



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

Public Hearing Agenda
Joint Waukesha County and Town of Lisbon Plan Commission Hearing
Town of Lisbon, Town Hall
Thursday, March 8, 2018
6:30 PM

1. **Roll Call.**
2. **Joint Public Hearing** to consider the Unspecified Conditional Use request (CU00003) of Robert Bortolotti, 15230 Turnberry Drive, Brookfield, WI, 53005, owner of Lake Five Landscape and Mulch Supply, c/o Sara Ladish, located at W275 N7813 Lake Five Road, Lisbon, WI, 53089, to operate a tree farm, tree service, and green landscape materials recycling center with retail mulch sales on property described as follows: Lots 1 and 2, CSM No. 10582, Volume 101, Page 232, located in the NW ¼ of Section 18, T8N, R19E, Town of Lisbon. More specifically, the approximately 17 acres are located at the Lake Five Road address cited above.
3. **Adjournment.**

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Agenda
Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, March 8, 2018
Following Public Hearing(s) beginning at 6:30 PM

1. **Roll Call**
2. **Comments from citizens present pertaining to items on the agenda.** Citizens are invited to share their questions, comments, or concerns with the Plan Commission. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. If a response would involve discussion of Plan Commission policy or decisions that might be of interest to citizens not present at the meeting, the commission may place the item on a future meeting agenda.
3. **Discussion and necessary action on February 1, 2018 Plan Commission Meeting minutes.**
4. **New Business**
 - a. Discussion and necessary action on the Conditional Use request (CU00003) of Robert Bortolotti, 15230 Turnberry Drive, Brookfield, WI, 53005, owner of Lake Five Landscape and Mulch Supply, c/o Sara Ladish, located at W275 N7813 Lake Five Road, Lisbon, WI, 53089, to operate a tree farm, tree service, and green landscape materials recycling center with retail mulch sales on the property located at W275 N7813 Lake Five Road, Lisbon, WI, 53089 and recommendation to Waukesha County of the same.

- b. Discussion and necessary action on the Signage request for Kwik Trip, for the property located at N67W27666 Moraine Drive, Lisbon, WI 53089, LSBT 0219.994.001.
- c. Discussion and necessary action on Ord. 01-18, Ordinance Creating Section 33 and Repealing/Recreating Various Sections of the Lisbon Zoning Code Related to Planned Unit Developments as an Overlay District, in the Town of Lisbon, Waukesha County, Wisconsin and recommendation to the Town Board of the same.
- d. Discussion and necessary action to approve the Annual Mobile Home Park License for American Mobile Home Communities and recommendation to the Town Board of the same.
- e. Discussion of the Plan Commission application process, including but not limited to planner's appointments, application timing, fees, forms, review reports, etc.
- f. Overview of February Planning Appointments.

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

6. Correspondence.

- a. Lannon Stone 2017 Recap Letter.

7. Adjournment.

Joseph Osterman
Chairman

Jane Stadler
Secretary

*Posted: 2018-03-02 Clerk: G.G.
X Website X Town Hall Bulletin Boards (2) X Sent to Newspapers*

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

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

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

**Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, February 1, 2018
6:30 PM**

Chairman Osterman called the Plan Commission meeting to order at 6:34 P.M.

Roll Call: Present: Chairman Joseph Osterman, Supervisor Plotecher, Plan Commission Members Ed Nelson, Mark Meyer, Chad Samanske, Jane Stadler and Bryan Oelhafen. Also present: Planner Dan Lindstrom, Administrator Matt Janecke and Clerk Gina Gresch.

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

Discussion and necessary action on January 11, 2018 Plan Commission Public Hearing & Meeting minutes.

Motion by Supervisor Plotecher to approve the minutes of the Plan Commission Public Hearing and Regular Meeting for Thursday, January 11, 2018. Seconded by Commissioner Nelson. Motion carried, 7-0.

New Business

Discussion and necessary action on the Site Plan and Plan of Operation request for Randy Kohler, VividInk Print Solutions, LLC, for the property located at N69W25055 Indian Grass Lane, Unit J, Lisbon, WI 53089, LSBT 0225.999.009.

Planner Lindstrom read his comments into the record which are attached to the minutes. Mr. Kohler stated the building space is for fulfillment purposes only. The products are owned by his clients and they come to the space, package and ship their product.

Motion by Commissioner Nelson to approve the Site Plan and Plan of Operation request for Randy Kohler, VividInk Print Solutions, LLC, for the property located at N69W25055 Indian Grass Lane, Unit J, Lisbon, WI 53089, LSBT 0225.999.009. Seconded by Commissioner Samanske. Motion carried, 7-0.

Discussion and necessary action on the Site Plan and Plan of Operation request for Alfred Bayer, Wisconsin Custom Metal Fabrication, Inc., for the property located at N70W25156 Indian Grass Lane, Units D & E, Lisbon, WI 53089, LSBT 0225.999.004.

Planner Lindstrom read his comments into the record which are attached to the minutes. He stated the Town's Fire Marshall submitted his comments yesterday which include a condition that the Fire Department shall signoff on the space before occupancy is given. The Fire Department wants to review the space because it's a change in use, which was vacant to its proposed use. Commissioner Oelhafen who is also the Town's Building Inspector explained that a stop work order has been issued due to pending State and Waukesha County reviews; not enough information was submitted or permits pulled for the work that was started.

Chairman Osterman asked if the stop work order affects the Plan of Operation approval. Planner Lindstrom stated the Plan Commission could conditionally approve the request. Mr. Bayer explained he manufactures high end custom architectural work; decorative items finish work. Commissioner Meyer stated the issue with the building is that a fire alarm system wasn't installed from when the building was originally built. Commissioner Oelhafen stated one of the other issues is walling off Unit E from F and combining Units D and E.

Motion by Chairman Osterman to approve the Site Plan and Plan of Operation request for Alfred Bayer, Wisconsin Custom Metal Fabrication, Inc., for the property located at N70W25156 Indian Grass Lane, Units D & E, Lisbon, WI 53089, LSBT 0225.999.004, subject to obtaining State of Wisconsin, Waukesha County Parks and Land Use, Lisbon Building Inspection and the Lisbon Fire Department approvals. Seconded by Commissioner Nelson. Motion carried, 7-0.

Discussion and necessary action on the following requests 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.

Preliminary Plat and recommendation to the Town Board of the same.

Planner Lindstrom read his comments into the record which are attached to the minutes, which outlined the technical items left to correct. Commissioner Stadler stated the Park Committee would like the word "Proposed" removed from the plat because other times easement were proposed to be converted into walking paths and that never happened. Mr. Pudelko stated he will reword that because it relates to road dedication.

Mr. Pudelko reviewed the Planner's review letter and responded to any comments that haven't been addressed yet. The soil tests yielded the results as they expected so they will implement what they presented. Trail easements will be referenced in a separate recordable document. He envisions the subdivision maintaining the trails and he replaced the athletic facility with a field and shelter built from the existing barn's wood, which will be for the subdivision residents only to use.

Administrator Janecke stated the Planner and Attorney are reviewing the Developer's Agreement and will come before the Plan Commission and Park Committee to make a recommendation to the Town Board for final approval. Plan Commission members asked questions about trees, how many will be removed and will any be replanted. Mr. Pudelko stated there will be a fair amount of trees removed but those along Lake Five Road will remain and other tree lines are being planned. The Oak tree will be protected so there won't be any grading done in that area. He also explained that the areas shown for septic systems are larger than required so there will be more undisturbed area on each lot.

Motion by Chairman Osterman to approve the Preliminary Plat request 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 the Town Board of the same, subject to the following conditions:

1. *Revise the location map north arrow to reflect the orientation of the Preliminary Plat.*
2. *Include the location of Lot 9 percolation test of Sheet 2.*
3. *Non-objection from Town Staff and other reviewing agencies.*
4. *Remove "proposed" from ROW along Lake Five Road.*

Seconded by Commissioner Nelson. Motion carried, 7-0.

Declaration of Restrictions and recommendation to the Town Board of the same.

Planner Lindstrom read his comments into the record which are attached to the minutes. His comments are not recommendations, just observations. The Plan Commission and Mr. Miller discussed who will have control of the Homeowners Association and restrictions enforcement via the proposed ordinance. Mr. Miller stated he will retain the right for all architectural standards. He would be happy to revisit this when the Town's attorney has time to meet and review. Planner Lindstrom stated adding the overlay district is adding an extra layer of security; only the Town can change the restrictions by ordinance. That ordinance will be based off of this proposed document; the ordinance is being drafted for this specific site. Chairman Osterman stated a motion isn't needed at this time.

Discussion and necessary action to re-approve the December 7, 2017 Plan Commission minutes.

Clerk Gresch stated a resident requested two documents be removed as attachments because they had their phone number and handwritten notes on them.

Motion by Commissioner Oelhafen to re-approve the minutes of the Plan Commission Public Hearing and Regular Meeting for Thursday, December 7, 2017. Seconded by Commissioner Meyer. Motion carried, 7-0.

Unfinished Business

Discussion and necessary action on the proposed Ordinance 01-18, Ordinance Creating Section 33 and Repealing/Recreating Various Sections of the Town of Lisbon Zoning Code related to Planned Unit Developments as an Overlay District, and recommendation to the Town Board of the same.

Planner Lindstrom reviewed his and Waukesha County Community Assistance Planner Sandy Scherer's comments and any changes made to the ordinance due to those comments. There was a significant change made to clarify the roles of the Town Board and Plan Commission in the process. Based on other municipalities and case law, any resolution done at the Plan Commission level is recommended to the Town Board for approval, but the majority of the work should be done by the Plan Commission. Minor typographical and consistency errors were also cleaned up. Chairman Osterman asked if the Town Attorney has reviewed the ordinance yet. Planner Lindstrom hasn't seen any reviews yet. Administrator Janecke stated Attorney Hammes tried to include a mixed use district but that wasn't allowed since the public hearing wasn't published to include that and Waukesha County agreed they should be separate. Attorney Gutenkunst started reviewing but we haven't received a response yet. Chairman Osterman stated he would like to see the attorney's comments before it is approved; other Plan Commission members agreed. Plan Commission members discussed the possibility of approving the ordinance, only if the attorney didn't have any changes. If there are any changes, it should come back to the Plan Commission.

Motion by Chairman Osterman to approve proposed Ordinance 01-18, Ordinance Creating Section 33 and Repealing/Recreating Various Sections of the Town of Lisbon Zoning Code related to Planned Unit Developments as an Overlay District, subject to Town Attorney review and that no changes to intent of the ordinance are made by the Town Attorney, and recommendation to the Town Board of the same. Seconded by Commissioner Nelson. Motion carried, 7-0.

Request from members to request items on future agendas.

Clerk Gresch reminded everyone the meetings are now on the second Thursday of the month.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, February 1, 2018 Plan Commission Meeting at 7:47 P.M. Seconded by Commissioner Oelhafen. Motion carried, 7-0.

Respectfully submitted,

Gina Gresch, MMC/WCPC
Town of Lisbon Clerk



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Pewaukee, WI 53072
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www.vierbicher.com

January 18, 2018

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

Re: Vivid Ink Print Solutions, LLC Plan of Operation Review (Preliminary Packet)

Dear Plan Commission Members:

The above-referenced Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon. Certain permitted uses as well as certain conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. The purpose of such a Site Plan and Plan of Operation review is to document the permit file, determine adequacy of the data submitted to describe the permitted and accessory uses and buildings proposed and document the plan and method of operation to enable a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Reviewed Materials – Summary Overview

Planner Appointment Date:	January 10, 2018
Business Name:	Vivid Ink Print Solutions, LLC
Property Owner:	Kroeger Properties, LLC
Tax Key:	0225.999.009
Zoning:	M-2 General Industrial District
New or Existing Business:	New business
New or Existing Structure:	Existing, build out of a multi-tenant space
Replacing an Existing Business:	No
Change of Use or Operation	The site is currently vacant; therefore, it is not a change of use or change of operation.
Operation Summary:	Vivid Ink Print Solutions is a business-to-customer print fulfillment center. Printed materials are assembled at the location and drop shipped to clients. This is a permitted use in the M-2 District.
Hours of Operation:	9:00a -5:00pm anticipated Monday through Friday and weekends as necessary to complete orders.
Full-Time Employees:	One(1)
Part-Time Employees:	Three (3) – contracted employees

vision to reality



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January 18, 2018

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

Re: WCMF Plan of Operation Review (Preliminary Packet)

Dear Plan Commission Members:

The above-referenced Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon. Certain permitted uses as well as certain conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. The purpose of such a Site Plan and Plan of Operation review is to document the permit file, determine adequacy of the data submitted to describe the permitted and accessory uses and buildings proposed and document the plan and method of operation to enable a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Review Materials – Summary Overview

Planner Appointment Date:	January 10, 2018
Business Name:	Wisconsin Custom Metal Fabrication, Inc
Property Owner:	Tomasini Family Limited Partnership
Tax Key:	0225.999.004
Zoning:	M-2 General Industrial District
New or Existing Business:	New
New or Existing Structure:	Existing, build out of two multi-tenant spaces
Replacing an Existing Business:	No
Change or Use or Operation:	The site is currently vacant; therefore, it is not a change of use or change of operation.
Operation Summary:	Custom metal fabrication business specializing in custom orders located within an existing building. No anticipated on-site retail sales from the business. This is a permitted use in the M-2 District.
Hours of Operation:	The hours of operation are scheduled to be 6:00am-6:00pm Monday through Friday and weekends as necessary to complete orders.
Full-Time Employees:	Two (2)
Part-Time Employees:	None.

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January 26, 2018

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

Re: Barnwood Conservancy Subdivision Preliminary Plat (Revised Letter)
Town of Lisbon

Dear Plan Commission Members:

The above-referenced Preliminary 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 Preliminary Plat is being proposed by Chris Miller, an authorized member of Barnwood Conservancy LLC. The land's existing zoning designation is A-10: Agricultural; however, the land was rezoned recently and the Applicant was granted a Conditional Use Permit for the development.

We have completed our review of the following documents for the Preliminary Plat of the Barnwood Conservancy Subdivision:

- Preliminary Plat received December 22, 2017
- Declaration of Restrictions received December 22, 2017
- Initial review sent January 5, 2018
- Revised drawings and comments received January 23 to January 26, 2018

After reviewing the above materials, we have the following revised comments:

Preliminary Plat Summary

The Preliminary Plat consists of 52 lots and four outlots with an area of 76.5180 acres including right-of-ways. 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 Preliminary 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 Preliminary Plat proposes four outlots of common open space in the proposed subdivision. Outlots 1-4 measure 5.3034, 1.5392, 17.7045, and 0.3075 acres respectively. No lakes, water courses, rivers or streams are within the Plat. The Preliminary Plat is within Zone X(minimal flooding), as designated by FEMA. The remainder of this letter reviews the submitted Preliminary Plat in accordance with the standards detailed in Chapter 12, Section 4: Preliminary Plat, and other applicable sections of the Town of Lisbon Municipal Code.

Chapter 12 Section 4 Review

The items listed below were found deficient or lacking information with regard to ordinance requirements. Items included in the Preliminary 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 infer approval of the Preliminary Plat, and additional information could be required at a later date if requested by the Town Board, Plan Commission, or Town Staff.

4.01.c: *General location sketch showing the location of the subdivision within the U.S. Public Land Survey section oriented on the sheet in the same direction as the main drawing;*

The location map north arrow should be corrected to match Preliminary Plat direction

4.02.r: *Location of soil percolation tests where required by the Wisconsin Administrative Code, conducted in accordance with the Wisconsin Administrative Code, taken at the location and depth in which soil absorption waste disposal systems are to be installed. The number of such tests initially made shall not be less than one (1) test per three (3) acres or one (1) test per lot, whichever is greater. The results of such tests shall be submitted along with the Preliminary Plat. Where mound systems are proposed, information required by the Wisconsin Administrative Code shall be submitted and may be required to be shown on the plat.*

The location of Lot 9 percolation test should be included on the additional sheets.

7.06.a: *Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face.*

We agree with the comments submitted in the response letter from TRIO Engineering and do not believe there to be remaining issues regarding the proposed lot layout as related to 7.06.a.

Sheet 5 of 5

Sheet 5 of 5 was missing from the revised submittal. We have requested a copy of the sheet and will conduct a review of the additional sheet prior to the Plan Commission meeting.

Review Criteria

Overall, the Applicant addressed the comments in our initial Preliminary Plat review letter. The Preliminary Plat now better reflects the requirements and standards required by Town of Lisbon Ordinances. The Preliminary 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 Preliminary Plat application until any concerns have been met. Any action should also be contingent on Town Engineer review and County review and approval.

We recommend Plan Commission approval subject to the following conditions.

1. Revise the location map north arrow to reflect the orientation of the Preliminary Plat.
2. Include the location of Lot 9 percolation test of Sheet 2.
3. Non-objection from Town Staff and other reviewing agencies.

The County approval process includes submitting:

- Copies of the Preliminary Plat (check with County for number of copies)
- A soil test for every lot or a letter from the Town Clerk certifying whether sewer service is available
- A completed Waukesha County Department of Parks and [Land Use Subdivision Plat Submittal Form](#)
- A "Preliminary Storm Water Review Letter" from the Land Resources Division, in accordance with

January 5, 2018

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the Waukesha County Storm Water Management and Erosion Control Ordinance.

- Review of the Land Division Checklist.
- Subdivision Review Fee

Should the County approve or conditionally approve the Preliminary Plat, the Applicant will then move to the next phase of the land development process with the Town, which is Final Plat approval.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning\2017 Tasks\Task 2017.1 - Barnwood Conservancy CUP-Plat\Reviews\2018-01-26 Plan Commission Letter.docx



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March 1, 2018

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

Re: Green Waste Material Recycling - Conditional Use Permit and Plan of Operation and Review

Dear Plan Commission Members:

The above-referenced Conditional Use Permit (CUP) and Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon. This item is up for a joint Public Hearing with the Town of Lisbon and Waukesha County.

Application Summary:

In July 2008, the Town of Lisbon approved, with conditions, a CUP for a Green Waste Recycling Operation located at W27N7813 Lake Five Road (Parcel IDs 0214999007 and 0214999008) for Voss Tree Service. The property also has a single family home that could be used as a rental property. The Applicant is wishing to purchase the existing business and maintain the operation under their ownership. The Applicant attended a Planner Appointment in January 2018 and was informed that while the current owner received Town approval in 2008, the application process failed to obtain Waukesha County approval for the land use within the Shoreland Zoning areas. It is unclear to Town and Waukesha County staff how the CUP was recorded without Waukesha County approval. Therefore to continue the operation the Applicant now needs to obtain Waukesha County approval for the operation.

History:

At the time of the 2008 approval, the Town Board found in its determination that the issuance of the CUP was in the spirit and intent of the Zoning Code so long as the term of the CUP and operation do not cause any disturbance or nuisance to neighboring properties. The Town Board placed the following conditions on the CUP:

1. Hours of operation: 7:00 am to 6:00 pm Monday through Friday.
2. Six (6) full-time employees.
3. Six (6) single axle trucks, three trailers, and one large loader.
4. May bring in tub grinder for the purpose of recycling wood base, brush, wood chips, and any type of wood, excluding pallets approximately five (5) times per year.
5. The residence presently on the property may be utilized as a rental unit.

In the first few years after the Town approval, several complaints were made on the property for noise and additional improvements were made to address the concerns (landscaping, berm, etc).

Town staff was also informed that the current owner demolished and made modifications to the interior of the first floor without obtaining approvals and was attempting to use the first floor as an office location. This modification is inconsistent with the conditions of the CUP and should be returned to a preexisting condition or the CUP should be modified to allow for the use of a first-floor office consistent with all applicable building codes.

The 2008 Town of Lisbon approved CUP is attached to this application packet.

Plan of Operation Review

Certain permitted uses, as well as certain conditional uses, require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and functions as a basis for consideration prior to approval by the Town Plan Commission. The purpose of such a Site Plan and Plan of Operation review is to document the permit file, determine the adequacy of the data describing the permitted and accessory uses and proposed buildings, and document the plan and method of operation. This will enable a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Reviewed Materials – Summary Overview

Property Owner:	Dan Voss (seller)
Tax Key:	0214999007 and 0214999008
Zoning:	A-10 and Waukesha County Shoreland Zoning
New or Existing Business:	Replacing an existing business
New or Existing Structure:	Existing. No proposed changes to the 2008 approved CUP/Site Plan
Replacing an Existing Business:	Yes
Change of Use or Operation	See notes in the additional comment section below.
Operation Summary:	This is the continuation of the green waste recycling operation at the current site. The owners intend to run the operation as stipulated in the 2008 CUP. It is noted the 2008 CUP was only approved by the Town and not Waukesha County.
Hours of Operation:	7:00 am - 6:00 pm Monday through Friday per the 2008 Town approved CUP.
Full-Time Employees:	Six (6)
Part-Time Employees:	none

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	Six (6) single axle trucks, three (3) trailers, and one (1) loader per CUP.
Parking:	No proposed changes to the 2008 Town approved CUP.
Outdoor Lighting:	No proposed changes to the 2008 Town approved CUP.
Signage:	Existing signage. Changing the sign structure would require a sign permit.
Trash/Recycle Impacts:	No proposed changes to the 2008 Town approved CUP.
Stormwater Impacts:	No proposed changes to the 2008 Town approved CUP.

County Shoreland Zoning Review
Required:

Approval of the CUP and Plan of Operation requires Waukesha County approval.

Odor, Smoke, Noise from Operation: There is noise typically associated with the operation of the tub grinder and machinery. The previous CUP limits tub grinder use to five times per year. The CUP does not define the unit of "time". Planning staff recommends that the Plan Commission define the unit of time (i.e. 1-Day, 3-Days, 1 Week, during stated hours of operation etc).

Chemical, Hazardous Waste,
Solvents Stored On-Site:

Planning staff does not anticipate any issues related to storage of chemical, hazardous waste, or solvents. Fuel storage shall be subject to approval by the Fire Department and Building Inspector.

Storage/Sale of Gasoline or
Petroleum Products:

The Plan Commission could request additional information regarding the fuel storage for the on-site equipment.

Fire Department Inspection Date: None scheduled at this time. Planning staff recommends including Fire Department approval as an additional condition of approval.

State Approved Building Plans Date: No proposed commercial changes at this time. Planning staff recommends including any State Commercial Plan and local Building Inspector approval as an additional condition of approval.

Recommendations:

Planning staff recommends CUP and Plan of Operation approval subject to the following conditions:

1. The Town of Lisbon retains the ability to annually review the CUP for compliance.
2. Hours of operation: 7:00 am to 6:00 pm Monday through Friday.
3. Six (6) full-time employees.
4. Six (6) single axle trucks, three trailers, and one large loader.
5. May bring in tub grinder for the purpose of recycling wood base, brush, wood chips, and any type of wood, excluding pallets approximately five (5) times per year. Time is defined as _____.
6. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of the Conditional Use Permit.
7. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of the Conditional Use Permit.
8. Non-objection from the Waukesha County and correction of any deficiencies prior to issuance of the Conditional Use Permit.

Planning staff reserves comment on the final recommended condition until the Applicant has expressed their plans for the first floor of the housing unit.

9. The residence presently on the property may be utilized as a rental unit and the first floor shall, within _____ (days, weeks, months, etc.) be returned to the preexisting condition before the unauthorized demolition and modifications.

Or if the Applicant wishes to use the first floor as an office for operations:

March 1, 2018

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9. The residence presently on the property may be utilized as a mixed-use structure, with a residential rental unit on the second floor and the first floor as an office for the green waste recycling operation – subject to all applicable building plan approvals.

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 March 8th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Matthew Janecke, Administrator, Town of Lisbon
Gina Gresch, Clerk, Town of Lisbon

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Town of Lisbon Plan Commission on **Thursday, March 8, 2018, at 6:30 p.m.**, at the Lisbon Town Hall located at W234 N8676 Woodside Road, Lisbon, WI, 53089, to consider the Unspecified Conditional Use request (CU00003) of **Robert Bortolotti, 15230 Turnberry Drive, Brookfield, WI, 53005, owner of Lake Five Landscape and Mulch Supply, c/o Sara Ladish, located at W275 N7813 Lake Five Road, Lisbon, WI, 53029**, to operate a tree farm, tree service, and green landscape materials recycling center with retail mulch sales on property described as follows:

Lots 1 and 2, CSM No. 10582, Volume 101, Page 232, located in the NW ¼ of Section 18, T8N, R19E, Town of Lisbon. More specifically, the approximately 17 acres are located at the Lake Five Road address cited above.

For additional information concerning this Public Hearing, please contact the Town of Lisbon Community Assistance Planner, Sandy Scherer, of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division at (262) 548-7790.

All interested parties will be heard.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
515 W. Moreland Blvd.
Waukesha, WI 53188

Legal Notice to be published
in the Northwest Now on
Wednesday, February 21, 2018, and
Wednesday, February 28, 2018.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION
515 W. Moreland Blvd. Room AC 230
WAUKESHA, WI 53188
(262) 548-7790
Website: www.waukeshacounty.gov

RECEIVED
FEB 02 2018
DEPT OF PARKS & LAND USE

PETITION FOR CONDITIONAL USE

Fee Pd. 500 - Receipt No. 90195 Received by JA
Petition No. CU 00003 Permit No. _____ Date Issued _____

Owner: R BORTOLOTTI Agent: ROBERT BORTOLOTTI
Robert
15230 Turnberry Dr.
Brookfield, WI 53005

Daytime phone no. (414) 559-1680 Daytime Phone No. (414) 559-1680

Email address and/or fax number if you would like a copy of the staff report forwarded to you prior to the (County Park and Planning Commission) meeting: _____

Sara Ladish @ Gmail. com

Petition is hereby made on this date, 2 Feb 2018, for a **CONDITIONAL USE PERMIT** on property located in the Town of LISBON, Section 18,
LSBT 0214999008

Tax Key No. LSBT 0214999007, and which has the following legal description:

NE 1/4 and SE 1/4 of the Northwest 1/4 of Sec 18 Township 8N and Range 19E
Lots 1 & 2 S.M. 10582, Vol. 101, P 232
Town of LISBON

Address of subject property: W275 n. 7813 Lake Five Road, Lisbon, 53029

Said **CONDITIONAL USE PERMIT** to provide for the use of the property and/or buildings in the following described manner (Give a detailed description of the proposed use. Attach additional pages, if necessary.):

Tree Farm, ^(Green) landscape materials recycling and
retail mulch sales

Property is presently zoned as R-2 (SFPO)

Property is presently used as Residential, tree farm, tree care company, green waste recycling center

The following information must be submitted with this application:

- 1. Three (3) copies of an accurate site plan/map or plat of survey (preferred) drawn **to scale**, showing the land in question, its location, length, and direction of each boundary thereof, the location and existing use of all buildings thereon, and the principal use of the property.
- 2. Any supplemental information deemed necessary for a reasonable understanding of the proposed conditional use, e.g., cross sections, elevations, topographical information, etc.
- 3. A filing fee payable to the Waukesha County Department of Parks and Land Use (inquire as to the current fee amount).

Note: Review of this application may include a site inspection.

The undersigned owner hereby certifies that all of the above statements, information and attachments contained herein (site plan/survey, plans, exhibits, etc.) are true and accurate to the best of his or her knowledge and belief.

Signature of Agent R Bortolotti Date of Filing 2 Feb 2018

Signature of Owner R Bortolotti Date of Filing 2 Feb 2018

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION

515 W. Moreland Blvd. Room AC230
Waukesha, WI 53188
(262) 548-7790

Email pod@waukeshacounty.gov

Website www.waukeshacounty.gov/planningandzoning

RECEIVED

FEB 02 2018

DEPT OF PARKS & LAND USE

Site Plan and Plan of Operation Application
Zoning Compliance Form

Fee Pd. \$ incl w/cw ATTY IN Y Receipt No.: 90195 Staff initials rec'ing appl JH

SPPO File No. SP00005 Permit No. _____

(Area above to be completed by the Zoning Administrator)

What is the nature of the request? Please check the appropriate box(es)

- New Business in Existing Building or on Existing Site
- Change in Business Operations
- Interior Remodeling
- New Operator
- Change to Signage
- Change in Use

The completion of this application form must be accompanied by: **One (1) copy** of an **up to date** and **detailed** Site Plan or Plat of Survey (preferred), **drawn to scale and including**, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an **interior layout (plans) of all buildings** and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Planning and Zoning Division, and upon review of the information, **additional items may be required**. The plans shall be **drawn to scale** and shall be no larger than 11" x 17", and shall **not** be faxed, or reduced or enlarged (unless plans are to scale). Future revisions to the approved Site Plan/Plan of Operation will require new approvals. Please print.

1. **Property Owner Name:** ROBERT BORTOLOTTI

Mailing Address: 15230 Turnberry Dr
Brookfield, WI 53005

Phone No.: 262-781-4505

Email Address: JBORTOLOTTI5@YAHOO.COM

2. **Tax Key No(s).** LSBT0214999007 / LSBT0214999008

3. **Business Operator Name:** LAKE FIVE LANDSCAPE & MULCH Supply

Address where information should be sent, if different from the Business Address listed below:

15230 Turnberry Dr, Brookfield, WI 53005

Contact Phone No: 414-559-1680

Contact Email: SARALADISH@GMAIL.COM

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FEB 02 2018

DEPT OF PARKS & LAND USE

4. **Business Operation Name:** LAKE FIVE LANDSCAPE + MULCH SUPPLY
Address of Business Premises and Unit Number(s): W275 N 7813 LAKE FIVE RD, LISBON, WI. 53029
Business Phone No.: 414-559-1680

5. **Business Description:** Describe **in detail** below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property.
 Tree Service
 TREE FARM, LANDSCAPE MATERIAL RECYCLING AND
 MULCH SALES, outdoor uses: Equipment + Material Storage

6. **Are any changes to the site proposed?** Yes No
 If yes, delineate **any and all** changes on the Site Plan submitted.

7. **Is any interior remodeling proposed?** Yes No
 If yes, delineate any changes on the Interior Floor Plan submitted. A separate permit and/or State Approved Building Plans may be required.

8. **No. of parking spaces on the site** (*staff see p. 4)? 0 No. of accessible stalls? 0
 Number of loading docks on the site? 0 No. of required spaces (staff enters)? _____
 Describe the **specific** types of business related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)?
 6 SINGLE AXLE TRKS, 3 TRAILORS, CHIPPER, FRONT END LOADER

Are any changes to the parking or loading on the site proposed?
 Yes No If yes, delineate any changes on the Site Plan submitted.

9. **Are any changes to the lighting on the site proposed?** Yes No
 If yes, delineate any changes on the Site Plan submitted.

10. **Are any changes to the landscaping on the site proposed?** Yes No
 If yes, delineate any changes on the Site Plan submitted.

11. **Is the operator changing?** Yes No If yes, please complete No. 3 above.

12. **Are any special events proposed with this use?** Yes No
 If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., and delineate the locations of the events on the Site Plan/Floor Plan submitted.

FEB 02 2018

DEPT OF PARKS & LAND USE

13. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs:

EXISTING: SILO w/EXISTING NAME

PROPOSED: CHANGE NAME ON SILO

Are any changes to the existing signage on the site proposed? Yes No

If yes, delineate any changes on the Site Plan submitted.

14. What are the days and hours of operation? M-F 7:00-6:00 P.M

Is this a change from the current approved days/hours of operation? Yes No

15. How many employees, including yourself, will be working at this location?

Full time 2 Part time _____ Seasonal 1

16. Will there be music or other types of entertainment on site? Yes No

If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided?

17. Are there dumpsters/waste containers on the site? Yes No

If yes, delineate on the Site Plan submitted.

If yes, how are they screened from public view? _____

18. Site served by: sewer or a private septic system - type _____

If on septic, has a Sanitary Permit or PSE been obtained for this project? Yes No

If N/A per EHD, check box and provide name and date _____

If yes, provide a Sanitary Permit number or date of PSE approval _____

If no, contact the County EHD at (262) 896-8300, or visit Room AC260.

19. Will there be food service? Yes No

If yes, provide an interior and exterior table seating chart on the Floor Plan/Site Plan and contact the County EHD at (262) 896-8300 or visit Room AC260 for a Restaurant License.

20. Will there be bar service? Yes No

If yes, provide an interior and exterior bar seating chart on the Floor Plan/Site Plan and contact the Town Hall for a Liquor License.

21. Will there be outdoor storage on the site? Yes No

If yes, delineate on the Site Plan submitted and list what specific types of items will be stored outdoors on the site (number, size, etc)?

SEE SITE PLAN

22. Has a building inspection been completed for this proposal? Yes No

Date 1-10-18 If no, please contact the Town Building Inspector for a building inspection.

23. Has a fire inspection been completed for this proposal? Yes No
 If no, please contact the Fire Inspector for your area for a fire inspection, if he/she requires one.
24. Have you contacted the Town for approval of your project? Yes No
 Anticipated Town meeting date 3-8-18

The undersigned owner hereby certifies that **all** of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands **all** information in this application/compliance form. Incomplete or inaccurate applications may be denied. The use of the property shall be carried out as approved/conditioned, and all applicable ordinances and/or codes of the state, county, and town shall be complied with in carrying out the use as approved. If any changes are made from this approval, a revised permit is required. Failure to comply with the approval as permitted will result in revocation and/or other penalties. By signing this form, the owner or his/her authorized agent is giving their consent for the Department of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat. BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION OR THE APPLICABLE AUTHORIZED AGENT FORM.

Name of Property Owner or Authorized Agent: ROBERT BORTOLOTTI
 Signature: R. Bortolotti
 Title or authority if not the property owner: _____
 Date: 2 Feb 2018
 Name of Business Operator: Lake Five Landscape + Mulch Supply
 Signature: R. Bortolotti
 Date: 2 Feb 2018

 (Area below to be completed by the Zoning Administrator)

Site Plan/Plan of Operation Use Permit and Compliance with Zoning Ordinance(s)

Zoning District(s): R-2 SFPO ZC _____
 Lot Size: Width 515' Depth 434' Area 5.66 + 11.2 = 16.9 AC.
 CU File No./series, if applicable CU-220 (orig. series)

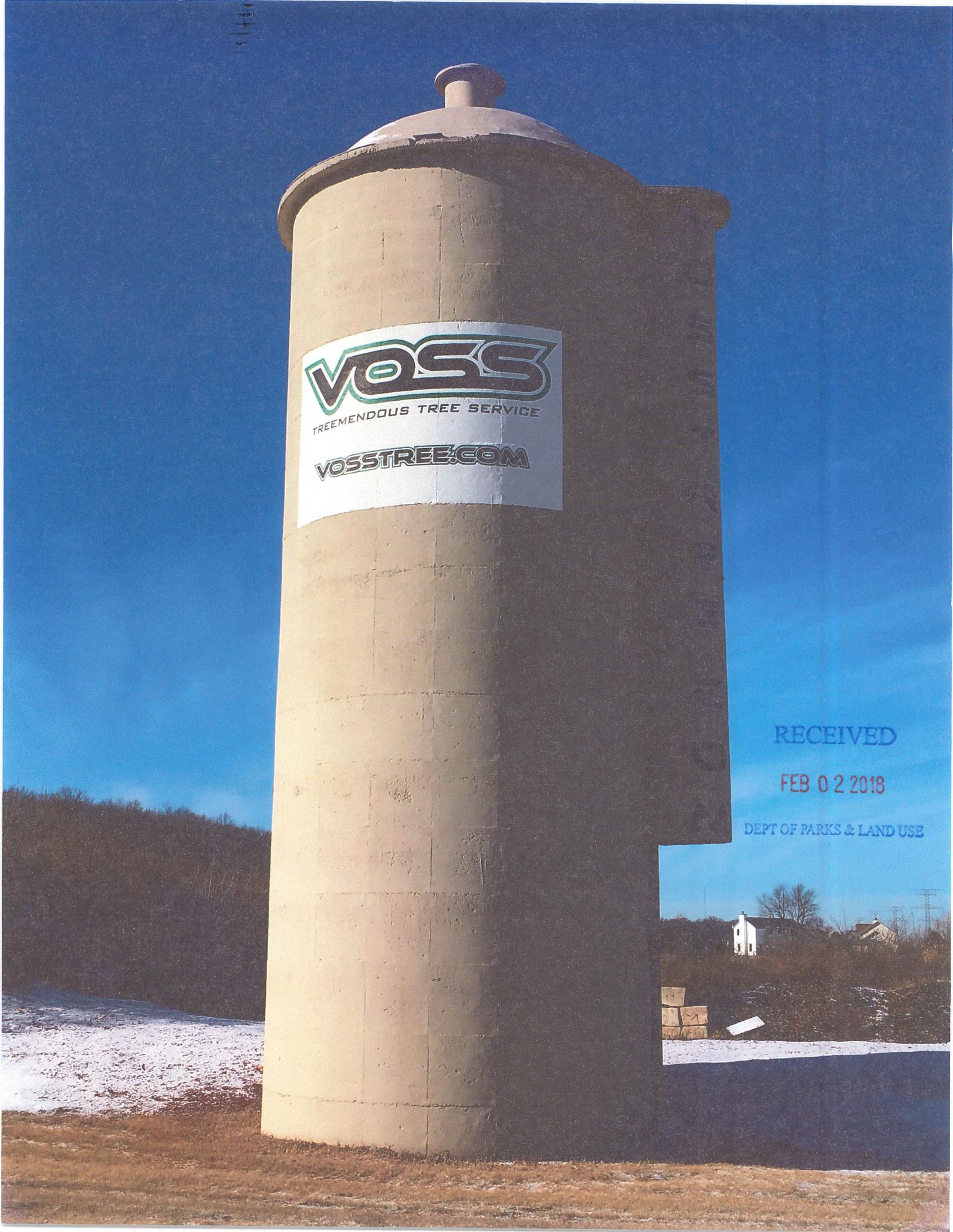
Does the use comply with **all** of the zoning ordinance regulations? Yes No
 *update parking spreadsheet, if applicable.

Zoning Administrator Approved Conditionally Approved Denied

Signature: _____ Date: _____

Reviewed by (planner initials/date): _____

Conditions of Approval and Approved Plan Attachments – see attached.



Voss
TREEMENDOUS TREE SERVICE
VOSSTREE.COM

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DEPT OF PARKS & LAND USE

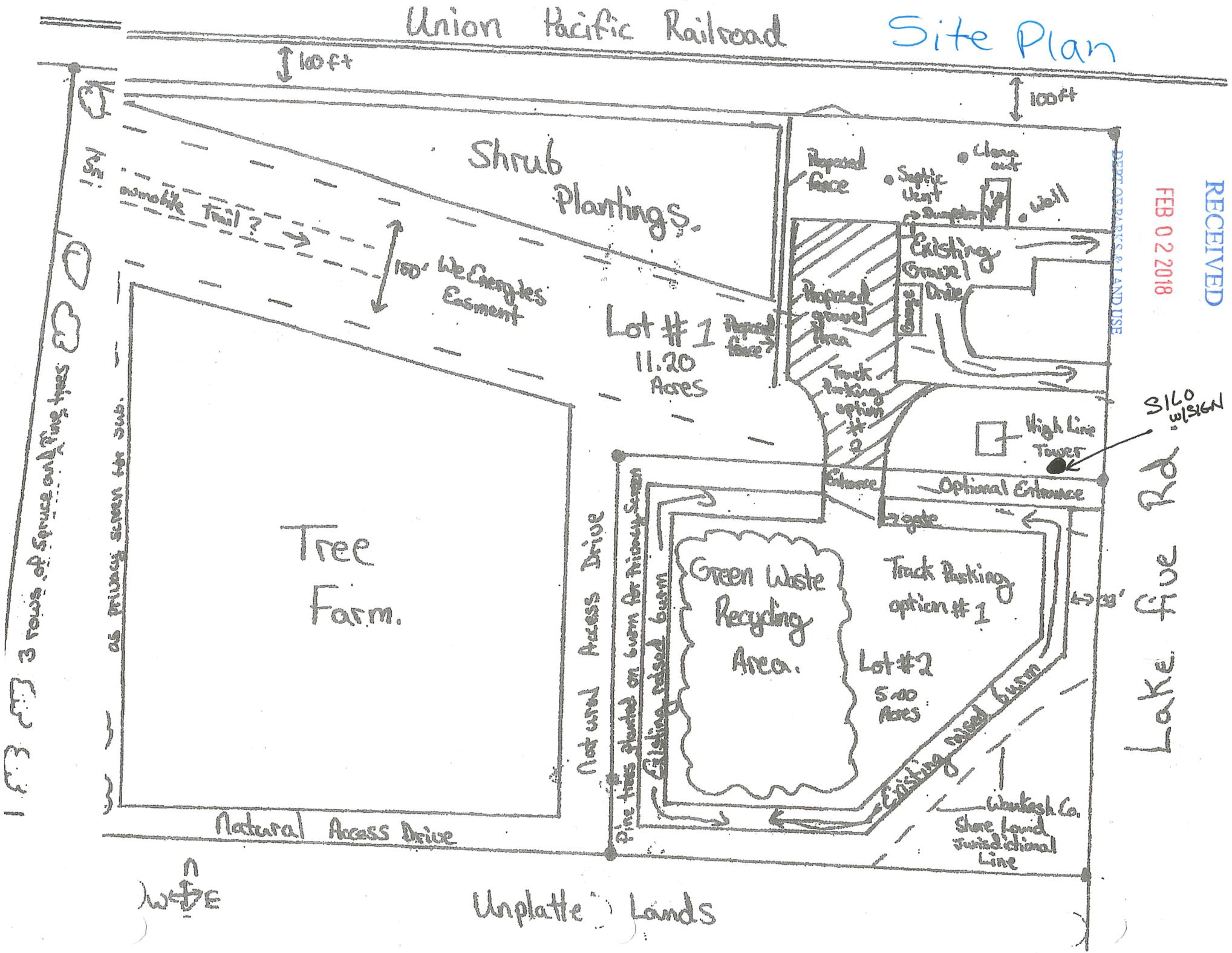
Union Pacific Railroad

Site Plan

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FEB 02 2018

DEPT. OF PARKS & LAND USE



Silo
10
1516N
Lake five Rd

N
W E

Unplatte Lands

Natural Access Drive

Not used Access Drive

Lot #1
11.20
Acres

Lot #2
5.00
Acres

Green Waste
Recycling
Area.

Shrub
Plantings.

We Energies
Easement

Tree
Farm.

Proposed
face

Proposed
gravel
area

Truck
parking
option
#2

Truck Parking
option #1

Existing
Gravel
Drive

High Line
Tower

Optional Entrance

Waukesha Co.
Share Land
Jurisdictional
Line

150'

100ft

100ft

Mobile Trail?

3 rows of Spruce and Fir trees

one of many branches

Pine trees planted on berm for privacy screen

Existing raised berm

Existing raised berm

150'

150'

150'

150'

150'

150'

150'

150'

150'



Legend

Plats

- <all other values>
- Assessor Plat
- Condo Plat
- CSM
- Subdivision Plat

Retired Plats

- Assessor Plat
- Condo Plat
- CSM
- Subdivision Plat

Municipal Boundary_1K

Railroad_1K

TaxParcel_1K_Labels

SimultaneousConveyance

- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

TaxParcel_1K

Cartoline_1K

- <all other values>
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-IA
- PL-Meander_Line
- PL-Note
- PL-Original_Parcel_Line
- PL-PT
- PL-Tie
- PL-Tie_Line
- ROW_CL
- RR_CL
- RW_Radius
- SD-SD_Block_O_100
- SD-SD_Block_O_200

Streets

Waterbodies_1K_Labels

Waterlines_1K_Labels

- FlowCenterline



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

Notes:

Printed: 2/7/2018



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

January 19, 2018

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

Re: Green Waste Material Recycling - Plan of Operation Review (Preliminary Packet)

Dear Plan Commission Members:

The above-referenced Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon. Certain permitted uses as well as certain conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. The purpose of such a Site Plan and Plan of Operation review is to document the permit file, determine adequacy of the data submitted to describe the permitted and accessory uses and buildings proposed and document the plan and method of operation to enable a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Reviewed Materials – Summary Overview

Planner Appointment Date:	January 17, 2018
Business Name:	Unnamed, (contact - Sara Ladish)
Property Owner:	Voss
Tax Key:	0214999007
Zoning:	A-10 and Waukesha County Shoreland Zoning
New or Existing Business:	Replacing an existing business
New or Existing Structure:	Existing. No proposed changes to the approve site plan.
Replacing an Existing Business:	Yes
Change of Use or Operation	No
Operation Summary:	This is the continuation of the green waste recycling operation at the current site. The owners intend to run the operation as stipulated in the recorded Conditional Use Permit (CUP). Any deviations from the CUP would require a CUP amendment.
Hours of Operation:	7:00am -6:00pm Monday through Friday per approved CUP.
Full-Time Employees:	Six (6)
Part-Time Employees:	none

vision to reality

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials: Six (6) single axle trucks, three (3) trailers, and one (1) loader per CUP.

Parking: No proposed changes to the approved site plan.

Outdoor Lighting: No proposed changes to the approved site plan.

Signage: Existing signage. Changing the sign structure would require a sign permit.

Trash/Recycle Impacts: No proposed changes to the approved site plan.

Stormwater Impacts: No proposed changes to the approved site plan.

County Shoreland Zoning Review Required: Preliminarily reviewed by Waukesha County with no immediate objections to continuing the business operation.

Odor, Smoke, Noise from Operation: There is noise typically associated with the operation of the tub grinder and machinery. The CUP limits tub grinder use to five times a year. The CUP does not define the unit of "time".

Chemical, Hazardous Waste, Solvents Stored On-Site: Planning staff does not anticipate any issues related to storage of chemical, hazardous waste, or solvents as long as the Fire Department and Building Inspector do not have objections or conditions.

Storage/Sale of Gasoline or Petroleum Products: The Plan Commission could request additional information regarding the fuel storage for the on-site equipment.

Fire Department Inspection Date: NA. No proposed changes to the approved site plan or operations.

State Approved Building Plans Date: No proposed changes to the approved site plan.

Additional Comments:

- The CUP is attached to this application.
- Planning staff will attempt to follow up on the fuel storage locations and protections prior to the Plan Commission Meeting.
- The Town of Lisbon has the ability to annually review the CUP for compliance.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff



RECEIVED

By Gina Gresch at 10:14 am, Jan 18, 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

W275 N7813 LAKE 5 ROAD Hartland, WI 53029
 Property Address City Zip

LSBT0214999007 18 Acres
 Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

DAN VOSS
 Name / Company Name

Signature

W275 N7813 Lake Fire Rd.
 Address

Hartland, WI 53029
 City State Zip

414-975-4635 voss@treeglobal.net
 Phone E-mail Address

Applicant

Sara Ladish
 Name

 Company

N43W29128 Prairie Wind Cir. N.
 Address

Pewaukee, WI 53072
 City State Zip

414-559-1680 SaraLadish@gmail.com
 Phone E-Mail Address

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



RECEIVED
By Gina Gresch at 10:14 am, Jan 18, 2018

W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023
E-mail: townhall@townoflisbonwi.com • Website: www.townoflisbonwi.com

SITE PLAN AND PLAN OF OPERATION

Please fill out the entire application all questions need a response. If something does not apply please put N/A. Incomplete applications will not be processed or put on the agenda. The completion of this application form must be accompanied by one copy of an up to date and detailed Site Plan drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Town Hall, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall also be emailed as a PDF. Future revisions to the approved Site Plan/Plan of Operation will require new approvals.

- same business, but new owner*
- New business in existing building or on existing site New Owner Temporary Use
- Change in Operations (summarize below what is changing; days/hours, etc)

- Change in Use (summarize below prior and new use below)

BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number LSPT0214999007 Acres 18 Zoning _____

Business Name & Contact Person: Sara Ladisch

Full Address (include City & Zip): N43 W29128 Prairie Wind Cir. N. Pewaukee, WI 53072

Phone Number & Email: 414-559-1680 sara.ladisch@gmail.com

Signature & Date: [Signature] 1-17-18

Property Owner Name: DAN VOSS

Full Address (include City & Zip): W275N 7813 Lake Fire Rd Hartland, WI 53029

Phone Number & Email: 414-975-4635 voss.trc@sbcglobal.net

Signature & Date: [Signature]

1. Is this business replacing another business? Yes No
a. If yes, what is the prior business' name: Voss Tree Service
2. Is this an expansion of an existing Town approved/based operation? Yes No
a. If yes, please explain: _____

HOURS OF OPERATION & OPERATING SPECIFICS

3. Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property. If items are produced, please provide a separate explanation of the production process.

Green waste recycling center- bringing in raw materials such as woodchips, branches and brush to produce into mulch. This site will sell mulch and trees from the tree farm per site plan.

4. Days & Times of Operation:
a. Days & Times: 7:00 a.m. - 6:00 p.m. Monday-Friday
5. Employees (if self-employed please count yourself)
a. Full-Time 6
b. Part-Time 0

FOOD / BEVERAGE / LIQUOR

6. Is there any food & beverage / liquor service? Yes No
a. If yes, please explain: _____

7. Table Seating Capacity

- a. Outside: N/A
- b. Inside: N/A
- c. Bar: N/A

8. Food / Soda Vending Machines Yes No

a. If yes, quantity of each: _____

OUTDOOR USES

9. Is there any outdoor storage? Yes No

a. If yes, please explain: (6) trucks / (3) trailers and (1) Loader

10. Will there be any outdoor events? Yes No

a. If yes, please describe the types of events, parking accommodations, sanitary facilities and delineate the locations of the events on the Site Plan submitted. Attach a separate sheet if necessary.

11. Will there be any customer dockage? Yes No

a. If yes, please indicate on the Site Plan length and number of piers.

12. Parking Lot

- a. Dimensions —
- b. Total number of spaces —
- c. Number of spaces allotted for employees —

MUSIC / ENTERTAINMENT

13. Are any problems such as odor, smoke or noise resulting from this operation? Yes No

a. If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided? Attach a separate sheet if necessary.

14. Game Machines Yes No

a. Quantity: _____

b. Location: _____

BUILDINGS

15. Building A

a. Dimensions & Levels: 62x42 existing garage

b. Use: storage

16. Building B

a. Dimensions & Levels: _____

b. Use: _____

17. Building C

a. Dimensions & Levels: _____

b. Use: _____

LIGHTING (Submit Cut-Sheets)

18. Outdoor Lighting

a. Type(s): —

b. Locations(s): —

SIGNAGE (Also submit the Town's [Signage Application](#) & appropriate fees)

19. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs.

Existing business name on existing sign

CHEMICALS/HAZARDOUS MATERIALS

20. Are there any Chemicals, Hazardous Waste or Solvents stored on the site? Yes No

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

bry

21. Does this Operation involve the Storage/Sale of gasoline or any other Petroleum Products? Yes No

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

STORM WATER RETENTION, FLOW OF SURFACE WATER, AND AMOUNT OF IMPERVIOUS SURFACES

22. Are there surface water drainage facilities? Yes No

a. If yes, please explain: _____

REFUSE DISPOSAL

23. Are there dumpsters/waste containers on the site? Yes No

a. If yes, show on the Site Plan submitted the location of dumpsters and any screening.

PERMIT APPROVAL / ISSUANCE DATES

24. Is Highway Access Permit Needed? Yes No

a. Date Issued: _____

25. DNR Well Approval (For New Constructions Only)

a. Date Approved: YES 1-16-18 - 1 inspected

26. Septic System Approval (For New Constructions Only)

a. Date Approved: YES 1-16-18 - 1 inspected

27. Fire Department Inspection Yes No

a. Date Inspected: _____

28. Did the Wisconsin Department of Safety & Professional Services approve building plans? Yes No

a. Date Approved: N/A

29. Is security fencing necessary? Yes No

HORSE BOARDING

30. Does this Operation involve the Boarding of Horses? Yes No

a. Maximum number of horses boarded: _____

b. Maximum number of horses owned: _____

31. Has a Conservation Plan been prepared by the Land Conservation Committee? Yes No

a. Date Prepared: N/A

.....
Town Approval Date(s): _____

County Approval Date(s): _____

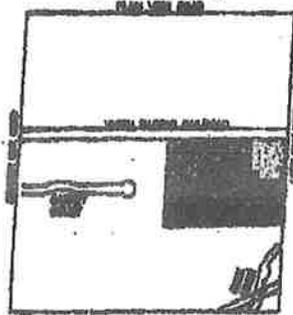
CERTIFIED SURVEY MAP NO.

BEING PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



Scale: 1" = 150'

LOCATION MAP
NW 1/4 18-8-19



NOT TO SCALE

LEGEND:

- 3/4 BAR SET - WEIGHING MIN. 1.13 LBS PER LINEAL FOOT
- 1" IP FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST 1:100 OF A FOOT.

BEARINGS REFERENCED TO WIS. STATE PLANE COORDINATE SYSTEM, SOUTH ZONE THE EAST LINE OF THE NW 1/4, SEC. 18-8-19 BEING N 00°29'40" E PUBLISHED DEC. 2007

OWNER:
STEVEN & HOLLY TREMMEL LIVING TRUST - STEVE TREMMEL TRUSTEE, MAX TREMMEL, TIM TREMMEL & DANYELL TREMMEL
W278 N7813 LAKE FIVE ROAD
HARTLAND, WI
TAX KEY NO. LB8TC214000000

NE COR. NW 1/4 18-8-19
CON. MON. W/CAP. FD.
Mag. 488,510.27
Y=488,543.10

UNION PACIFIC RAILROAD

1" IP FD. 0.0°E, 0.07'S
1" IP FD. 0.23'W, 0.39'S

N 88°05'43" E 1003.06'

LOT 1
488090 sq. ft
11.20 Acres

WISCONSIN ELECTRIC
POWER COMPANY
EASEMENT

LOT 2
217850 sq. ft
5.00 Acres

FORMER LANDFILL SITE
(PER WAUKESHA COUNTY GIS)
WAUKESHA COUNTY
SHORE LAND JURISDICTIONAL
LINE

3' ABOVE 100 YEAR FLOOD PLAN, ELEV. 857
SOURCE: WAUKESHA COUNTY PLANNING DEPT.



DISTANCE TABLE

- (A) = 52.31'
- (B) = 89.35'

SURVEY NOTES:

due NORTH

BACK VIEW

LOT 6 (S 07°41'27" W 731.82' (REC.)
W 08°45'27" E 731.82')

LAKE FIVE ROAD (2000.00' REC.)
S 07°20'40" W 722.12'
S 07°20'40" W 409.82'

SE COR. NW 1/4 18-8-19
CON. MON. W/CAP. FD.
Mag. 488,467.63
Y=488,512.42
E=488,553.53

8



RECEIVED
By Gina Gresch at 10:14 am, Jan 18, 2018

PROFESSIONAL SERVICE REIMBURSEMENT FEES:

Pursuant to the Town of Lisbon Municipal Code Section 1.14, the Town of Lisbon Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Treasurer shall charge one hundred and five percent of the cost of that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. The additional five percent cost above the cost of the service is levied to cover Town administrative charges. Also, pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges, however, is subject to the property owner's appeal rights as described in the Town of Lisbon Municipal Code Section 1.14

The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Sara Luaiski
ADDRESS N43W29128 Prairie Wind Circle N. Pewaukee, WI 53072
DATE 1-17-18 SIGNATURE Sara Luaiski
PHONE 414-559-1680 EMAIL Sara-Luaiski@gmail.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Dan Voss
ADDRESS W27517813 Lakeside Rd. Hartland, WI 53029
DATE 1-17-18 SIGNATURE Dan Voss
PHONE 414-975-4635 EMAIL Vossfree@Sbcglobal.net

PROJECT NAME _____

X



RECEIVED
By Gina Gresch at 10:14 am, Jan 18, 2018

SITE INSPECTION NOTIFICATION:

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Sara Ladish
ADDRESS N43 W29128 Prairie Wind Circle N. Pewaukee, WI 53072
DATE 1-17-18 SIGNATURE Sara Ladish
PHONE 414-554-1680 EMAIL SaraLadish@gmail.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Dan Voss
ADDRESS W2757813 Lakeview Rd. Hartland, WI 53029
DATE 1-17-18 SIGNATURE Dan Voss
PHONE 414-975-4635 EMAIL Vosstree@Sbcglobal.net

COMMENTS:

Town Official Accepting Form

1-18-18

Date

RECEIVED

By Gina Gresch at 8:56 am, Mar 02, 2018

March 1, 2018

Dear Sandy,

This letter is regard to the conditional-use request for Lake Five Landscaping and Mulch Supply located at W275 N7813 Lake Five Road, Town of Lisbon, Wisconsin. As you know, it is the future owner's intent to have someone operate on his behalf, a tree farm, tree service, and landscaping materials recycling center with retail mulch sales on the property. My wife Joanne and I would like to request that his permit be reevaluated. There have been many issues throughout the past 9 years with Voss tree service who have been operating in our residential neighborhood. You might say they have been, "pushing the envelope to the max"!

The original Tremmel Trucking conditional use permit allowed for them to park three (3) dump trucks in the parking garage which is now referred to as the shop, with very minimal maintenance. That was extent of what was permitted. However, what has transpired over the past almost decade has expanded beyond that enormously.

The original Voss Tremendous Tree plan presented to the Town of Lisbon Board, which I have a copy of, states that they have created a huge network of off-site customers to dispose of their recycled products. It further states that they were not requesting to do any retail sales of recycled products or trees and shrubs & there would also be no pick-up of any materials either. So we are asking for this permit to remain as such and that you do not issue an "unspecified" conditional permit that allows them to have retail mulch sales on property!

It seems that with each new owner additional things are approved - - one thing gets approved and then another, and then another, and then another. So, we are asking that you go back to the way the property was originally permitted. Example - - I see no reason to allow a permit for small engine repair on the property - - what does that have to do with retail sales of mulch??? I don't understand that.

The original permit issued 01/22/2009 states, "Whereas the Town Board has found and determined that the issuance of the conditional use permit will be in conformance with a spirit and intent of the zoning ordinance of the Town and will not, under the terms and conditions of the permit as set forth herein, cause any **disturbance or nuisance** to neighboring properties, and will not adversely affect the value of the neighboring properties". Unfortunately, the operation has been a chronic noise disturbance.

At the original hearing back on July 10, 2008, the main concern I addressed on behalf of myself and my wife in addition to all the other neighboring properties was noise, noise, noise. I had just retired and was not going to put up with listening to

o business noise. Well that didn't work out so well. I've listened to noise for years until Mr. Voss finally got rid of his old 2-cycle diesel engine front end loader last spring. And when they drove it a mile away up to Silver Spring Road to load it on a flatbed truck, I could hear it all the way. That's the kind of noise I have put up with. Fortunately, they now have a large Case front end loader that is very quiet. Please use that as a benchmark, for the allowable decibel level of all other future equipment used on the property. It should be the benchmark number since to the best of my knowledge, no one ever verified the decibel level of any machinery used in the past. Even though that was supposed to have been done per the terms of the original permit, Item I.

Item A. Hours of operation 7 a.m. till 6 p.m., Monday through Friday, has never been followed. Last summer some of the neighbors had to go back before the Town Board to get hours and days re-established as well as what items could or could not be dumped there. Are they going to abide by hours of operation from what was established?

Item C. Six (6) single axle trucks, three (3) trailers and one (1) large loader that was what was permitted. There needs to be an understanding of their current equipment and a limitation on any future equipment.

Item E. Residence used as a rental property: I have been pleased the last few years with their current renter. But in the future if he moves out, it needs to be stated no loud noise, no loud music, no racing around with dirt bikes four wheelers, etc.

Item F. states that, "all trucks on property will not utilize back up alarms". That should read ***all trucks and equipment will not utilize back up alarms.***

Truck Maintenance: In their original proposal they mentioned that truck maintenance would be basic. Larger things such as tires, etc. would be out sourced. I have no problem with that. If they do basic maintenance on their equipment that's fine, but, what has been going on in the past is that different types of equipment such as chippers, stump grinders, etc. were bought, rebuilt and sold. That better not be allowed anymore. Was this the intent of the small engine repair permit? I am further asking that when they do equipment repair, the east doors of the shop be kept closed. Open the south door, I'm tired of listening to air compressors, impact wrenches, grinders, pressure washers, loud music, etc..... we are directly across the street and the noise carries and echoes off of the buildings.

Tub Grinder Operation: The permit was to be for the processing of mulch with a tub grinder coming in 5 times a year for 2 days at a time. They now have also incorporated a machine that screens the mulch and then paints it. This currently takes place more than 5 times throughout the year and longer than 2 days at a time

e. It was never approved, and that process is significantly noisier than the tub grinder.

Chain Sawing: There was to be no chain sawing and processing of firewood, which has been done, and when I asked them to **desist** I was told, this is part of their **commercial production** of recycling which in my book falls under the category of a **disturbance and a nuisance**. They keep trying to push this even though they've been told as recent as last summer's meeting that chain sawing isn't allowed. How they can figure running 3 chainsaws at a time to cut firewood is not a noise nuisance is beyond me. Again that's why this needs to be reevaluated. No chain sawing except for personal use of their firewood for their shop/house heater, which by the way needs to have some type of regulator as to when it closes off. It creates such a creosote fog that engulfs all the way to my house I can smell it sometimes in the house, but when I go to get the mail it is very hard to breathe; that's worse than the smelling of the grass clippings that they had dumped, which is also not allowed.

Equipment Parking: Lastly, the parking of equipment mainly the trucks they use will be parked on the south side of building not in the front of it. If they are going to be idling them for any excessive amount of time, over 15 minutes, they'll need to park them according to the original diagram in parking lot number 1 which is in the green waste recycling area. When they park them in front of the building and idle them, the noise echoes off the building and reverberates in my house.

In closing I would like to say we will do our best to get along - - there's always a give and take with everything. Part of the putting up with the noise that still does come with the operation of any business, was that I was allowed to get some firewood for my use and that of my family. If that's acceptable, I want this to be the basics to start out with so we are all in agreement with the basics of the permit.

Respectfully Submitted for your Consideration,

Steve and Joanne Heckenkamp

cc: Town of Lisbon



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

March 1, 2018
Chairperson Osterman and Members of the Town Plan Commission
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

RE: Sign Permit Application Review for LaCrosse Sign Group (on behalf of Kwik Trip)

Introduction

This review addresses the sign permit application submitted by LaCrosse Sign Group (Applicant) for a new Kwik Trip location at N67 W27666 Moraine Drive in the Town. Kwik Trip is planning to remodel a convenience store and fuel station at the site of a former PDQ. The Applicant intends the following:

- Use of the two existing freestanding signs located along Moraine Drive and Silver Spring Road, while re-facing the existing double-faced PDQ cabinets on these signs with new Kwik Trip cabinets.
- Replace the PDQ wall (building) mounted sign with a 12'1" x 2'0" wall mounted Kwik Trip sign.
- Replace and relocate two 12'1" x 2'0" wall (canopy) mounted signs along the north and east faces of the fueling pavilion.

The site is 2.99 acres and is currently zoned B-2 (Local Business). Other pertinent details with respect to this application and Town of Lisbon Ordinances are included below.

Sign Code and Zoning Code Review

When dealing with sign replacements, it is important to ensure current signage is in conformance with codes. The sign code addresses existing signage as follows:

Existing Signs 13.13 (a)

- (1) Existing signs which become nonconforming upon adoption of this ordinance *shall not be reconstructed, remodeled, relocated or altered in any way unless such action will make the sign conforming in all respects with this ordinance* (note: normal maintenance is permitted).
- (2) A nonconforming sign or sign structure which is damaged may be restored only after the owner has shown that the damage did not exceed fifty (50) percent of the appraised value of the sign. If such sign or sign structure is destroyed or damaged to an extent exceeding fifty (50) percent of the appraised sign value, it shall be removed and shall not be reconstructed or replaced unless such action makes the sign and sign structure conforming, in all respects, to the sign code. If restoration of a damaged sign is not completed within three (3) months of the date damage occurred, such sign shall be removed or replaced in a manner as will conform with all specifications of this ordinance
- (3) At such time as the owner of a building or lot, on which a nonconforming sign(s) is located, requests Planning Commission approval for any change to the use, building, or lot, the Planning Commission may require that such nonconforming sign(s) be removed or made to conform with this ordinance as a condition of building or site approval..

February 9, 2018

Page 2 of 2

Section 13.13(a)(1) is most important in this scenario. Several of the existing signs do not conform with the current Sign Code, specifically the following standards:

- Business and industrial uses shall be permitted one wall per tenant and one freestanding sign per principal building.

The current site has two freestanding signs, two canopy signs (calculated as wall signs), and one wall sign on the principal building. Therefore, the existing sign package is nonconforming to the current sign code.

Furthermore, section 13.12(c)(2) Wall Signs states, a wall sign may not exceed 50 square feet. The proposed building wall sign is 24.1 square feet and complies with the size standard; however, the replacement and relocation of the two canopy signs exceed the total amount and size of the signs. Nonconforming signage changes should be limited to the existing square feet currently on the canopy so to not expand the non-conforming sign. The SCA (Town Plan Commission) will need to either restrict the new canopy signs to the current PDO sign size and location or allow for the modification to the larger and relocated sizeⁱ.

Finally, Section 13.12(c)(3) Freestanding Signs states freestanding signs shall not exceed 60 square feet in area, shall not be located less than 10 feet to the property line, right-of-way line, or driveways, and shall not exceed 20 feet in height. The B-2 Zoning District increases the allowable height to 25', but decrease the maximum sign area to 50 square feet. The Applicant's design drawings maintain the freestanding sign on Silver Spring Road as 26 feet-8 inches tall with an overall area of 111 square feet, and the freestanding sign on Moraine Drive as 27 feet tall with an overall area of 112.52 square feet. The applicant requests to change the sign faces and cabinets to add an additional digital fuel price display and an electronic changeable message sign. The SCA (Town Plan Commission) will need to determine if the changing of the sign type and materials classifies as expanding on the nonconforming nature of the sign or is simply a changing of the sign faceⁱⁱ.

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 March 8th Plan Commission meeting to answer any questions.

Sincerely,

Daniel Lindstrom, AICP
Town Planner
Vierbicher

cc: Matthew Janecke, Administrator, Town of Lisbon
Gina Gresch, Clerk, Town of Lisbon

ⁱ Section 13.16 states that the Plan Commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of this ordinance as put forth in §13.01. A waiver or modification may be based on site specific hardships such as topographic aberrations, traffic safety, and visual encumbrances, among other factors. The Ordinance also states that individual waivers shall not be misconstrued as setting precedence for allowing similar or nearly similar waivers in the future, even if application circumstances are identical

January 10, 2018



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

RE: Sign Permit Application for Kwik Trip 973, N67 W27666 Moraine Dr., Sussex, WI 53089 (former PDQ)

Kwik Trip is planning a new convenience store/fuel station at this location. We would like to permit the signs they are requesting for this site formerly owned by PDQ. The main ID pylon signs would be constructed using the existing pole of the PDQ signs, replacing the cabinet with a new one of the same size.

If you have questions or concerns please call Cindy Bluske (see contact information below).

*Thank you,
Cindy Bluske*

LaCrosse Sign Group -home office 1450 Oak Forest Dr. / Onalaska, WI 54650 / Phone: 608-781-1450

LaCrosse Sign Group of Madison 2242 Mustang Way / Madison, WI 53718 / Phone: 608-222-5353

LaCrosse Sign Group of Eau Claire 2502 Melby St. / Eau Claire, WI 54703 / Phone: 715-835-6189

cindyb@lacrossesign.com

Please let us know
what we owe in
permit/sign fees
and we will issue
a check.
Thank you!



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): \$2,583.69 (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
- Other \$ _____
- 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

N67 W27666 Moraine Dr. Sussex 53089
 Property Address City Zip
LSBT0219994001 2.99 acres B-2
 Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

Kwik Trip Inc./Ryan Roberts (agent)
Name / Company Name

[Signature]
Signature

PO Box 2107; 1626 Oak St.
Address

La Crosse WI 54602-2107
City State Zip

608-793-5913 rroberts@kwiktrip.com
Phone E-mail Address

Applicant

Cindy Bluske (Agent)
Name

La Crosse Sign Company
Company

PO Box 187, 1450 Oak Forest Dr.
Address

Onalaska WI 54650
City State Zip

608-781-1450 cindyb@lacrossesign.com
Phone E-Mail Address

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



SIGN PERMIT APPLICATION

Property Information

N67 W27666 Moraine Dr.
Property Address

LSBT0219994001
Tax Key/Parcel ID #

2.99 acres
Lot Size

B-2
Current Zoning

Property Owner

KwikTrip/Ryan Roberts (Agent)
Name

KwikTrip
Company

PO Box 2107, 1620 Oak Street.
Address

La Crosse WI 54602-2107
City State Zip

608-793-5913 rroberts@kwiktrip.com
Phone Fax E-mail Address

Applicant / Agent

Cindy Bluske (agent-LaCrosse Sign)
Name

La Crosse Sign Group
Company

PO Box 187, 1450 Oak Forest Dr
Address

Onalaska WI 54650
City State Zip

608-781-1450 cindyb@lacrossesign.com
Phone Fax E-Mail Address

Description of Sign

Include the following:

- A site plan of the property showing proposed sign location (including setbacks).
- Color rendering of the sign showing dimensions.

The applicant agrees to comply with Wisconsin Uniform Dwelling Code and Municipal Ordinance and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied on the Department or Municipality; and certified that all the above information is true and correct. ***I understand that all fees are non-refundable.***

Cindy Bluske Cindy Bluske
Applicant Signature & Date

As the property owner, I give permission for the above sign to be installed on my property.

[Signature] (AGENT) 12/10/12
Property Owner Signature & Date

INTERNAL USE ONLY

Amount Due: \$ _____	Check # _____	Date Paid: ____/____/____
----------------------	---------------	---------------------------



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Kwik Trip Inc.
ADDRESS 1626 Oak St LaCrosse WI 54602
DATE 12/19/2017 SIGNATURE [Signature] (AGENT)
PHONE 608-793-5913 EMAIL roberts@kwiktrip.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Kwik Trip Inc
ADDRESS 1626 Oak St LaCrosse WI 54602
DATE 12/19/2017 SIGNATURE [Signature] (AGENT)
PHONE 608-793-5913 EMAIL rrobert@kwiktrip.com

PROJECT NAME Kwik Trip #923 (former PDQ)



SITE INSPECTION NOTIFICATION:

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Kwik Trip Inc.
ADDRESS 1626 Oak St.
DATE 12/19/2017 SIGNATURE [Signature] (AGENT)
PHONE 608-793-5913 EMAIL rroberts@kwiktrip.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Kwik Trip Inc.
ADDRESS 1626 OAK ST
DATE 12/19/2017 SIGNATURE [Signature] (AGENT)
PHONE 608-793-5913 EMAIL rroberts@kwiktrip.com

COMMENTS:

Town Official Accepting Form

Date

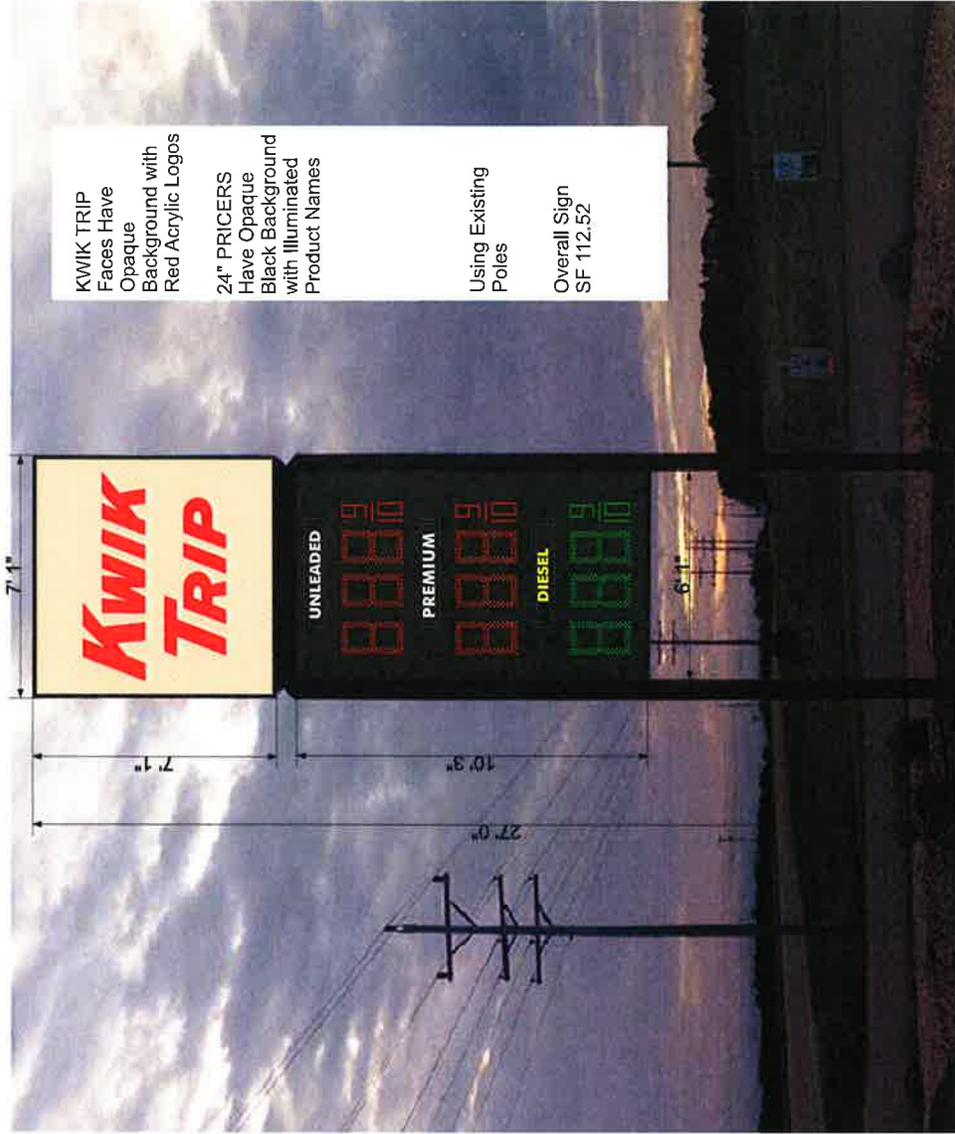
REFACE EXISTING DOUBLE FACED PYLON

#973 SUSSEX, WI

EXISTING



NIGHT VIEW



KWIK TRIP
Faces Have
Opaque
Background with
Red Acrylic Logos

24" PRICERS
Have Opaque
Black Background
with Illuminated
Product Names

Using Existing
Poles

Overall Sign
SF 112.52

Approved by: _____ Date: _____ Landlord: _____ Date: _____

The artwork, copy, layout and design are the property of La Crosse Sign Co., Inc. and must be returned to them.

lacrossesign.com

La Crosse Sign Group
1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-6353
2502 Mabey Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing by: Danielle Hadley
Sign Type: Pylon
Date Created: 11/10/2017
Last Modified:
Scale: 3/16" = 1' 0"

SALES

Job Name: Kwik Trip
Job Address:
N67W27666 Moraine Dr
Sussex, WI 53089
Salesperson: Cindy Bluske
Job Number: 96391

FILE

Revision Number:
Job File Location:
S:\1 - Kwik Trip\Sussex, WI 973\
Acquisition from PDO\357\Design\
973 Sussex Art 96391 Silver
Spring Dr

COLOR KEY

a TBD
b
c
d
e
f

COLOR SOLUTIONS BY A REGENERATION
OF THE ORIGINAL PAPER, PAPER, AND SILVER

REFACE EXISTING DOUBLE FACED PYLON

#973 SUSSEX, WI

EXISTING



NIGHT VIEW



KWIK TRIP
Faces Have
Opaque
Background with
Red Acrylic Logos

12" PRICERS
Have Opaque
Black Background
with Illuminated
Product Names

40x100
15.8mm RGB
Active SF 10.80
Overall SF 14.0

Using Existing
Poles

Overall Sign
SF 111

Approved by: _____

Date: _____

Landlord: _____

Date: _____

This artwork is copyrighted material and may not be reproduced or used without permission.
It is the property of La Crosse Sign, Inc. and must be returned to them.

lacrossesign.com



**La Crosse
Sign Group**

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mistfang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing by: Danielle Hadley

Sign Type: Pylon

Date Created: 11/10/2017

Last Modified:

Scale: 3/16" = 1' 0"

SALES

Job Name: Kwik Trip

Job Address:
N67W27666 Moraine Dr
Sussex, WI 53089

Salesperson: Cindy Bluske

Job Number: 96391

FILE

Revision Number:

Job File Location:

S:\11 - Kwik Trip\Sussex, WI 973\

Acquisition from PDO\SJ7\Design\

973 Sussex Art 96391 Silver
Spring Dr

COLOR KEY

- a TBD
- b TBD
- c TBD
- d TBD
- e TBD
- f TBD

James W. Hammes

SUITE 200
1601 EAST RACINE AVENUE
POST OFFICE BOX 558
WAUKESHA, WISCONSIN 53187-0558
TELEPHONE (262) 542-4278
FACSIMILE (262) 542-4270
E-MAIL jwh@cmhlaw.com
www.cmhlaw.com

February 28, 2018

VIA EMAIL: mjanecke@townoflisbonwi.com

Matthew Janecke
Administrator
Town of Lisbon
W234 N8676 Woodside Road
Sussex, WI 53089

Re: Ordinance 01-18

Dear Matt:

I am enclosing herewith the final draft of the proposed PUD Ordinance.

This matter should be distributed to the Plan Commission for its review prior to the March 8, 2018 meeting.

Very truly yours,

s/ James W. Hammes

James W. Hammes

JWH:ae
Enclosures

cc: Sandy Scherer (sscherer@waukeshacounty.gov)
Joe Osterman (josterman@townoflibsonwi.com)
Dan Lindstrom (dlin@vierbicher.com)

Ord. 01-18

**ORDINANCE CREATING SECTION 33 AND REPEALING/RECREATING VARIOUS
SECTIONS OF THE LISBON ZONING CODE RELATED TO PLANNED UNIT DEVELOPMENTS
AS AN OVERLAY DISTRICT, IN THE TOWN OF LISBON,
WAUKESHA COUNTY, WISCONSIN**

SECTION 1: Section 33 of the Lisbon Zoning Code is hereby created as follows:

SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and Intent

1. Planned Unit Development Overlay District (PUD) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.
2. The planned development procedure requires a high degree of cooperation between the developer and the Town. The procedure described herein is designed to give the developer general development plan approval before completing all of the detailed design work while providing the Town with assurances that the project will retain the character envisioned at the time of approval.

(b) Identified objectives

When reviewing requests for approval of a Planned Unit Development, the Town shall consider whether the objectives listed below will be served or achieved. Planned unit developments should not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.

1. Accommodation of a variety of housing types.
2. Promotion of integrated land uses allowing for a mixture of residential, commercial, public and industrial uses (Mixed Uses) along corridors and in transitional areas.
3. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
4. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
5. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
6. Coordination of architectural styles and building forms to achieve greater compatibility with surrounding land uses.

7. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

(c) Relationship to other applicable regulations

1. Permitted and accessory uses. Permitted and accessory uses in the planned development overlay district shall be the same as those permitted in the base zoning district or districts in which the PUD is located.
2. Mixed uses. A mix of different uses within a planned development overlay district may be permitted if the plan commission and village board determine that the mix of uses is compatible and necessary to achieve the objectives of the PUD.
3. Floor area and height. The PUD may provide for an increase in the maximum gross floor area, floor area ratio, and/or maximum building height allowed in the base zoning district for the purpose of promoting project integration and additional site amenities.
4. Building setbacks. The PUD may provide for a reduction of required setbacks in the base zoning district, provided that a landscaped setback area of the minimum width established for the base zoning district is maintained along the periphery of the PUD.
5. Lot requirements. The Town Board may authorize reductions in the area and width of individual lots within a PUD from that required for the base zoning district, provided that such reductions are compensated for by an equivalent amount of open space elsewhere in the Planned Unit Development. Such open space shall not include areas designated as public or private streets. The plan may increase the maximum density beyond that permitted in the base zoning district for the purpose of promoting an integrated project with a variety of housing types and additional site amenities.
6. Street layout. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive areas or environmental corridors as defined by Waukesha County or SEWRPC, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
7. Density Bonus. The zoning district lot sizes and density for residential planned unit developments may be modified by applying up to a 30% maximum density bonus to the density otherwise permitted in each base zoning district; provided however, that the density bonus calculation and the sewer reduction provisions contained in the Zoning Code cannot both be applied to further increase the density bonus beyond the 30% maximum density bonus allowed for residential Planned Unit Developments.
8. Base Zoning Districts. Planned Unit Development Overlay Districts are not permitted over the EFD or Q1 Districts. Planning of Development Overlay Districts may include C1 Conservancy Districts as a part of the PUD, provided however, that no portion of any building, lot or structure shall be allowed on lands designated in an underlying C1 Conservancy District.
9. Other exceptions. The Town Board may, in its discretion, authorize the waiver or modification of the restrictions applicable to the base zoning district, provided however, that such waiver or modification shall not authorize the uses which are inconsistent or in compatible with the use restrictions contained in the base zoning district or districts.

(d) Procedural Requirements

1. Pre-petition meeting. Prior submitting a petition for approval of a Planned Unit Development Overlay District, the applicant shall meet with Town Staff, to discuss the scope and nature of the proposed development. The applicant must sign and submit the professional services reimbursement form prior to the pre-petition meeting.
2. Petition – General Development Plan (GDP). Following the pre-petition conference, the applicant shall file a petition with the Town Clerk for approval of a Planned Unit Development Overlay District – General Development Plan. Upon submission of a completed application form, general development plan and any petitions for modification of the Comprehensive Plan and changes in the Base Zoning District, and upon payment of the required fees, the Zoning Administrator shall forward the application to the Plan Commission for review and consideration.

The General Development Plan shall include the following information:

- a. Total area to be included in the PUD, area of open space, residential density computations, proposed building square footage for commercial or industrial development, proposed number of dwelling units, population analysis, traffic analysis, availability of or requirements for municipal services and any similar data pertinent to a comprehensive evaluation of the proposed development required by the Town.
- b. General summary of the estimated value of structures and site improvement costs, including landscaping and special features.
- c. General outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.
- d. Proposed departures from the standards of development in the Town zoning regulations, other Town regulations, administrative rules, or universal guidelines.
- e. Expected date of commencement and completion of physical development as set forth in the proposal.
- f. Details describing the benefits the PUD will provide the Town of Lisbon such as, natural resources, open space, aesthetics, economic or public benefits or facilities, etc.
- g. Legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.
- h. Approximate location of public and private roads, sidewalks, paths, trails, driveways, and parking facilities.
- i. Density of the project and the amount of open space and common areas.
- j. Conceptual architectural rendering and design of the buildings, if applicable.
- k. General location of institutional, recreational and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways, and open space features, if applicable.
- l. Conceptual provisions for stormwater management.

3. Changes in Comprehensive Plan or Base Zoning District.

If a change of the Town of Lisbon Comprehensive Plan and/or the Base Zoning District is required in order to approve the Planned Unit Development Overlay District, then the appropriate petition or petitions shall be filed simultaneously with the filing of the General Development Plan.

4. General Development Plan Hearing and Referral.

a. The petition for a GDP approval, together with any changes required in the Comprehensive Plan and/or Base Zoning District, shall be submitted to the Plan Commission for its review and recommendation to the Town Board. CDP and zoning changes shall include those required by the County and other extraterritorial jurisdictions, as applicable. The GDP shall be in compliance with the applicable CDP's and zoning districts.

b. The Plan Commission shall conduct a public hearing in accordance with provisions of this Chapter, and, following the public hearing, the Plan Commission shall report its findings and recommendation to the Town Board. In making its recommendation, the Town Plan Commission may include such conditions or requirements as the Plan Commission deems appropriate in order to preserve the spirit and intent of this Ordinance.

c. Approval of the Planned Unit Development Overlay District shall establish the basic right of use for the area in conformity with the GDP as approved, provided however, that the GDP shall be conditioned upon subsequent approval of a Specific Development Plan, and shall not make permissible any of the uses as proposed until a Specific Development Plan (SPD) is submitted and approved by the Town Board. The PUD Overlay District/GDP approval date by the Plan Commission shall become the effective date of the PUD Overlay Ordinance.

If a SPD is not submitted and approved by the Town Board within twelve (12) months of the effective date of the Planned Unit Development Overlay District Ordinance, the Planned Unit Development Overlay District Ordinance shall be null and void.

5. Specific Development Plan (SDP). The Specific Development Plan shall be submitted to the Plan Commission, and upon review, the Plan Commission make such recommendations to the Town Board as the Plan Commission deems appropriate.

The Specific Development Plan may be submitted for consideration concurrently with the General Development Plan, and shall include the following materials and information:

a. The information required for approval of Site Plans as set forth in section 3 of this Chapter. The nature and extent of the information required under the Site Plan regulations will vary, depending upon the nature of the proposed Plan Unit Development Overlay District and SPD. Town Staff shall provide assistance to the applicant in order to ensure that all materials and information that may be required or requested by either the Plan Commission and Town Board when reviewing the SPD are included in the application.

b. Such other materials and information as may be requested by the Town Staff, taking into consideration the comments and recommendations of the Town Plan Commission and Town Board when reviewing the General Development Plan.

c. Plat or Certified Survey Maps.

Simultaneously with the submittal of the SPD, the applicant shall file with the Town, and any other jurisdiction required by Chapter 236 of the Wisconsin State Statutes, any Subdivision Plat and/or Certified Survey Map, the approval of which shall be required in order to approve the SPD. Such submittal shall be in conformance with the Land Division and Development Ordinances of the Town of Lisbon. Such submittal shall include all of the information required under the provisions of the Land Division and Development Ordinance of the Town of Lisbon.

6. Basis of Approval of Specific Development Plan Petition.

a. Town Plan Commission Approval. The Town Plan Commission shall, after reviewing the information submitted in support of the request for SPD approval, as well as any Plat and/or Certified Survey Map submitted simultaneously with the plan, recommend to the Town Board that the SPD either be approved, approved conditionally or rejected.

b. Town Board Approval. Following referral from the Plan Commission, the Town Board shall either approve, approve conditionally or reject the SPD. In the event that the Town Board approves the SPD conditionally, the conditions of approval shall be stated with particularity. If the Town Board rejects the SPD, the reason or reasons for the rejection shall be stated in writing and provided to the applicant.

c. The recommendation of the Town Plan Commission and the decision of the Town Board shall be based upon the following criteria:

i. Whether the SPD is consistent with the Purpose and Intent of the Zoning Code, and the purpose and intent of Planned Unit Development Overlay District.

ii. Whether the SPD reflects and incorporates consideration of the physical nature of the Site with particular concern for the preservation of natural resources, open spaces, natural terrain as required by Ordinance including the CDP and to the greatest extent possible when not regulated by Ordinance.

iii. Whether the general character and intensity of the use produces an attractive environment appropriate to the uses proposed and is compatible with existing developments in the surrounding area, including developments in neighboring and adjacent municipalities, and is generally consistent with the development policies and practices of the Town.

- iv. Whether adequate municipal services, including the availability of schools and the provision of fire and police services, will be available to support the development, whether adequate municipal water and sanitary sewer facilities are available to support the Development, or in the alternative whether the development will proceed using private wells and septic systems.
- v. Whether the applicant and/or developer has provided adequate financial guarantees to ensure that all public improvements are completed in a timely manner, and in accordance with all existing regulations and ordinances of the State, County and Town; whether, if appropriate, adequate deed restrictions have been drafted and will be recorded, and a Home Owners Association or similar Association charge with responsibility of maintaining common areas of the proposed Development has been established.
- vi. Whether any Plat or Certified Survey map has been approved by the Town and all other approving authorities.
- vii. Whether the developer has entered into a Development Agreement, approved by the Town Attorney, the purpose of which is to ensure the implementation, completion and continued maintenance of the Development as established by the Planned Unit Development Overlay District Ordinance, the General Development Plan and the Specific Development Plan.
- viii. Whether the development will include dedication of lands for parks or other municipal purposes, or alternatively, whether the developer will pay fees in lieu of the dedication.
- ix. Whether the development is subject to, or contingent upon, approval of any adjoining municipality as a result of the contractual obligations imposed by Border Agreements, and if so, whether those approvals have been obtained.

SECTION 2: Various Sections of the Lisbon Zoning Code related to Planned Unit Developments are hereby repealed and/or recreated as follows:

Section 2 Definitions

Planned Unit Development Overlay District (PUD) is a district established to provide a regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this Chapter and the Town Comprehensive Plan (refer to Figure 1), including dedicated open space and the preservation/protection of natural resources and environmentally sensitive areas. To further these goals, the district allows diversification and variation in the bulk and relationship of uses and structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. The district is further intended to encourage developments consistent with coordinated area site planning.

Section 3(d)(2) Use regulations

Accessory Uses and Structures: In any district, accessory structures, buildings and uses customarily incident to the permitted buildings, uses and structures in that district shall be permitted subject to such requirements as may be hereinafter designated for that district in which they are located and in accordance with Section 3(i)5. No pyramiding as defined herein shall be permitted on any lands fronting on navigable waters, except as may be specifically permitted accessory to a marina or resort, and which may be allowed under the terms of an approved planned unit development. No accessory building, use or structure shall be permitted that by reason of noise, dust, odor, appearance, lighting, traffic generation, smoke, fumes, dirt, vibrations, fire, explosives, pollution, or other objectionable factors creates a nuisance or a substantial adverse effect upon the property value or reasonable enjoyment of the surrounding property. These nuisance determinations shall also include, but not be limited to, incidents of apiary operations where there is bee stinging, bee swarming, or bees otherwise creating a disturbance. Such adverse effects may be required to be corrected or eliminated by such measures as are directed by Sections 36 and 37 of this ordinance; and Chapter 5, Nuisances, of the Town of Lisbon, Waukesha County, Wisconsin, General Code of Ordinances, also included as Addendum B herein.

Section 3(i)(3) Open Space

C. No part of the open space provided for any building shall be included as part of the open space required for another building, except as hereinafter provided for in Planned Unit Development Overlay Districts (refer to Section 33).

Section 3(i)(4) Residential Density

Residential Density (either referred to as units per acre or minimum lot size) shall not exceed the density hereinafter specified by the regulations for the zoning district in which the development/building is located except as otherwise regulated in accordance with Section 3 (e) 4 (sewer reductions), Section 4 (Conditional Uses), and Section 4 (h) 20 (Multiple Family Units) and Section 33 (Planned Unit Development Overlay Districts).

SECTION 9 UC UPLAND CORRIDOR DISTRICT

d. Conditional Uses

~~2. Single family residential planned unit developments only~~

SECTION 11 AD-10 AGRICULTURAL DENSITY 10-ACRE DISTRICT

e. Conditional Uses

~~9. Single family residential planned unit developments only~~

SECTION 12 RD-5 RURAL RESIDENTIAL DENSITY 5-ACRE DISTRICT

e. Conditional Uses

~~9. Single family residential planned unit developments only~~

SECTION 13 A-10 AGRICULTURAL DISTRICT

d. Conditional Uses

~~16. Single family residential planned unit developments only~~

SECTION 14 A-5 MINI-FARM DISTRICT

d. Conditional Uses

~~15. Single family residential planned unit developments only~~

SECTION 15 A-3 AGRICULTURAL/RESIDENTIAL ESTATE DISTRICT

d. Conditional Uses

~~10. Single-family residential Planned Unit Developments~~

SECTION 16 R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT

d. Conditional Uses

~~9. Single-family residential Planned Unit Developments~~

SECTION 17 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

d. Conditional Uses

~~9. Single-family residential Planned Unit Developments~~

SECTION 18 R-3 TWO FAMILY RESIDENTIAL DISTRICT

d. Conditional Uses

~~7. Single-family residential Planned Unit Developments~~

SECTION 23 P-I PUBLIC AND INSTITUTIONAL DISTRICT

e. Conditional Uses

Conditional uses as provided in Sections 4 (h) 24 and 29. ~~Lands zoned Public and Institutional may be included as public and institutional lands in planned unit developments in accordance with Section 33 of this ordinance.~~

SECTION 24 B-1 RESTRICTED BUSINESS DISTRICT

d. Conditional Uses

~~5. Single-family residential Planned Unit Developments~~

SECTION 25 B-2 LOCAL BUSINESS DISTRICT

d. Conditional Uses

~~6. Single-family residential Planned Unit Developments only, and mixed or commercial planned unit developments~~

SECTION 26 B-3 GENERAL BUSINESS DISTRICT

d. Conditional Uses

~~6. Single-family residential Planned Unit Developments only, and mixed or commercial planned unit developments~~

SECTION 27 B-4 JCOMMERCIAL SPECIAL USE ZONING DISTRICT

Purpose and Intent. The provisions of this section following the first paragraph are deleted.

(a) Permitted Principal Uses

34. Residential, and Mixed Planned Unit Developments.
35. Other uses not specifically mentioned above may be permitted if the Town of Lisbon Plan Commission and Town Board, after referral to the joint JPC for its review and comments in accordance with the Border Agreement, make the following findings:

(No change in the remainder of the text in this Section)

(c) **Certain Incompatible Uses Prohibited**

~~6. Residential, commercial, and mixed Planned Unit Developments.~~

SECTION 31 M-1 LIMITED INDUSTRIAL DISTRICT

e. Conditional Uses

~~2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments~~

SECTION 32 M-2 GENERAL INDUSTRIAL DISTRICT

e. Conditional Uses

~~2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments~~

SECTION 3: All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

SECTION 4: 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 12th day of March, 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: _____
Gina C. Gresch, MMC/WCPC
Town Clerk





REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Approval of Annual Mobile Home Park License for American Mobile Home Communities
PREPARED BY: Gina C. Gresch, Clerk
REPORT DATE: Monday, February 12, 2018
RECOMMENDATION: Approve the Annual Mobile Home Park License for American Mobile Home Communities.
EXPLANATION: American Mobile Home Communities has paid their annual license fee in full, received on Monday, February 12, 2018. I recommend approval and recommendation to the Town Board of the same. Thank you.



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Plan Commission Application Process Review
PREPARED BY: Gina C. Gresch, Clerk
REPORT DATE: Friday, March 2, 2018
RECOMMENDATION: None. Introduction and discussion only.
EXPLANATION: Planner Lindstrom and I have been evaluating the Plan Commission application process and have some suggestions how to streamline the process, make things more consistent and applicant friendly. We would like to discuss with the Plan Commission the process from start to finish. One of the biggest changes we are working on is creating a new business application workbook and updating/streamlining the forms. We have found other inconsistencies with the fees, sign code and plans of operation. We are looking forward to discussing this with you all. You will also notice on the agenda a new item "Overview of February Planning Appointments". Each month the Plan Commission will be updated briefly on the prior months planning appointment activity which will help them know how many requests could be coming before them.

PC



LANNON STONE PRODUCTS

1-21-2018

Town of Lisbon
W234 N8676 Woodside Rd
Sussex, WI 53089

Dear Town of Lisbon, Board & Plan Commission:

RE: recap of the 2017 season at our Lisbon-Sussex operation.

The crushing plant produced crushed bank run and crushed limestone. During 2017 we updated parts of our wash plant for better efficiency & production. We also increased the size of our freshwater supply sump.

The washing plant produced mason sand, torpedo sand, ice control sand, mound sand, pea gravel, washed stone. The three pond water recycling system was replaced by a new and much larger pond, continuously recycling the wash water to enhance the cleaning of the recycled water. All of the makeup water for the wash ponds comes from a large storm water basin, so as to greatly minimize the amount of well water used. We also hauled away the cutters chips from the west quarry.

Architectural stone was mined from the West Quarry. Limestone for crushed aggregate was mined from both the East and West quarry. Blasting was done in both East and West quarries.

As usual, any over burden that is unsalable is stockpiled or used to improve the berm in the perimeter. Topsoil (Forest Soil) is stockpiled and used to vegetate the berm. We will be changing the drainage patterns of the storm water so almost all of storm water and drain water from stockpiles will be retained on the property. We are planning to build a new and better berm along the east property. After an extensive review of the property by the DNR, the entire site has passed all DNR guidelines.

Ozinga has finished installing a ready mix plant on the east end of the pit and is in full production.

We consider ourselves very fortunate to have such a fantastic deposit to operate with buffers on all four sides. At the current rate of extraction, this deposit will furnish high quality aggregate (both glacial gravel and limestone) to the community for generations.

We are committed to operate in the most compatible manner and be an asset to the community in all ways. We look forward to meeting with your representatives whenever they may desire to tour our operation. Please feel free to call, 262-251-1520, to make an appointment to visit anytime you wish.

To the best of our knowledge, any complaints by neighbors were taken care of in a prompt and satisfactory manner.

We have tried to be good corporate citizens and neighbors in the past and will continue to do so in the future.

Thank you for the consideration and foresight that has gone into maintaining this property as a producing mine since 1910.

Sincerely,

James D Dawson Jr

Lannon Stone Products, CFO

19567 W Good Hope Rd
Lannon, WI 53046
USA

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FAX 262.251.6710
E-MAIL JDD@LANNONSTONE.NET