



**Agenda**  
**Town of Lisbon & Village of Sussex**  
**Joint Planning Committee Meeting**  
**Town of Lisbon, Town Hall**  
**Thursday, April 12, 2018**  
**6:00 P.M.**

1. **Call to Order.**
2. **Roll Call.**
3. **Comments from Citizens Present.**
4. **Discussion and necessary action on minutes of Joint Planning Committee Meeting of July 10, 2017.**
5. **Joint Planning Areas**
  - a. Discussion and necessary action on the following requests for the Hamilton School District, for the property located at W220N6151 Town Line Road, LSBT 0244.999.004 and recommendation to Town Board of the same:
    - i. Comprehensive Land Use Plan Amendment request from Other Public Lands to be Preserved/Industrial Special Use to Governmental & Institutional
    - ii. Rezone request from A-10 Agricultural District to Public & Institutional
    - iii. Site Plan and Plan of Operation and Conditional Use Permit request for a Major Grading Permit.
  - b. Discussion and necessary on the Conditional Use Permit request for an In-Law Unit for Jeremy Rush, for the property located at N72W24740 Good Hope Road, Lisbon, WI 53089, LSBT 0203.994.005.

6. **Adjournment**

Joseph Osterman, Chairman  
Town of Lisbon

Greg Goetz, Village, President  
Village of Sussex

Matthew Janecke, Administrator  
Town of Lisbon

Jeremy Smith, Administrator  
Village of Sussex

**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.

Posted: 2018-04-06

Clerk: G.G.

X Website

X Town Hall Bulletin Boards (2)

X Sent to Newspapers

**Minutes of the Town of Lisbon & Village of Sussex  
Joint Planning Committee Meeting  
Town of Lisbon, Town Hall  
Monday, July 10, 2017  
6:00 P.M.**

**Call to Order.**

Town of Lisbon Chairman Osterman called the meeting to order.

**Roll Call.**

**Town of Lisbon:** Chairman Joe Osterman and Plan Commission member Chad Samanske. Also present Town Clerk Gina Gresch.

**Village of Sussex:** President Greg Goetz, Plan Commission Member Annette Kremer and Alternate Steve Pellechia. Also present Assistant Development Director Kasey Fluet.

**Comments from Citizens Present.** None.

**Discussion and necessary action on minutes of Joint Planning Committee Meeting of November 22, 2016.**

*Motion by Annette Kremer to approve the November 22, 2016 Joint Planning Committee Meeting minutes. Seconded by Chad Samanske. Motion carried, 5-0.*

**Joint Planning Areas**

**Discussion and action on site, architectural, lighting and landscape plan extraterritorial review for Gordy's Concrete Pumping Services; for the property located on the corner of Quarry Corners Parkway and Commerce Centre Drive, LSBT 0284.994.006.**

**Sussex:** President Goetz stated the Village Plan Commission reviewed it, the applicant was there and the proposal is much better than they expected.

**Lisbon:** Chairman Osterman stated the proposal has been approved by both Town and Village Plan Commissions.

*Motion by Greg Goetz to approve the site, architectural, lighting and landscape plan extraterritorial review for Gordy's Concrete Pumping Services; for the property located on the corner of Quarry Corners Parkway and Commerce Centre Drive, LSBT 0284.994.006. Seconded by Annette Kremer. Motion carried, 5-0.*

**Adjournment**

*Motion by Greg Goetz to adjourn the Monday, July 10, 2017 Joint Planning Committee Meeting at 6:03 PM. Seconded by Steve Pellechia. Motion carried, 5-0.*

Respectfully submitted,



Gina Gresch, MMC/WCPC  
Town of Lisbon Clerk



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Pewaukee, WI 53072  
(262) 875-5000 phone  
(608) 826-0530 fax  
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April 5, 2018

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

Re: Hamilton School District – Land Use Plan Amendment and Zoning Map Amendment and Review

Dear Plan Commission Members:

The above-referenced application for a Land Use Plan Amendment and Zoning Map Amendment was received by our office for review on behalf of the Town of Lisbon on February 23, 2018. These items are up for a Joint Public Hearing with the Town of Lisbon and the Village of Sussex.

**Application Summary:**

The Hamilton School District currently owns property located within the Town of Lisbon, adjacent to the eastern border of the Village of Sussex. The parcel is also adjacent to the existing Templeton Middle and Hamilton High schools, located to the north. The School District is proposing the construction of a new Intermediate School and related uses on the subject parcel. This development plan will require a rezoning from the current A-10/UC split zoning designation to a P-I/UC split zoning designation on the Town of Lisbon Zoning map. The rezoning will also require a change in the Town and Village of Sussex Land Use (Community Development) Plans. Both the rezoning and the land use map change will require approval of the Village of Sussex as well. This project will also require review and approval of a Major Grading Permit, as well as an associated Conditional Use Permit, and a Plan of Operation/Site Plan. These applications and associated materials have been submitted and will be processing concurrently with this application.

**History:**

The Hamilton School District met with the Waukesha County Development Review Team (DRT) on February 12, 2018, to develop the subject property as a new Intermediate School and related uses. The result of this meeting was correspondence from Waukesha County Department of Parks and Land Use issuing guidance regarding the procedure for developing the property. County guidance included a number of determinations, including a determination that the 11.5-acre Isolated Natural Resource Area (INRA) located on the site be avoided with any disturbance on the site and that the area be surveyed. The County also determined that in order to accommodate the development, a Town of Lisbon Community Development Plan (CDP) Amendment to the Governmental and Institutional category would be required. This determination is understood to mean that the Governmental and Institutional category should be expanded to encompass the remainder of the parcel, excluding the INRA, and to replace the Industrial Special Use classification. The County also noted that the Village of Sussex has concurred that the proposed use would comply with the proposed land use designation and that utility service would be made available. Furthermore, the County determined that Land Use Plan amendments to both the

Village of Sussex and Town of Lisbon CDPs would be incorporated into the County's Comprehensive Development Plan and the County would not require a separate amendment.

**Land Use (Community Development) Plan Amendment Review**

A request for an amendment to the Town of Lisbon's Land Use Plan has been submitted as part of this application. Approval of a Land Use Plan Amendment is necessary to change the intended land use for this area in order to reflect updated market conditions, local area development patterns and expansion of existing uses in this area. In addition, any amendment to the Zoning Map for this property would need to be in compliance with the proposed land use district and the current land use district designations do not fully support the proposed zoning map amendment. The primary information is as follows;

**Pertinent Reviewed Materials**

Property Owner:	Hamilton School District
Tax Key:	LSBT0244999004
Acres:	55.17
Current Zoning:	A-10/UC
Current Land Use Plan designation:	Government Institutional, Industrial Special Use, Other Open Lands to be Preserved, and Isolated Natural Resource Area
Proposed Land Use Plan designation:	Government Institutional, Isolated Natural Resource Area

The Recommended Land Use Plan for Town of Lisbon – 2035 (Exhibit B) shows the subject property to be designated as Government Institutional, Industrial Special Use, Other Open Lands to be Preserved, and Isolated Natural Resource Area. The property is bordered by the Christ our Savior Lutheran Church to the west, and the Templeton Middle School and Hamilton High School to the north. The subject property is also bordered by County Highway VV and industrial uses to the south as well as Town Line Road and residential uses to the east. The 2035 Land Use Plan designates the southern portion of the property as industrial, effectively mirroring the industrial uses found south of County Highway VV. Much of the remainder of the subject property is designated Government & Institutional and accounts for the presence of school and church existing and potential future uses. There is also an area designated Isolated Natural Resource Area (INRA) and two areas designated Other Open Lands to be Preserved. In addition, the 2035 Land Use Plan designates the northwest corner of the intersection of County Highway VV and Town Line Road as Commercial Special Use, presumably in anticipation of future commercial growth pressure at that intersection.

As a significant portion of the subject property is already designated for Government Institutional. Industrial development demands are not currently resulting in rezoning requests for the area designated Industrial Special Use. Therefore, expansion of the Government & Institutional district would allow for the current demand for expanded school facilities without sacrifice of industrial demand. The INRA district does correctly indicate the need to protect this portion of the site and should remain protected. The Other Open Lands to be Preserved areas can be accommodated by a site plan which does not utilize the entire property but reserves some of the area in a natural state. Such reserved areas may not necessarily match the current Open Lands land use districts; however, the intent of preserving natural area can be fulfilled by an appropriately designed site plan. An expansion of the Government & Institutional land use designation for this site would be an appropriate response to plans for school expansion on this property. While preparing the land use amendment maps, the submitted plans encroach slightly into the INRA lands (and subsequently the Upland Corridor zoning). Town Staff will work the Applicant to place the exact location of the current boundaries on a site plan prior to the Joint Planning Meeting. This determination and description will direct the Joint Plan Commission into best course of action if they choose to recommend approval of the Community Development Plan – Land Use designation. Option maps will be presented at the meeting.

**Zoning Map Amendment Review**

A request for an amendment to the Town of Lisbon’s Zoning Map has been submitted as part of this application. Approval of a Zoning Map Amendment is necessary in order to allow for the development of a proposed Intermediate School. The current zoning designations of A-10 and UC do not allow schools as a permitted use. Any amendment to the Zoning Map for this property would need to be in compliance with the proposed land use district and an amendment the 2035 Land Use Plan would also be necessary to allow for the proposed Zoning Map amendment. The primary information is as follows;

**Pertinent Reviewed Materials**

Property Owner:	Hamilton School District
Tax Key:	LSBT0244999004
Acres:	55.17
Current Zoning:	A-10/UC
Current Land Use Plan designation:	Government Institutional, Industrial Special Use, Other Open Lands to be Preserved, and Isolated Natural Resource Area
Proposed Use:	Intermediate School and associated land uses
Proposed Land Use Plan designation:	Government Institutional, Isolated Natural Resource Area
Proposed Zoning:	P-I/UC

The applicant has requested an amendment to the Zoning Map and has also submitted a Site Plan and Plan of Operation for development of an Intermediate School. A Public-Institutional zoning district allows for schools as a permitted use and also allows for a number of other uses, including hospitals, municipal buildings, museums, libraries and churches. A Public-Institutional zoning district on this property would allow for such uses, as listed above, to be located along a County Highway and adjacent to the other Public-Institutional district located to the north. Agricultural zoning districts are located to the west and to the south; however, these parcels already host a church, to the east, and industrial/distribution uses, to the south. Therefore, no agricultural uses would need to be considered as adjacent uses. In addition, given the configuration of the property and the current ownership by the Hamilton School District, uses allowed by the current A-10 zoning district are not anticipated. The current UC zoning district on the property, however, should be retained in order to protect environmentally sensitive areas. Finally, should the 2035 Land Use Plan be amended to allow for a district compatible with P-I zoning, there would be no conflict with the Land Use Plan. While preparing the zoning maps, the submitted plans encroach slightly into the Upland Corridor lands. Town Staff will work the Applicant to place the exact location of the current boundaries on a site plan prior to the Joint Planning Meeting. This determination and description will direct the Joint Plan Commission into best course of action if they choose to recommend approval of the Community Development Plan – Land Use designation. Option maps will be presented at the meeting.

April 5, 2018

Page 4

**Recommendations:**

Planning staff recommends approval of the requested 2035 Land Use Plan amendment to change the current Industrial Special Use and Other Open Lands to be Preserved land use districts to Government Institutional. Planning staff also recommends approval of the requested Zoning Map amendment to change the current A-10 zoning district to Public-Institutional.

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 April 12th Joint Public Review 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



# Parcel ID 0244.999.004: Site Map

Town of Lisbon

1 inch = 400 feet



Subject Parcels   
 Town of Lisbon Boundary   
 Surface Water 

**vierbicher**  
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (608) 826-0530

**STATE OF WISCONSIN**

**TOWN OF LISBON**

**WAUKESHA COUNTY**

**RESOLUTION 03-18**

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**YEAR 2018  
TOWN OF LISBON LAND USE PLAN AMENDMENT APPROVAL**

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**WHEREAS**, the Town of Lisbon Plan Commission adopted the Town of Lisbon Land Use Plan for the Town of Lisbon pursuant to the authority granted the Plan Commission under Section 62.23(3), Wisconsin Statutes, On October 7, 2004; and

**WHEREAS**, on Thursday, April 12, 2018, the Town of Lisbon Plan Commission and Town Board held a joint Public Hearing to receive testimony on the proposed amendment to Exhibit B of the Comprehensive Development Plan for the Town of Lisbon - 2035 regarding the request to revise a parcel generally located along Silver Drive Drive from the Industrial Special Use and the Other Open Lands to be Preserved land use classifications to the Government & Institutional classification; and

**WHEREAS**, the Town of Lisbon Plan Commission on Thursday, April 12, 2018, considered said amendment and a decision thereon reported to the Town Board of Supervisors, which was for approval as presented/amended in Exhibit A to this Resolution.

**NOW BE IT HEREBY RESOLVED BY THE TOWN OF LISBON PLAN COMMISSION** that the map amendment is hereby approved for the Town of Lisbon Land Use Plan.

**BE IT FURTHER RESOLVED** that the detailed land use plan amendment map is on file in the office of the Town of Lisbon and is attached as Exhibit A.

**BE IT FURTHER RESOLVED** that the Secretary of the Plan Commission shall file a certified copy of this resolution with the Town Board.

DATED: April 12, 2018

TOWN OF LISBON PLAN COMMISSION

By: \_\_\_\_\_  
Town Chairman

**THIS IS A DRAFT. IT HAS BEEN SUBMITTED FOR ATTORNEY REVIEW.**

This resolution was approved on a motion by Commissioner, seconded by Commissioner, the affirmative votes of not less than a majority of all the members of the Town Plan Commission being required for adoption of the above resolution.

Town Board Endorsement

The Town of Lisbon Land Use Plan was amended, after adoption by the Plan Commission of the above resolution. The resolution was certified to the Town Board by the secretary of the Plan Commission. The Town Board does hereby endorse the amendment by a motion made by Supervisor, seconded by Supervisor.

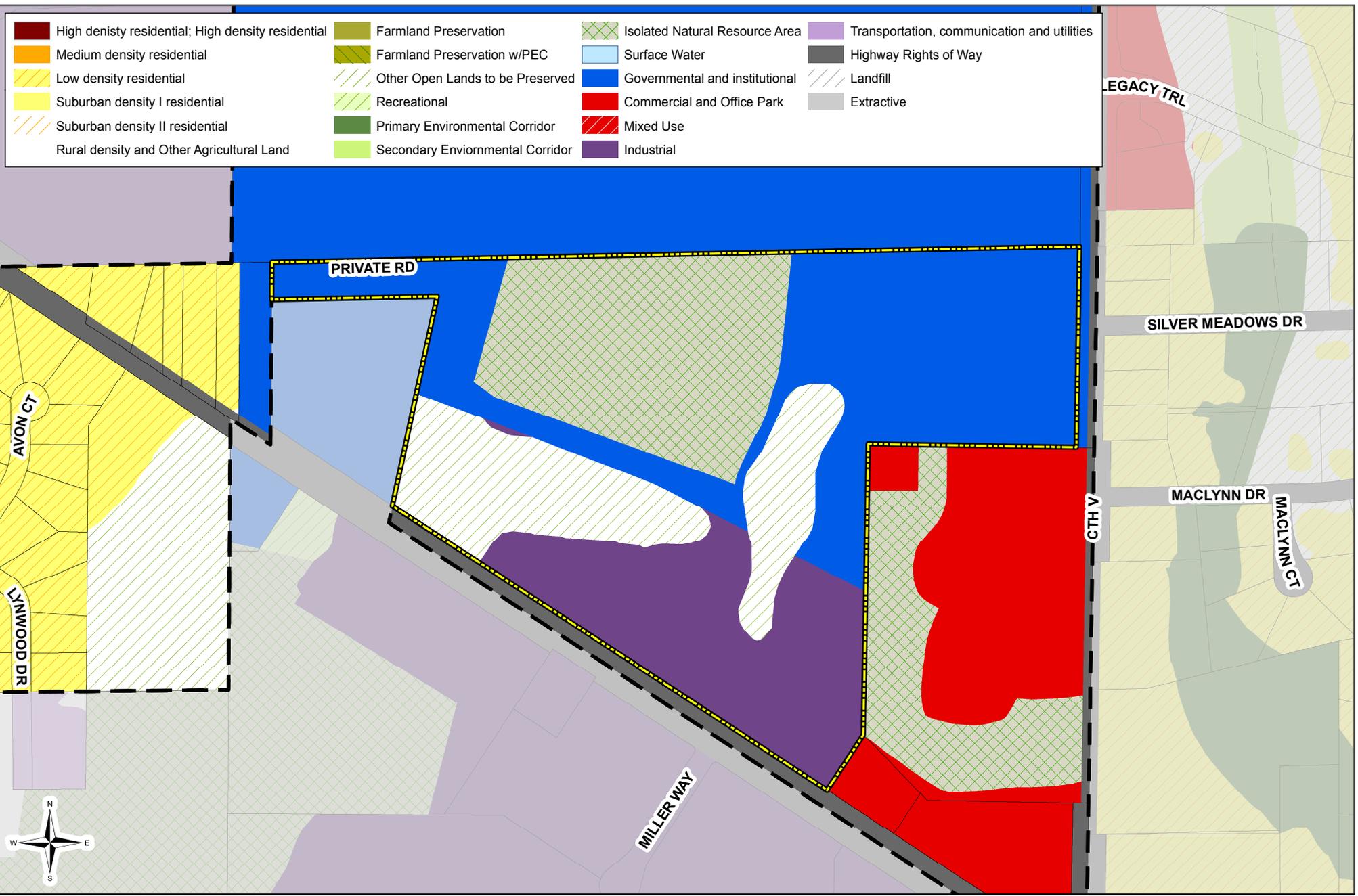
Certification

I, Jane Stadler, Secretary of the Town of Lisbon Plan Commission, hereby certify to the Town Board a copy of this Town of Lisbon Land Use Plan amendment for the Town of Lisbon, approved by the Plan Commission of the Town of Lisbon by resolution on April 12, 2018.

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Jane Stadler  
Plan Commission Secretary

DRAFT



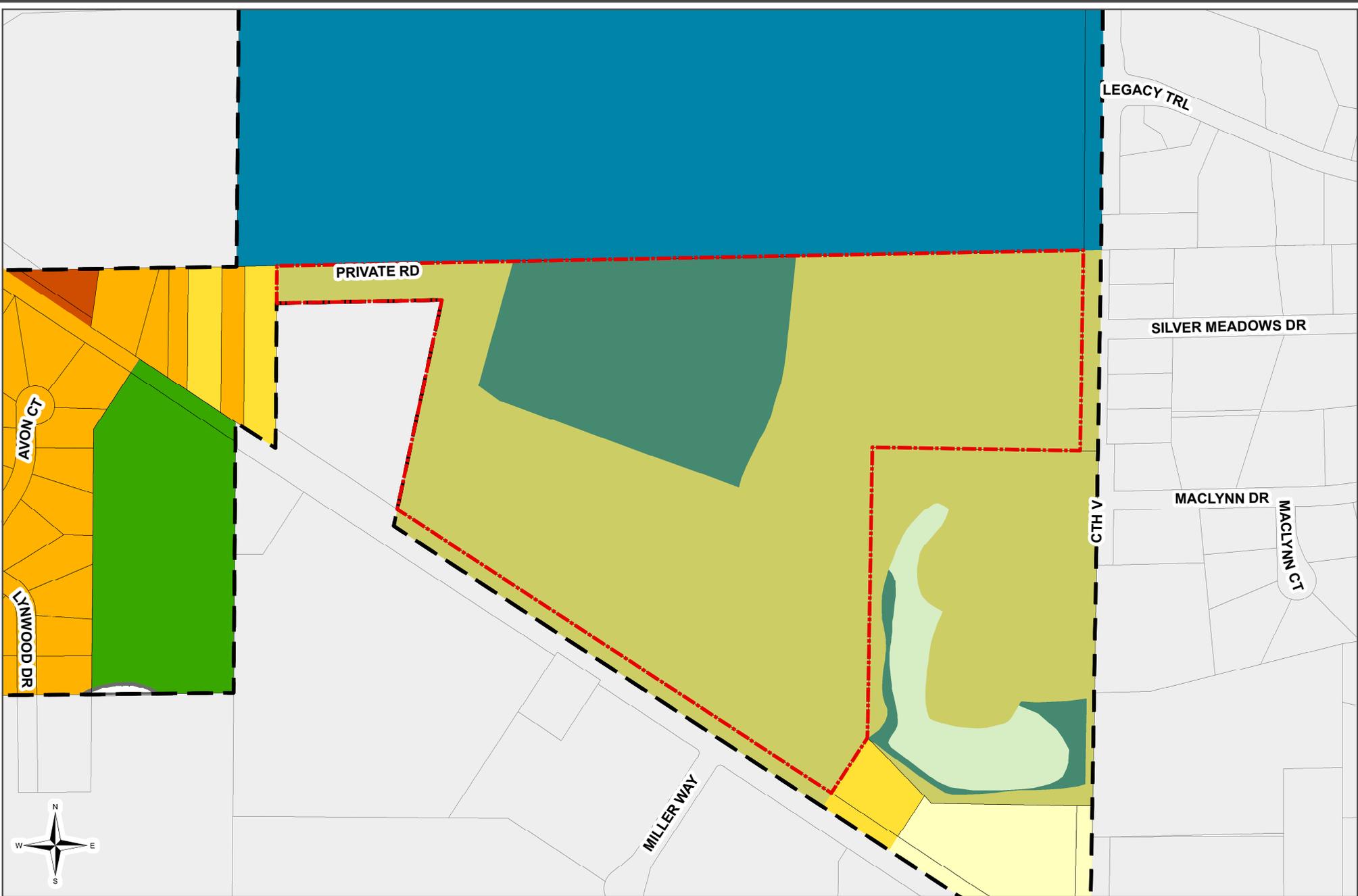
**Parcel ID 0244.999.001: Future Land Use**  
 Town of Lisbon



Town of Lisbon Boundary   
 Subject Parcel

**vierbicher**  
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (608) 826-0530



# Parcel ID 0244.999.004: Zoning

## Town of Lisbon

1 inch = 400 feet



Waukesha Shoreland Zoning		Subject Parcels	
Surface Water		Town of Lisbon Boundary	
	A-5		R-2
	A-3		B-1
	A-10		R-3
	R-1		B-2
	RM		B-3
			B-4
			M-1
			M-2
			C-1
			UC
			P-1
			PR

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planners | engineers | advisors

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Phone: (262) 875-5000 Fax: (608) 826-0530



RECEIVED  
FEB 23 2018  
TOWN OF LISBON

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

pat

# Plan Commission Application

## Application Type and Fee (check all that apply)

\*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

- Commercial**  
*\*All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*
- Residential** – Home-Based Bus. / In-Law Unit

- Accessory Building Waiver: \$100 (Size/Location/Architectural Review)
- After the Fact Application: Double Fees
- Certified Survey Map: \$200 + \$10 Per lot
  - Dedication Fee (Per lot): \$2,658 (Paid upon receipt of signed CSM)
- Conditional Use Permit: \$350
  - Amendment / Original
  - Major Grading Permit
- Deed Restriction: \$100
- Developer's Agreement: \$250
- Groundwater Separation Waiver: \$100
- Land Use Amendment: \$300
- Conceptual: \$100
- Plat Review:
  - Final - \$200
  - Preliminary - \$500
- Re-Submittal: \$200
- Rezone: \$350
- Sign Permit Application: \$30 + Sign Fees (See Adopted Fee Schedule)
- Site Plan/Plan of Operation:
  - Amendment: \$250
  - Original: \$500
  - Temporary: \$125
- Special Meeting: \$600
- Waivers/Modification from Land Division and Development Ordinance: \$200

## Property Information

Property Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
LSBT 0244-999-004 50.09 ACRES A-10/UC  
 Tax Key/Parcel ID # Lot Size Current Zoning

## Property Owner

HAMILTON School DISTRICT  
Name / Company Name (BRYAN ROAD)

[Signature]  
Signature

W220N6151 TOWNLINE RD.  
Address

SUSSEX, WI 53089  
City State Zip

262 246 1820 ruudbrehamilton.k12.wi.us  
Phone E-mail Address

## Applicant

SCOTT KRAMER  
Name

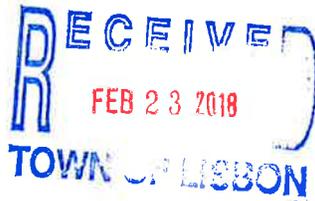
PLUNKETT RAYSICH ARCHITECTS  
Company

209 S. WATER ST.  
Address

MILWAUKEE, WI 53204  
City State Zip

414 410 2921 skramer@prarch.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.**



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

### PETITION FOR REZONING

#### Property Owner

HAMILTON SCHOOL DISTRICT  
Name / Company Name (BRYAN RUSH)

*Bryan Rush*  
Signature

W220 N 6151 TOWN LINE RD  
Address

SUSSEX, WI 53089  
City State Zip

262.246.1820  
Phone

ruudbr@hamilton.k12.wi.us  
E-mail Address

#### Applicant

SCOTT KRAMER  
Name

PLUNKETT RAYSICH ARCHITECTS  
Company

209 S. WATER ST.  
Address

MILWAUKEE, WI 53204  
City State Zip

4144102921  
Phone

skramer@pranch.com  
E-Mail Address

#### Property Information

Property Address

LSBT 0244-999-004  
Tax Key/Parcel ID #

City

A-10 / UC  
Current Zoning

Zip

PUBLIC INSTITUTIONAL UC  
Proposed Zoning

#### Rezone Information

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

THE PURPOSE FOR THE RE-ZONING IS TO ALLOW FOR THE CONSTRUCTION OF A NEW INTERMEDIATE SCHOOL ON A PARCEL OF LAND ALREADY OWNED BY THE HAMILTON SCHOOL DISTRICT.

#### INTERNAL USE ONLY

Amount Due: \$ 650 Check # 027084 Date Paid: 2-23-18



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

April 5, 2018

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

Re: Hamilton School District - Conditional Use Permit - Major Grading Permit and Plan of Operation and Review

Dear Plan Commission Members:

The above-referenced Conditional Use Permit (CUP), Major Grading Permit and Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon on March 28, 2018. These items are up for a joint Public Hearing with the Town of Lisbon and the Village of Sussex.

**Application Summary:**

The Hamilton School District currently owns property located within the Town of Lisbon, adjacent to the eastern border with the Village Sussex. The parcel is also adjacent to the existing Templeton Middle and Hamilton High schools, located to the north. The School District is proposing the construction of a new Intermediate School and related uses on the subject parcel. Development of this project will require review and approval of a Major Grading Permit, as well as an associated Conditional Use Permit, and a Plan of Operation/Site Plan. This development plan will also require a rezoning from the current A-10/UC split zoning designation to a P-I/UC split zoning designation on the Town of Lisbon Zoning map. The rezoning will also require a change in the Town and Village of Sussex Community Development Plans. Both the rezoning and the land use map change will require approval of the JPC with the Village of Sussex. The rezoning and land use plan amendments have been submitted and will be processing concurrently with this application.

**History:**

The Hamilton School District met with the Waukesha County Development Review Team (DRT) on February 12, 2018, to discuss the subject property as the proposed location for a new Intermediate School and related uses. The result of this meeting was correspondence from Waukesha County Department of Parks and Land Use and other agencies issuing guidance regarding procedure for developing the property. County guidance included a number of determinations, including a determination that the 11.5-acre Isolated Natural Resource Area (INRA) located on the site is recommended to be avoided with any disturbance on the site and that the area be surveyed. The Town and County also determined that in order to accommodate the development, a Town of Lisbon Community Development Plan (CDP) Amendment to the Governmental and Institutional category would be required. This determination is understood to mean that the Governmental and Institutional category should be expanded to encompass the remainder of the parcel, excluding the INRA, to replace the Industrial Special Use classification. At the meeting, it was noted the Town of Lisbon and Village of Sussex representatives concur with the viability of the proposed use. To reach the objective, a Community Development Plan future land use amendment and utility services would need to be made arranged. Following the meeting the application drawings were amended and

vision to reality

supplemented with additional information. The Town scheduled a JPC meeting to review the Town and Village map amendment, review the rezoning request and review the Conditional Use Permit. Furthermore, it was determined that Land Use Plan amendments to both the Village of Sussex and Town of Lisbon CDPs would then be incorporated into the County's Comprehensive Development Plan and the County would not require a separate amendment. Finally, during the review team meeting, staff from the various agencies issued comments that included zoning and site plan guidance with some proposed conditions.

**Conditional Use Permit Review**

A request for approval of a Conditional Use Permit (CUP) has been submitted as part of this application. Approval of a CUP is necessary in order to grant approval of a Major Grading Permit and ensures the proposed site plan minimizes the impact on the community and surrounding properties. The primary information is as follows.

**Major Grading Permit Review**

A request for approval of a Major Grading Permit has been submitted as part of this application. The Major Grading plan has been given preliminary review and number of comments have been provided to the applicant by the Town Engineer. Conditions for approval have been included as part of the recommendations given below.

**Pertinent Reviewed Materials**

Property Owner:	Hamilton School District
Tax Key:	LSBT0244999004
Acres:	55.17
Zoning:	A-10/UC
Land Use Plan:	Government Institutional, Industrial, Other Open Lands to be Preserved, and Isolated Natural Resource Area
Proposed Use:	Intermediate School and associated land uses requiring major grading. 5 & 6 intermediate school added to the Hamilton School District campus.  To serve up to 750 students and up to 1000 students following a subsequent addition.
Site Plan:	See attached

The proposed site plan includes a number of buildings, parking lots, drive aisles, driveways, and stormwater facilities which are necessary to the operation of an intermediate school. Development of the school will require major grading in order to accommodate the associated structures and facilities. The school, as proposed, would not materially endanger the public health, general welfare, and/or safety of the users or surrounding neighbors. The existing INRA will be protected. The school would not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor or similar factor. Some noise and exhaust from buses can be expected as well as some noise from typical school operations can also be expected. However, as the proposed school would be bordered by existing school operations to the north and west, no impact on those facilities is expected. The proposed school is also located along a County Highway VV to the south and Town Line Road to the east with no adverse noise, odor or similar factor impacts expected on surrounding properties. As schools are generally found near residential, commercial, industrial and other districts and as there are sufficient access points and transportation facilities to support the site, no adverse effect on property values are expected. Due to the presence of the two other schools and the mix of uses currently surrounding the site, the proposed school would not be inharmonious with the area in which it is to be located. Finally, the proposed school will gain access from the driveway serving the Christ Our Savior Lutheran Church and Templeton Middle School. Additional access requested along County Highway VV is proposed to be aligned with the opposing driveway and a Transportation Impact Study is being conducted for the proposed school. Zoning and Land Use amendments will be required to be

approved in order to accommodate the proposed school as well, which, should be they be approved, will ensure the proposed school and associated major grading will be in conformance with all officially adopted plans.

**Plan of Operation Review**

Certain permitted uses, as well as certain conditional uses, require the submission of a Site Plan/ 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. The Hamilton School District has submitted a Plan of Operation for a new Intermediate School in conjunction with a request for CUP approval for a Major Grading Permit. The relevant details of the Plan of Operation are as follows.

**Pertinent Reviewed Materials – Summary Overview**

Property Owner:	Hamilton School District
Tax Key:	LSBT0244999004
Zoning:	A-10/UC (Proposed to Change to P & I)
New or Existing Business:	New
New or Existing Structure:	New
Change of Use or Operation	Are of proposed development currently vacant
Operation Summary:	Intermediate School
Hours of Operation:	Monday – Friday, 6:30 am to 11:00 pm Weekends as needed – 8:30 am to 3:30 pm
Full-Time Employees:	50 (40 educators)
Part-Time Employees:	10 (20 admin)

**Pertinent Reviewed Materials – Operation Details**

Outdoor Storage of Materials:	None
Parking:	Two lots, Front & Back. Front will have 78 spaces, Back will have 149 spaces. This is sufficient to meet the Towns of Lisbon requirements. The applicant is working with staff to review the Town of Lisbon parking dimension requirements for inclusion of any suggested updates.
Outdoor Lighting:	Yes. See Plan
Signage:	Proposed 2’ high metal pin mounted letters on the south side of the building. Site signage will be monument style, masonry with fixed and marquee signage. Both will required sign permit approval.
Trash/Recycle Impacts:	Dumpsters will be located on site, see the site plan.
Stormwater Impacts:	Two to three water detention ponds, dry type, will be located on site. See plan. Requires a stormwater report submitted and approved
Odor, Smoke, Noise from Operation:	None beyond normal school operation
Chemical, Hazardous Waste,	

Solvents Stored On-Site: General Cleaning chemicals and art supplies only

Storage/Sale of Gasoline or Petroleum Products: None

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: Building plans are in the development process and will be reviewed by the State on March 16, 2018

**Recommendations:**

Planning staff recommends CUP - Major Grading Permit and Site Plan/Plan of Operation approval subject to the following conditions:

1. Approval of a Comprehensive Development Plan - Land Use Plan Amendment for the portion of the Industrial designated lands to Governmental and Institutional to accommodate proposed zoning.
2. Approval of a rezoning of the A-10 portion of the property to Public-Institutional or other appropriate zoning classification.
3. The Town of Lisbon retains the ability to annually review the CUP for compliance.
4. Include applicant stipulations and descriptions listed in the March 2018 application packets
5. The Transportation Impact Analysis (TIA) shall be reviewed and improvements implemented as required by the Study or the reviewing agencies.
6. Any outstanding comments from Town Engineer review be complied with in accordance with review –stormwater review Submitted March 22, 2018, and site plan review submitted March 27, 2018.
  - a. Approval is contingent on approval of the stormwater management permit, submitted separate of the site plan.
  - b. Obtain approval of all required Town, County and State permitting. Requirements set forth by any permitting is to be reflected, as applicable, within the stormwater management plan. Provide copies of all approvals to the Town.
  - c. Obtain approval of all required Town, County and State (WRAPP) permitting. Requirements set forth by any permitting is to be reflected, as applicable, within the stormwater management plan. Provide copies of all approvals to the Town.
7. Grading
  - a. No adverse drainage, runoff, erosion or sedimentation shall take place onto adjoining properties or to environmentally sensitive areas public or private roads and right of ways.
  - b. A deadline for completion of the entire project shall be established. The Town Plan Commission must approve of any extensions to the deadline established.
  - c. The proposed grading and land-altering activities shall conform to the Town of Lisbon's adopted Storm Water Management and Erosion Control Ordinance (refer to Addendum F and Section 3 (c) 11) and a permit under that ordinance must be issued prior to the issuance of the conditional use permit.
  - d. Erosion Control measures to be maintained until the site is 80% vegetated.
  - e. Grading must follow an approved site and grading plan.
  - f. Upon completion, an as-built survey is required to be performed and submitted to the Town.
8. Parking. Work with the Town to either comply with parking stall width and depth requirements or revise the site plan to meet the larger stall depth and width.

April 5, 2018

Page 5

9. Non-objection from Waukesha County various department and correction of any deficiencies prior to issuance of the Conditional Use Permit, including but not limited Waukesha County Parks and Land Use - EHD.
  
10. Other Suggested Items  
Comments from the February 16, 2018, Waukesha County Department of Parks and Land Use letter to Bryan Ruud be complied shall be complied with, where practical and where recommended by the Village and Town, which could include:
  - a. Avoidance and survey of the INRA on the site.
  - b. Develop Natural Resource Protection Plan for the preservation of an existing 30" diameter tree and natural areas as well as for maintenance of playgrounds, parking areas and driveways.
  - c. Show ingress only for the new east access.
  - d. Provide sidewalk between elongated visitor parking lot and main entrance.

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. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and the Public Hearing. I will be in attendance at the April 12th Joint Public Review 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

**RECEIVED**

By Gina Gresch at 2:01 pm, Apr 05, 2018



107 PARALLEL STREET  
BEAVER DAM, WI 53916

1115 S MAIN STREET  
WEST BEND, WI 53095

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

March 27, 2018

Mr. Matthew Janecke, Administrator/Clerk  
W234N8676 Woodside Drive  
Lisbon, WI 53089

**RE: Town of Lisbon  
Hamilton Intermediate School Site Plan Review**

Dear Mr. Janecke,

A Site Plan was submitted on March 26, 2018 to the Town for review by Plunkett Raysich Architects, LLP on behalf of the Hamilton School District.

Hamilton School District proposes construction of an Intermediate School on the 25-acre parcel with tax key LSBT0244999004. Developments are to include a school building with approximate dimensions of 270 feet by 764 feet, front parking lot with dimensions of 56 feet by 420 feet, rear parking lot with dimensions of 120 feet by 351 feet, playground with dimensions of 114 feet by 100 feet, impervious play surface with dimensions of 90 feet by 320 feet, three dry storm water detention ponds and various other impervious surfaces serving as driveways and walkways.

The project plans and application appear to be comprehensive and permissible. It is therefore recommended that the site plan be considered for approval based on the following conditions:

1. Ultimate approval is contingent on approval of the storm water management permit, submitted separate of this site plan.
2. Obtain approval of all required Town, County and State permitting. Requirements set forth by any permitting is to be reflected, as applicable, within the storm water management plan. Provide copies of all approvals to the Town.

Matt, should you have any questions, please don't hesitate to contact me at your convenience.

Sincerely,

**KUNKEL ENGINEERING GROUP**

Mitchell Leisses  
Office/Project Manager



107 PARALLEL STREET  
BEAVER DAM, WI 53916

1115 S MAIN STREET  
WEST BEND, WI 53095

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

March 22, 2018

Mr. Matthew Janecke, Administrator/Clerk  
W234N8676 Woodside Drive  
Lisbon, WI 53089

**RE: Town of Lisbon  
Hamilton Intermediate School Storm Water Management Report**

Dear Mr. Janecke,

A Storm Water Management Report was submitted to the Town for review by JSD Professional Services, Inc on March 8, 2018. The report appears to be complete. The proposed stormwater facilities have been designed to meet or exceed Waukesha Country requirements, WDNR Technical Standard NR 151 and WDNR Technical Standard NR 216. It is therefore recommended that a storm water permit be considered for this site based on the following conditions:

1. Submit a site plan for review by the Town of Lisbon. Ultimate approval of a storm water management permit is contingent on approval of the site plan.
2. Obtain approval of all required Town, County and State (WRAPP) permitting. Requirements set forth by any permitting is to be reflected, as applicable, within the storm water management plan. Provide copies of all approvals to the Town.

Matt, should you have any questions, please don't hesitate to contact me at your convenience.

Sincerely,

**KUNKEL ENGINEERING GROUP**

Mitchell Leisses  
Office/Project Manager



March 27, 2018

Gary Evans, PE  
Engineering Services Manager  
Waukesha County DPW  
1320 Pewaukee Road  
Waukesha, WI 53188

**RECEIVED**

By Gina Gresch at 10:36 am, Apr 06, 2018

RE: Traffic Impact Analysis – Initial Letter  
Middle & Intermediate School on CTH VV/Silver Spring Drive  
Hamilton School District  
Sussex, Waukesha County, WI

### **PROJECT DESCRIPTION**

A new Middle School on CTH VV / Silver Spring Drive east of current middle school and west of Town Line Road is proposed. A Traffic Impact Analysis (TIA) has been requested by Waukesha County. The format of the study is the same as WisDOT.

Analysis will be conducted for existing conditions, initial build (opening year) 2019 and ultimate buildout (future 10 year) 2029.

Current Middle School has 6<sup>th</sup> to 8<sup>th</sup> grade with 1,100 students

Classes start at 7:25 AM and dismiss at 2:39 PM.

Initial build out will result in Current Middle School to have 7<sup>th</sup> & 8<sup>th</sup> grades with 750 students and New school 5<sup>th</sup> & 6<sup>th</sup> grades with 700 students.

Projected 7<sup>th</sup> & 8<sup>th</sup> grade student population in 10-years 1,000 students

Internet research shows, the curb area in front of Templeton **Middle School** is a designated fire zone and parking or stopping along the curb is not allowed.

New Intermediate School is to have Fifth-graders' from each of the district's four elementary schools, along with sixth-graders from Templeton Middle School, would be moved there.

### **Intersections and time frame for study:**

Turning movement counts were conducted at the following intersections:

CTH VV with existing middle school western driveway is "T" intersection

CTH VV with the existing middle school eastern driveway/western driveway for the new middle school and aligns with Sharps Company driveway.\*

CTH VV with Miller Way/eastern driveway for the new school \*

CTH VV and east driveway Sharps Company driveway

CTH VV and Town Line Road

### **Time Frame:**

AM Peak: 6:30 – 9:00 AM / LOS Analysis & existing school traffic 6:45 AM – 7:45 AM

PM Peak: 2:00 – 6:00 PM / LOS Analysis & existing school traffic 3:00 PM – 4:00 PM

\*6:30 AM – 6:00 PM traffic signal warrant analysis data if traffic signal potential exists.

New school operation is Middle School start 7:35 AM & end 2:45 PM and existing school Intermediate start 8:40 AM & end 3:50 PM. Anticipate traffic arrives 30 minutes before school starts and continues until 15 minutes after dismissal. Based on that study peak hours are as follows:

- 7:35 AM start correlates to 7:00 to 8:00 AM analysis AM peak hour
- 2:45 PM dismissal correlates to 2:15 to 3:15 PM analysis hour
- 8:40 AM start correlates to 8:00 to 9:00 AM analysis hour
- 3:50 PM dismissal correlates to 3:15 to 4:15 PM analysis hour

Waukesha County furnished average daily (24-hour) 2012 ADT traffic volumes on CTH VV 1000-feet east CTH F is 9,862 and 2015 ADT 500-feet west of CTH V is 8,925.

Trip generation for a Middle School ITE 522 is compared to the existing traffic counts. Future development traffic will be proportioned to the existing data and distributed in the same manner as current traffic.

- 2018 Current traffic entering and exiting AM & PM Peak Hour
- 2018 Current traffic distribution to west and east AM & PM Peak Hour
- 2019 traffic = 2018 traffic\*1450/1100
- 2029 traffic = 2018 traffic\*1750/1100

Concurrence on the above information and approach is requested. All counts are collected and we are ready to complete analysis.

Respectfully submitted,

*Wayne R. Higgins*

Wayne R. Higgins, PE, PTOE  
President

cc: Jeff Grove  
Manager, Building and Grounds  
Hamilton School District  
W220 N6151 Town Line Road  
Sussex, WI 53089

Site Location Map



Chapter 1 - Introduction and Executive Summary

A – Purpose of Report and Study Objectives

B – Executive Summary

Chapter 2 - Proposed Development

A – On Site Development

1. Development Description and Site Location
2. Land Use and Intensity
3. Site Plan
4. Development Phasing and Timing

B – Study Area

C – Off-Site land use and Development

D – Site Accessibility

Chapter 3 - Analysis of Existing Conditions

A – Physical Characteristics

B – Traffic Volumes

C – Capacity/Level of Service

D – Sources of Data

E – Motor Vehicle Crash History

Chapter 4 - Projected Traffic

A – Background Traffic Forecasting

- B – On-Site and Off-Site Development Traffic Forecasting
  - 1. Trip Generation
  - 2. Trip Distribution
- C – Build and Total Traffic
- Chapter 5 - Traffic and Improvement Analysis
  - 1. No Build conditions
  - 2. 2019 Build with 750 students no improvements
  - 3. 2019 Build with 750 students with traffic improvements
  - 4. 2029 No Build conditions
  - 5. 2029 Build with 1000 students with traffic improvements
- A – Site Access
- B – Capacity/Level of Service Analysis
- C - Queuing Analysis
- D – Pedstrian, Bicycle and Multi Use Trail Considerations
- E – Speed Considerations
- F – Traffic Signal Warrant Analysis with left turn conflict analysis
  - .CTH VV & Existing Eastern school driveway/new school western access
  - CTH VV & Miller Way/New School Driveway
- Chapter 6 - Conclusions and Recommendations
  - A – Recommendations
  - B – Conclusions
- Appendix
  - Calculations





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

# Plan Commission Application

pd ch# 027161

## Application Type and Fee (check all that apply)

\*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

**Commercial**  
*\*All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

**Residential** – Home-Based Bus. / In-Law Unit

- Accessory Building Waiver: \$100 (Size/Location/Architectural Review)
- After the Fact Application: Double Fees
- Certified Survey Map: \$200 + \$10 Per lot
  - Dedication Fee (Per lot): \$2,658 (Paid upon receipt of signed CSM)
- Conditional Use Permit: \$350
  - Amendment / Original
  - Major Grading Permit
- Deed Restriction: \$100
- Developer's Agreement: \$250
- Groundwater Separation Waiver: \$100
- Land Use Amendment: \$300
- Conceptual: \$100
- Plat Review:
  - Final - \$200
  - Preliminary - \$500
- Re-Submittal: \$200
- Rezone: \$350
- Sign Permit Application: \$30 + Sign Fees (See Adopted Fee Schedule)
- Site Plan/Plan of Operation:
  - Amendment: \$250
  - Original: \$500
  - Temporary: \$125
- Special Meeting: \$600
- Waivers/Modification from Land Division and Development Ordinance: \$200

## Property Information

Property Address	City	Zip
LSBT 0241 997	81.24 AC	
Tax Key/Parcel ID #	Lot Size	Current Zoning

## Property Owner

Hamilton School District  
 Name / Company Name

*[Signature]*  
 Signature

W220 N6151 Town Line Road  
 Address

Sussex WI 53089  
 City State Zip

262 246-1820  
 Phone

*hamilton.ki@wi.us*  
 E-mail Address

## Applicant

SCOTT KRAMER  
 Name

PLUNKETT ROUSCH ARCHITECTS  
 Company

209 S WATERST.  
 Address

MILWAUKEE, WI 53204  
 City State Zip

414 410 2921 skramer@prarch.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.*

**Property Details**

Tax Key: **LSBT0244999004**  
Tax Year: **2017**

**3/7/2018 2:26:21 PM**  
**WAUKESHA COUNTY**  
**TOWN OF LISBON**

**OWNER NAME AND MAILING ADDRESS**

**PROPERTY ADDRESS**

HAMILTON SCHOOL DISTRICT  
W220N6151 TOWN LINE RD  
LISBON, WI 53089

[View current address \(for year 2018\)](#)

**LEGAL DESCRIPTION**

PT SE1/4 SEC 25 T8N R19E COM E1/4 COR S 623.35 FT N89°12'W 700 FT S 900.18 FT S33°07'W 204.98 FT N56°52'W 432.75 FT N57°01'W 1176.02 FT N 761.57 FT N88°45'E 2178.29 FT TO BGN R1892/897 EX R1990/518 EX R2674/305 :: ALSO COM NW COR N88°45'E 125.04 FT THE BGN N88°45'E 376.90 FT S00°18'W 115.62 FT S88°45'W 376.90 FT N00°18'E 115.62 FT TO BGN :: EX COM NE COR OF SE1/4 SEC; S00°47'25"W 623.35 FT; N89°12'35"W 55.00 FT; N00°47'25"E 623.09 FT; N00°15'29"E 1322.88 FT TO S LI CERT SURV #236; N88°36'34"E 55.02 FT TO E LI NE1/4 SEC; S00°15'29"W 1324.72 FT TO BGN :: R2674/303

**ASSESSMENT STATUS**

**OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS**

Assessment Year:	2017	BASIC VESTING DEED	[EXCEPTION]	DOC 4091778
Assessment Status:	ACTIVE	BASIC VESTING DEED		RI 1892 / 897
Assessment Attributes:	NONE	BASIC VESTING DEED	[EXCEPTION]	RI 1990 / 518
Deeded Acres:	0.000			

**ASSESSMENT INFORMATION**

Assessed By: GROTA APPRAISALS LLC  
262-253-1142  
[mike@wi-assessor.com](mailto:mike@wi-assessor.com)  
Board of Review Date: 6/13/2017

**Links to WI Dept of Revenue Resources:**  
**Guide for Property Owners**  
**Property Assessment Appeal Guide**  
**Board of Review Calendar**

**PROPERTY VALUES**

Property Class	Acres	Land	Improvement	Total
EXEMPT OTHER	55.170	\$0.00	\$0.00	\$0.00
<b>Total:</b>	<b>55.170</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**DISTRICTS**

District Type	District Name	DOR Code
TOWN	TOWN OF LISBON	010
SCHOOL	HAMILTON SCHOOL 2420	2420
TCDB	WAUKESHA TECH COLLEGE	08
SEWER	STORMWATER	

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Tax Listing or Tax Bill information, please contact the Real Property Tax Listing Division at (262)548-7597 or [taxlisting@waukeshacounty.gov](mailto:taxlisting@waukeshacounty.gov). For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

**For all GIS related issues, please contact Waukesha County Land Information Systems at [landinformation@waukeshacounty.gov](mailto:landinformation@waukeshacounty.gov).**

The following browsers are supported:    This page run 3/7/2018 2:26:21 PM.

**Property Details**

Tax Key: **LSBT0244999004**  
 Tax Year: **2018**

**3/7/2018 2:25:00 PM**  
**WAUKESHA COUNTY**  
**TOWN OF LISBON**

**OWNER NAME AND MAILING ADDRESS**

HAMILTON SCHOOL DISTRICT  
 W220N6151 TOWN LINE RD  
 LISBON, WI 53089

**PROPERTY ADDRESS**

**Contact Us to Update Mailing Address**

**LEGAL DESCRIPTION**

PT SE1/4 SEC 25 T8N R19E COM E1/4 COR S 623.35 FT N89°12'W 700 FT S 900.18 FT S33°07'W 204.98 FT N56°52'W 432.75 FT N57°01'W 1176.02 FT N 761.57 FT N88°45'E 2178.29 FT TO BGN R1892/897 EX R1990/518 EX R2674/305 :: ALSO COM NW COR N88°45'E 125.04 FT THE BGN N88°45'E 376.90 FT S00°18'W 115.62 FT S88°45'W 376.90 FT N00°18'E 115.62 FT TO BGN :: EX COM NE COR OF SE1/4 SEC; S00°47'25"W 623.35 FT; N89°12'35"W 55.00 FT; N00°47'25"E 623.09 FT; N00°15'29"E 1322.88 FT TO S LI CERT SURV #236; N88°36'34"E 55.02 FT TO E LI NE1/4 SEC; S00°15'29"W 1324.72 FT TO BGN :: R2674/303

**ASSESSMENT STATUS**

Assessment Year: 2018  
 Assessment Status:  
 Assessment Attributes: NONE  
 Deeded Acres:

**OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS****ASSESSMENT INFORMATION**

Assessed By: GROTA APPRAISALS LLC  
 262-253-1142  
 mike@wi-assessor.com

**Links to WI Dept of Revenue Resources:**  
**Guide for Property Owners**  
**Property Assessment Appeal Guide**  
**Board of Review Calendar**

Board of Review Date:

**PROPERTY VALUES**

Property Class	Acres	Land	Improvement	Total
The current year assessment valuations have not yet been provided to Waukesha County. To see assessment values for a previous year, please change the Tax Year at the top of this screen.				

**DISTRICTS**

District Type	District Name	DOR Code
TOWN	TOWN OF LISBON	010
SCHOOL	HAMILTON SCHOOL 2420	2420
TCDB	WAUKESHA TECH COLLEGE	08
SEWER	STORMWATER	

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**For all GIS related issues, please contact Waukesha County Land Information Systems at [landinformation@waukeshacounty.gov](mailto:landinformation@waukeshacounty.gov).**

The following browsers are supported:    This page run 3/7/2018 2:25:00 PM.



RECEIVED

By Gina Gresch at 3:24 pm, Mar 13, 2018

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

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 LSBT0244999004      Acres 25      Zoning \_\_\_\_\_

Business Name & Contact Person: Hamilton School District c/o Bryan Ruud

Full Address (include City & Zip): W220 N6151 Town Line Road Sussex, WI 53089

Phone Number & Email: 262-246-1820 ruudbr@hamilton.k12.wi.us

Signature & Date: \_\_\_\_\_

\*\*\*\*\*

Property Owner Name: Hamilton School District

Full Address (include City & Zip): W220 N6151 Town Line Road Sussex, WI 53089

Phone Number & Email: 262-246-1820 ruudbr@hamilton.k12.wi.us

Signature & Date:  3/13/18

1. Is this business replacing another business?  Yes  No

a. If yes, what is the prior business' name: \_\_\_\_\_

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.

1) This is a grade 5 and 6 Intermediate School operated as part of the Hamilton School District.

2) The facility will function as a public school for approximately 750 kids initially with maximum capacity of 1000 kids after an expansion that is not part of this request.

3) Approximate hours of operation will be 6:30am until 11:00pm with actual classes running from approximately 8:30am until approximately 3:30pm. There would be evening and weekend events on special occasions.

4) Staff would consist of approximately 40 education members and approximately 20 other support members.

4. Days & Times of Operation:

a. Days & Times: Monday through Friday 6:30 am until 11:00pm (weekends as needed)

5. Employees (if self-employed please count yourself)

a. Full-Time 50

b. Part-Time 10

**FOOD / BEVERAGE / LIQUOR**

6. Is there any food & beverage / liquor service?  Yes  No

a. If yes, please explain: Federal lunch program for students and staff

**7. Table Seating Capacity**

- a. Outside: 35 (TBD)
- b. Inside: 800 (1000 bleachers)
- c. Bar: none

**8. Food / Soda Vending Machines**  Yes  No

- a. If yes, quantity of each: 1 or 2 each TBD

**OUTDOOR USES**

**9. Is there any outdoor storage?**  Yes  No

- a. If yes, please explain: \_\_\_\_\_

**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.

Physical education & recess will go outside but this would not require the above

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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 FRONT: 56'-0" W x 420'-0" L  
BACK: 120'-0"W x 351'-0"L
- b. Total number of spaces FRONT: 78  
BACK: 149
- c. Number of spaces allotted for employees FRONT: 0  
BACK: 143

**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: 270'-4" W x763'-8" L

b. Use: School (Education)

16. Building B

a. Dimensions & Levels: N/A

b. Use: N/A

17. Building C

a. Dimensions & Levels: N/A

b. Use: N/A

**LIGHTING (Submit Cut-Sheets)**

18. Outdoor Lighting

a. Type(s): SHOWN ON SHEET E010a OF THE PLAN COMMISSION SUBMITTAL

b. Locations(s): SHOWN ON SHEET E010a OF THE PLAN COMMISSION SUBMITTAL

**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.

The proposed building signage are 2'-0" high metal pin mounted letters located on the south face of the building. The proposed site signage will be masonry with fixed and marquee signage. The site sign is to be designed and located.

**CHEMICALS/HAZARDOUS MATERIALS**

20. Are there any Chemicals, Hazardous Waste of 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.

General Cleaning chemicals and art supplies only

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: two to three water detention ponds -dry type

**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: \_\_\_\_\_

26. Septic System Approval (For New Constructions Only)

a. Date Approved: \_\_\_\_\_

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: \_\_\_\_\_ Review Date: May 16, 2018

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: \_\_\_\_\_

.....  
Town Approval Date(s): \_\_\_\_\_

County Approval Date(s): \_\_\_\_\_

# Hamilton School District

## Intermediate School

Silver Spring Dr., Sussex, WI 53089



**RECEIVED**  
By Gina Gresch at 10:41 am, Mar 12, 2018

**PLUNKETT RAYSICH  
ARCHITECTS, LLP**

209 south water street milwaukee, wisconsin 53204 414 359 3060  
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205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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### SHEET INDEX

#### GENERAL

000 TITLE SHEET

#### CIVIL

C100 SITE PLAN  
C200 GRADING & EROSION CONTROL PLAN  
C300 UTILITY PLAN  
C400 NOTES & DETAILS  
C401 NOTES & DETAILS

#### LANDSCAPE

L1.0 OVERVIEW LANDSCAPE PLAN  
L2.0 LANDSCAPE NOTES, SPECIFICATIONS, AND DETAILS

#### ARCHITECTURAL

A210 OVERALL SECOND FLOOR PLAN  
A230 OVERALL ROOF PLAN  
A400 OVERALL EXTERIOR ELEVATIONS

#### ELECTRICAL

E010a SITE PLAN - LIGHTING  
E010b SITE PLAN - PHOTOMETRICS  
E010c ELECTRICAL SCHEDULES AND DETAILS

### PROJECT INFORMATION

PROJECT DATE: 03-09-2018  
PRA PROJECT NUMBER: 160222-03

DRAWING SET: PLAN COMMISSION SET

### PROJECT LOCATION



### PROJECT TEAM



#### CONSTRUCTION MANAGER

J.P. Cullen & Sons, Inc.

Tel (262) 781-4100  
(262) 781-6300

#### CIVIL

JSD Professional Services

(Under Separate Contract)  
Tel (262) 513-0666  
(262) 513-1232

#### ELECTRICAL

Ring & DuChateau LLP

Tel (414) 778-1700  
(414) 778-2360

PLAN MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Survey/Drawn: BFG  
Approved: AWW

SHEET TITLE:

**BOUNDARY/TOPO SURVEY**

MAP NO: E-#  
SHEET NUMBER:

**1 OF 1**

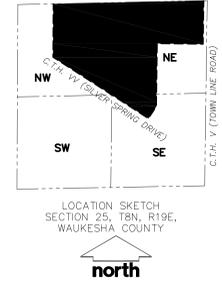


**LEGEND**

- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CONTROL POINT
- BOLLARD
- MAIL BOX
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- SPRINKLER VALVE BOX
- STORM MANHOLE
- ROUND CASTED INLET
- ENDWALL/END OF PIPE
- GAS VALVE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- LIGHT POLE
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 23-26, 2017.
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD-27), SOUTH ZONE, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T8N, R19E WHICH IS RECORDED AS N 88°45'41" E.
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK IS A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 25, T8N, R19E, ELEVATION = 872.99'
  - CONTOUR INTERVAL IS ONE FOOT.
  - SPOT ELEVATIONS REFERENCE THE GROUND ELEVATIONS.
  - CONTOURS IN HEAVILY WOODED AREA ARE 2' CONTOURS AND WERE TAKEN FROM THE WAUKESHA COUNTY GIS WEBSITE, CIRCA 2005.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20173919537 AND 20173920022, WITH A CLEAR DATE OF OCTOBER 5, 2017.
  - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
WE ENERGIES  
VILLAGE OF LANNON  
A/T&T DISTRIBUTION  
LEVEL 3 COMMUNICATIONS  
VILLAGE OF SUSSEX
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
  - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - THIS PARCEL IS ZONED A-10 AGRICULTURAL PER THE TOWN OF LISBON ZONING MAP DATED JANUARY 2010.
  - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SANITARY SEWER MANHOLES					STORM SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	866.64	13.49	853.15	48" RCP	STM-1	861.45	2.37	859.08	12" CPP
SAN-2	864.84	13.57	853.07	48" RCP	STM-2	861.49	2.78	858.74	12" CPP
SAN-3	866.17	12.63	852.22	48" RCP	STM-3	860.38	2.65	857.73	16" OMP
SAN-4	867.11	14.96	851.21	48" RCP	STM-4	861.48	3.18	858.30	18" CPP
SAN-5	864.91	14.97	851.20	48" RCP	STM-5	861.42	3.37	858.05	12" CPP
SAN-6	867.58	12.91	852.00	10" PVC	STM-6	861.36	3.47	857.95	15" CPP
		18.24	848.87	48" RCP	STM-7	861.54	3.30	858.06	18" CPP
		12.85	854.73	10" PVC	STM-8	862.23	3.23	858.31	15" CPP
		14.18	853.40	10" PVC	STM-9	862.24	3.69	858.54	12" CPP
		14.20	853.38	10" PVC	STM-10	862.33	3.70	858.53	12" CPP
					STM-11	862.06	3.75	858.48	15" CPP
					STM-12	861.37	3.30	858.06	18" CPP
					STM-13	861.92	3.45	858.79	12" CPP
					STM-14	861.93	3.64	858.28	12" CPP
					STM-15	869.17	3.65	858.27	12" CPP
					STM-16	869.57	3.59	859.34	12" CPP
					STM-17	870.16	3.07	866.10	8" PVC
							3.36	866.78	24X37 RCP
							3.43	866.73	24" RCP



**LEGAL DESCRIPTION (AS FURNISHED)**  
(CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No.: 1034895, EFFECTIVE DATE: DECEMBER 13, 1993 AT 8:00 A.M.)

**PARCEL A:**  
BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 25, T8N, R19E, TOWN OF LISBON, COUNTY OF WAUKESHA, STATE OF WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°47'25" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 AND CENTER LINE OF C.T.H. "V" (TOWNLINE ROAD), 623.35 FEET TO A POINT; THENCE NORTH 89°12'35" WEST, 700.00 FEET TO A POINT; THENCE SOUTH 00°47'25" WEST, 900.18 FEET TO THE NORTHWEST CORNER OF C.S.M. NO. 2195; THENCE SOUTH 33°07'28" WEST, ALONG THE WESTERLY LINE OF SAID C.S.M., 201.88 FEET TO A POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF C.T.H. "VV" (SILVER SPRING DRIVE); THENCE NORTH 86°52'32" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 432.80 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 57°01'08" WEST, 1176.02 FEET TO A POINT; THENCE NORTH 00°18'32" EAST, ALONG THE EASTERLY LINE OF C.S.M. NO. 843, 761.57 FEET TO A POINT BEING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25; THENCE NORTH 88°45'32" EAST, ALONG SAID NORTH LINE, 2178.29 FEET TO THE EAST 1/4 CORNER OF SECTION 25 AND THE PLACE OF BEGINNING.

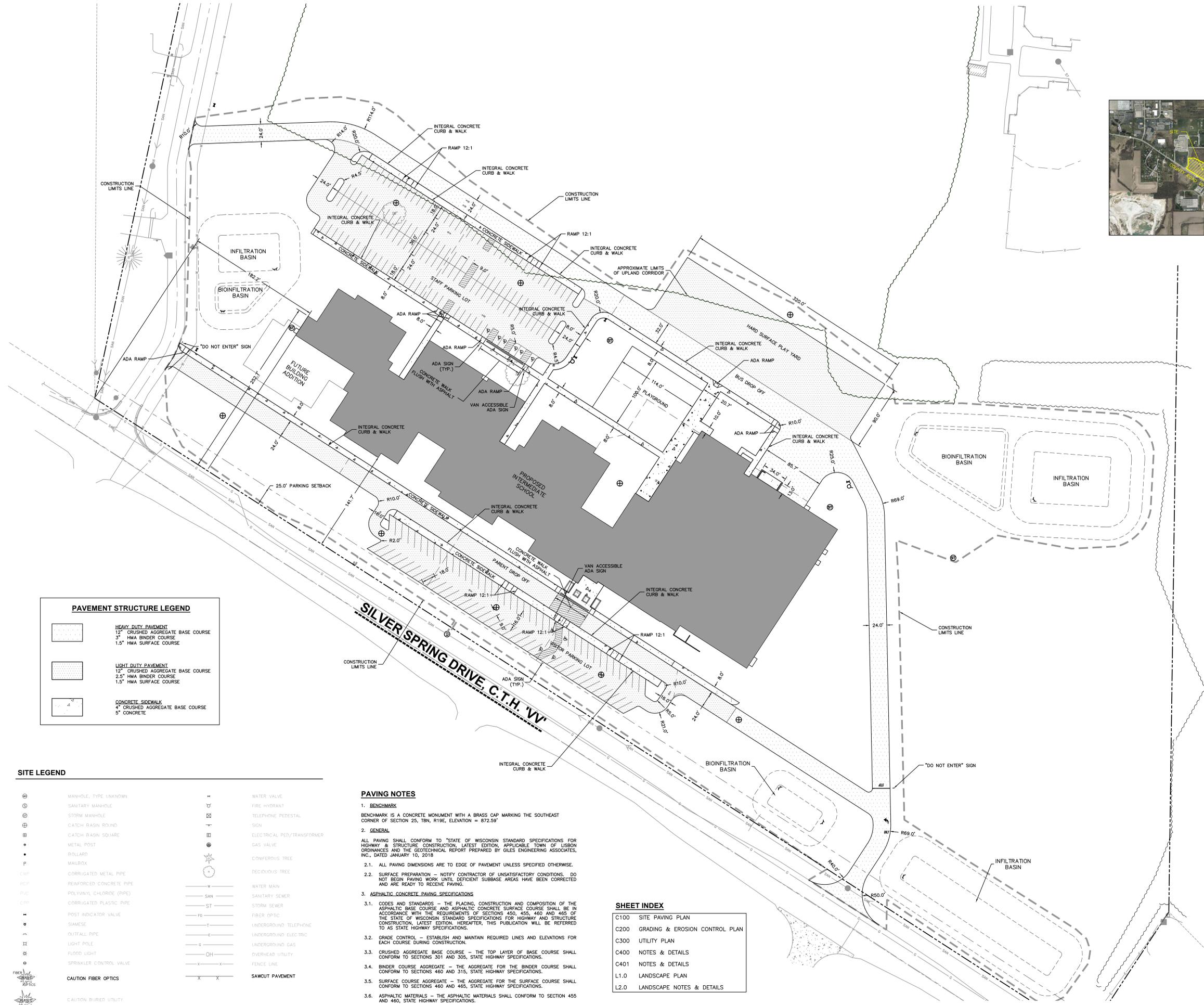
FOR INFORMATIONAL PURPOSES ONLY:  
ADDRESS: W220N6151 TOWN LINE RD, LISBON, WI  
TAX KEY NUMBER: LSBT 0244-999-004

**LEGAL DESCRIPTION (AS SURVEYED)**

**PARCEL A:**  
PART OF THE SOUTHEAST 1/4 OF SECTION 25, T8N, R19E, TOWN OF LISBON, COUNTY OF WAUKESHA, STATE OF WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°45'41" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 50.03 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF C.T.H. "V" (TOWN LINE ROAD); THENCE SOUTH 00°47'25" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID C.T.H. "V", 621.58 FEET; THENCE NORTH 89°12'35" WEST, 700.00 FEET; THENCE SOUTH 00°47'25" WEST, 900.28 FEET TO THE NORTHWEST CORNER OF C.S.M. NO. 2195; THENCE SOUTH 33°07'28" WEST ALONG SAID WESTERLY C.S.M. LINE, 204.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF C.T.H. "VV" (SILVER SPRING DRIVE); THENCE NORTH 86°52'32" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 432.80 FEET; THENCE NORTH 57°01'08" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1176.29 FEET TO THE SOUTHEAST CORNER OF C.S.M. 898; THENCE NORTH 12°02'51" EAST, 663.41 FEET; THENCE SOUTH 88°45'41" WEST, 134.99 FEET; THENCE NORTH 00°18'41" EAST, 115.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 88°45'41" EAST, ALONG SAID NORTH LINE, 2178.45 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**  
I, BRIAN GLASZCZ, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3118, HEREBY CERTIFY THAT THIS BOUNDARY TOPO SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.  
BRIAN GLASZCZ, S-3118  
PROFESSIONAL LAND SURVEYOR  
11/1/2017  
DATE





**PAVEMENT STRUCTURE LEGEND**

	<b>HEAVY DUTY PAVEMENT</b> 12" CRUSHED AGGREGATE BASE COURSE 3" HMA BINDER COURSE 1.5" HMA SURFACE COURSE
	<b>LIGHT DUTY PAVEMENT</b> 12" CRUSHED AGGREGATE BASE COURSE 2.5" HMA BINDER COURSE 1.5" HMA SURFACE COURSE
	<b>CONCRETE SIDEWALK</b> 4" CRUSHED AGGREGATE BASE COURSE 5" CONCRETE

**SITE LEGEND**

	MANHOLE, TYPE UNKNOWN		WATER VALVE
	SANITARY MANHOLE		FIRE HYDRANT
	STORM MANHOLE		TELEPHONE PEDESTAL
	CATCH BASIN ROUND		SIGN
	CATCH BASIN SQUARE		ELECTRICAL PED/TRANSFORMER
	METAL POST		GAS VALVE
	BOLLARD		CONFERSUS TREE
	MAILBOX		DECIDUOUS TREE
	CORRUGATED METAL PIPE		WATER MAIN
	REINFORCED CONCRETE PIPE		SANITARY SEWER
	POLYVINYL CHLORIDE (PVC)		STORM SEWER
	CORRUGATED PLASTIC PIPE		FIBER OPTIC
	POST INDICATOR VALVE		UNDERGROUND TELEPHONE
	SIAMESE		UNDERGROUND ELECTRIC
	OUTFALL PIPE		UNDERGROUND GAS
	LIGHT POLE		OVERHEAD UTILITY
	FLOOD LIGHT		FENCE LINE
	SPRINKLER CONTROL VALVE		SAWCUT PAVEMENT
	CAUTION FIBER OPTICS		
	CAUTION BURIED UTILITY		

**PAVING NOTES**

- BENCHMARK**  
 BENCHMARK IS A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 25, T8N, R19E, ELEVATION = 872.59'
- GENERAL**  
 ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE" CONSTRUCTION, LATEST EDITION, APPLICABLE TOWN OF LISBON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED JANUARY 10, 2018
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
  - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
  - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
  - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
  - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
  - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
  - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

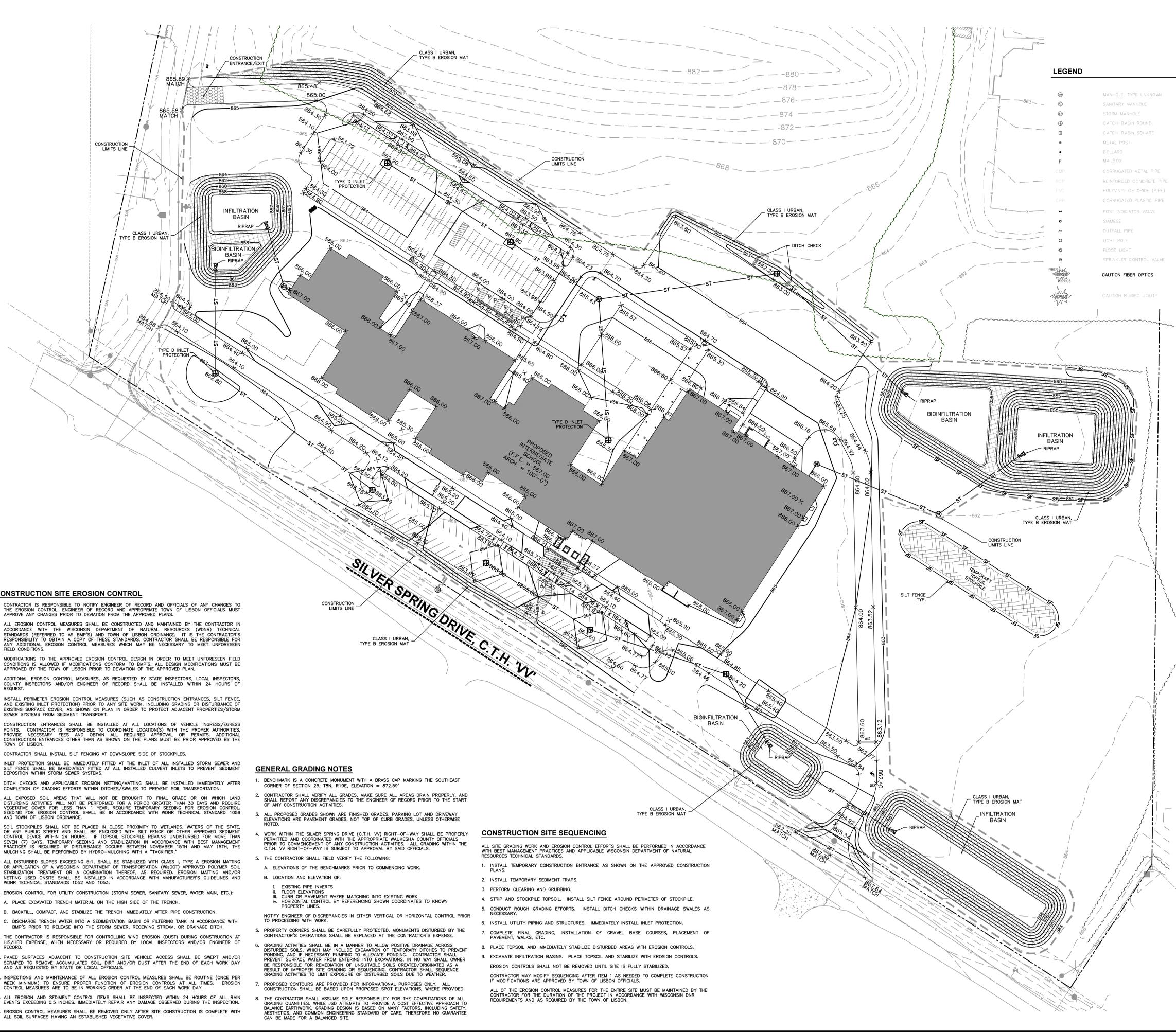
**SHEET INDEX**

C100	SITE PAVING PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
C400	NOTES & DETAILS
C401	NOTES & DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS



**LEGEND**

⊕	MANHOLE, TYPE UNKNOWN	+	WATER VALVE
⊙	SANITARY MANHOLE	⊕	FIRE HYDRANT
⊗	STORM MANHOLE	⊕	TELEPHONE PEDESTAL
⊕	CATCH BASIN ROUND	⊕	SIGN
⊕	CATCH BASIN SQUARE	⊕	ELECTRICAL PED/TRANSFORMER
⊕	METAL POST	⊕	GAS VALVE
⊕	BOLLARD	⊕	CONIFEROUS TREE
⊕	MAILBOX	⊕	DECIDUOUS TREE
⊕	CORRUGATED METAL PIPE	⊕	WATER MAIN
⊕	REINFORCED CONCRETE PIPE	⊕	SANITARY SEWER
⊕	POLYVINYL CHLORIDE (PIPE)	⊕	STORM SEWER
⊕	CORRUGATED PLASTIC PIPE	⊕	FIBER OPTIC
⊕	POST INDICATOR VALVE	⊕	UNDERGROUND TELEPHONE
⊕	SHAMESE	⊕	UNDERGROUND ELECTRIC
⊕	OUTFALL PIPE	⊕	UNDERGROUND GAS
⊕	LIGHT POLE	⊕	OVERHEAD UTILITY
⊕	FLOOD LIGHT	⊕	FENCE LINE
⊕	SPRINKLER CONTROL VALVE	⊕	SAWCUT PAVEMENT
⊕	CAUTION FIBER OPTICS		
⊕	CAUTION BURIED UTILITY		



**CONSTRUCTION SITE EROSION CONTROL**

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL, ENGINEER OF RECORD AND APPROPRIATE TOWN OF LISBON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND TOWN OF LISBON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE TOWN OF LISBON PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE TOWN OF LISBON.
- CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND TOWN OF LISBON ORDINANCE.
- SOIL STOCKPILES SHALL NOT BE PLACED IN CLOSE PROXIMITY TO WETLANDS, WATERS OF THE STATE, OR ANY PUBLIC STREET AND SHALL BE ENCLOSED WITH SILT FENCE OR OTHER APPROVED SEDIMENT CONTROL DEVICE WITHIN 24 HOURS. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER".
- ALL DISTURBED SLOPES EXCEEDING 5:1, SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY STATE OR LOCAL OFFICIALS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

**GENERAL GRADING NOTES**

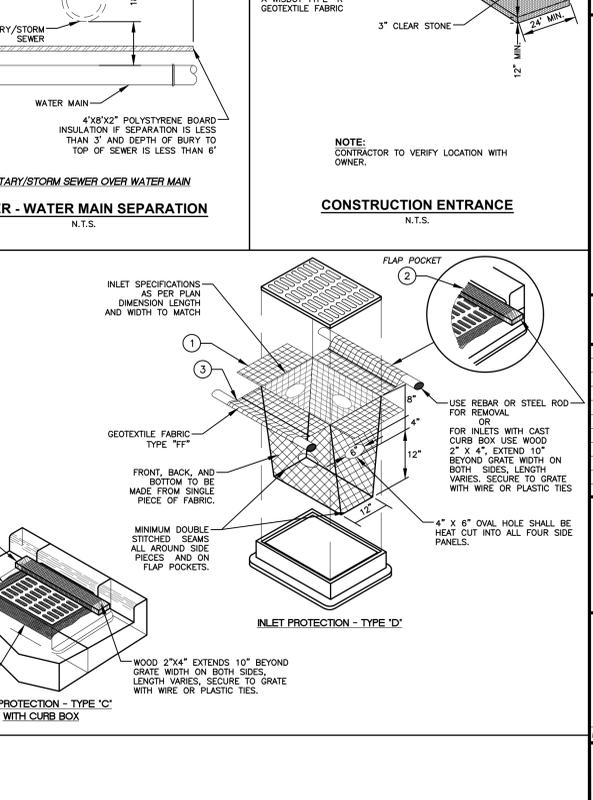
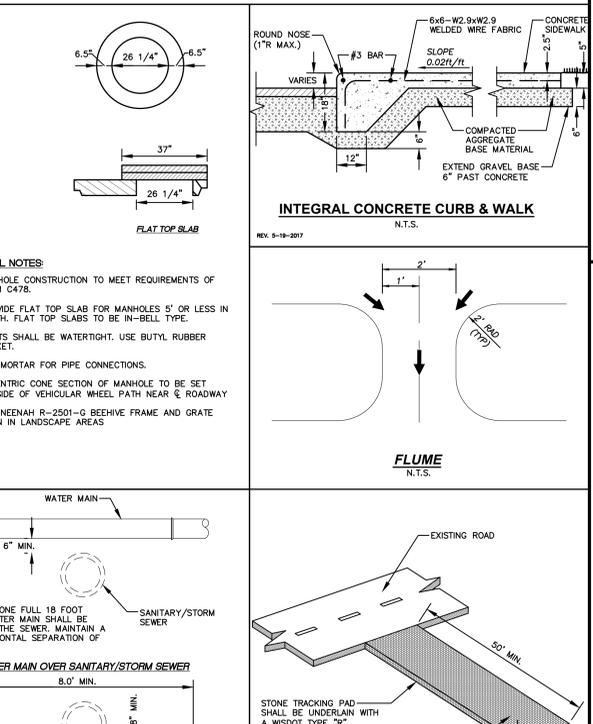
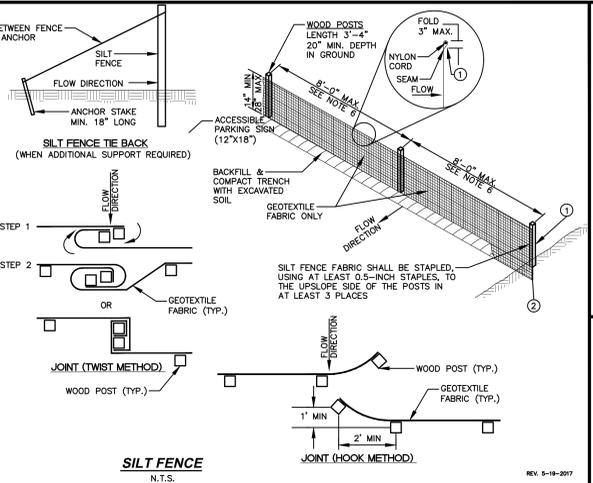
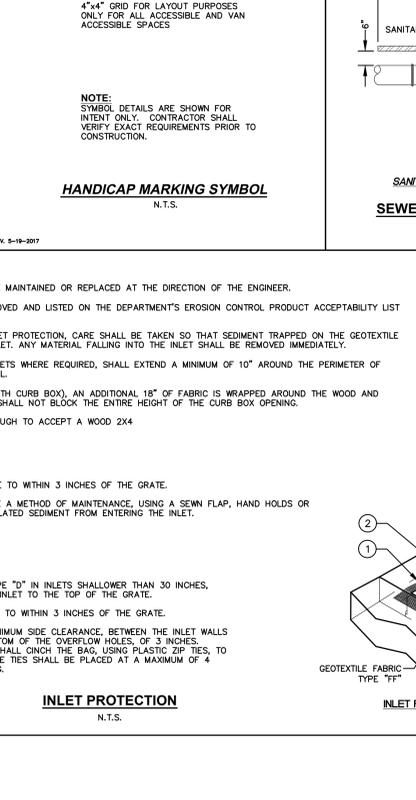
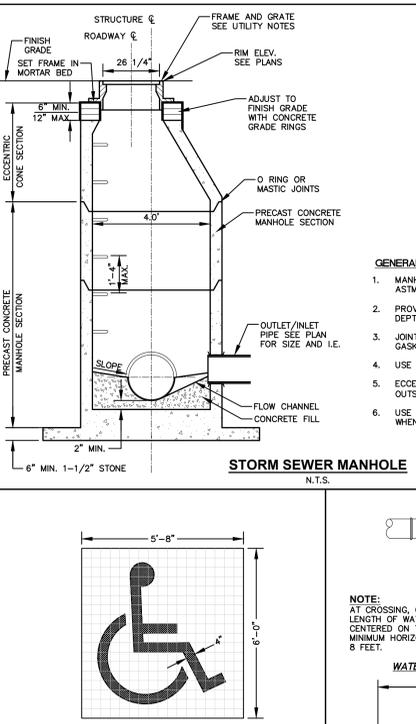
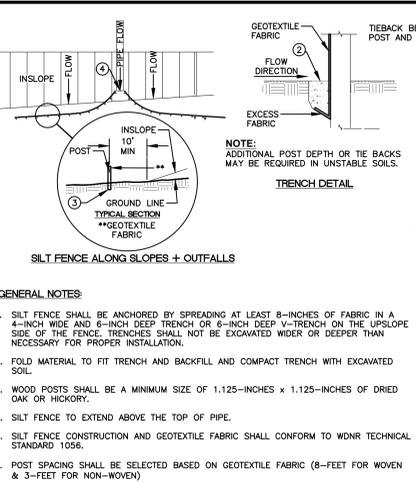
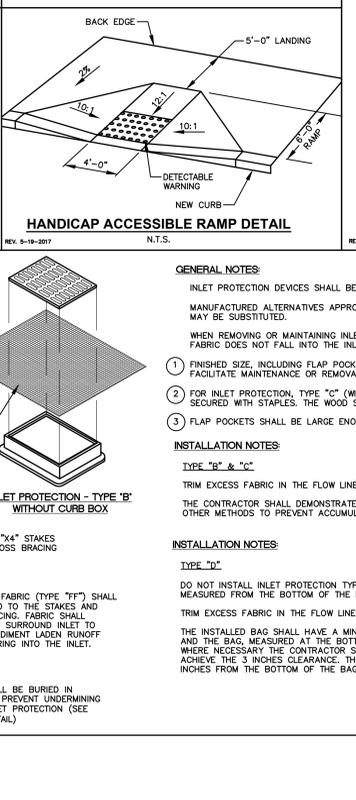
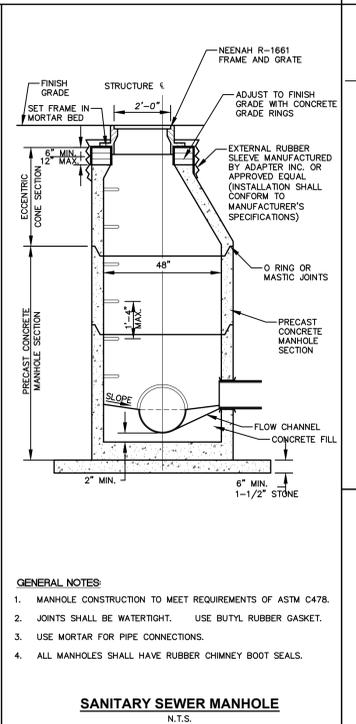
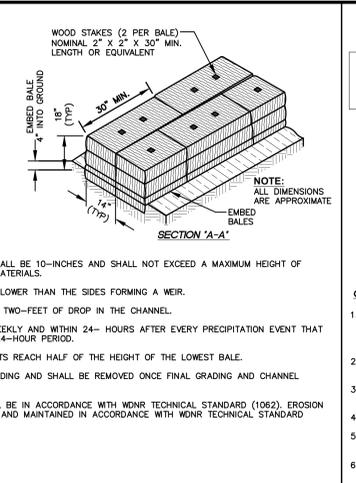
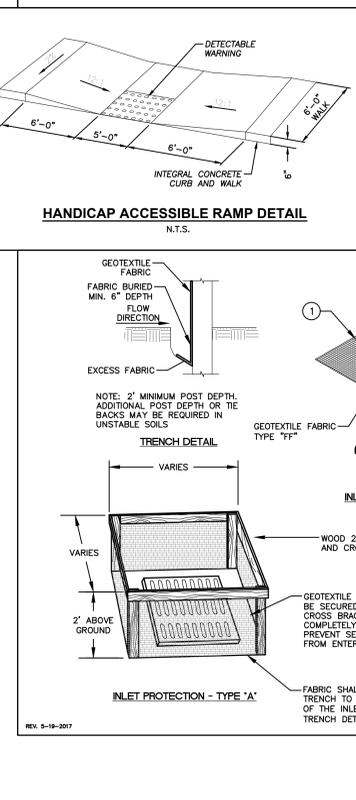
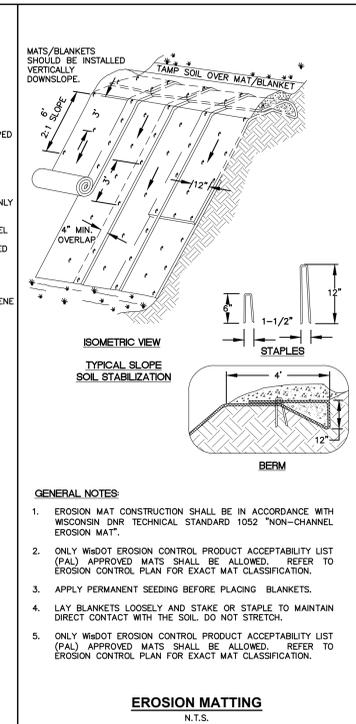
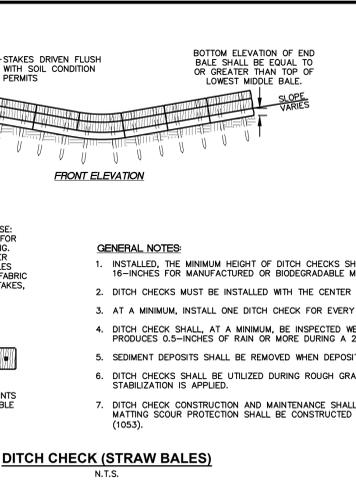
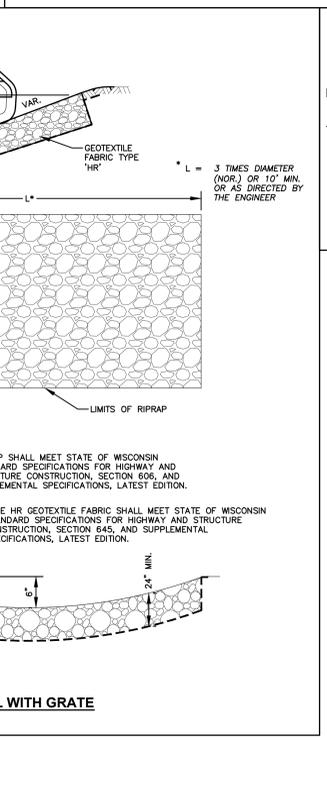
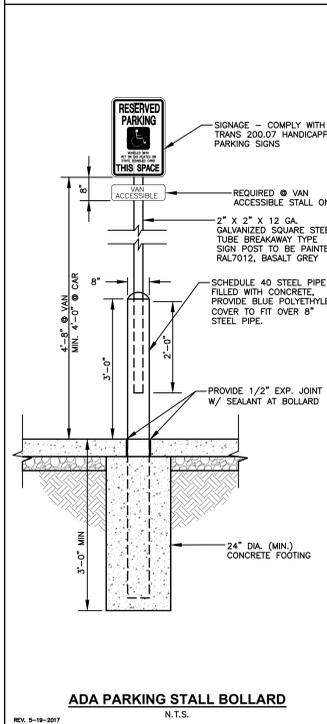
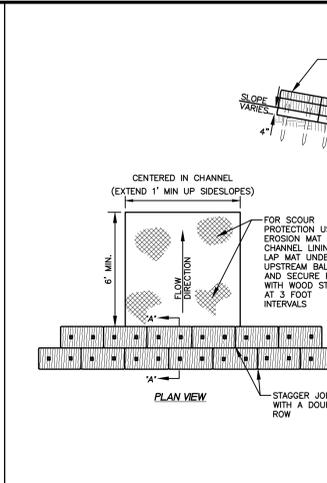
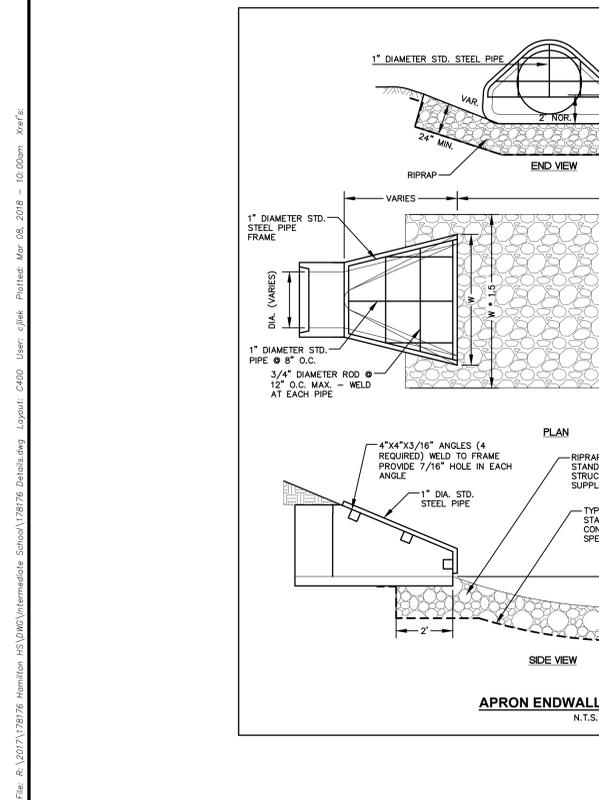
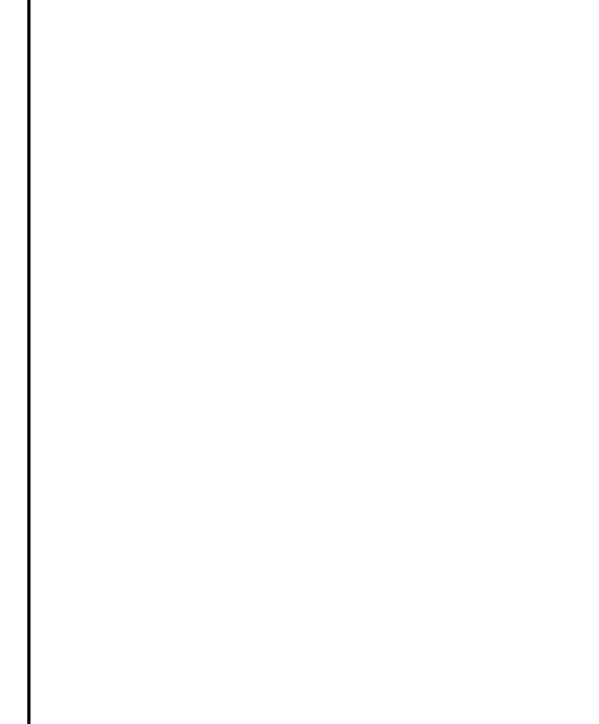
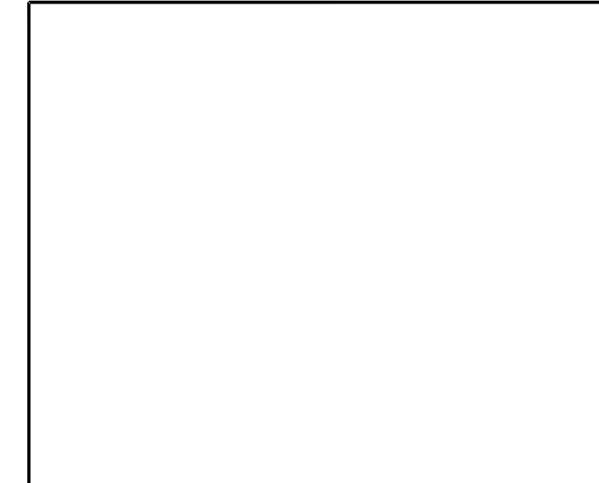
- BENCHMARK IS A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 25, T8N, R19E, ELEVATION = 872.59'
- CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- WORK WITHIN THE SILVER SPRING DRIVE (C.T.H. 'VV') RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE WAUKESHA COUNTY OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE C.T.H. 'VV' RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
  - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
  - LOCATION AND ELEVATION OF:
    - EXISTING PIPE INVERTS
    - FLOOR ELEVATIONS
    - CURE OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
    - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED, MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

**CONSTRUCTION SITE SEQUENCING**

- ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
  - INSTALL TEMPORARY SEDIMENT TRAPS.
  - PERFORM CLEARING AND GRUBBING.
  - STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
  - CONDUCT ROUGH GRADING EFFORTS. INSTALL DITCH CHECKS WITHIN DRAINAGE SWALES AS NECESSARY.
  - INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
  - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
  - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
  - EXCAVATE INFILTRATION BASINS. PLACE TOPSOIL AND STABILIZE WITH EROSION CONTROLS. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF MODIFICATIONS ARE APPROVED BY TOWN OF LISBON OFFICIALS.
  - ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE TOWN OF LISBON.



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**prai** PLUNKETT RAYSCH ARCHITECTS, LLP

SUSSEX HAMILTON SCHOOL DISTRICT

PROJECT: INTERMEDIATE SCHOOL

PROJECT LOCATION: SUSSEX, WI WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

DESIGN:	JIS	01-18-18
DRAWN:	TAG	01-18-18
APPROVED:	TAG	01-18-18

PLAN MODIFICATIONS:

BID PACKAGE #1	02-28-18
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SHEET NUMBER: **C400**

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 SCHOOL DISTRICT

PROJECT:  
 INTERMEDIATE  
 SCHOOL

PROJECT LOCATION:  
 SUSSEX, WI  
 WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

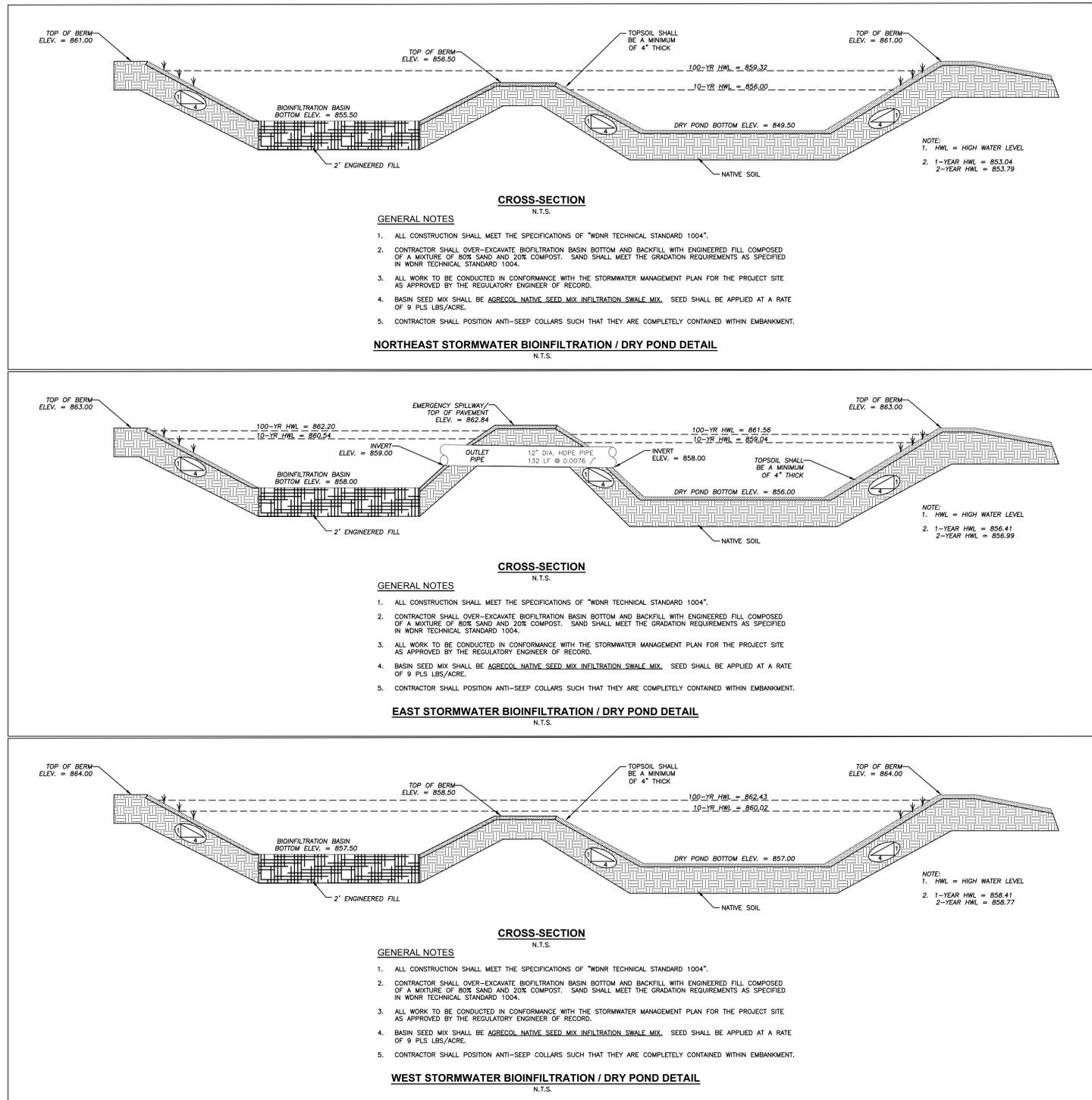
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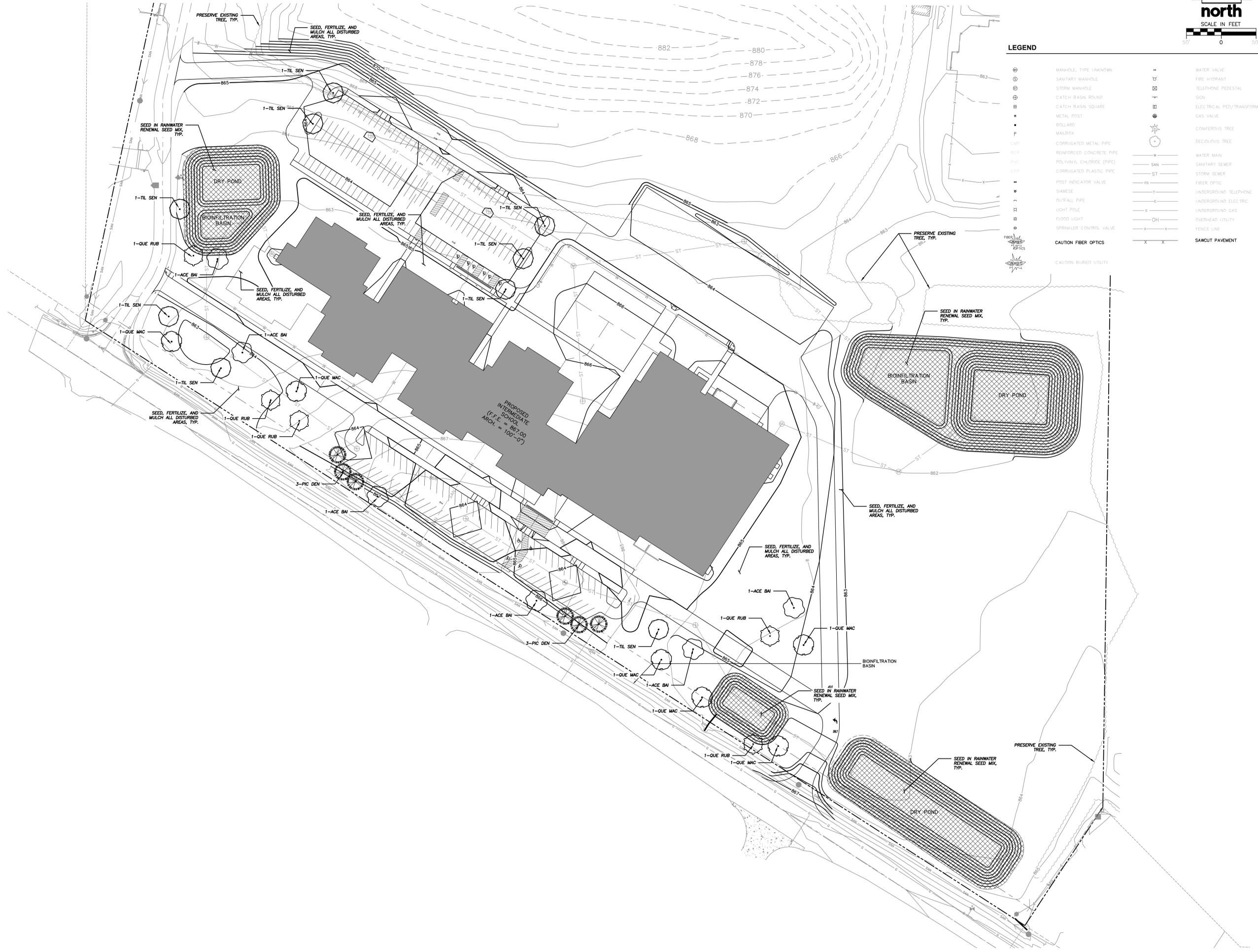
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**LEGEND**

⊕	MANHOLE, TYPE UNKNOWN	—	WATER VALVE
⊙	SANITARY MANHOLE	—	FIRE HYDRANT
⊗	STORM MANHOLE	—	TELEPHONE PEDESTAL
⊕	CATCH BASIN ROUND	—	SIGN
⊕	CATCH BASIN SQUARE	—	ELECTRICAL PED/TRANSFORMER
⊕	METAL POST	—	GAS VALVE
•	BOLLARD	—	CONIFEROUS TREE
•	MAILBOX	—	DECIDUOUS TREE
—	CORRUGATED METAL PIPE	—	WATER MAIN
—	REINFORCED CONCRETE PIPE	—	SANITARY SEWER
—	POLYVINYL CHLORIDE (PIPE)	—	STORM SEWER
—	CORRUGATED PLASTIC PIPE	—	FIBER OPTIC
—	POST INDICATOR VALVE	—	UNDERGROUND TELEPHONE
—	SIAMASE	—	UNDERGROUND ELECTRIC
—	OUTFALL PIPE	—	UNDERGROUND GAS
—	LIGHT POLE	—	OVERHEAD UTILITY
—	FLOOD LIGHT	—	OH
—	SPRINKLER CONTROL VALVE	—	FENCE LINE
—	CAUTION FIBER OPTICS	—	SAWCUT PAVEMENT
—	CAUTION BURIED UTILITY		

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PROJECT:  
 INTERMEDIATE SCHOOL

PROJECT LOCATION:  
 SUSSEX, WI  
 WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

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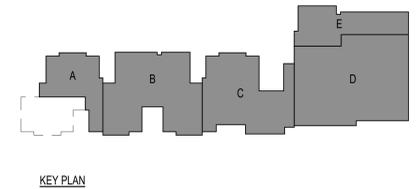
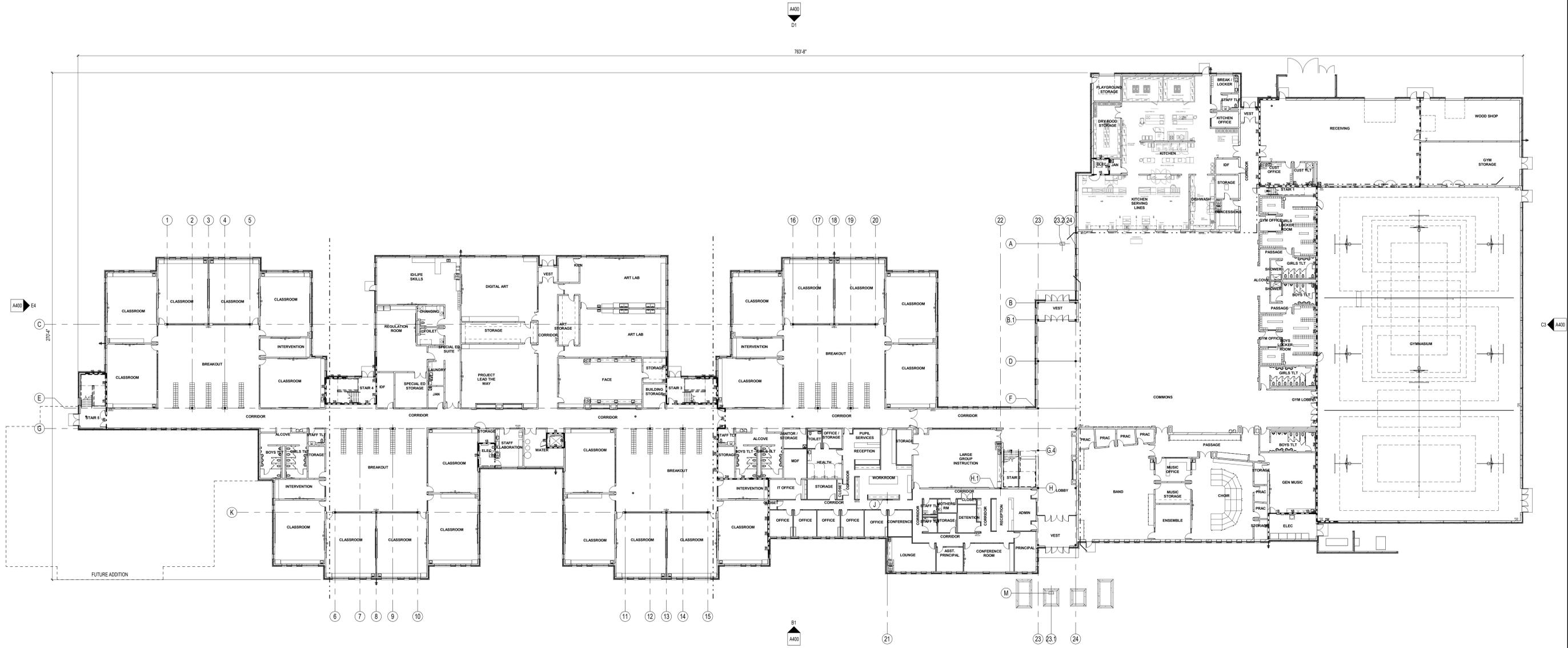
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 LANDSCAPE PLAN

MAP NO:  
 SHEET NUMBER:  
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TRUE NORTH PLAN NORTH  
**OVERALL FIRST FLOOR PLAN**  
 3/8" = 1'-0"

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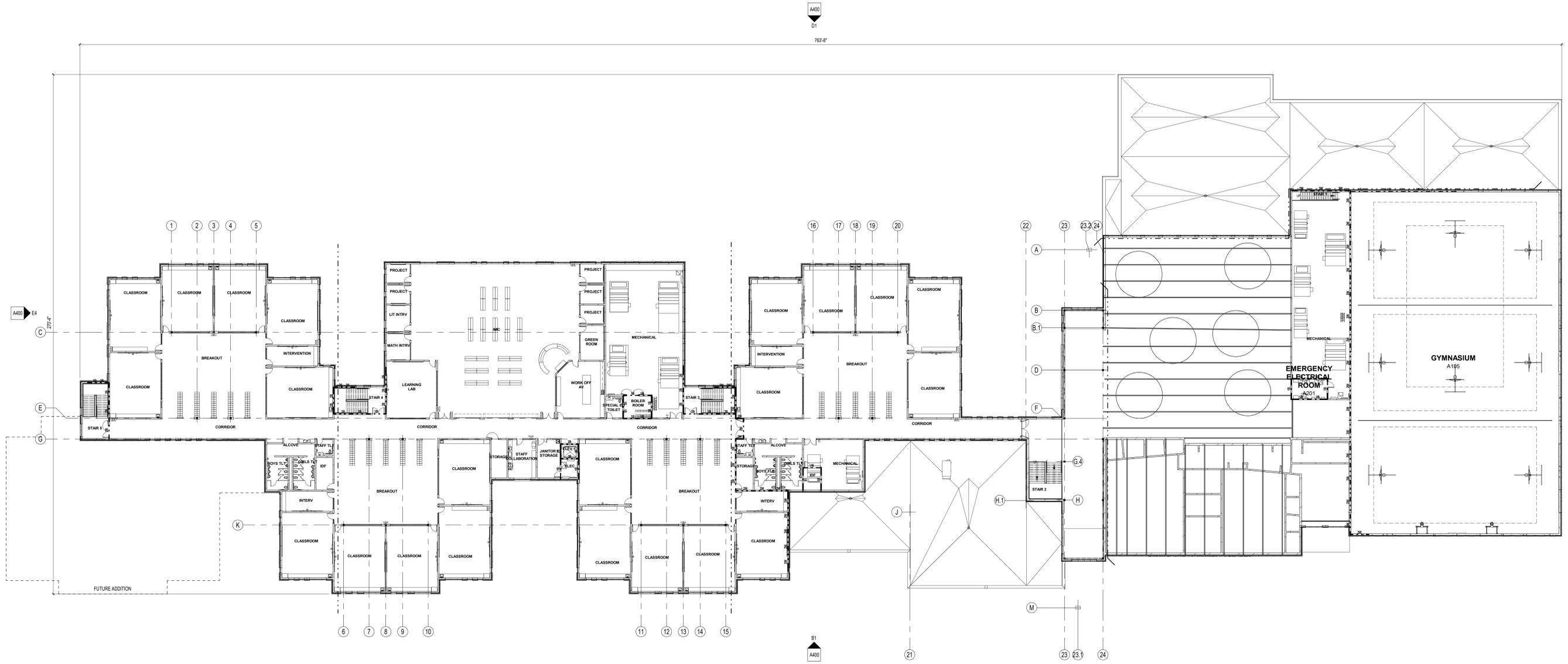
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 Job No: 160222-03  
 Sheet No:

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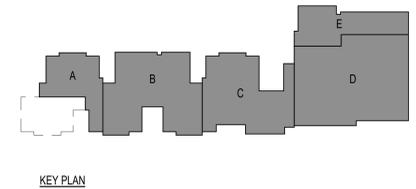
OVERALL FIRST FLOOR PLAN

**Hamilton School District  
 Intermediate School**  
 Silver Spring Dr., Sussex, WI 53089

Revisions:



TRUE NORTH PLAN NORTH  
**OVERALL SECOND FLOOR PLAN**  
 3/8" = 1'-0"



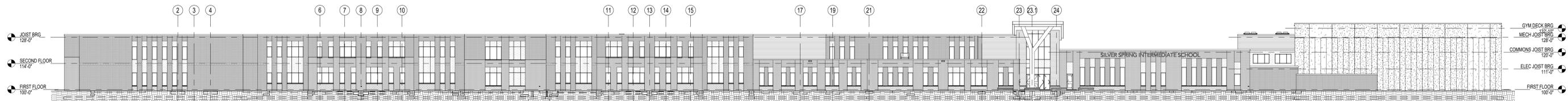
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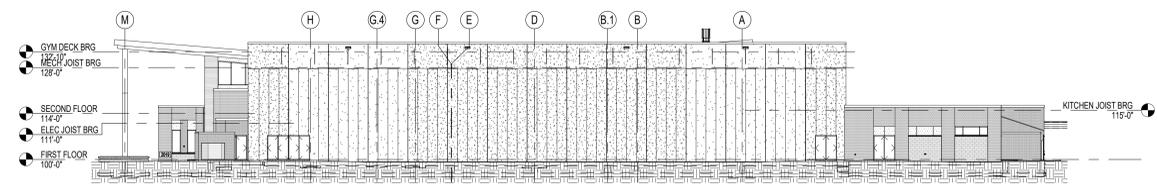
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 Silver Spring Dr., Sussex, WI 53089

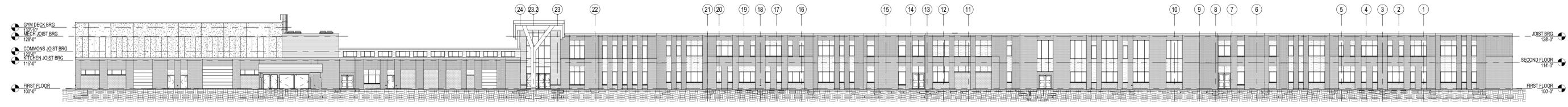
OVERALL SECOND FLOOR PLAN



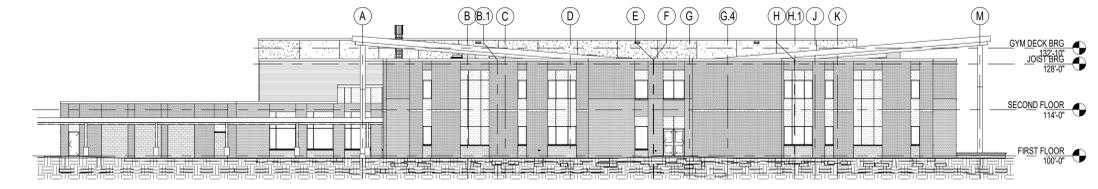
**B1** OVERALL SOUTH ELEVATION  
 3/8" = 1'-0"



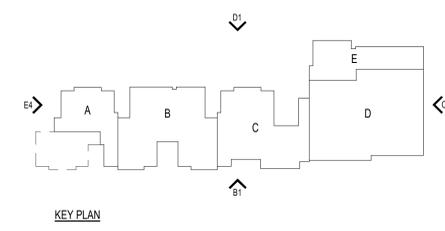
**C3** OVERALL EAST ELEVATION  
 3/8" = 1'-0"



**D1** OVERALL NORTH ELEVATION  
 3/8" = 1'-0"



**E4** OVERALL WEST ELEVATION  
 3/8" = 1'-0"



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 Job No: 160222-03  
 Sheet No:

**A400**

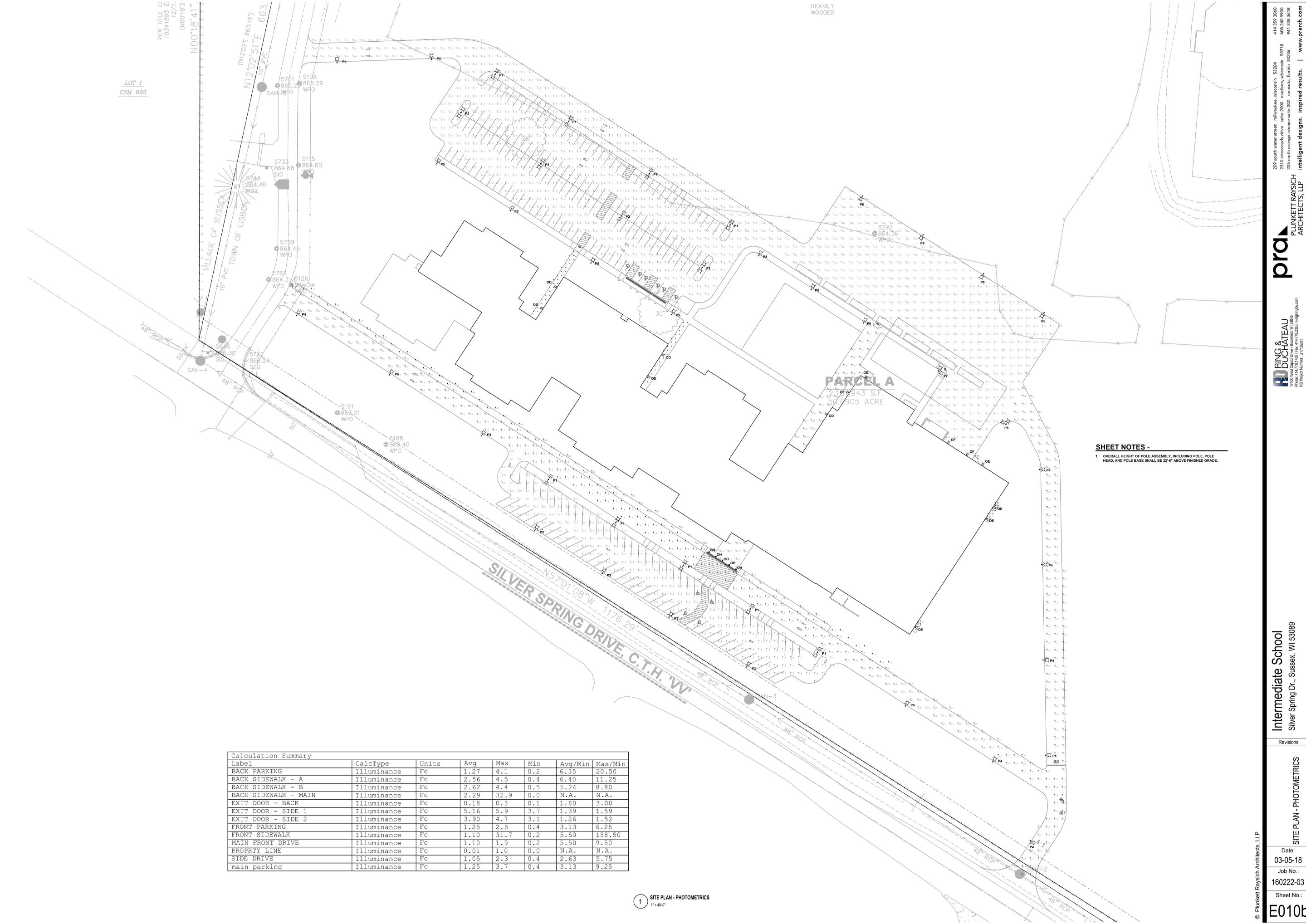
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 Intermediate School  
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OVERALL EXTERIOR ELEVATIONS



PER TITLE C.I.  
10341895 E  
12/1  
(N00°18'41" E)  
N00°18'41" E  
LOT 1  
CSM 893



**SHEET NOTES -**  
1. OVERALL HEIGHT OF POLE ASSEMBLY, INCLUDING POLE HEAD, AND POLE BASE SHALL BE 22'-0" ABOVE FINISHED GRADE.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK PARKING	illumiance	Fc	1.27	4.1	0.2	6.35	20.50
BACK SIDEWALK - A	illumiance	Fc	2.56	4.5	0.4	6.40	11.25
BACK SIDEWALK - B	illumiance	Fc	2.62	4.4	0.5	5.24	8.80
BACK SIDEWALK - MAIN	illumiance	Fc	2.29	32.9	0.0	N.A.	N.A.
EXIT DOOR - BACK	illumiance	Fc	0.18	0.3	0.1	1.80	3.00
EXIT DOOR - SIDE 1	illumiance	Fc	5.16	5.9	3.7	1.39	1.59
EXIT DOOR - SIDE 2	illumiance	Fc	3.90	4.7	3.1	1.26	1.52
FRONT PARKING	illumiance	Fc	1.25	2.5	0.4	3.13	6.25
FRONT SIDEWALK	illumiance	Fc	1.10	31.7	0.2	5.50	158.50
MAIN FRONT DRIVE	illumiance	Fc	1.10	1.9	0.2	5.50	9.50
PROPERTY LINE	illumiance	Fc	0.01	1.0	0.0	N.A.	N.A.
SIDE DRIVE	illumiance	Fc	1.05	2.3	0.4	2.63	5.75
main parking	illumiance	Fc	1.25	3.7	0.4	3.13	9.25

1 SITE PLAN - PHOTOMETRICS  
1" = 40'

**EXTERIOR LIGHT FIXTURE SCHEDULE**

ID	DESCRIPTION	TYPE	NO.	LIGHT SOURCE				BALLASTS/DRIVERS			INPUT WATTS	VOLT	MOUNT	SURFACE TYPE	FIXTURE DEPTH	FIXTURE SPECIFICATION AND ACCEPTABLE MANUFACTURERS		OPTIONS	SEE NOTE
				DESCRIPTION	WATTS	K	CRI (MIN.)	TYPE	CONTROL	NO.						MANUFACTURER	CATALOG SERIES		
OD	16R, W X 7IN. H WALL MOUNTED LIGHT TYPE 2 DISTRIBUTION	LED	-	3000 DELIVERED LUMENS	28	K	CRI	DR	SW	1	28	VOLT	S	W	-	GARDCO 101L			
OE	16R, W X 7IN. H WALL MOUNTED LIGHT TYPE 4 DISTRIBUTION	LED	-	3000 DELIVERED LUMENS	28	K	CRI	DR	SW	2	28	VOLT	S	W	-	GARDCO 101L			
OF	16R, W X 7IN. H WALL MOUNTED LIGHT TYPE 4 DISTRIBUTION	LED	-	5000 DELIVERED LUMENS	52	K	CRI	DR	SW	1	52	VOLT	S	W	-	GARDCO 101L			
OH	9IN. ROUND X 43IN. HIGH BOLLARD TYPE 5 DISTRIBUTION FROSTED SHIELDING	LED	-	480 DELIVERED LUMENS	29	K	CRI	DR	SW	1	29	VOLT	S	CONC. BASE	-	BEGA 84623 99765			

**NOTE:**  
SEE SPECIFICATION SECTIONS 28 50 00 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS". MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

**ABBREVIATIONS:**

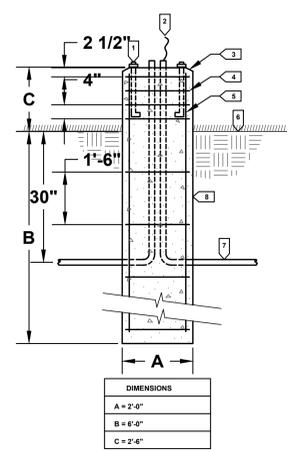
AR = AS REQUIRED	DR = DRIVER	GRD = GRADE	PD = PENDANT	SUSP = SUSPENDED
BL = 84-LEVEL SWITCHING	DW = DRYWALL	H = HID	PL = PLASTER	SW = SWITCHING
CAB = UNDERCABINET	ELV = ELECTRONIC LOW VOLTAGE DIMMING	HAL = HALOGEN	PS = PULSE START	T = CERAMIC/GLASS TILE
CL = CLEAR	EM = EMERGENCY	HBF = HIGH BALLAST FACTOR	R = RECESS	TW = TUNABLE WHITE LED
DALI = ADDRESSABLE, DIMMING <1-100%	ES = EXPOSED STRUCTURE	I = INCANDESCENT	RGB = RED, GREEN, BLUE LEADS	V = VARIES
DM0 = LED DIMMING 0-10V, 0-100%	ET = ELECTRONIC BALLAST	LBF = LOW BALLAST FACTOR	RM = REMOTE	W = WALL MOUNTED
DM1 = LED DIMMING 0-10V, 1-100%	F = FLUORESCENT	LG = LAY-IN GRID	S = SURFACE	WD = WOOD
DM5 = LED DIMMING 0-10V, 5-100%	FD1 = FLUORESCENT DIMMING 1-100%	MLV = MAGNETIC LOW VOLTAGE DIMMING	SPEC = SPECIAL	XFMR = TRANSFORMER
DM10 = LED DIMMING 0-10V, 10-100%	FDS = FLUORESCENT DIMMING 5-100%	NBF = NORMAL BALLAST FACTOR	ST = STANDARD	
DMW = DIM TO WARM LED	FD10 = FLUORESCENT DIMMING 10-100%	OT = OTHER	STN = STONE	
DMX = ADDRESSABLE, DIMMING <1-100%				

**OPTIONS:**

1 = POST PAINTED FINISH	21 = FURNISH WITH AIR HANDLING CAPABILITY	41 = MATTE DIFFUSE LOW IRIDESCENT REFL.	61 = FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE
2 = REGRESSED ALUMINUM DOOR FRAME	22 = FURNISH WITH WIRE GUARD	42 = FURNISH WITH SYMMETRICAL REFLECTOR	62 = FURNISH WITH FIELD ADJUSTABLE CHEVRONS
3 = FLAT STEEL DOOR FRAME	23 = FURNISH WITH ENDCAPS	43 = FURNISH WITH ASYMMETRICAL REFLECTOR	63 = FURNISH WITH MIRRORRED BACKGROUND
4 = FLAT ALUMINUM DOOR FRAME - MITERED CORNERS	24 = FURNISH IN LENGTH AS SHOWN	44 = FURNISH WITH TOP AND BOTTOM LENS	64 = FURNISH WITH INTEGRAL BATTERY
5 = STAINLESS STEEL TRIM AND DOOR FRAME	25 = FURNISH WITH SOLID FRONT	45 = FURNISH WITH LOUVER	65 = FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS)
6 = FURNISH WITH SPRING LOADED LATCHES	26 = FURNISH WITH RIGID STEM MOUNTING	46 = FURNISH WITH PERFORATED DIFFUSER	66 = FURNISH WITH SELF DIAGNOSTICS
7 = FURNISH WITH HINGED DOOR	27 = CUSTOM FINISH - SELECTION TBD	47 = FURNISH WITH EGGRATE LOUVER	67 = FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST/DRIVER
8 = DAMP LOCATION CONSTRUCTION	28 = STANDARD FINISH - SELECTION TBD	48 = FURNISH WITH SOFTENING LENS	68 = SPARE
9 = WET LOCATION CONSTRUCTION	29 = FURNISH WITH HOUSE SIDE SHIELD	49 = FURNISH WITH PRISMATIC LENS	69 = SPARE
10 = IP65 RATING	30 = SPARE	50 = FURNISH WITH LINEAR SPREAD LENS	70 = SPARE
11 = IP66 RATING	31 = SPARE	51 = FURNISH WITH SPREAD LENS	71 = FURNISH WITH ANTI-MICROBIAL FINISH
12 = IP67 RATING	32 = SPARE	52 = SPARE	72 = CERTIFIED FOR MIL-STD461F
13 = NEMA 4X RATED	33 = FURNISH WITH CHAIN MOUNTING	53 = SPARE	73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RIF-1) FOR EACH DRIVER
14 = IC RATING	34 = FURNISH WITH RIGID STEM MOUNTING	54 = FURNISH WITH ROCKER SWITCH	74 = FURNISH WITH ACRYLIC LENS WITH INTEGRAL RFI SHIELDING
15 = ADA COMPLIANT	35 = FURNISH WITH SWIVEL CANOPY	55 = FURNISH WITH INTEGRAL OCC. SENSOR	75 = FURNISH WITH LOW VOLTAGE CONTROL (LVC)
16 = DOUBLE GASKETED-LENS TO TRIM TO CEILING	36 = FURNISH WITH ADJUSTABLE AIRCRAFT CABLE MOUNTING	56 = FURNISH WITH INTEGRAL DAYLIGHT SENSOR	76 = SPARE
17 = TRIPLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING	37 = FURNISH WITH ADJUSTABLE MOUNTING HARDWARE	57 = FURNISH WITH INTEGRAL PHOTOCCELL	77 = SPARE
18 = FURNISH WITH TAMPER RESISTANT HARDWARE	38 = FURNISH WITH MANUFACTURER'S CUSTOM JUNCTION BOX	58 = FURNISH WITH REMOTE DRIVER	78 = SPARE
19 = SPARE	39 = FURNISH WITH RECESSED SLOPE ADAPTER	59 = SPARE	79 = SPARE
20 = SPARE	40 = SPARE	60 = SPARE	80 = SPARE

**GENERAL NOTES:**

- VERIFY CEILING T-BAR WIDTH (I.E. 9'16", 15'16", 1.5") WITH THE ARCHITECT/INTERIORS SPECIFICATION PRIOR TO ORDERING LAY-IN FIXTURES.
- IN ALL INSULATED OR FIRE RATED CEILING, THE EC SHALL BE RESPONSIBLE FOR THE PROPER TENTING (OR FIRE BOXING) OF THE RECESSED FIXTURES. FOR PREFAB PRODUCTS REFER TO TENMAT OR SPECIALTY PRODUCTS AND INSULATION.
- VERIFY DIMMING BALLAST / DRIVER COMPATIBILITY WITH DIMMING CONTROL.
- IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND IES PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE MAY BE REQUIRED FOR APPROVAL BY THE A/E.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.



**KEYED NOTES -**

- ANCHOR BOLTS PER POLE MANUFACTURER
- #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE.
- 1" CHAMFER
- #3 TIES
- (4) #4 VERTICAL BARS
- GRADE
- NON-METALLIC CONDUIT 1" MINIMUM
- PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 4000 PSI RATING AND 3/4" AGGREGATE.



**LIGHTING POLE AND FIXTURE SCHEDULE**

FIXT TYPE	LIGHT SOURCE	FIXT QTY	LUMINAIRE			WATTS	VOLT	DIST. TYPE	ORIEN-TATION	ARM CONFIG	ARM LENGTH	POLE HEIGHT	POLE ASSEMBLY				OPTIONS	MANUFACTURER	CATALOG SERIES	BASE DETAILS	SEE NOTES	
			LUMEN OUTPUT	COLOR TEMP (K)	WATTS								POLE SHAPE	POLE WIDTH	POLE MATL	POLE FINISH						POLE COLOR
P1	LED	2	6,000		59	2	N															
	LED	2	6,000		59	3	S															
P2	LED	2	6,000		59	3	N			180	STD	20										
	LED	2	6,000		59	3	S															
P3	LED	1	6,000		59	3	-															1
P4	LED	1	6,000		59	2	-															1
P5	LED	1	6,000		59	4	-															1
P6	LED	1	11,500		113	4	-															1
P7	LED	2	11,500		113	4	N			90	STD	20										
	LED	2	6,000		59	4	E															
P8	LED	2	6,000		59	3	N															
	LED	2	6,000		59	4	W			90	STD	20										

**NOTE:**  
SEE SPECIFICATION SECTION 16510 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

**ABBREVIATIONS:**

A = ANODIZED	CONC = CONCRETE	P = PAINTED	STL = STEEL	RD = ROUND
ALUM = ALUMINUM	CSTM = CUSTOM	PPC = POLYESTER POWDER COAT	SQ = SQUARE	TRD = TAPERED
BLK = BLACK	FG = FIBERGLASS	STD = STANDARD	SVR = SILVER	WD = WOOD
BZ = BRONZE				

**OPTIONS:**

1 = PROVIDE WITH HOUSE SIDE SHIELD
2 = PROVIDE WITH INTEGRAL PHOTO CELL
3 = PROVIDE WITH INTEGRAL OCCUPANCY SENSOR
4 = PROVIDE WITH VIBRATION DAMPER
5 = PROVIDE WITH DUPLEX RECEPTACLE OPPOSITE OF HAND HOLE. RECEPTACLE SHALL INCLUDE CAST IN-USE COVER IN FINISH MATCHING POLE.

**LIGHTING POLE AND FIXTURE SCHEDULE GENERAL NOTES:**

- EQUIVALENT MANUFACTURERS AND SERIES ARE: XXXXXX.

**LIGHTING POLE AND FIXTURE SCHEDULE NOTES:**

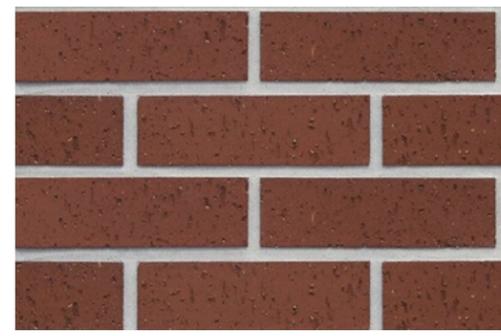
- REFER TO PLANS FOR ORIENTATION OF POLE.



Metal Panel - Anodized Aluminum



Brick - Champagne



Brick - Red



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Pewaukee, WI 53072  
(262) 875-5000 phone  
www.vierbicher.com

April 5, 2018

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

RE: Conditional Use Permit Application Review for In-law Unit for Jeremy Rush

### Introduction

This review addresses the conditional use permit application submitted by Jeremy Rush (Applicant) for conversion of a 2+ car garage into an in-law unit at the home located at N72 W24740 Good Hope Road in the Town. The property is located on a 0.83-acre lot zoned R-2. Interior dimensional measurements for the garage are 19'x39' – a total of 741 square feet. This item is up for discussion at the Joint Plan Commission meeting with the Village of Sussex.

### Site Understanding

The property is a former farmstead, and the existing structure is composed of the original home and two building additions. The Applicant proposes to remove the existing front door to the building addition and relocate it several feet to the east. The new front door would open into a new foyer/living room area within the in-law unit. The two existing garage doors will be sealed and enclosed. The Applicant proposes a new 16'x20' one-car garage to the east of the existing garage. The existing garage would be converted into the foyer/living room and the new kitchen/dinette.

The Applicant proposes to remove the existing staircase immediately inside the front door of the building addition. New external steps are proposed in the backyard behind the breezeway door. A new staircase is also proposed within the new garage that will connect to the attic space above the in-law unit. The attic space would be accessible from both the principal unit and the in-law unit.

### Issues to Consider

Key issues for the Town to consider are listed below. Some of these address aspects of the project that do not comply with Town Ordinances, while others are simply issues that the Town may want to consider when evaluating the project as a whole.

- Part C on Page 100 of the Zoning Ordinance states that a common entrance to the residence and in-law unit should be designed so that a separate front entrance off the common entrance is available and the structure does not appear to be a duplex. Initial concept drawings showed an existing breeze court with a door between the principal unit and in-law unit, but did not show a common entrance. The Plan Commission should consider whether it is acceptable to allow two separate front entrances – (one for the principal unit, and one for the in-law unit).
- Offset – The Zoning Code requires a twenty-foot minimum offset for R-2 Districts (Page 177). The Applicant stated their intention to build a new garage to service the principal structure at an undefined future date.

- The Applicant and the Town should be mindful of these dimensions when considering future construction plans. The plans to appear to meet the offset requirements.
- During conversations with the Applicant, they stated their intention to submit a revised concept drawing that would reestablish the doorways into the primary residence and eliminate the proposed staircase internal to the garage. The Applicant would utilize the proposed staircase in the external to the in-law unit to access the attic.
- The attic above the in-law unit was a former catering business. Most of the appliances and materials used for the business have been removed. However, a sink, toilet, and plumbing infrastructure remain. The Applicant has stated their intention to use the upstairs attic exclusively for storage. The Town should consider making removal of the sink and toilet a condition of approval for the conditional use permit to ensure the attic is used for its intended purpose.
- Temporary parking for the principal unit will be in the driveway until the Applicant constructs a new garage west of the house. The applicant will have drawings available to the Plan Commission to illustrate the full proposed use of the property.
- The Applicant did not specify what type of architectural style the exterior of the new garage addition will have, but the Town should ensure that it complies with Part C under §4-13 (see below).

### Zoning Code

Section 4-13 of the Zoning Code states the following requirements for in-law units as conditional uses:

- A. Certification from the Waukesha County Department of Parks and Land Use – Environmental Health Division that the septic system will accommodate the proposed use and is in accordance with COMM 83, County, and State Sanitary Codes.
- B. The in-law unit's maximum living area shall not exceed 800 square feet and shall contain no more than 2 bedrooms. There shall be an additional off-street parking space for the in-law unit. There shall be no more than 1 in-law unit per single family lot.
- C. The architecture of the residence shall be compatible with the adjacent residential neighborhood and shall appear to be a single-family residence. All other appropriate zoning district requirements for the principal living unit shall be in compliance. A common entrance to the residence and in-law unit should be designed into the structure so that a separate front entrance off of the common entrance is available and the structure does not appear to be a duplex.
- D. The Plan Commission shall determine whether it is appropriate to install an interior door between the in-law unit and the principal residence.
- E. A Deed Restriction shall be filed in the Waukesha County Register of Deeds Office and a copy of the recorded document presented to the Building Inspector prior to issuance of the Building Permit. This Deed Restriction shall state that the in-law unit is to be occupied by persons related by blood, adoption or marriage to the family occupying the principal unit and that the Conditional Use is not transferable without formal approval of the Plan Commission without necessity of a public hearing and that the unit will be used as intended.

All applications for conditional use permits shall be subject to a public hearing prior to a final determination. Section 4(e) of the Zoning Code also requires all conditional use approvals to be reviewed at least once per year at a time to be determined by the Town to ensure compliance with the terms and conditions of the approval.

### **Recommended Conditions for Approval**

The Town may wish to require the following conditions for approval of the CUP in order to ensure compliance with all Town Ordinances and Regulations:

1. Certification from the Waukesha County Department of Parks and Land Use – Environmental Health Division that the septic system will accommodate the proposed use and is in accordance with COMM 83, County, and State Sanitary Codes.
2. A Deed Restriction shall be filed in the Waukesha County Register of Deeds Office and a copy of the recorded document presented to the Building Inspector prior to issuance of the Building Permit. This Deed Restriction shall state that the in-law unit is to be occupied by persons related by blood, adoption or marriage to the family occupying the principal unit and that the Conditional Use is not transferable without formal approval of the Plan Commission without necessity of a public hearing and that the unit will be used as intended.
3. The in-law unit's maximum living area shall not exceed 800 square feet and shall contain no more than 2 bedrooms.
4. Revisions to the concept plan to show a common entrance in accordance with Part C under §4-13 of the Zoning Ordinance.
5. Removal of the remaining appliances in the upstairs attic to ensure it is used for storage, as intended.
6. Provide details to the Town regarding the architectural style of the garage addition to ensure it complies with Part C under §4-13 of the Zoning Ordinance, prior to obtaining building permits

### **Conclusion**

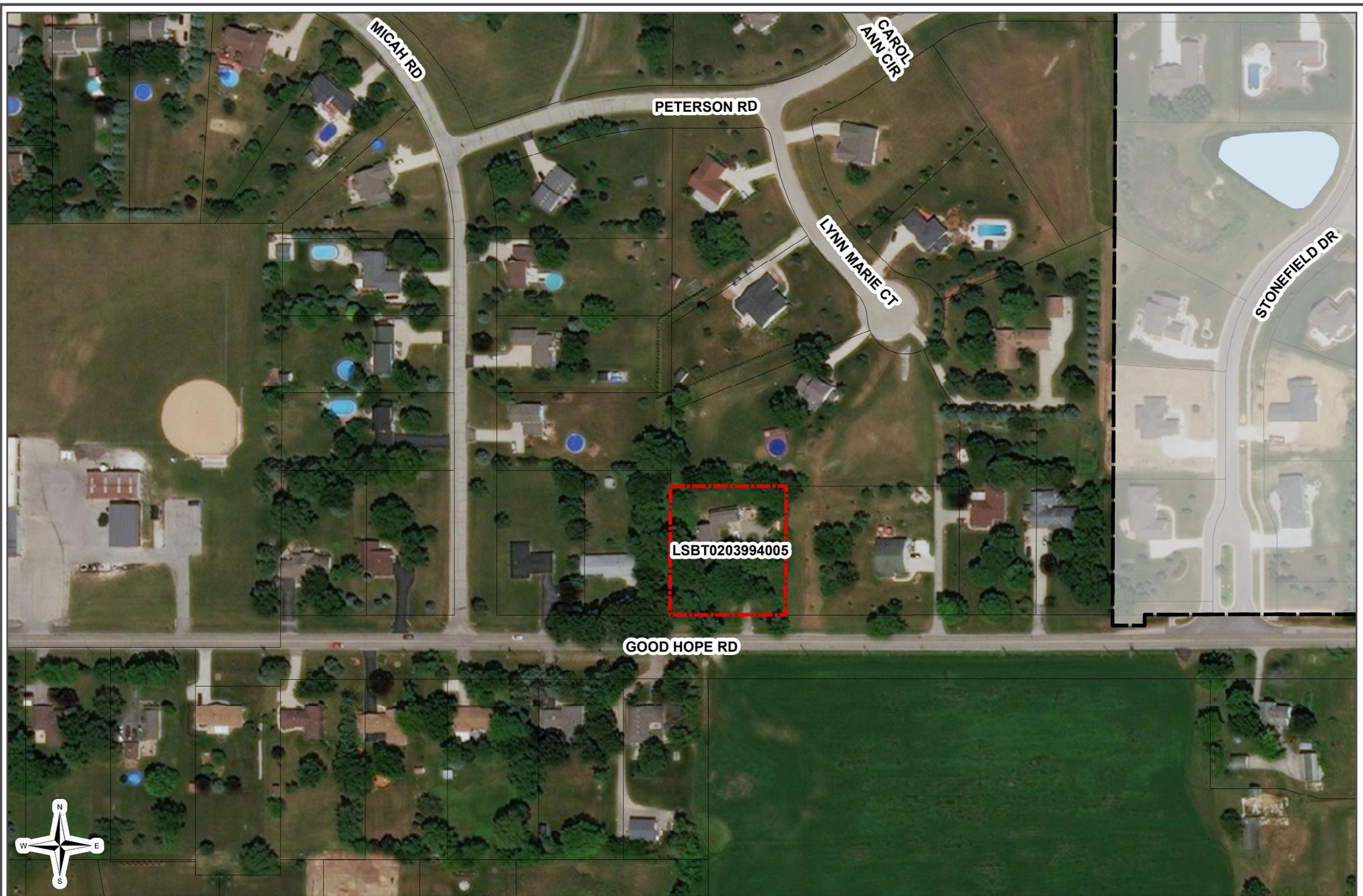
The Applicant has submitted all required elements of a conditional use permit application. Based on Town requirements and the details of the proposal stated above, the Plan Commission should approve, conditionally approve, or deny this application for a conditional use permit.

Sincerely,

Daniel J. Lindstrom, AICP  
Town Planner

AP

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



**Parcel ID 0203.994.005: Site Map**  
 Town of Lisbon

1 inch = 200 feet

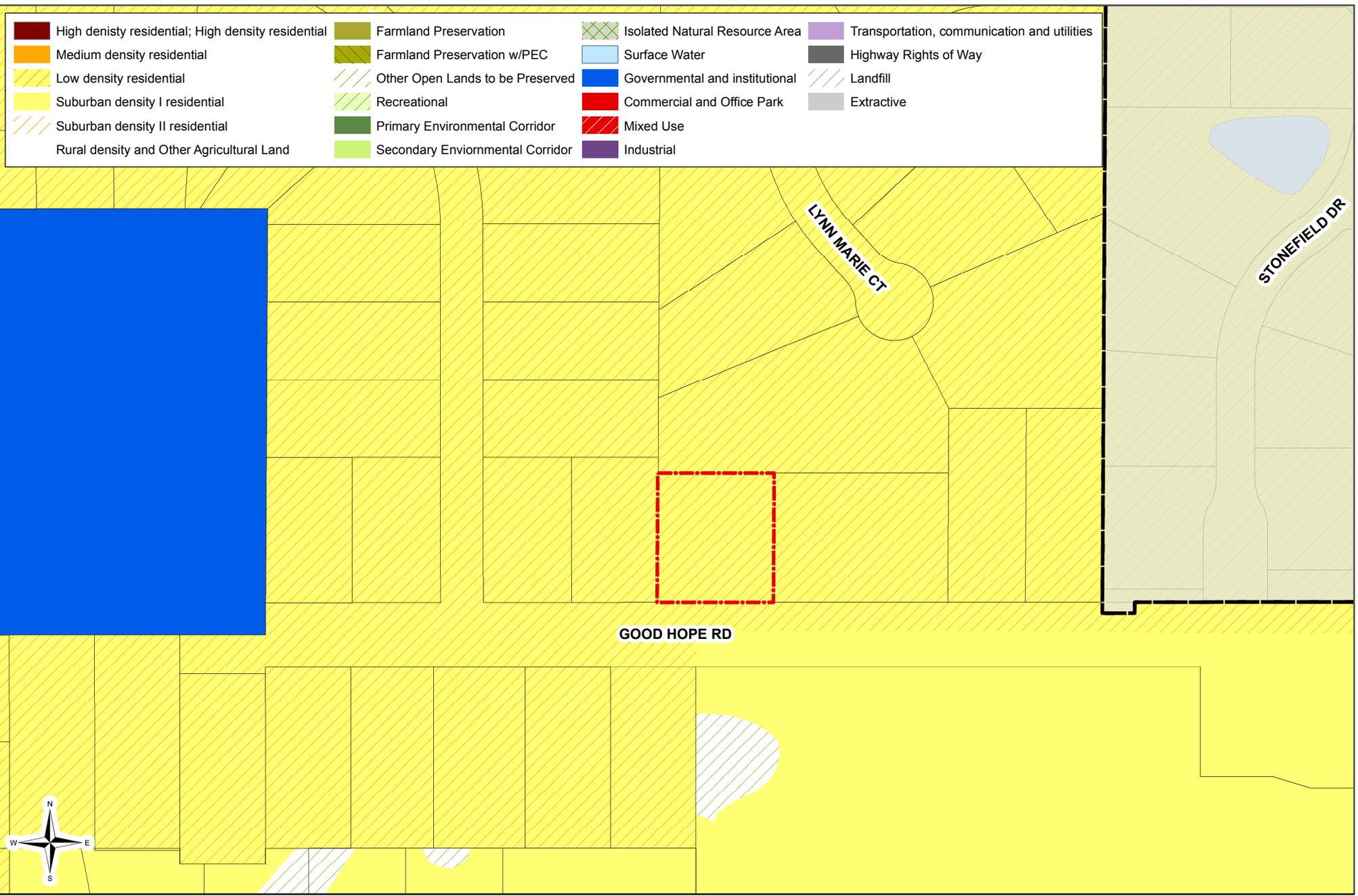


Subject Parcels   
 Town of Lisbon Boundary   
 Surface Water 

**vierbicher**  
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (608) 826-0530



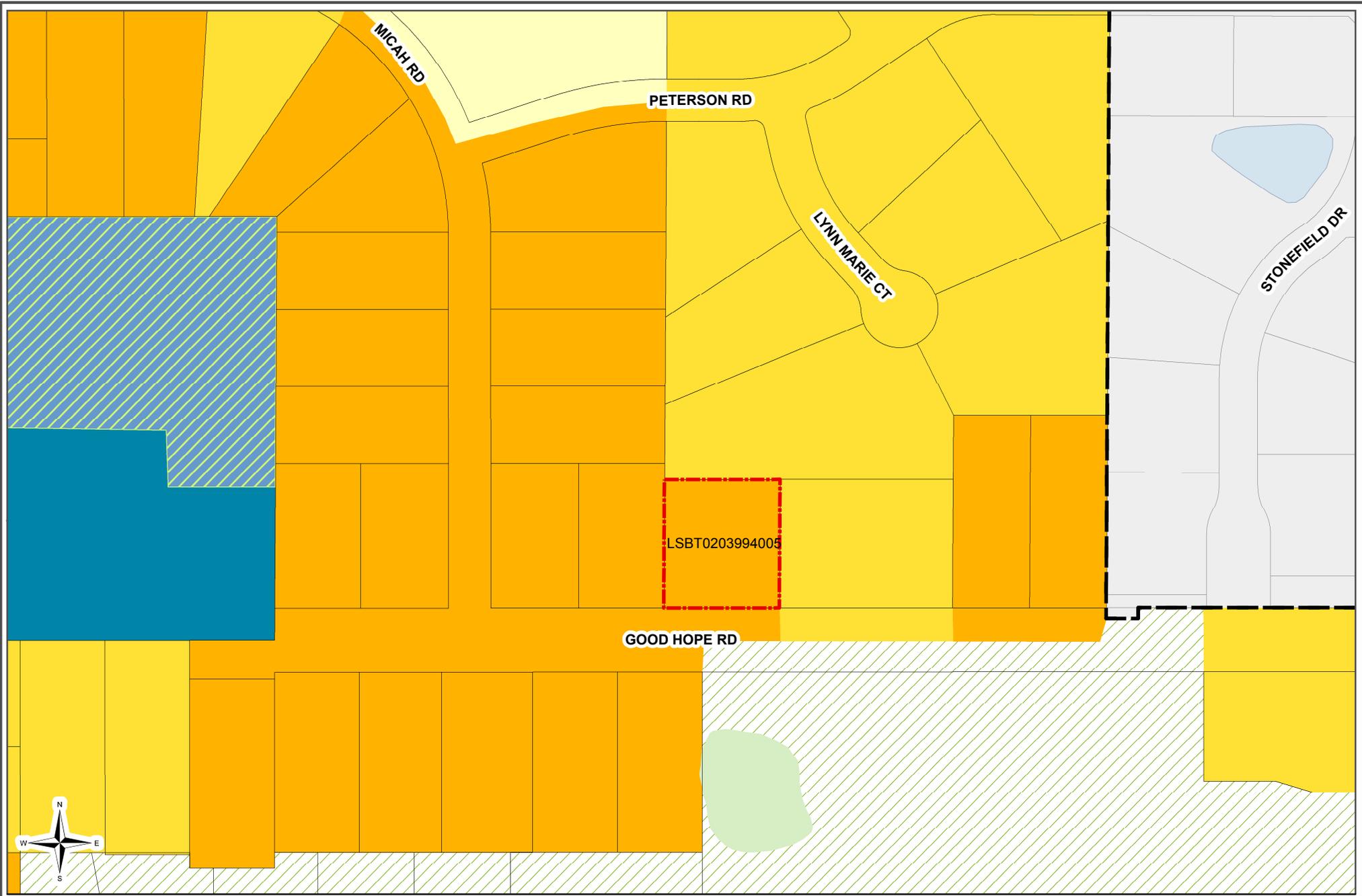
**Parcel ID 0203.994.005: Future Land Use**  
 Town of Lisbon



Town of Lisbon Boundary   
 Subject Parcel 

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# Parcel ID 0203.994.005: Zoning

## Town of Lisbon

1 inch = 200 feet

Waukesha Shoreland Zoning		Subject Parcels	
Surface Water		Town of Lisbon Boundary	
	A-5		R-2
	A-3		B-1
	A-10		B-4
	R-1		M-1
	RM		C-1
	B-2		UC
	B-3		P-1
	Q-1		PR

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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

N72W24740 Good Hope Rd Lisbon 53089  
 Property Address City Zip

LSBT 0203994005 .63 ACRE R2  
 Tax Key/Parcel ID # Lot Size Current Zoning

## Property Owner

Anne Marie Bolin David Bolin  
 Name / Company Name

Ann Marie Bolin David C. Bolin  
 Signature

N72W24740 Good Hope Rd  
 Address

Lisbon WI 53089  
 City State Zip

414-405-6182 goose1999-us@yahoo.com  
 Phone E-mail Address

## Applicant

Jeremy Rush  
 Name

\_\_\_\_\_  
 Company

1928 Scarlet Oak Tr.  
 Address

Oshkosh WI 54904  
 City State Zip

920-371-6727 wccmjeremy@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.*



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

### PETITION FOR A CONDITIONAL USE PERMIT

#### Property Owner

AnneMarie Bolin David Bolin  
Name / Company Name

AnneMarie Bolin David Bolin  
Signature

N72W24740 Good Hope Rd  
Address

Lisbon WI 53089  
City State Zip

414-405-6182 goose1999-us@yahoo.com  
Phone E-mail Address

#### Applicant

Jeremy Rush  
Name

1928 Scarlet Oak Tr.  
Company Address

Oshkosh WI 54904  
City State Zip

920-371-6727 wcomjeremy@gmail.com  
Phone E-Mail Address

#### Property Information

N72W24740 Good Hope Rd. Lisbon 53089-1938  
Property Address City Zip

LSBT 0203994005 .83 R2  
Tax Key/Parcel ID # Lot Size Current Zoning

#### Conditional Use Information

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

We would convert the current 2+ car garage into an in-law unit. Interior measurements are 19' x 39' = 741 sq. Ft.

INTERNAL USE ONLY  
Amount Due: \$ 350<sup>00</sup> Check # 8447 Date Paid: 3-6-18









I want to...

CENIC KNOLL 0203 009

10

0203 028

134.21'

180.00'

WESTERN OAKS  
SUBDIVISION

0203 027

CSM 2164

0203  
997 004

225.00'

200.00'

CSM 3433

0203  
994 005

200.00'

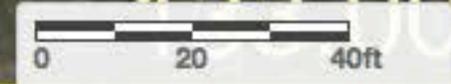
PARCEL 4

PARCEL B

9

122.00'

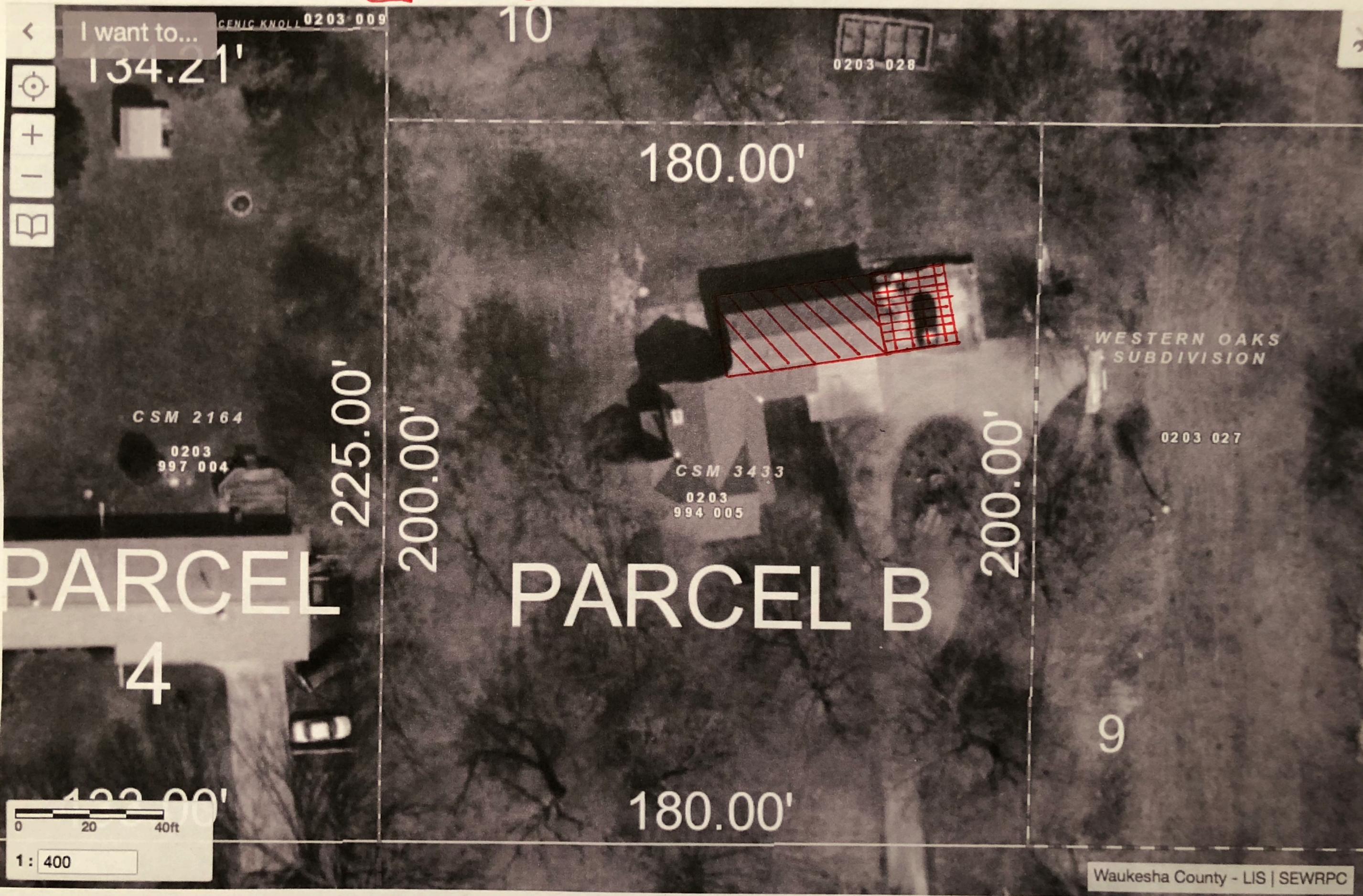
180.00'



1 : 400

 - New 20' x 20' single car garage

 - Existing 19' x 39' to become in-law unit



## Gina Gresch

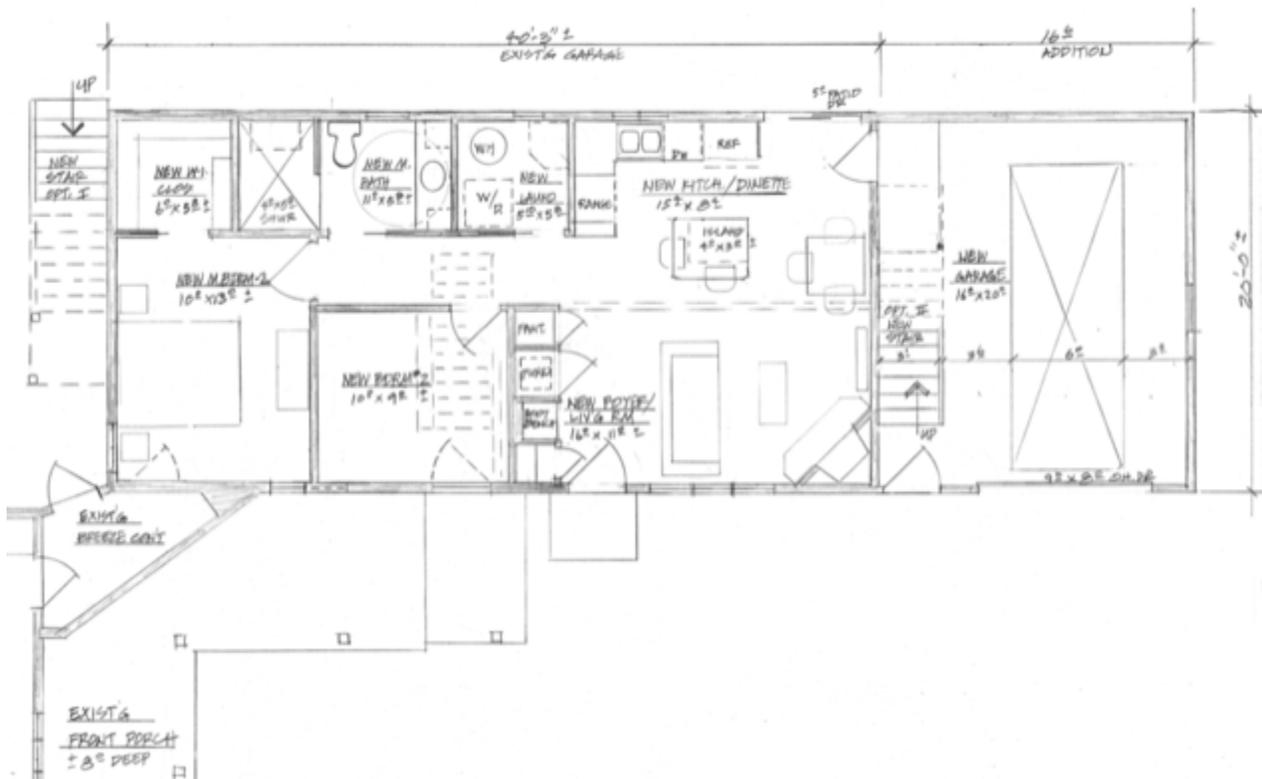
**From:** Jeremy Rush <wccmjeremy@gmail.com>  
**Sent:** Tuesday, April 03, 2018 7:47 PM  
**To:** Gina Gresch  
**Cc:** Dan Lindstrom  
**Subject:** Re: Filing Conditional Use Permit

Good evening Gina,

We just got the preliminary plans back from the architect this week. Attached is the floor plan of the proposed in-law unit, including a proposed single-car garage.

Could you please pass this along to whomever needs it for our meeting on the 12th?

Thank-you.



Jeremy Rush