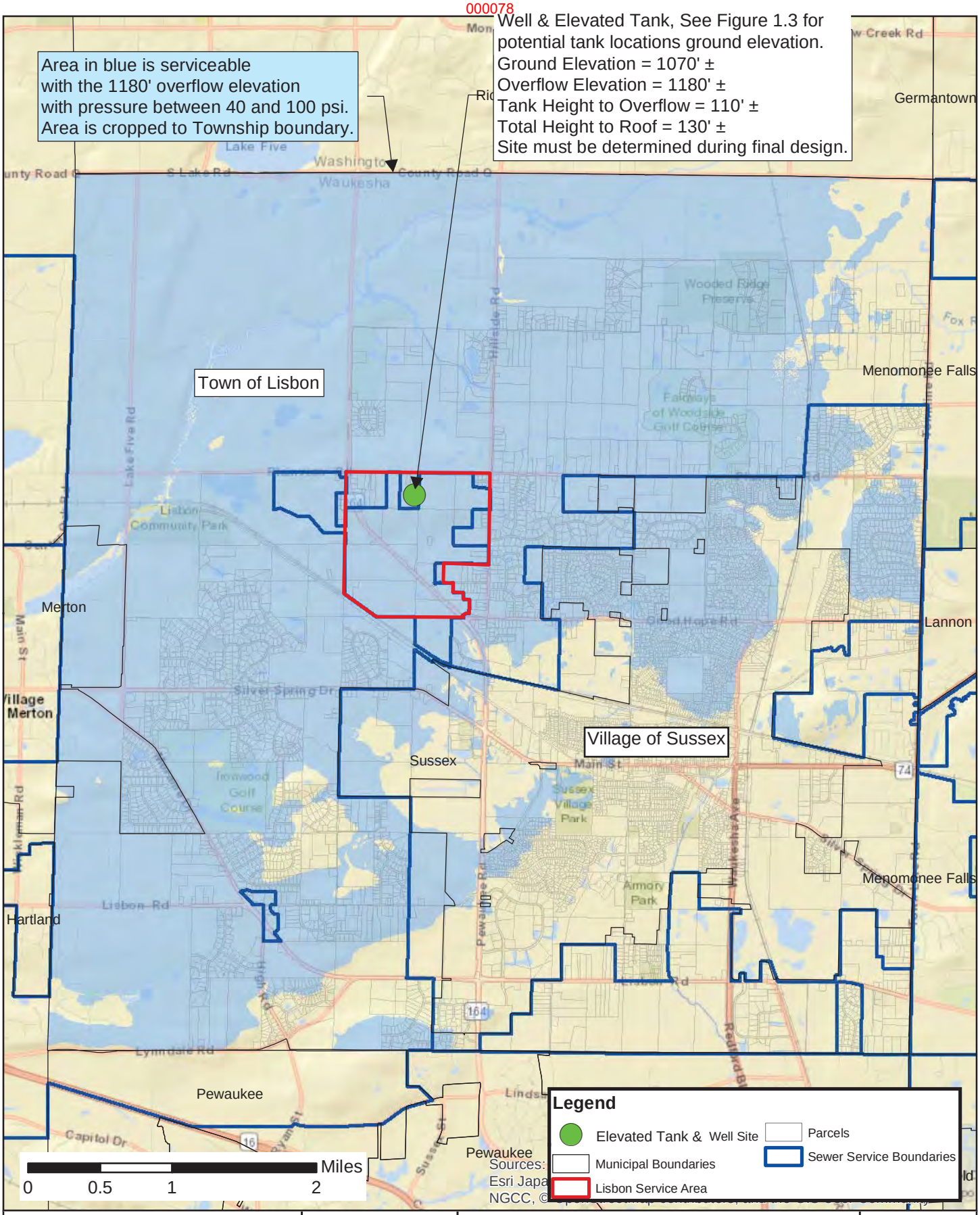

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SEH

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Print Date: 10/12/2018

Map by: jbohnert
Projection: NAD_1983_HARN_
WISCRS_Waukesha_County_Feet

Static Pressure Concept

HWY 164 Water & Wastewater Planning Study
Waukesha County, Wisconsin

Figure 1.2

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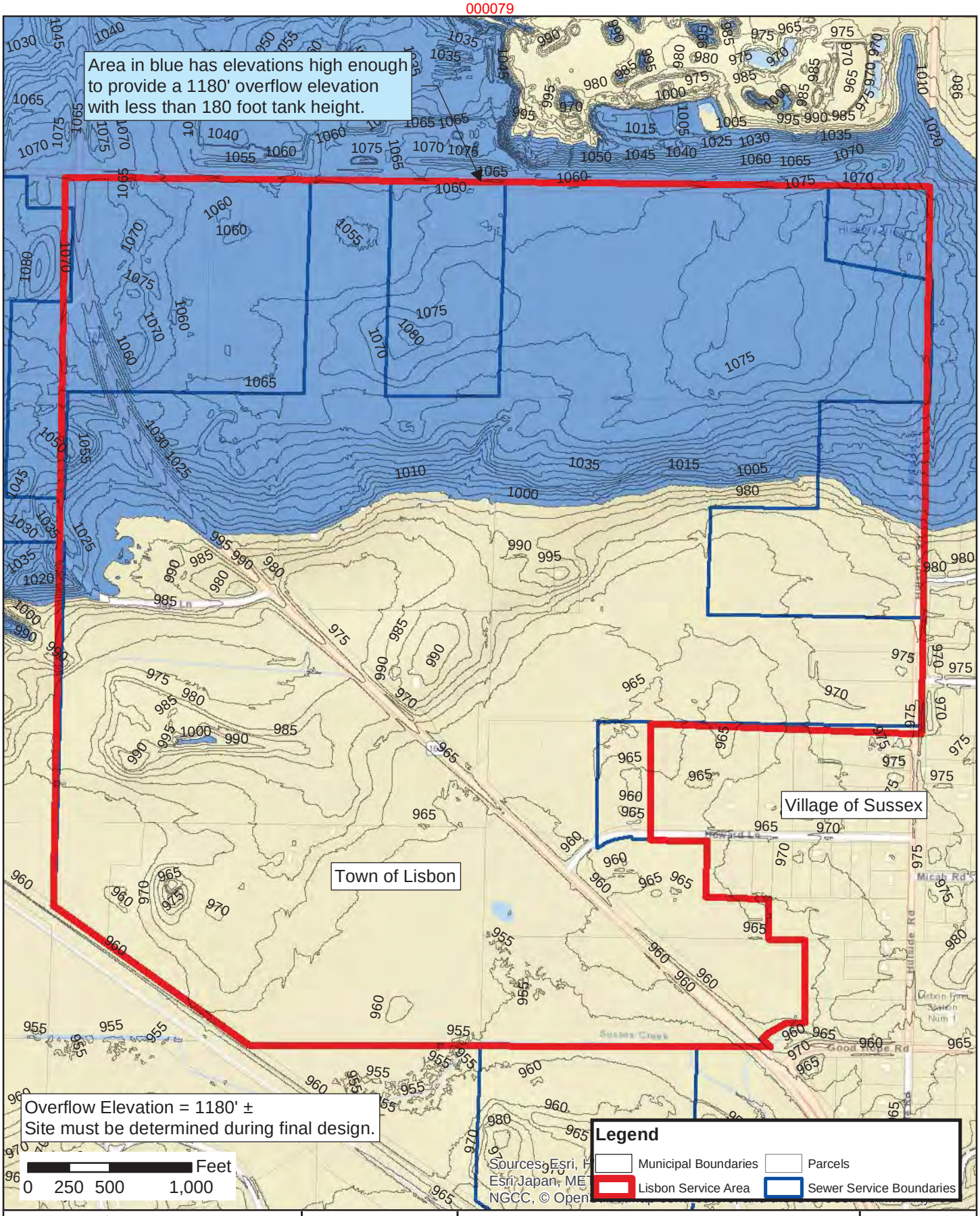

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Map by: jbohnert
Projection: NAD_1983_HARN_ WISCRS_Waukesha_County_Feet

Potential Tank Locations

Preliminary Water System Concepts
Town of Lisbon, Wisconsin

Figure 1.3

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

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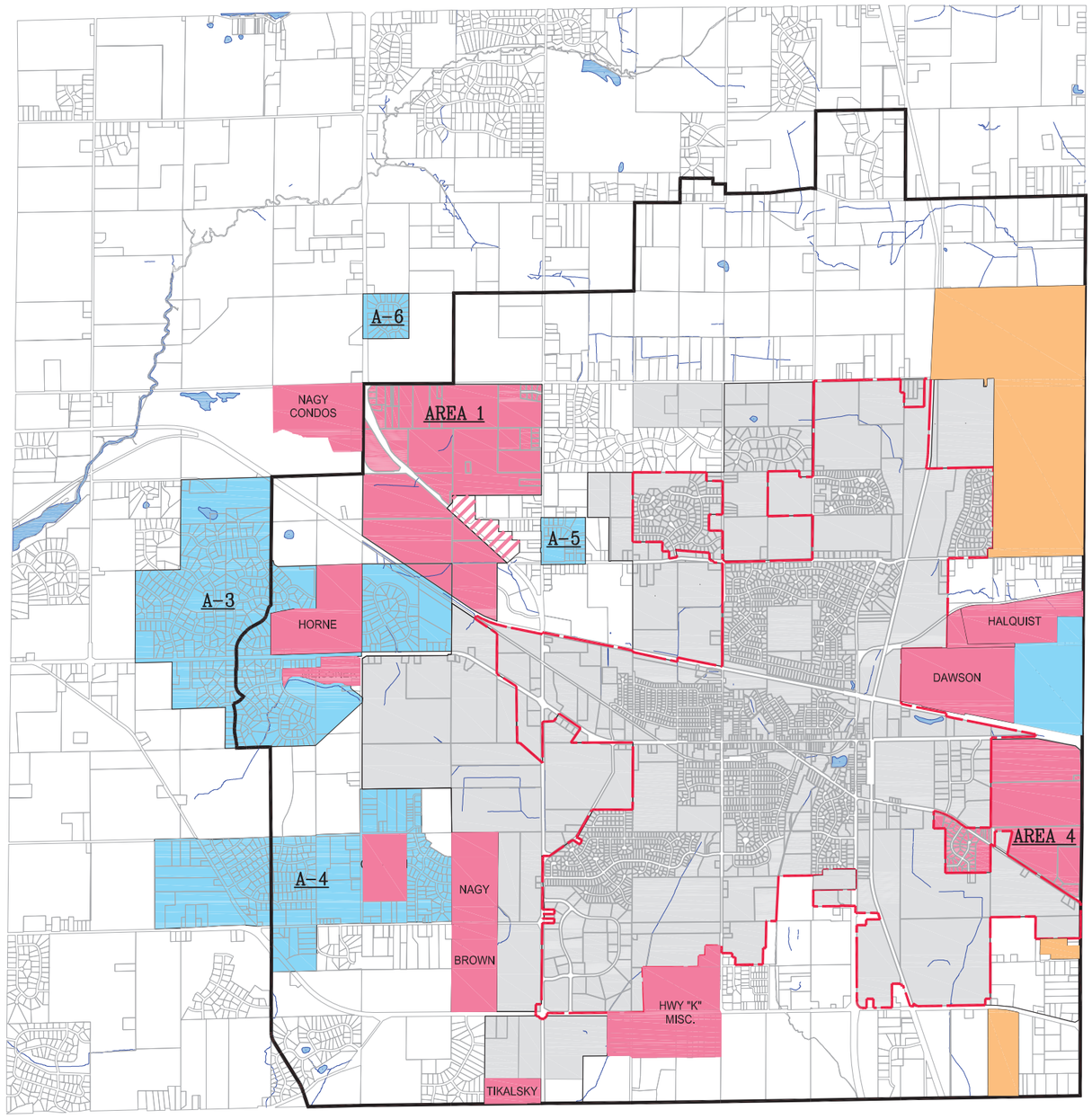

Village of Sussex

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0 2000 4000 8000

SCALE IN FEET

EXHIBIT F

EXTRATERRITORIAL SEWER SERVICE AREA

VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

LEGEND

- CURRENT MUNICIPAL BOUNDARY
- EXTRATERRITORIAL ZONING JURISDICTION BOUNDARY
- VILLAGE OF SUSSEX
- AREAS TO REMAIN IN TOWN BUT RECEIVE SUSSEX UTILITY SERVICE
- AREAS TO REMAIN IN TOWN BUT RECEIVE SUSSEX UTILITY SERVICE SUBJECT TO APPROVAL OF DETAILED DEVELOPMENT PLAN
- EXISTING SERVICE AREA
- TOWN OF LISBON SANITARY DISTRICT NO. 1

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EXHIBIT G

INTERMUNICIPAL AGREEMENT BETWEEN THE TOWN OF LISBON AND THE VILLAGE OF SUSSEX

This Agreement entered into this 22nd day of January, 2001, by and between the Town of Lisbon, hereinafter referred to as "Lisbon", a municipal corporation organized and existing under the laws of the State of Wisconsin, and the Village of Sussex, hereinafter referred to as "Sussex", a municipal corporation organized and existing under the laws of the State of Wisconsin.

WITNESSETH:

WHEREAS, Sussex owns and operates a wastewater treatment facility which has been designated as an area-wide regional treatment facility by the Southeastern Wisconsin Regional Planning Commission and the Wisconsin Department of Natural Resources; and

WHEREAS, Sussex and Lisbon have entered into a previous intermunicipal agreement for the provision of sewage treatment services, said agreement dated December 28, 1992 (the 1992 Agreement); and

WHEREAS, Sussex and Lisbon have negotiated an intermunicipal boundary agreement pursuant to the provisions of Section 66.027 of the Wisconsin statutes which provides, in part, for the establishment of permanent boundaries between the municipalities, the requirement for the development of land-use plans which will guide future development within the Village and the Town, the investigation of shared services and for the provision of additional wastewater treatment services for Lisbon (the 66.027 Agreement); and

WHEREAS, the existing Sussex wastewater treatment facility is inadequate for servicing additional designated service areas that are the subject of this agreement, and is planned to be expanded and upgraded; and

WHEREAS, Lisbon desires to share in the capital costs of the expansion and upgrade of the Sussex Wastewater Treatment Facility so that wastewater treatment services can be obtained from Sussex for the Added Service Areas as defined herein; and

WHEREAS, Sussex and Lisbon are entering into this Agreement for fulfilling the terms and conditions of the intermunicipal border agreement as filed in Case No. 99 CV 2407 and for the joint governmental purpose of providing sewage treatment services to property owners and citizens within their respective boundaries.

NOW, THEREFORE, pursuant to Secs. 66.027 and 66.30 of the Wisconsin Statutes and based upon the mutual covenants and agreements of the parties contained herein and the mutual benefits to be derived from this Agreement, the parties hereto agree as follows:

I. DEFINITIONS

1.1 Agreement. "Agreement" shall mean this document together with the Exhibits attached hereto.

1.2 Average Daily Flow. "Average Daily Flow" shall mean the wastewater generated by the District over the previous 120 days divided by 120. .

1.3: BOD "BOD" shall mean biochemical oxygen demand, as defined in the 17th edition of Standard Methods for the Examination of Water and Wastewater.

1.4 Capacity Allocation. "Capacity Allocation" shall mean the right to discharge wastewater to the Sussex sewerage system up to the limits set forth in this Agreement.

1.5 Commercial Users. "Commercial Users" shall mean any property occupied by a nonresidential establishment not within the definition of an "Industrial User", and which is connected to the wastewater facilities.

1.6 Domestic Wastewater. "Domestic Wastewater" shall mean the water and water-carried wastes from residences, business buildings, institutions or industrial establishments generated by personal activities (from sources such as kitchens, bathrooms, lavatories, and toilets). Strength characteristics of this wastewater shall be deemed to be equal to those of the "equivalent residential unit" unless, in the case of a commercial user, strength characteristics are determined to be different by the completion of a waste strength certification form. Domestic wastewater does not include process wastewater from industrial establishments, infiltration or inflow.

1. 7 Residential Equivalent Connection. "Residential Equivalent Connection" (REC) shall mean the average annual discharge of a domestic wastewater residential unit. A REC shall be defined as 140 gallons per person per day of average daily flow at 175 mg/l BOD, 192 mg/l TSS, 26 mg/l NH4-N 1 and 3 mg/l P. A residential unit shall be defined as 3 people per unit. In the event Sussex should revise its formula for calculating a Residential Equivalent Connection, the Sussex REC shall be applicable to Lisbon.

1.8 Industrial Users. "Industrial Users" shall mean any non-residential user identified in Division A, B, D, E, or I of the Standard Industrial Classification Manual. Industrial user also shall include any user that discharges wastewater containing toxic or poisonous substances as defined in Section 307 or 502 or the Clean Water Act, or any substance(s) causing interference in the wastewater treatment facilities. Industrial user shall include any non residential user who: 1) is subject to national categorical pretreatment standards, 2) has a nondomestic flow of 25,000 gallons or more per average day, 3) contributes more than 5% of the average dry weather capacity of the wastewater treatment facility, or 4) is determined by the WTF Superintendent to have the potential to adversely affect the wastewater treatment facility.

1.9 Infiltration. "Infiltration" shall mean water entering a sewer system, including sewer service connections, from the ground, through such means as, but not limited to, defective pipes, pipe joints, connections, or manhole walls. Infiltration does not include, and is distinguished from, inflow.

1.10 Infiltration/Inflow. "Infiltration/Inflow" shall mean the total quantity of water from both infiltration and inflow without distinguishing the source.

1.11 Inflow. "Inflow" shall mean the water discharged into a sewer system, including service connections, from such sources as, but not limited to, roof leaders, cellar, yard, and area drains, foundation drains, sump pumps, cooling towers, drains from springs and swampy areas, manhole covers, cross connections from storm sewers and combined sewers, catch basins, storm water, surface run-off, street wash waters, or drainage. Inflow does not include, and is distinguished from infiltration.

1.12 Peak Daily Flow. "Peak Daily Flow shall be the maximum daily flow over a 48 hour period divided by 2 for a storm frequency interval of 5 years or less.

1.13 Process Wastewater. "Process Wastewater" shall mean any wastewater, other than domestic wastewater and infiltration and inflow, discharged to the sewerage system.

1.14 Residential User. "Residential User" shall mean all premises used only for human residency and that are connected to the sewerage system.

1.15 Service Areas

Old Service Area (OSA)– The territory within Lisbon wherein wastewater treatment service could be provided under the 1989 Agreement, as depicted on Exhibit 1 attached hereto.

Existing Service Area (ESA) -The OSA, excluding certain subdivisions, including Lyndale Farms East and West Subdivisions, within Lisbon previously within the OSA, wherein Lisbon has determined that wastewater treatment service cannot reasonably be provided through the Sussex Wastewater Treatment Facility, as depicted on Exhibit 2 attached hereto.

Added Service Area (ASA) - The additional territory within Lisbon, outside of the ESA, wherein wastewater treatment service may be provided under the 66.027 Agreement, as depicted on Exhibit 3.

1.15 "TSS" shall mean Total Suspended Solids as defined in the 17th edition of Standard Methods for the Examination of Water and Wastewater.

II. GENERAL INTENT

Sussex is planning to construct, operate, and maintain an expansion of the Village's existing wastewater treatment facility. The expansions and upgrade of the Sussex wastewater treatment facility will provide the capacity to treat and dispose of sanitary wastes generated within the year 2025 Sussex Sewer Service Area. It is anticipated that the construction associated with the expansion and upgrade may be completed in or about 2005. Lisbon is planning to construct, operate, and maintain a wastewater collection system to service portions of Lisbon. It is specifically acknowledged that, exclusive of the ESA and any other areas agreed-upon by the village and town, no additional treatment services can be provided to Lisbon until the expansion and upgrade of the Sussex wastewater treatment facility has been completed and Lisbon has completed its land use plan pursuant to the 66.027 Agreement.

Wastewater collected in Lisbon will be transmitted to the Sussex regional wastewater treatment facility through an interceptor/force main system constructed in accordance with the regional interceptor facility plan. It is anticipated that wastewater from Lisbon would be conveyed to existing, upgraded or new Sussex interceptors. The contractual relationship for financing, operating and maintaining existing, upgraded and any additional interceptor(s) needed for Lisbon will be covered under a separate agreement. However, any formula associated with the costs of financing the interceptors needed by Lisbon shall be on a percentage-of-intended-use basis. All costs for operating and maintaining the interceptors shall be based on the use of the interceptors.

Subject to this Agreement and the Sussex Sewer Service Ordinance, users in Lisbon shall enjoy all rights, privileges and obligations of all other users of the Sussex sewerage system.

Sussex's intent in offering sewer service to Lisbon is to fulfill its obligation under the 66.027 Agreement and to assist in overcoming water quality and public health problems which may occur in Lisbon associated with failing private onsite septic systems.

III. SERVICE AREA AND CAPACITY

3.1 Service Area Discussion

As previously stated herein, Lisbon and Sussex entered into the 1992 Agreement, wherein the Village agreed to treat an average daily flow of 230,000 gallons and a peak daily flow of 580,000 gallons of wastewater for a total cost of $1,002,214. For the purchased capacity rights, Lisbon agreed to pay for 7.19% of the costs of the new wastewater treatment facility. A schedule of payments made and due under the 1992 agreement is attached hereto and incorporated herein by reference as Exhibit 4.

The 1992 Agreement specifically designated and restricted the service area for which wastewater treatment would be available. For purposes of this agreement, this area shall be known as the Old Service Area (OSA), and is depicted on Exhibit F. It is the intent of the parties to eliminate certain territory from the OSA, because it has been determined that the territory to be eliminated cannot be feasibly or economically served through the Sussex Wastewater Treatment Facility. The amended designated service area shall be known for purposes of this agreement as the Existing Service Area (ESA) and is depicted on Exhibit F. Under the provisions of the 66.027 Agreement, Sussex has agreed to provide sewer treatment services for the benefit of additional territory within Lisbon. For purposes of this agreement, this area shall be known as the Added Service Area (ASA), and is depicted on Exhibit 3.

The elimination of territory from the OSA makes available capacity for reallocation. As stated above, Lisbon has paid, in part, for this capacity. Lisbon is desirous of reallocating this capacity so as to be available to serve a portion of the ASA, and, subject to the conditions stated herein, Sussex agrees that Lisbon shall be permitted to utilize this capacity for such purpose. However, Lisbon shall complete the payment for the entire capacity previously contracted for to serve the OSA pursuant to the provisions of the 1992 Agreement. The additional capacity required to service the ESA and ASA shall be paid for pursuant to the provisions of Section V herein. It is recognized that Lisbon shall, at the time of the facilities planning for the expansion of the wastewater treatment facility, designate the lands and designated flows for those lands to be served during the lifetime of the expansion.

It shall be Lisbon's responsibility to establish the defined 208 sanitary sewer service area, as defined in this agreement, with the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

3.2 Capacity Allocation

Sussex shall provide the following amounts of capacity to Lisbon for the term of this agreement:

EXISTING SERVICE AREA
1992 AGREEMENT CAPACITY

Average Daily Flow	230,000 gallons per day
Peak Daily Flow	580,000 gallons per day
Average Daily BOD Loading	335.7 pounds per day
Average Daily TSS Loading	368.9 pounds per day
Average Daily Nitrogen Loading	50.3 pounds per day
Average Daily Phosphorous Loading	6.3 pounds per day

EXISTING AND ADDED SERVICE AREA
TOTAL CAPACITY
INCLUDES 1992 CAPACITY

Average Daily Flow	931,140 gallons per day
Peak Daily Flow	2,327,850 gallons per day
Average Daily BOD Loading	1,359.8 pounds per day
Average Daily TSS Loading	1,491.9 pounds per day
Average Daily Nitrogen Loading	202.0 pounds per day
Average Daily Phosphorous Loading	23.3 pounds per day

3.3 Capacity Allocation Utilization

Sussex and Lisbon agree that, at such time as the expansion of the treatment facility has been completed and the Land-Use Plan contemplated by the 66.027 Agreement has been approved, Lisbon has the right to use the amounts of the Capacity Allocation specifically within the ESA and ASA as designated as under the terms of this agreement, but shall not be permitted to extend service to any other area. Lisbon has the right to use the amounts of the Capacity Allocation to provide septic disposal service and treatment to properties with on-site systems located within Lisbon. All septic and holding tank wastes shall be disposed of at the regional septic receiving station located at the regional wastewater treatment facility in Sussex.

When the Capacity Allocation utilized by Lisbon, as determined under Section 3.4 this Agreement, exceeds 85% of the average daily flow or peak daily flow from Section 3.2, Sussex shall submit written notification of that fact to Lisbon.

When the Capacity Allocation utilized by Lisbon, as determined under Section 3.4 of this Agreement, exceeds 95% of the average daily flow or peak daily flow

from Section 3.2, Sussex shall again submit written notification of that fact to Lisbon.

If for any reason Lisbon exceeds the original Capacity Allocation, plus or minus any reallocation, Lisbon shall immediately undertake efforts to eliminate excess use. If the excess utilization is not eliminated within 90 days after notification by Sussex, Sussex may enforce the Capacity Allocation limits as determined in Section 3.2 by any lawful means, and Lisbon agrees to cease approving any new connections to the sewer system. It is understood that the purchased capacity allocation described in Section 3.2 is insufficient to accommodate the ultimate growth planned for the areas designed in Exhibit 3.

The Village of Sussex agrees to enforce capacity limitations on all parties utilizing the Sussex wastewater treatment facility according to their purchased capacity allocations.

3.4 Flow Measurement

a. The actual flow of wastewater from Lisbon shall be measured at metering stations that shall be installed to accurately measure the total volume of wastewater collected within Lisbon and to transmit the flow information to Sussex. The metering stations shall be located so that all wastewater conveyed to Sussex from Lisbon shall be metered. The meters shall be at a location mutually acceptable to both parties. Sussex shall furnish, install, and maintain the flow meters and telemetry equipment. All costs for construction of the metering chambers, installation of the metering equipment, operation and maintenance of the metering station and communication lines shall be Lisbon's responsibility.

b. Sussex shall take periodic 24-hour flow proportional samples at the metering stations to determine the waste loadings from Lisbon. These samples will be used for verifying compliance with the Capacity Allocation defined under Section 3.2. In the event wastewater sampling determines that the Capacity Allocation is being exceeded, Sussex may institute continuous sampling for the purpose of sewer user charges.

c. The meters shall be calibrated every six months by Sussex with the cost of calibration and adjustment being paid by Lisbon. Lisbon shall be notified of scheduled site calibrations a minimum of five (5) days prior to such calibration.

d. In the event that it is determined that metering the flow of sewage from Lisbon is impractical due to low flow rates or due to joint municipal use of a sewer segment, a method of residential equivalent connections will be employed for determining capacity allocation. Such method shall be mutually agreed upon by Sussex and Lisbon.

IV. SEWER SERVICE AND CHARGES

4.1 Sewer Connections

a. Before the connection of Lisbon's local collection system to the Sussex regional wastewater treatment facility, Lisbon shall furnish to Sussex as-built drawings and system maps of Lisbon's sewer collection and interceptor system. The system maps shall indicate the location and sizes of all sewer lines and appurtenances within Lisbon's system to be connected.

b. Lisbon shall establish procedures for the inspection and approval by a licensed plumbing inspector of all installations of building connection laterals. Such laterals shall be installed according to State plumbing codes and general specifications approved by Sussex. All building connection laterals shall be installed by a plumber licensed by the State of Wisconsin. Lisbon shall forward to Sussex by the first day of every month copies of the installation permits that were issued during the preceding month. Sussex may conduct spot inspections to determine compliance with Sussex requirements.

c. Lisbon shall on a monthly basis provide Sussex with a compliance report, certified by Lisbon's plumbing inspector, that the connection was inspected and was made according to all state and local regulations.

d. The abandonment of any private sewage system in Lisbon shall be done by a licensed septic pumper and licensed plumber according to all legal requirements. Lisbon shall not permit septic waste from unconnected properties or from properties in the process of septic system abandonment to be deposited in the sewerage system. Septic and holding tank wastes shall be conveyed to the Sussex Regional WTF for disposal.

4.2 Sewer Extensions

a. Lisbon shall not construct any sanitary sewer extension to service land that is not served by sanitary sewers until the plans for such sewers have been reviewed and approved by Sussex. Approval shall not be unreasonably withheld.

b. Sussex shall approve the submitted plans if such plans are consistent with the Sussex 2020 Sewer Service Facility Plan, Sussex's rules and regulations and are located within the service area as presented in Exhibit 3. The flows and loadings resulting from the sewer extension shall not cause the Capacity Allocation as determined in Section 3.2 to be exceeded.

4.3. Right of Inspection

The parties to this Agreement agree that Sussex shall have the right to inspect all users' plumbing systems within the Lisbon service area; and that if, from any such inspection, it is determined by Sussex that any deleterious waste is entering the sewerage system, the user and Lisbon will be notified in writing and will be required to exercise their best efforts to cease and desist immediately; and in the event Lisbon and/or the user fails to take corrective action, Sussex, or Lisbon at Sussex's direction, shall pursue any and all remedies available to achieve compliance.

4.4. Clearwater Enforcement

It shall be incumbent upon each party to this Agreement to take the necessary steps to effect a high degree of separation and elimination of clearwater entering their systems, either through inflow or infiltration to avoid premature utilization of wastewater treatment facility capacity.

4.5 Adoption of Sewer Service Ordinance

Lisbon hereby agrees to comply with the Sussex Sewer Service Ordinance now in existence or enacted at any time during the existence of this Agreement or any extension of this Agreement. Such sewer service regulation shall require all users of the Lisbon sewerage system, located within the Sussex sewer service area, to comply with all applicable ordinances, rules, and regulations of Sussex. Lisbon shall not be required to comply with new rules or regulations which are contrary to the intent of this Agreement without a mutually agreed upon amendment to this Agreement unless the new rules or regulations are required by the DNR or EPA

Lisbon shall adopt a Sewer Service Ordinance substantially in conformity with the Sussex Sewer Service Ordinance. Sussex shall not change any sections or language of the Sussex Sewer Service Ordinance that would violate the intent of this Agreement. Sussex shall provide a copy of the Sussex Sewer Service Ordinance as it is revised to Lisbon.

4.6. Sewage Treatment Rates

a. For the acceptance, treatment and disposal of wastewater transmitted to Sussex from Lisbon and for the operation and maintenance, including DNR mandated replacement fund expense, for the treatment facility, Lisbon shall pay the rates as described in Chapter 13 of the Sussex Municipal Code as modified below:

1. Costs for the operation, maintenance, replacement, depreciation, capital expenditures and expansion of the Sussex collection system shall be deducted from the rate applied to Lisbon.

b. The adjusted sewer user charge rate will be applied to the total wastewater flow as metered at Lisbon' connection point(s). Consideration may be given for infiltration and inflow into interceptors upstream from Lisbon' connection point(s).

c. Copies of the annual sewer utility budget, rate computations, and annual sewer utility audit shall be made available to all parties of this Agreement. A separate audit of the shared wastewater treatment plant facility and a separate audit of the remaining sewer system facilities shall be required to determine the cost allocations of each facility and the cost of each shared element.

4.7. Billing Procedures

With regard to charges for providing wastewater treatment to the ESA, Lisbon shall complete payments in accordance with the 1992 Agreement. With regard to providing wastewater treatment to the ASA, Lisbon shall be liable for payment of all charges. Sussex shall bill Lisbon monthly commencing upon connection. Lisbon shall pay each invoice within 30 days after the date of billing, and if not so paid, the account shall be considered delinquent. Delinquent payments shall be subject to a late payment charge of 1-1/2% per month. Before Lisbon can contest any charge or billing, the charge or billing shall be paid in full.

4.8 Retained Plant Charge and Interceptor Capacity Charge

a. A Retained Plant Charge shall be levied pursuant to Chapter 13 of Sussex Municipal Code. The Retained Plant Charge is designed to recover the net asset value of the existing Sussex wastewater treatment facilities that will be retained for future use. This charge shall be collected by Lisbon before Lisbon issues a plumbing permit for

connection to Lisbon's sewerage system. Lisbon shall forward the collected charges to Sussex within 30 days after collection.

b. An Interceptor Capacity Charge shall be levied pursuant to Chapter 13 of the Sussex Municipal Code. The Interceptor Capacity Charge is designed to recover the costs incurred for providing excess capacity to accommodate future growth in the Sussex interceptor system. This charge shall be applicable to Lisbon only in the event that ~~the~~ Lisbon's sewerage system is connected directly to the Sussex interceptor system. This charge shall be collected by Lisbon before Lisbon issues a plumbing permit for connection to the Lisbon' sewerage system. Lisbon shall forward the collected charges to Sussex within 30 days after collection.

V. CAPITAL COSTS AND FUTURE COST SHARING

5.1 Wastewater Treatment Facility

Sussex is planning to construct, operate, and maintain an expansion to the Village's existing wastewater treatment facility. The estimated total project cost for this facility expansion shall be determined by a Facilities Plan, yet to be commenced. Actual total project costs will be finalized upon completion of the project. Total project costs shall include all professional services costs incurred by Sussex for planning, design, and construction of the facility. Based on the requested flows and loadings as determined by the Facilities Plan, Lisbon shall be responsible for the pro rata share of the total costs of the expansion and upgrade based upon the ratio of capacity designated to serve the ASA (less the paid-for capacity reallocated from the OSA) versus the total additional capacity of the expansion and upgrade. It is anticipated that Sussex will obtain State of Wisconsin Clean Water Fund assistance in the form of a subsidized interest rate loan and may consider local borrowing to finance the construction of this project. As currently structured, the Clean Water Fund loan repayments will not begin until one year after completion of the project. Biannual interest payments during the construction of the facility will be required. In the event Sussex does not receive Wisconsin Clean Water Fund assistance, Sussex reserves the right to review the entire project and financing options.

It is Sussex's intention to serve as the designated management agency for the construction of this project. This designation will require Sussex to apply for all financing assistance, award all contracts, and oversee construction. As interest loan payments become due, Sussex shall invoice Lisbon its proportionate share. At the time of project completion, the remaining balance of the Clean Water Fund loan will be allocated between the parties using the formula referenced above. Lisbon agrees to execute a separate financial assistance agreement with the State of Wisconsin for its portion of the total project cost, and agrees to assume the responsibility for repayment, of their share of the loan.

In the event that Sussex has undertaken any local borrowing to finance the wastewater treatment facility project, Lisbon agrees to pay Sussex its pro rata share of such debt at the time of project completion.

5.2 Financial Risks

Each party shall act to minimize the financial risk for the other

5.3 Future Cost Sharing

It is understood by Lisbon that the Sussex wastewater treatment facility is listed as a regional facility. Additions to either plant capacity or upgrading treatment processes as required by growth or maintaining compliance with DNR and EPA regulations may be necessary in the future.

In the event the State of Wisconsin does not execute a separate financial assistance agreement with Lisbon, Lisbon agrees to pay Sussex its percentage of the loan payments for the original loan executed between the State and Sussex.

In the event Sussex is required to upgrade or change the treatment processes to maintain compliance with DNR and EPA regulations, Lisbon shall be required to participate in capital cost sharing according to its percentage share of capacity rights in the wastewater treatment facility.

VI. ADMINISTRATION OF AGREEMENT

6.1 Technical Advisory Committee

As a vehicle for dealing with the technical and financial details of this Agreement and similar agreements, a Technical Advisory Committee (TAC) shall be created. This committee shall be composed of a single representative from each contractual community who shall inform and make recommendations to the respective governing body of the member community. The TAC shall be informed of, and shall review, technical updates on the wastewater treatment facility construction and operation, WPDES requirements, discharge permit revisions, industrial pretreatment requirements, contract modifications and ordinance changes on a regular basis. The TAC shall convene at least annually to review the previous year's operation results of the wastewater treatment facility, the previous year's audit report and proposed wastewater treatment budget, rates and charges.

6.2 Books and Records

Each party of this agreement shall keep accurate books, records, and accounts of costs, expenses, expenditures, and receipts as they pertain to this Agreement. Upon reasonable notice, either party shall be entitled to examine any such books and records. Either party may request an annual certified audit report for the books and records of the other party.

6.3 Disputes

a. Discussion Before Dispute Resolution At least sixty (60) days before initiating dispute resolution to enforce this Agreement, the party contemplating such dispute resolution shall so notify in writing the other party and request a meeting to discuss and resolve the matter in contention. Prior to initiating any dispute resolution, all outstanding charges due and owing shall be satisfied. The party receiving such notification shall make itself available at reasonable times and places for such discussions and attempted resolution. The parties represent that they will each make a good faith effort to resolve any disputes that may arise between them.

b. Arbitration. Arbitration shall be the dispute resolution mechanism for any unresolved dispute arising out of, resulting from or relating to the contractual elements of this Agreement. Arbitration shall be the sole remedy unless both parties stipulate in writing to seek court relief. The arbitration process shall be determined by a three - (3) person arbitration panel. Each party shall select one qualified arbitrator to serve on the panel. The two selected arbitrators shall select the third and final arbitrator. Within fifteen days after selection of the arbitrators, the arbitration proceedings shall commence; provided however, the parties may mutually agree to an extension.

The written award of the arbitration panel shall require a minimum of two votes and the award shall be limited to the interpretation of this Agreement. The party that does not prevail in the arbitration shall pay the cost of the arbitration including the fees of the arbitrators. The parties will pay their own professional's fees, expert witness fees and out of pocket expenses.

c. Public Service Commission. The parties hereto agree to be bound by the provisions of Section 66.079(9), Wisconsin Statues, in the resolution of any dispute concerning the interpretation of rates, rules and practices of the parties.

6.4 Penalties and Remedies

a. In the event a penalty is levied by DNR or EPA not exceeding $10,000 per violation, plus damages, then Sussex may charge a penalty in that amount to Lisbon if Lisbon is responsible for discharge of wastewater to the Sussex Sewerage System that is inhibiting to the sewer system. Each day the condition is allowed to exist may constitute a separate and new violation. Any such penalty levied shall be subject to review under the terms of paragraph 6.3 "Disputes."

b. Lisbon agrees that in the event of a violation of this agreement or the Sussex Sewer Service Ordinance not specified under Section 6.4 a., and after such notice has been given, penalties may be assessed in the amount of $500.00 per day for each violation, with each day of continued violation considered as a separate "offense" for which an additional penalty would be due. The penalty shall be in addition to any penalty levied by any regulatory agency and any actual damages suffered by the Sussex. Any such penalty levied shall be subject to review under the terms of Paragraph 6.3 "Disputes."

c. Lisbon agrees that in the event Lisbon exceeds the Capacity Allocation as determined in Section 3.2 and fails to undertake means acceptable by Sussex to limit or eliminate excessive utilization, Sussex shall have the right to refuse future sewer extensions and/or future sewer connections to the Lisbon' sewerage system in addition to the penalties identified above.

6.5 Accounting Method

To the extent any provision of this Agreement requires calculations involving accounting principles, those generally accepted accounting principles and principles utilized in. maintenance of municipal and utility records, as determined by a certified public accounting firm shall be utilized.

6.6 Notices

All notices required or permitted by this Agreement shall be deemed given if made in writing and deposited in the United States mail, addressed as follows:

Town of Lisbon
W 234 N 8676 Woodside Road
Sussex, WI 53089

Village of Sussex
N64 W23760 Main Street
Sussex, WI 53089

VII. MISCELLANEOUS

7.1 Entire Agreement

This Agreement contains the entire agreement of the parties, and may not be modified unless such a modification is in writing, approved by the governing body of each party, and duly executed by the authorized representative.

7.2 Previous Agreement

To the extent the parties have previously agreed upon any matter that is the subject of this Agreement, this Agreement shall supersede all previous agreements between the parties as to that issue or issues. Moreover, this agreement supersedes the 1989 and 1992 Agreement except as specifically stated herein.

7.3 Effective Date

The effective date of this Agreement shall be the date upon which it is executed by the parties.

7.4 Term of Contract

This Agreement shall be in effect through 2025, the design life of the wastewater treatment facility, unless the Agreement is terminated or extended by mutual agreement. Specific terms of this Agreement shall be renegotiated in the event of an occurrence beyond the control of Sussex, or caused by a governmental agency, and not covered by this Agreement.

Sussex shall provide notification to Lisbon of termination of the Agreement six (6) months prior to expiration of the Agreement. When renegotiating the Agreement, consideration shall be given to prior municipal contributions and any salvage value attributable to the existing facility.

7.5 Effect or Contract

Sussex and Lisbon recognize that this Agreement is the product of a unique set of circumstances. Accordingly, it is mutually acknowledged that many of the provisions contained herein are unique unto themselves and should not be seen as precedent for any future Agreement between Sussex and other entities.

7.6 Severability

If any clause, provision, or section of this Agreement is declared to be invalid by any Court of competent jurisdiction, the invalidity of such clause, provision or section shall not affect any of the remaining provisions of this Agreement.

7.7 Binding Agreement

This Agreement is binding upon the parties hereto and their respective successors and assigns.

Signed by the Village of Sussex this 22nd day of January, 2001.

VILLAGE OF SUSSEX

By: _____

Patricia K. Bartlett, President

ATTEST:

By: _____

M. Chris Swartz, Administrator

_____

Michael M. Knapp, Village Trustee

_____

Ralph P. Benka, Village Trustee

_____

Fred Gallant, Village Trustee

_____

Hank Carlson, Village Trustee

_____

Allen Olmstead, Village Trustee

_____

Vicki Braden, Village Trustee

Signed by the Town of Lisbon this 22nd day of January, 2001.

TOWN OF LISBON

By: _____
Gerald J. Schmitz, Chair

ATTEST:
By: _____
Jeffrey Musche, Clerk

_____
Peter C. Chycinski, Town Supervisor

_____
Ronald Evert, Town Supervisor

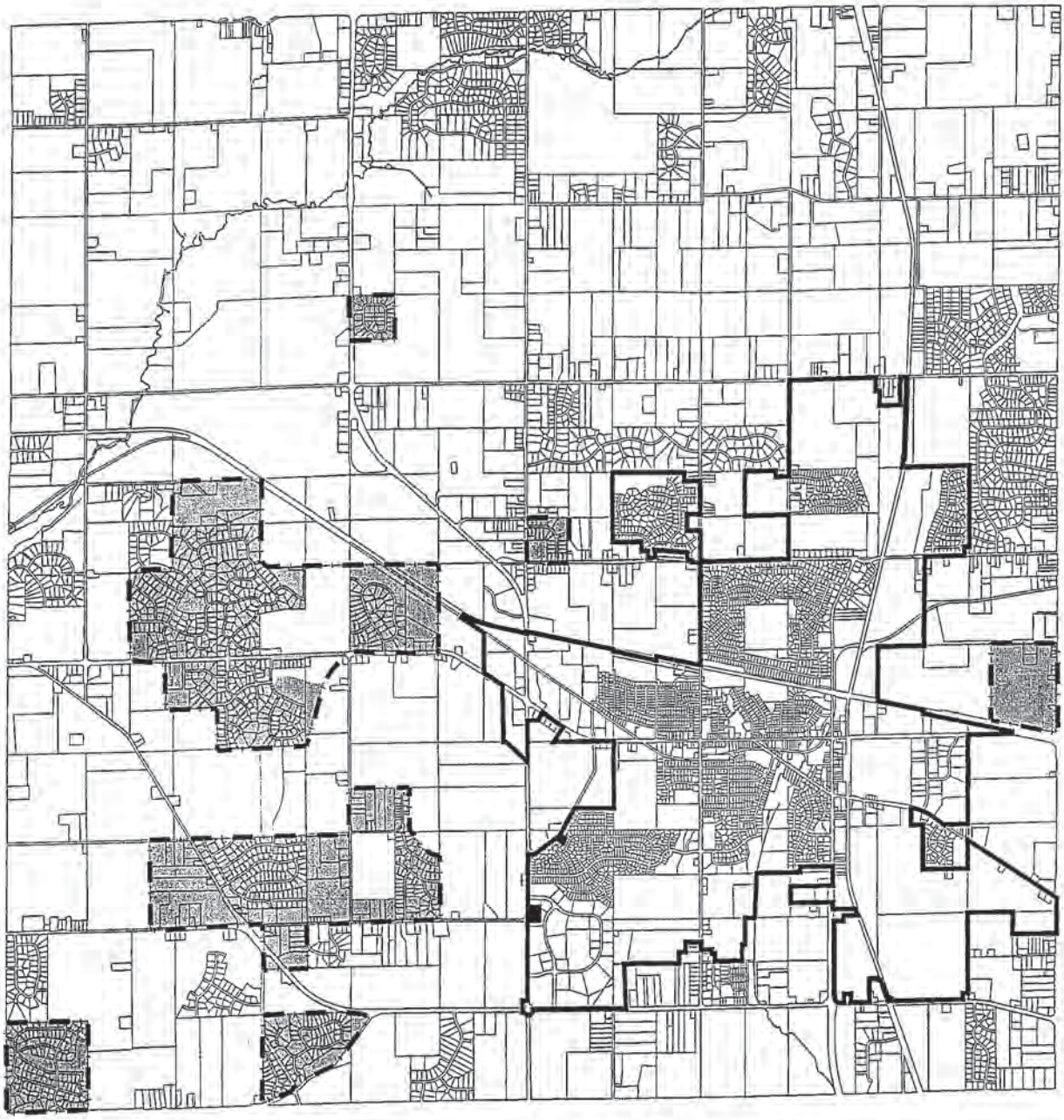
_____
David Gettelman, Town Supervisor

_____
Daniel Meissner, Town Supervisor

EXHIBIT 1

OLD SERVICE AREA (OSA)

VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN



Village of Sussex

LEGEND

CURRENT MUNICIPAL BOUNDARY

OLD SERVICE AREA (OSA)

N
W E
S

0 2500 5000
SCALE IN FEET

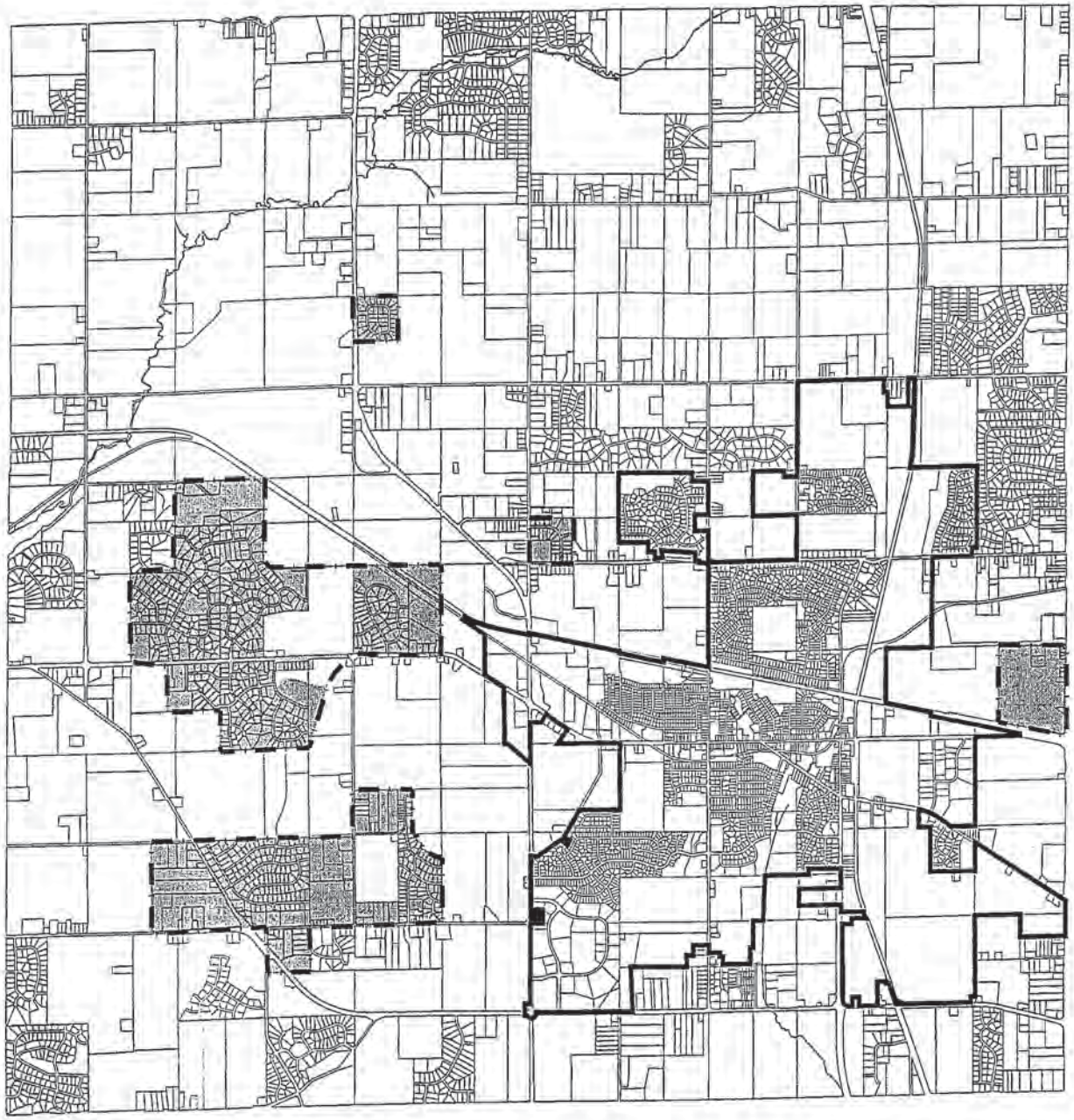
Ruekert·Mielke
engineering solutions for a working world

RM811PB

EXHIBIT 2

EXISTING SERVICE AREA (ESA)

VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN



Village of Sussex

LEGEND

CURRENT MUNICIPAL BOUNDARY

EXISTING SERVICE AREA (ESA)

N
W E
S

0 2500 5000
SCALE IN FEET

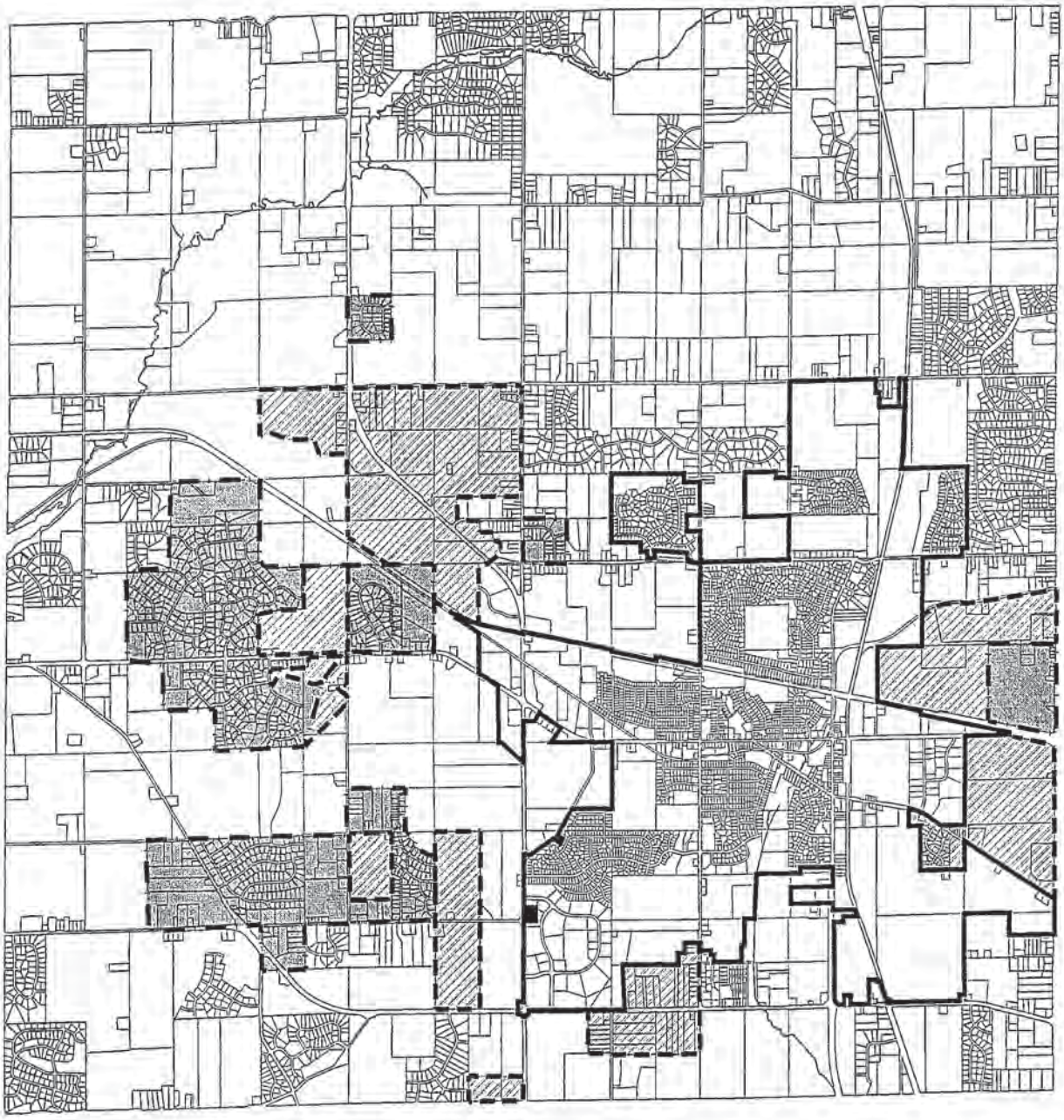
Ruekert·Mielke
engineering solutions for a working world

RM811PB

EXHIBIT 3

ADDED SERVICE AREA (ASA)

VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN



Village of Sussex

LEGEND

CURRENT MUNICIPAL BOUNDARY

EXISTING SERVICE AREA (ESA)

ADDED SERVICE AREA (ASA)

N
W E
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0 2500 5000
SCALE IN FEET

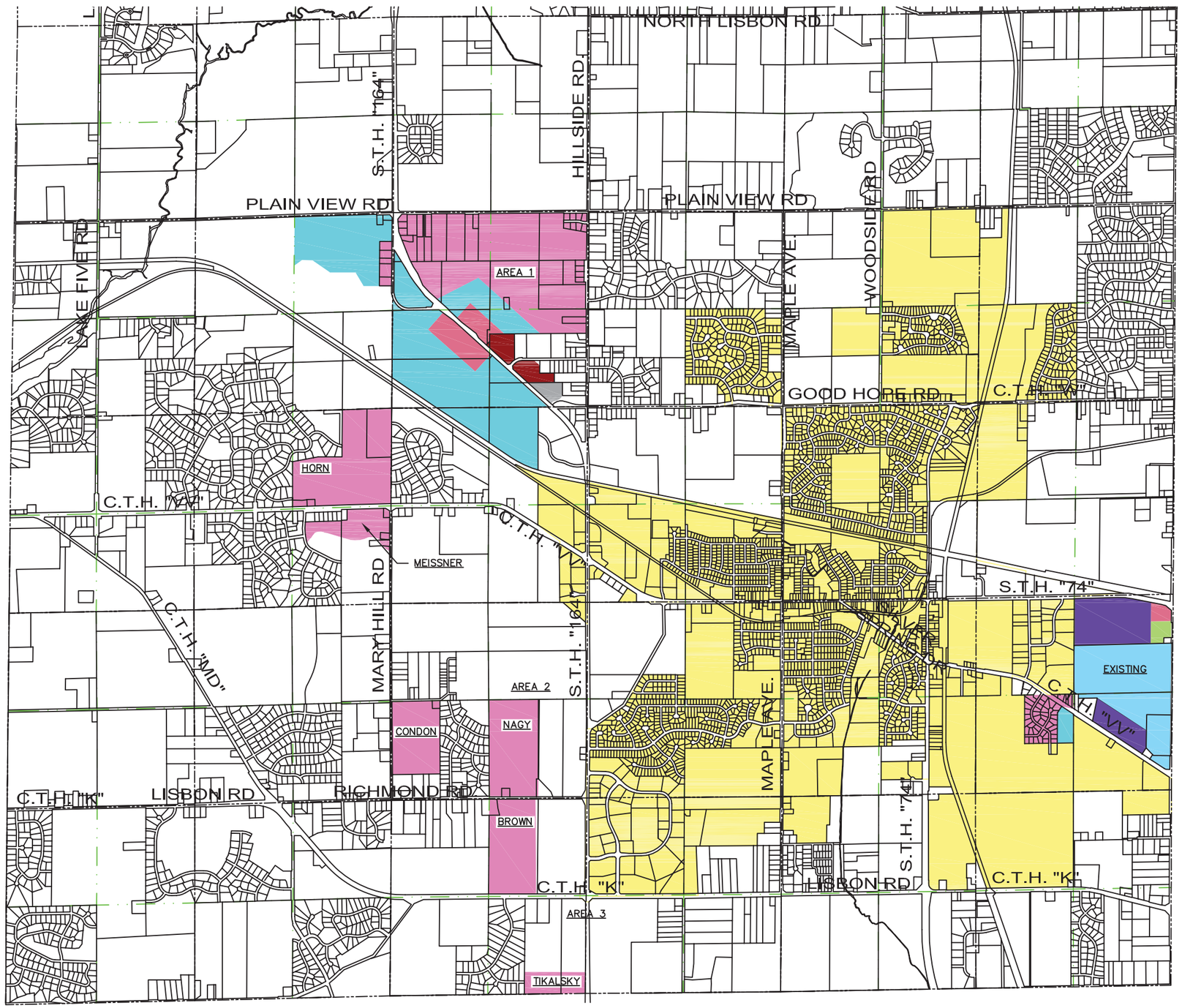
Ruekert·Mielke
engineering solutions for a working world

RM811PB

Exhibit 4
Lisbon Debt Payment Schedule

Date	Principal	Coupon	Interest	Debt Service
2/1/1994			$30,050	$30,050
8/1/1994			$30,050	$30,050
2/1/1995			$30,050	$30,050
8/1/1995			$30,050	$30,050
2/1/1996			$30,050	$30,050
8/1/1996			$30,050	$30,050
2/1/1997			$30,050	$30,050
8/1/1997			$30,050	$30,050
2/1/1998			$30,050	$30,050
8/1/1998			$30,050	$30,050
2/1/1999			$30,050	$30,050
8/1/1999	$100,000	4.60%	$30,050	$130,050
2/1/2000			$27,750	$27,750
8/1/2000	$200,000	4.75%	$27,750	$227,750
2/1/2001			$23,000	$23,000
8/1/2001	$250,000	4.90%	$23,000	$273,000
2/1/2002			$16,875	$16,875
8/1/2002	$250,000	5.00%	$16,875	$266,875
2/1/2003			$10,625	$10,625
8/1/2003	$225,000	5.00%	$10,625	$235,625
2/1/2004			$5,000	$5,000
8/1/2004	$200,000	5.00%	$5,000	$205,000
Total	$1,225,000		$527,100	$1,752,100

TOWN OF LISBON



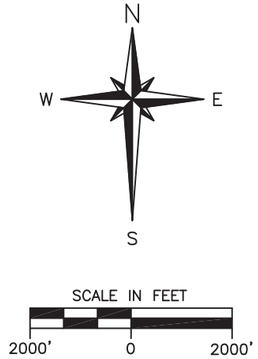


EXHIBIT - H

PROJECTED LAND USES
FOR ADDED SERVICES AREA (ASA)
IN TOWN OF LISBON
RECEIVING VILLAGE SEWER SERVICE

LEGEND

- COMMERCIAL
- INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL 1.0 AC. PER UNIT DENSITY
- MULTIPLE FAMILY - DUPLEX 0.71 AC. PER UNIT
- CONDOMINIUMS - 0.71 AC. PER UNIT
- INSTITUTIONAL
- VILLAGE OF SUSSEX
- COMMERCIAL SUBJECT TO SUSSEX APPROVAL OF DETAILED DEVELOPMENT PLAN
- INSTITUTIONAL - SUBJECT TO SUSSEX APPROVAL OF DETAILED DEVELOPMENT PLAN

May 22, 2006 1:46pm PLOTTED BY: wtreu SAVED BY:
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IMAGES:
XREFS:

JAHNKE & JAHNKE ASSOCIATES, INC.
S:\PROJECTS\S5762\DWG\11x17.dwg

EXHIBIT I

EXHIBIT I: Capacities Provided in Intermunicipal Agreement Between The Town of Lisbon and The Village of Sussex for Year 2025 Development
Village of Sussex and Town of Lisbon Border Negotiations
Village of Sussex, Waukesha County, Wisconsin

Basin	Population	Gross Commercial or Industrial Acres	Average Daily Flow in gallons per day	Total Peak Hourly Flow in gallons per day	Average Daily BOD Loading in gallons per day	Average Daily TSS Loading in gallons per day	Average Daily Nitrogen Loading in gallons per day	Average Daily Phosphorous Loading in gallons per day
Area 1	817	56.6	173,810	434,525	253.8	278.5	37.7	4.4
Area 4	159	88.2	114,870	287,175	167.8	184.0	24.9	2.9
Nagy	233	0	32,620	81,550	47.6	52.3	7.1	0.8
Brown	269	0	37,660	94,150	55.0	60.3	8.2	0.9
Tikalski	62	0	8,680	21,700	12.7	13.9	1.9	0.2
HWY "K" Miscellaneous	438	0	-	-	-	-	-	-
Condon	146	0	20,440	51,100	29.9	32.7	4.4	0.5
Nagy Condos	165	0	23,100	57,750	33.7	37.0	5.0	0.6
Horne	209	0	29,260	73,150	42.7	46.9	6.3	0.7
Meissner	59	0	8,260	20,650	12.1	13.2	1.8	0.2
Halquist-Dawson	985	0	-	-	-	-	-	-
Total Added Service Area	3542	144.8	448,700	1,121,750	655.3	718.9	97.4	11.2
A-3 - excluding Horne and Meissner areas	1595	0	223,300	558,250	326.1	357.8	48.4	5.6
A-4 - excluding Condon area	1170	0	163,800	409,500	239.2	262.4	35.5	4.1
A-5	70	0	9,800	24,500	14.3	15.7	2.1	0.2
A-6	111	0	15,540	38,850	22.7	24.9	3.4	0.4
Willow Springs Mobile Home Park	500	0	70,000	175,000	102.2	112.2	15.2	1.8
Total Existing Service Area	3446	0	482,440	1,206,100	704.5	773.0	104.7	12.1
Total - Proposed Agreement	6988	144.8	931,140	2,327,850	1359.8	1491.9	202.0	23.3
Town of Lisbon Sanitary Disctrict No. 1	1911	0	270,000	680,000	394.1	433.0	59.1	7.4
Total - Town of Lisbon	8899	144.8	1,201,140	3,007,850	1753.9	1924.9	261.1	30.7

RECEIVED
By Gina Gresch at 2:44 pm, Jun 12, 2018

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
State HWY 164, South of Jay Lane	Lisbon	53089

Tax Key/Parcel ID #	Lot Size	Current Zoning
seven parcels - see attached	150.46 acres	ag

Property Owner

Name / Company Name: Reimber Survivor's & Cuminsky Trust

Signature:

Address: P.O. Box 284

City: Sussex State: WI Zip: 53089

Phone: 262-617-0096 E-mail Address:

Applicant

Name: Steve DeCleene / Kevin Anderson

Company: Neumann Developments

Address: N27W24025 Paul Court, Suite 100

City: Pewaukee State: WI Zip: 53072

Phone: 262-542-9200 E-Mail Address: KEVIN@NEUMANNCOMPANIES.COM

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.***

000102
RECEIVED
By Gina Gresch at 2:44 pm, Jun 12, 2018

Neumann Developments

Petition for Land Use Amendment

Tax Parcel Listing:

a) LSBT 0207998001
b) LSBT 0226999
c) LSBT 0207999
d) LSBT 0207998002
e) LSBT 0212994

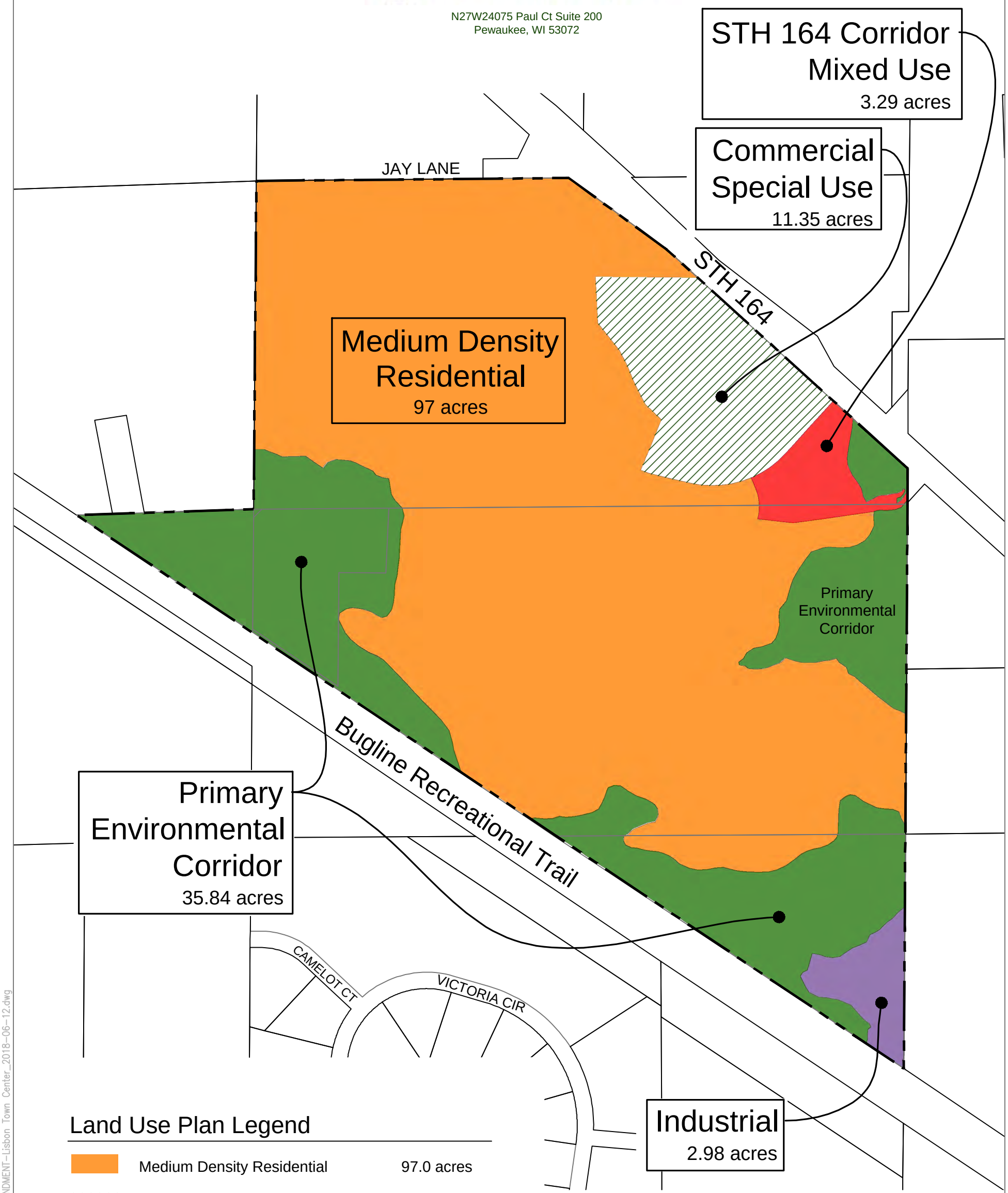
RECEIVED
By Gina Gresch at 2:44 pm, Jun 12, 2018

COMPREHENSIVE PLAN AMENDMENT

Lisbon Town Center, Town of Lisbon, WI

by

NEUMANN DEVELOPMENTS, INC.
N27W24075 Paul Ct Suite 200
Pewaukee, WI 53072



Land Use Plan Legend

Medium Density Residential	97.0 acres
Commercial Special Use	11.35 acres
Primary Environmental Corridor	35.84 acres
STH 164 Corridor Mixed Use	3.29 acres
Industrial	2.98 acres
TOTAL AREA	150.46 acres

TRIO
DESIGN · LAND SURVEYING · CIVIL ENGINEERING
12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

NORTH
SCALE:1"=400'
0 200 400 800

DATE: 06-12-2018

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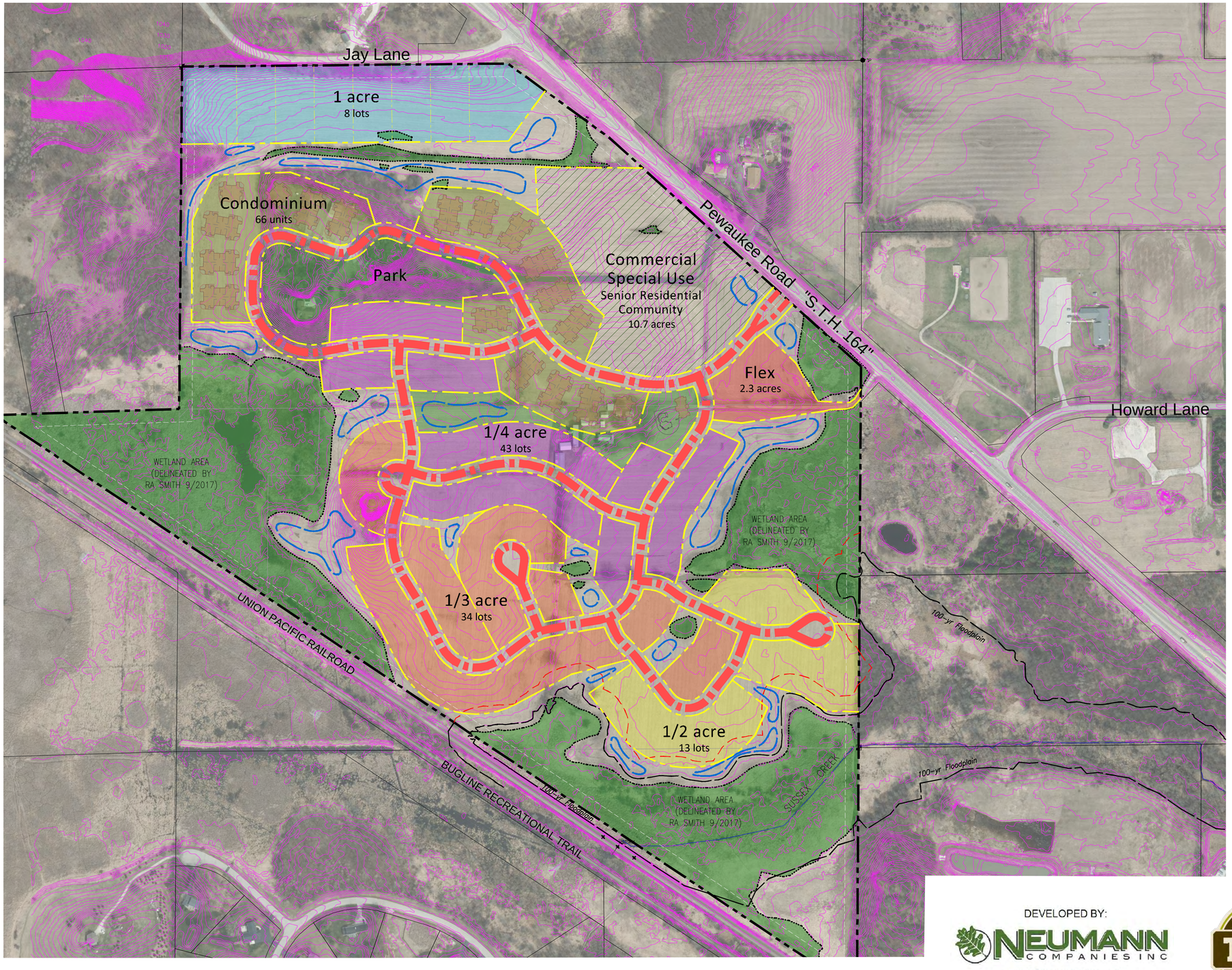


RECEIVED
By Gina Gresch at 2:44 pm, Jun 12, 2018

Site Data

	"Commercial Special Use" Senior Residential Community	10.7 Acres*
	"STH 164 Corridor Mixed Use" Flex Land Use Area	2.3 Acres*
	** Excludes proposed road right-of-way*	
	Single Family Residential	**98 Total
	+/- 1/4 Acre Single Family (+/- 80' x 130')	43 Lots
	+/- 1/3 Acre Single Family (+/- 90 x 160')	34 Lots
	+/- 1/2 Acre Single Family (+/- 100' x 200')	13 Lots
	+/- 1 Acre Single Family (+/- 150' x 300')	8 Lots
	Condominium Residential	**66 Total
	- Double Duplex (15)	60 Units
	- Duplex (3)	6 Units
	Total Residential Units	**164 Units
	Park	5 Acres
	Open Space	69 Acres
	- Recreation Area	20 acres
	- Stormwater	9.7 acres
	- Wetland	37.5 acres
	- Floodplain	1.8 acres

DEVELOPED BY:

NEUMANN COMPANIES INC
NEUMANN COMPANIES, INC.
N27W24075 PAUL COURT
PEWAUKEE, WI 53072

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

teska associates
627 Grove Street
Evanston, Illinois
60201-4474

0 100 200 400

Scale: 1" = 200' (22"X34")
Scale: 1" = 400' (11"X17")

DATE: 6-12-2018

Lisbon Town Center - Site Plan

Town of Lisbon, Wisconsin

Attachment 3 - 000105
Preliminary Water/WW Flow Projections for Lisbon Town Center Development

Land Use	No. of Connections	Assumed Population (4)	Area (acres)[1]	Water Demands: Unit Demand (gpd/acre) or (gpd/customer)	Water Demands: Average Day Demand (gpd)	Water Demands: Water Loss (gpd)	Water Demands: Average Day Demand with Water Loss (gpd)	Water Demands: MD:AD Ratio[5]	Water Demands: Maximum Day Demand (gpd)	Wastewater Projections: Consumptive Uses[6] (gpd)	Wastewater Projections: I&I[7] (gpd)	Wastewater Projections: Average Annual Wastewater Flow[8] (gpd)	Wastewater Projections: Peak Day Wastewater Flow[9] (gpd)	Wastewater Projections: Peak Hour Peaking Factor[10]	Wastewater Projections: Peak Hour Flow (gpd)
Neighborhood Retail (1)			2.3	1,100	2,530	127	2,657	2.07	5,499	127	403	2,933	6,070	3.91	11,466
Multi-Family Residential			4.2	0											
0 Units (2)	0	0		156	0	0	0	2.07	0	0	735	735	1,521	3.91	2,874
Four-Plex (Double Duplex)			7												
15 Buildings	15														
60 Units (2)	60	157		156	9,360	468	9,828	2.07	20,344	468	1,225	10,585	21,911	3.91	41,387
Town of Lisbon Recreation Park			5												
Two-Plex (Duplex)			5												
3 Buildings	3														
6 Units	6	16		156	936	47	983	2.07	2,034	47	875	1,811	3,749	3.91	7,081
Mixed-Use Institutional (1)			3.6	1,100	3,960	198	4,158	2.07	8,607	198	630	4,590	9,501	3.91	17,947
+/- 10,000 SF Single Family			9	745											
(+/- 75' x 130')															
43 Lots (2)	43	113		***156***	6,708	335	7,043	2.07	14,580	335	1,575	8,283	17,146	3.91	32,387
+/- 15,000 SF Single Family			13.7	387											
(+/- 90' x 160')															
34 Lots (2)	34	89		156	5,304	265	5,569	2.07	11,528	265	2,398	7,702	15,942	3.91	30,113
+/- 20,000 SF Single Family			13.7	148											
(+/- 100' x 200')															
13 Lots (2)	13	34		156	2,028	101	2,129	2.07	4,408	101	2,398	4,426	9,161	3.91	17,304
+/- 43,560 SF Single Family			13.7	91											
(+/- 150' x 300')															
8 Lots (2)	8	21		156	1,248	62	1,310	2.07	2,713	62	2,398	3,646	7,546	3.91	14,254
Senior Residential (3)			10.7	22											
240 Units	240	240		65	15,600	780	16,380	2.07	33,907	780	1,873	17,473	36,168	3.91	68,317
Employees	16			15	240	12	252	2.07	522	12		240	497	3.91	938
Open Space					0										
Recreation Area			20												
Stormwater			9.7												
Wetland			37.5		0										
Floodplain			1.8		0										
Total	**438**	**669**	**156.9**		**47,914**	**2,396**	**50,310**	**2.07**	**104,141**	**2,396**	**14,508**	**62,422**	**129,213**	**3.91**	**244,068**

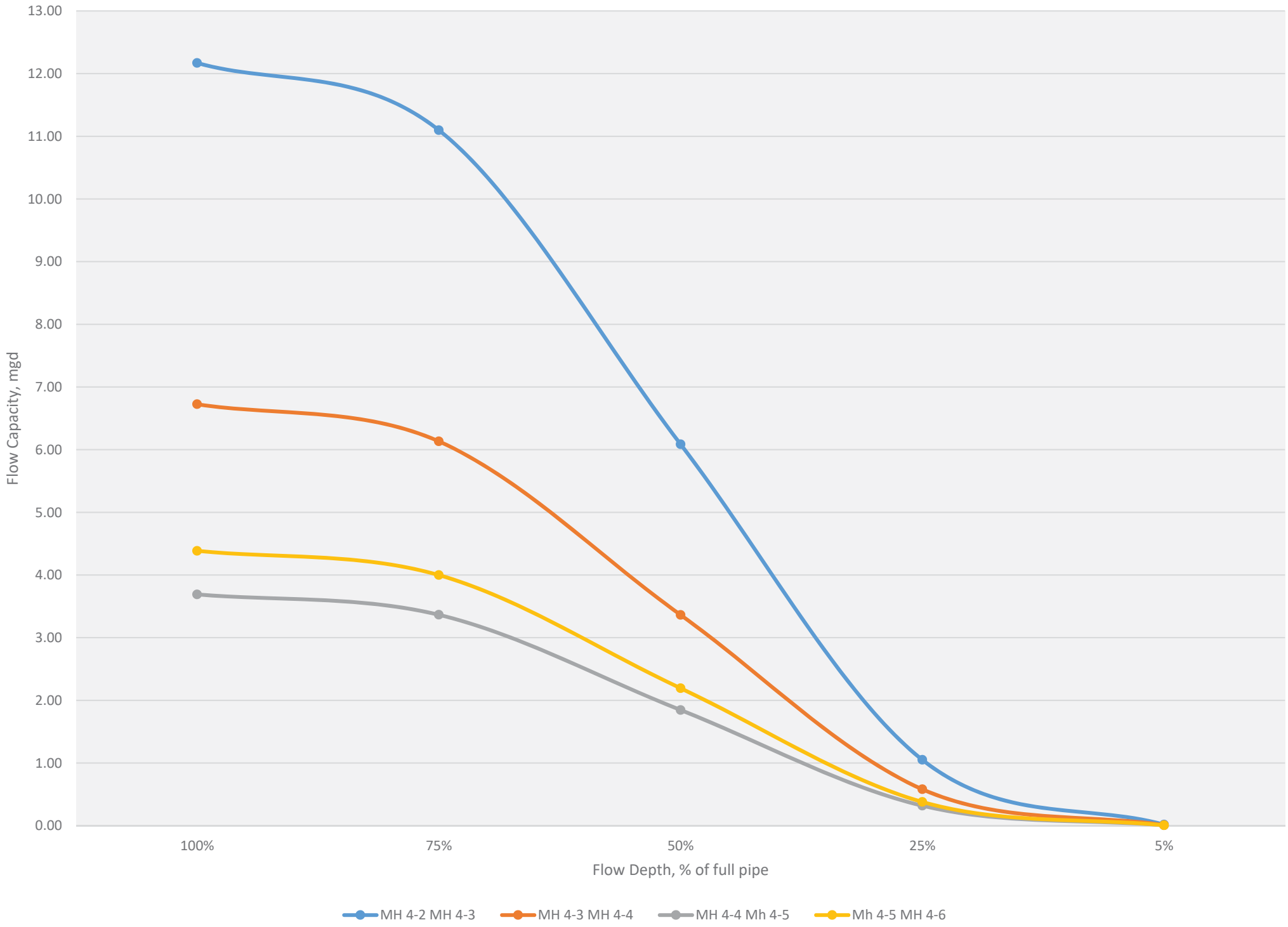
Notes: 1734

1) gpd/acre loading from SEWRPC for typical commercial development.
2) Average residential from surrounding communities (Hartford, Brookfield, Sussex, based on PSC report summaries for 2015-2017.)
3) Assumes 65 gpcd, and 15 gpd/employee with 15 residents per employee (16 employees).
4) Assumption based on WI DOA household size projection of 2.6 for 2020 T. of Lisbon.
5) Max Day to Average Day (MD:AD) water demand ratio for selected surrounding communities.
6) Assumes 5% water loss at average water demand. 5%
7) Assumes 5% allowance at average water demand.
8) Assumes 175 gpd/acre allowance at average water demand.
9) Sum of water demand and I&I with a deduction for consumptive use.
10) Uses MD:AD water demand ratio.
11) Calculated based on 10 States Standards (Figure 10) for a population of 913.

Attachment 4 Town of Lisbon

000106

STH 164 15" Gravity Interceptor Flow Capacity Summary



Attachment 5 -
000167
Preliminary Flow Projections for Future Area 1 Water WW Scenario

Land Use	No. of Connections	Assumed Population (4)	Area (acres)[1]	Water Demands: Unit Demand (gpd/acre) or (gpd/customer)	Water Demands: Average Day Demand (gpd)	Water Demands: Water Loss (gpd)	Water Demands: Average Day Demand with Water Loss (gpd)	Water Demands: MD:AD Ratio[5]	Water Demands: Maximum Day Demand (gpd)	Wastewater Projections: Consumptive Uses[6] (gpd)	Wastewater Projections: I&I[7] (gpd)	Wastewater Projections: Average Annual Wastewater Flow[8] (gpd)	Wastewater Projections: Peak Day Wastewater Flow[9] (gpd)	Wastewater Projections: Peak Hour Peaking Factor[10]	Wastewater Projections: Peak Hour Flow (gpd)
Neighborhood Retail (1)			4.8	1,100	5,280	264	5,544	2.07	11,476	264	840	6,120	12,668	3.63	22,216
Multi-Family Residential	52	135	36.71	220 156	8,066	403	8,469	2.07	17,531	403	6,424	14,490	29,995	3.63	52,599
Mixed-Use Institutional (1)(11)			79.13	1,100	87,043	4,352	91,395	2.07	189,188	4,352	13,848	100,891	208,844	3.63	366,233
Single Family	355	929	251.93	220 156	55,354	2,768	58,121	2.07	120,311	2,768	44,088	99,441	205,844	3.63	360,972
Open Space			20.69		0	0	0		0						
Primary Environmental Corridor			34.75		0	0	0		0						
Total	**407**	**1065**	**349**		**68,699**	**3,435**	**72,134**	**2.07**	**149,318**	**3,435**	**51,352**	**120,051**	**248,507**		**435,787**

Notes:
1) gpd/acre loading from SEWRPC for typical commercial development.
2) Average residential from surrounding communities (Hartford, Brookfield, Sussex, based on PSC report summaries for 2015-2017.)
3) Assumes 65 gpcd, and 15 gpd/employee with 15 residents per employee (16 employees).
4) Assumption based on WI DOA household size projection of 2.6 for 2020 T. of Lisbon.
5) Max Day to Average Day (MD:AD) water demand ratio for selected surrounding communities.
6) Assumes 5% allowance at average water demand.
7) Assumes 175 gpd/acre allowance at average water demand.
8) Sum of water demand and I&I with a deduction for consumptive use.
9) Uses MD:AD water demand ratio.
10) Calculated based on 10 States Standards (Figure 10) for a population of 1,734.