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

Agenda
Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, June 14, 2018
6:30 PM

1. **Roll Call**

2. **Comments from citizens present pertaining to items on the agenda.** Citizens are invited to share their questions, comments, or concerns with the Plan Commission. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. If a response would involve discussion of Plan Commission policy or decisions that might be of interest to citizens not present at the meeting, the commission may place the item on a future meeting agenda.

3. **Discussion and necessary action on April 12 and May 10, 2018 Plan Commission Public Hearing & Meeting minutes.**

4. **New Business**
   a. Discussion and necessary action on the Barnwood Conservancy, LLC Developer's Agreement and Related Exhibits, and recommendation to the Town Board of the same.

   b. Discussion and necessary action on Resolution 04-18, Resolution to Approve the Specific Development Plan for Barnwood Conservancy, LLC, for the property located at the Northeast corner of Lake Five Road and Silver Spring Drive (CTH "VV"), LSBT 0217.998, and recommendation to the Town Board of the same.

5. **Report on Site Inspections of Mining Operations**

6. **Town Clerk & Town Planner**
   a. Overview of May Planning Appointments & Current Task/Project list.
   b. Discussion and update on the Plan Commission application process, including but not limited to planner's appointments, application timing, fees, forms, review reports, etc.

7. **Request from members to request items on future agendas.**

8. **Adjournment.**

Joseph Osterman
Chairman

Jane Stadler
Secretary

Posted: 2018-06-08 *Clerk: G.G.*
X Website *X Town Hall Bulletin Boards (2)* *X Sent to Newspapers*

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

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

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

Minutes of the Joint Plan Commission & Town Board Public Hearings
Town of Lisbon, Town Hall
Thursday, April 12, 2018
6:30 PM

A Joint Public Hearing was held by the Town of Lisbon Plan Commission and Town Board of Supervisors at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 was called to order by Chairman Joseph Osterman at 6:31 P.M.

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

Chairman Osterman stated the public hearings were published in the Lake Country Now and Northwest Now papers, on the Town's website and on the Town Hall posting boards.

Joint Public Hearing to solicit public comments on the Comprehensive Land Use Plan Amendment request from Other Public Lands to be Preserved/Industrial Special Use to Governmental & Institutional and a Rezone request from A-10 Agricultural District to Public & Institutional for the Hamilton School District, and Conditional Use Permit for a Major Grading Permit for the property located at W220N6151 Town Line Road, LSBT 0244.999.004, PT SE1/4 SEC 25 T8N R19E.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public, which there were none.

Adjournment

The public hearing was closed at 6:33 P.M.

Public Hearing to solicit public comments 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, PARCEL B CERT SURV 3433 VOL 26/77 REC AS DOC# 1068979 PT SW1/4 SEC 15 T8N R19E.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public, which there were none.

Adjournment

The public hearing was closed at 6:34 P.M.

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Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, April 12, 2018
Following Public Hearings beginning at 6:30 PM

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

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

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

Discussion and necessary action on the minutes.

Motion by Commissioner Nelson to approve the March 8, 2018 Plan Commission Public Hearing and Meeting minutes. Seconded by Commissioner Samanske. Motion carried, 7-0.

New Business

Discussion and necessary action on the Temporary Plan of Operation request for Stark Pavement Corporation, for the property located at N51W23995 Lisbon Road, LSBT 0283.998, to allow night time operations.

Bruce Borden with Stark Pavement was present and stated they received a contract to pave I-94 which can only be worked on at night. The main plant is not in Lisbon but if they do need the Lisbon quarry in case of a breakdown they would like to be able to use it. Planner Lindstrom read his comments into the record which are attached to the minutes. Chairman Osterman stated he lives next door and they do a good job of keeping the noise down. He isn't aware of any issues when they have nighttime operations. He also doesn't have a problem with 24 hour operation as long as it is limited to 10 events.

Motion by Chairman Osterman to approve the Temporary Plan of Operation request for Stark Pavement Corporation, for the property located at N51W23995 Lisbon Road, LSBT 0283.998, to allow night time operations subject to the following conditions:

1. *Temporary asphalt plant hours of operation shall start no earlier than 4AM.*
2. *Sunday asphalt plant operations shall be from 7AM to 5PM if needed.*
3. *Temporary operation terminates by Wednesday, November 1, 2018.*
4. *Shall not be any processing (crushing or washing) of aggregates at night.*
5. *Trucks hauling into and out of the site will be routed forward as much as possible to eliminate potential noise from back up alarms.*
6. *The loaders feeding the plant will be equipped with low frequency back up alarms that utilize a "squawking" sound instead of emitting a high frequency type sound that carries a further distance.*
7. *Trucks will not be allowed to bang their tailgates.*
8. *Nighttime truck routes will utilize state and county roads only. There will be no trucking on any town roads at night.*
9. *All the truck drivers hauling from the facility will be instructed to follow all highway safety rules and regulations including the use of engine brakes (especially at night) as they travel to and from the plant.*
10. *Truck drivers will be reminded that the use of this facility at night is a privilege and not a right and they need to respect our neighbors and follow all traffic regulations as they travel through Lisbon.*
11. *Maintain radio contact with the trucks hauling from our facility and address any complaints immediately.*
12. *Any truckers that do not abide by the rules will be removed from the job.*
13. *No jake-brake usage.*
14. *24-hour operations can occur but are limited to 10 events per year.*
15. *Temporary operation terminates by October 1, 2018, or at the completion of the scheduled Highway I-94 work, whichever occurs first.*
16. *Non-objection from any Waukesha County reviewing agencies, including, but not limited to Waukesha County Environmental Health Department.*
17. *Temporary early start between 4:00 am and 7:00 am are to only be used in service emergency if a breakdown occurs at the Milwaukee facility.*

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

Discussion and necessary action on the request for Lannon Stone Products, for the property located at N52W23096 Lisbon Road, LSBT 0281.991.002, for a Site Plan for a cold storage building.

This item is postponed until the applicant arrives.

Discussion and necessary action on the request for an extension to the Temporary Conditional Use to use the location as a temporary laydown yard for ATC's system-wide initiative to upgrade/enhance electric transmission communications, for applicant American Transmission Company (ATC) for the property owned by Duane Hyland, located at W220N5859 Townline Road, Lisbon, WI 53089, LSBT 0244.999.001.

The project was delayed and ATC needs to use the site for an additional four months, or through July 31, 2018. Planner Lindstrom doesn't have any issues with the extension.

Motion by Commissioner Nelson to approve the request for an extension to the Temporary Conditional Use to use the location as a temporary laydown yard for ATC's system-wide initiative to upgrade/enhance electric transmission communications, for applicant American Transmission Company (ATC) for the property owned by Duane Hyland, located at W220N5859 Townline Road, Lisbon, WI 53089, LSBT 0244.999.001, until July 31, 2018. Seconded by Commissioner Samanske. Motion carried, 7-0.

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:

Comprehensive Land Use Plan Amendment from Other Public Lands to be Preserved/Industrial Special Use to Governmental & Institutional.

Planner Lindstrom read his comments into the record which are attached to the minutes.

Motion by Chairman Osterman to approve the Comprehensive Land Use Plan Amendment from Other Public Lands to be Preserved/Industrial Special Use to Governmental & Institutional for the Hamilton School District, for the property located at W220N6151 Town Line Road, LSBT 0244.999.004 and recommendation to the Town Board of the same. Seconded by Commissioner Stadler. Motion carried, 7-0.

Rezone from A-10 Agricultural District to Public & Institutional.

Motion by Commissioner Nelson to approve the Rezone from A-10 Agricultural District to Public and Institutional for the Hamilton School District, for the property located at W220N6151 Town Line Road, LSBT 0244.999.004 and recommendation to the Town Board of the same. Seconded by Commissioner Oelhafen. Motion carried, 7-0.

Site Plan and Plan of Operation and Conditional Use Permit request for a Major Grading Permit.

The anticipated completion grading date is the opening of school, September 2019. Planner Lindstrom commented the size of the parking lot which is large due to dated zoning code. The school district should work with the Town to either comply with parking stall width and depth requirements, revise the site plan to meet the larger stall depth and width or get an exception to the code for smaller parking stalls. The Plan Commission discussed the future traffic increase due to a new school. Bryan Rudd, Hamilton School Business Manager stated the bus entrance/parent drop-off driveway is shared, however the drop off areas are separate. The high school and existing middle school will have the early start time and the new school will be later, around 8:30/8:45am. That actually results in about 350 less students arriving at the same time. He is waiting to hear from Waukesha County if they will require turn-off lanes but they will comply with whatever Waukesha County requires them to do. Plan Commission members discussed the parking stall sizes and if the Town's code should be updated. Commissioner Stadler doesn't want to see the parking lot regulations changed. It was noted that other schools in Lisbon have smaller parking stalls but those were done before the zoning code rules were put into place. Chairman Osterman agreed the Town should review that part of the code in the future.

Motion by Chairman Osterman to approve the Site Plan and Plan of Operation and Conditional Use Permit request for a Major Grading Permit for the Hamilton School District, for the property located at W220N6151 Town Line Road, LSBT 0244.999.004, 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 –storm water review Submitted March 22, 2018, and site plan review submitted March 27, 2018.*
7. *Approval is contingent on approval of the storm water management permit, submitted separate of the site plan.*
8. *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.*
9. *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.*
10. *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. Anticipated completion date is the start of the 2019 school year.*
    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.*
11. *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.*
12. *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 – Environmental Health Department.*
13. *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: Development of the remaining corridor lands is prohibited by a conservation easement or deed restriction.*

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

Discussion and necessary action 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.

Mr. Rush was present and stated it is his desire to take the 2.5 car garage and convert it into an in-law unit for his mother. He also would like to add a 1.5 car garage east of that. The breezeways would stay and the two doors on the front end of the garage will be removed. He would like to keep the door circled on the plan. Above the in-law unit is an existing storage area which he would like access via stairs from the exterior of the building.

Planner Lindstrom read his comments into the record which are attached to the minutes. He reviewed the front door and stated the overall intent is to keep the house looking like it is one unit. He also requests the additional plumbing in the storage area is removed so it cannot be used as living space. He recommends approval based off of the Plan Commission's judgement on the door. Commissioner Oelhafen stated he was at this site two years ago and the upstairs area was finished with a kitchenette. This and the separate entrance from the garage door with an exterior entrance are red flags for him. Mr. Rush stated the stairs will be removed and the plumbing and related fixtures have been moved; he wants to keep that area as storage. Plan Commission members continued to discuss the removal of the front door and agreed that the code should be adhered to so Mr. Rush will remove the door in question.

Motion by Commissioner Nelson to approve 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, subject to the following conditions:

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 in accordance with COMM 83, County, and State Sanitary Codes.*
2. *The in-law unit's maximum living area shall not exceed eight hundred (800) square feet and shall contain no more than two (2) bedrooms.*
3. *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 complied with. Revisions to the concept plan to show a common entrance in accordance with Part C under §4-13 of the Town's Zoning Ordinance.*
4. *The Plan Commission shall determine if it is appropriate to have an interior door between the in law unit and the principal residence.*
5. *Removal of the remaining appliances in the upstairs attic to ensure it is used for storage, as intended.*
6. *Removal of the front door from the approved Site Plan.*
7. *Removal of the two easterly doors.*

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

Unfinished Business

Discussion and necessary action on the Conditional Use request (CU00003) of Robert Bortolotti, 15230 Turnberry Drive, Brookfield, WI, 53005, owner of Lake Five Landscape and Mulch Supply, c/o Sara Ladish, located at W275 N7813 Lake Five Road, Lisbon, WI, 53089, to operate a tree farm, tree service, and green landscape materials recycling center with retail mulch sales on the property located at W275 N7813 Lake Five Road, Lisbon, WI, 53089 and recommendation to Waukesha County of the same.

Sarah Ladish and Waukesha County Assistance Planner Sandy Scherer was present. Plan Commission members discussed the amount of time needed to use the tub grinder, noise levels associated with that and notifying the neighbors when they will be using the tub grinder. Ms. Ladish is requesting to be allowed to use the tub grinder up to five times per year, for up to five days at a time, for a maximum of eight hours per day, Monday through Friday. It probably won't take that long but she'd like to have the leeway if she needs it. Some Plan Commission members wanted to require Ms. Ladish to notify the neighbors when they will be using the tub grinder, but others felt they can't require someone to talk to their neighbors. They suggested it would be a good idea to do so. Ms. Ladish stated she will contact them no matter what. There was further discussion about the decibel levels. Current property owner Dan Voss was present and stated there are berms on all four sides of the property. The code allows for a decibel reading of 66 at 300 feet from the property line; the closest home is 600 feet away. Even speaking right now would register about 60 decibels. He has been in the Town for 10 years and has never had a complaint about the grinder. It's also the same grinder the Town uses at the Compost Site. In comparison, there are property owners closer to the Compost Site than his neighbors are to his property. It was suggested the operation should follow the decibel levels as stated in the B-4 section of the Town's Zoning Code.

Planner Scherer reviewed some additional conditions/requests. Saturday hours of operation 8am to Noon, April through October so they can deliver mulch and firewood. No onsite retail sales, items on the trailers and where everything will be parked needs to be clarified. Ms. Ladish replied she isn't sure what will be on the trailers as she isn't sure what equipment she will need and some of the equipment will be parked both in and outside. She also verified she understand the use of the tub grinder will be up to five times per year, for up to five days at a time, for a maximum of eight hours per day, Monday through Friday.

Plan Commission members continued discussing the decibel and related frequency levels as well as notifying the neighbors about making noise. Chairman Osterman stated noises with higher frequencies are more annoying than those with lower frequencies. Commissioner Nelson stated he understands the neighboring homeowner's concerns but most of them live within 500 to 1,000 of a major railroad which has increasing traffic. Their concerns are warranted and they have been addressed. Commissioner Samanske stated Mr. Voss has been tub grinding for 10 years and hasn't had one complaint about that, only the chainsaw usage. He feels we are asking for more problems by contacting the neighbors prior to doing any grinding and that would just give them a reason complain about the operation. As always, if the Town acts on

complaints if they are filed with the Town. Commissioner Stadler disagreed and feels they should be notified as a courtesy. Mr. Voss stated the tub grinding hasn't been a problem since the closest neighbor is 600 feet away, well outside of the 300 foot decibel range. Supervisor Plotecher agreed with Commissioner Stadler. Commissioner Oelhafen also feels the property owner should notify the neighbors but don't agree that the Town should make them do that. Chairman Osterman agreed. Ms. Ladish stated she has already introduced herself to everyone. Ms. Ladish's final comment is the Conditional Use should be issued to Lake Five Properties, LLC.

Motion by Commissioner Nelson to approve the Conditional Use request (CU00003) and Site Plan and Plan of Operation of Robert Bortolotti, 15230 Turnberry Drive, Brookfield, WI, 53005, owner of Lake Five Landscape and Mulch Supply, c/o Sara Ladish, located at W275 N7813 Lake Five Road, Lisbon, WI, 53089, to operate a tree farm, tree service, and green landscape materials recycling center with retail mulch sales on the property located at W275 N7813 Lake Five Road, Lisbon, WI, 53089 and recommendation to Waukesha County of the same, subject to the following conditions:

1. *The Town of Lisbon retains the ability to annually review the Conditional Use Permit for compliance.*
2. *The residence presently on the property may be utilized as a rental unit.*
3. *Hours of operation: 7:00 am to 6:00 pm Monday through Friday and 8:00 am to 12:00 pm on Saturday for mulch delivery.*
4. *Up to six (6) full-time employees on site.*
5. *Up to six (6) single axle trucks, three trailers, one loader, and a trailer with a water tank.*
6. *May bring in tub grinder for the purpose of recycling wood base, brush, wood chips, and any type of wood, excluding pallets approximately five (5) times per year, for up to five (5) days for each time, for up to eight (8) hours per day, Monday through Friday.*
7. *Maintain the screening berms on the west side of the property. Berm shall comply with any previously approved grading plans.*
8. *Decibel levels shall not exceed 66 dB at the property line.*
9. *Mulch piles shall be no greater than 15 feet in height.*
10. *Discontinue the on-site small engine repair business and limit repair of on-site vehicles and equipment.*
11. *No on-site retail mulch sales.*
12. *No on-site soil storage, composting, or sales.*
13. *Prior to scheduled grinding operations, email notifications shall be made available to homeowners within 300 feet of the grinding operations and to adjoining property owners.*
14. *All on-site equipment shall utilize low-frequency backup alarms.*
15. *Submit a sign application prior to replacing existing business signage.*
16. *Non-objection from the Fire Department and correction of any deficiencies prior to issuance of the Conditional Use Permit.*
17. *Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of the Conditional Use Permit.*
18. *Non-objection from any Waukesha County reviewing agencies, including, but not limited to Waukesha County EHD.*
19. *Owner be addressed as Lake Five Properties, LLC.*

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

Town Clerk & Town Planner

Assign Annual Inspection of Plans of Operation and Conditional Use Business Establishments.

- Commissioner Oelhafen – Always Contractors
- Commissioner Meyer - BPX Contractors and Forston Construction.

Assign Quarry Inspections for Northwest Asphalt, Halquist, Payne & Dolan, Genesee Aggregate, LaFarge & Lannon Stone.

- Commissioner Nelson - Northwest Asphalt, Halquist & Genesee Aggregate
- Commissioner Samanske - Payne & Dolan
- Commissioner Oelhafen - LaFarge
- Commissioner Stadler - Lannon Stone

Overview of March Planning Appointments.

Planner Lindstrom briefly reviewed the March planning appointments he and the Clerk held, of which two were on tonight's agenda. During one of the appointments it was found that the Town has been issuing Conditional Use Permits for Limited Family Businesses incorrectly. They shouldn't be in an outbuilding and the Code states the business shall not occupy more than 20% of the floor area of "the home" not "the site" which is how it was presented in the past. There are more property owners who want to have businesses but in a separate building from their home. The Town should look at filling that gap in the Zoning Code. He's had various phone conversations with realtors; most of them are for Indian Grass. Sandy Knutson is looking to move to the boat rental place on CTH Q to continue the rental business and move her denture making operation to the new property. Next month's agenda will have Plans of Operation for businesses on Indian Grass, items for Barnwood Conservancy, Hamilton School District projects and Casey's General Store.

Requests from members to put future items on the agenda.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, April 12, 2018 Plan Commission Meeting at 8:40 P.M. Seconded by Commissioner Samanske. Motion carried, 7-0.

Respectfully submitted,

Gina Gresch, MMC/WCPC
Town of Lisbon Clerk

vierbicher
planners | engineers | advisors

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RECEIVED
By Gina Gresch at 4:18 pm, Apr 05, 2018

April 2, 2018

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

Re: Stark Pavement SPPO

Dear Plan Commission Members:

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

Pertinent Review Materials – Summary Overview

Planner Appointment Date:	-
Business Name:	Stark Pavement Corp
Property Owner:	Thomas Holquist

Stark Pavement Corp request to continue their early morning operations to service the 94 reconstruction project. The early morning operation is only in the case of a breakdown at the Milwaukee facility. In July of 2017, the Town of Lisbon approved the SPPO with the following conditions.

July 13, 2017 Plan Commission Approval Conditions

1. Temporary asphalt plant hours of operation shall start no earlier than 4AM.
2. Sunday asphalt plant operations shall be from 7AM to 5PM if needed.
3. Temporary operation terminates by Wednesday, November 1, 2017.
4. Shall not be any processing (crushing or washing) of aggregates at night.
5. Trucks hauling into and out of the site will be routed forward as much as possible to eliminate potential noise from back up alarms.
6. The loaders feeding the plant will be equipped with low frequency back up alarms that utilize a “squawking” sound instead of emitting a high frequency type sound that carries a further distance.
7. Trucks will not be allowed to bang their tailgates.
8. Nighttime truck routes will utilize state and county roads only. There will be no trucking on any

town roads at night.

9. All the truck drivers hauling from the facility will be instructed to follow all highway safety rules and regulations including the use of engine brakes (especially at night) as they travel to and from the plant.
10. Truck drivers will be reminded that the use of this facility at night is a privilege and not a right and they need to respect our neighbors and follow all traffic regulations as they travel through Lisbon.
11. Maintain radio contact with the trucks hauling from our facility and address any complaints immediately.
12. Any truckers that do not abide by the rules will be removed from the job.
13. No jake-brake usage.

If the Plan Commission does not object to the continued early morning operations, then staff recommends adding or revising the following conditions.

3. Temporary operation terminates by ~~Wednesday~~, ~~November 1, 2017,~~ October 1, 2018, or at the completion of the schedule Highway 94 work, whichever occurs first.
14. Non-objection from any Waukesha County reviewing agencies, including, but not limited to Waukesha County EHD.
15. Temporary early start between 4:00 am and 7:00 am are to only be used in service emergency if a breakdown occurs at the Milwaukee facility.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff

vierbicher
planners | engineers | advisors

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

RECEIVED
By Gina Gresch at 9:24 pm, Apr 05, 2018

April 5, 2018

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

Re: Lannon Stone SPPO Amendment

Dear Plan Commission Members:

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

Pertinent Reviewed Materials – Summary Overview

Planner Appointment Date:	March 1, 2018
Business Name:	Lannon Stone Product C/O Hans Dawson
Property Owner:	Lannon Stone Product C/O Hans Dawson
Tax Key:	0281.991.002.
Zoning:	M-2 General Industrial District
New or Existing Business:	Existing business primarily located within the Village of Sussex
Replacing an Existing Business:	No
Change of Use or Operation	No, this is an addition to the current operations.
Operation Summary:	Adding a 60'x60' cold /unheated storage barn to the existing limestone mining operation. The barn will be used to store materials used in and resulting from the mining operation.
Hours of Operation:	6:00am to 8:00pm Monday-Friday and 6:00am to 4:00pm Saturday
Full-Time Employees:	18
Part-Time Employees:	0

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	Existing mining supply and storage screened from public view.
Parking:	No changes
Outdoor Lighting:	LED –Wall Pack – See attached.
Signage:	No change.
Trash/Recycle Impacts:	The Applicant stated trash and recycling is internal to the building.
Stormwater Impacts:	No change to existing Stormwater plan with the Village of Sussex.
County Shoreland Zoning Review Required:	Yes
Odor, Smoke, Noise from Operation:	No additional
Chemical, Hazardous Waste, Solvents Stored On-Site:	The existing shop, already located in the Town has oils for equipment. There are no anticipated changes storing of materials than what is already approved.
Storage/Sale of Gasoline or Petroleum Products:	No
Fire Department Inspection Date:	Following completion of building.
State Approved Building Plans Date:	Plans are currently pending State of Wisconsin approval.

Additional Comments:
Planning staff recommends approval subject to the following conditions.

1. Building plan approval from the Wisconsin Department of Safety & Professional Services.
2. No changes to the approved Stormwater plans with the Village of Sussex.
3. Must receive approval from any utilities regarding any potential site utility relocations.
4. No change to the approved hours of operation.
5. To the extent possible, match building materials to the existing structure.

Sincerely,

Daniel J. Lindstrom, AICP

Town Planner

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

vierbicher
planners | engineers | advisors

N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
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RECEIVED
By Gina Gresch at 4:21 pm, Apr 05, 2018

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

Minutes of the Joint Plan Commission & Town Board Public Hearing
Followed by Plan Commission Public Hearings
Town of Lisbon, Town Hall
Thursday, May 10, 2018
6:30 PM

A Public Hearing was held by Waukesha County Parks and Land Use and the Town of Lisbon Plan Commission at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 was called to order by Chairman Joseph Osterman at 6:30 P.M.

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

Chairman Osterman stated the public hearings were published in the Lake Country Now and Northwest Now papers, on the Town's website and on the Town Hall posting boards.

A Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, May 10, 2018 beginning at 6:30 P.M. at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the proposed change to Town of Lisbon Code of Ordinances Chapter 11 providing for a Planned Unit Development Overlay Zoning District. The proposed development by Barnwood Conservancy LLC will be generally located at the northeast corner of Lake Five Road and Silver Spring Drive (C.T.H. "VV")., LSBT 0217.998. The developer is seeking approval of a General Development Plan for a 52 lot conservation subdivision in the Town of Lisbon.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public.

Cindy Thones, W272N7021 Surrey Hill Court, stated her property abuts Barnwood Conservancy, understands the farmland would eventually be developed and agrees with the Town's decision to allow it to be developed. People have complained about future traffic problems when in fact there already is one. Well and septic isn't an issue since there would be well and septic if it was developed into another subdivision. She appreciates it that the developer changed the original plan to blend the new and existing lots. She understands and agrees that this is the best use of the property due to the wetlands. The rural setting is a perfect entrance into the Town and reinforces what we are all about.

Adjournment

There were no further public comments and the public hearing was adjourned at 6:39 P.M.

A Public Hearing will be held to solicit public comments on the Conditional Use Permit request for a Major Grading Permit for the Hamilton School District, for the property located at W220N6151 Townline Road, Lisbon, WI 53089, LSBT 0241.997.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public which there were none.

Adjournment

Public hearing was adjourned at 6:39 P.M.

A Public Hearing will be held to solicit public comments on the Conditional Use Permit request for a Major Grading Permit for David and Kim Meyer, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178.995.001.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public.

David Meyer, W259N8598 State Road 164, Hartland, property owner, wants to fill the northwest corner of the lot which is under one acre and will plant grass and trees there. It will be clean, structural fill from a footing excavation done between the hours of 7AM and 6PM and there will be a street sweeper on site.

Adjournment

There were no further public comments and the public hearing was adjourned at 6:41 P.M.

Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, May 10, 2018
Following Public Hearing(s) beginning at 6:30 PM

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

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

Discussion and necessary action on April 12, 2018 Plan Commission Public Hearing & Meeting minutes. *****Not Complete. Will be ready for June*****

New Business

Discussion and necessary action on Ordinance 07-18, An Ordinance Changing the Zoning Classification of Property Located at the northeast corner of Lake Five Road and Silver Spring Drive (C.T.H. "VV"), LSBT 0217.998 from R-1 Suburban Single Family Residential District and C-1 Conservancy/Wetland and Floodplain District to a Planned Unit Development (PUD) District, and recommendation to the Town Board of Supervisors and Waukesha County of the same.

Planner Lindstrom stated the PUD overlay creates an additional layer of protection which the Plan Commission will see the last piece of this next month with the Specific Development Plan details. This ordinance allows the Town to continue moving forward with the developer so he can bring forth all of the remaining items at the same time; storm water maintenance agreement, Letter of Credit, Developer's Agreement, etc. The items in this ordinance have already been addressed by the Plan Commission. This step is specifically for Barnwood; another developer would have to go through their own process. Attorney Clark suggested adding a sunset date of December 31, 2018, so that if there aren't any permits taken out, the ordinance is no longer valid.

Motion by Commissioner Nelson to approve Ordinance 07-18, An Ordinance Establishing a Planned Unit Development Overlay Zoning Classification of Property Located at the Northeast corner of Lake Five Road and Silver Spring Drive (C.T.H. "VV"), LSBT 0217.998 and recommendation to the Town Board of Supervisors and Waukesha County of the same. Seconded by Commissioner Samanske. Motion carried, 7-0.

Discussion and necessary action on the Developer's Agreement for Chris Miller of Miller Marriott Construction Company, for the property located on Lake Five Road and CTH VV, known as Barnwood Conservancy, LSBT 0217.998 and recommendation to the Town Board of the same.

Motion by Chairman Osterman to postpone the Developer's Agreement for Chris Miller of Miller Marriott Construction Company, for the property located on Lake Five Road and CTH VV, known as Barnwood Conservancy, LSBT 0217.998 and recommendation to the Town Board of the same. Seconded by Commissioner Meyer. Motion carried, 7-0.

Discussion and necessary action on the Conditional Use Permit request for a Major Grading Permit for the Hamilton School District, for the property located at W220N6151 Townline Road, Lisbon, WI 53089, LSBT 0241.997.

Planner Lindstrom explained the school is looking to add on 30,000 square feet of space which requires a major grading permit. The school's addition is on the east side and some storage towards the rear of the building. The school will be using the same size parking stalls as what they already use. If the Plan Commission wants to require the school to meet the Town's parking stall requirements, it can be added as a condition. There was a discussion about vehicle sizes and that the parking stall the school uses is one foot shorter than what the code requires. Commissioners Meyer and Oelhafen, Supervisor Plotecher and Chairman Osterman are okay with the smaller stalls, Commissioner Stadler is not but will go along with whatever the Plan Commission decides.

Motion by Commissioner Nelson to approve the Conditional Use Permit request for a Major Grading Permit for the Hamilton School District, for the property located at W220N6151 Townline Road, Lisbon, WI 53089, LSBT 0241.997, subject to the following conditions:

1. *The Town of Lisbon retains the ability to annually review the CUP for compliance.*
2. *Include applicant stipulations and descriptions listed in the Plan Commission submittal application packets.*
3. *Any comments from Town Engineer Storm water Review be complied with in accordance with review Storm water submittal.*
    a. *Approval is contingent on approval of the storm water 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 storm water 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 storm water management plan. Provide copies of all approvals to the Town.*
4. *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.

5. 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.

6. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.

7. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes.

a. Underground fire protection main and combination mains must be permitted and inspected by the LFD under the LFD permit for water-based fire protection, and all underground installations shall be inspected, hydro-tested, and flushed under witness of the LFD.

b. Any identified issues shall be corrected prior to issuance of an occupancy permit.

8. Any additional or future signage shall be required to obtain signage approval.

9. Completion be done by the start of the 2019 school year.

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

Discussion and necessary action on the Conditional Use Permit request for a Major Grading Permit for David and Kim Meyer, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178.995.001.

Planner Lindstrom stated the Plan Commission has seen this parcel a few time but this request is for grading only, not related to any other uses. The Town Engineer didn't have any comments on this request. Planner Lindstrom suggested the Plan Commission set a permit expiration date and the applicant agreed November 1 should be sufficient. Another condition of approval is to comply with the storm water erosion control ordinance so as to not affect any water flow for Songbird Hills Golf Course. The applicant has already received necessary permits from Waukesha County.

Motion by Commissioner Nelson to approve the Conditional Use Permit request for a Major Grading Permit for David and Kim Meyer, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178.995.001, subject to the following conditions:

1. *The Town of Lisbon retains the ability to annually review the CUP for compliance. 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 November 1, 2018. 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.*
2. *Disturbance shall be limited to those detailed on the grading plans.*
3. *Removal of parking lot notes on page C2. Approval of this CUP for major grading does not necessitate the approval for any future uses on site. Any changes to the primary use of the property must comply with the Town of Lisbon municipal codes – including but not limited to Zoning Code, Land Division and Development, Signage, and Storm water and Erosion Control.*

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

Discussion and necessary action the Site Plan Amendment request to for installation of an equipment enclosure and extension of fenced compound, for American Tower Corporation, for the property located at W230N9215 Colgate Road, Lisbon, WI 53089, LSBT 0149.995.002.

Planner Lindstrom stated this is strictly an equipment storage facility on an existing tower.

Motion by Commissioner Nelson to approve the Site Plan Amendment request to for installation of an equipment enclosure and extension of fenced compound, for American Tower Corporation, for the property located at W230N9215 Colgate Road, Lisbon, WI 53089, LSBT 0149.995.002, subject to the following conditions:

1. *All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon.*
2. *The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.*
3. *The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes and submitted plans. Any identified issues shall be corrected prior to issuance of an occupancy permit.*
4. *The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes and submitted plans. Any identified issues shall be corrected prior to issuance of an occupancy permit.*
5. *Approval by Waukesha County Environmental Health Division.*
6. *The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.*
7. *The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.*

Seconded by Supervisor Plotecher. Motion carried, 7-0.

Discussion and necessary action the Site Plan and Plan of Operation request for The Mosaica Group, for the property located at N70W25156 Indian Grass Lane, Unit E, F and G, Lisbon, WI 53089, LSBT 0225.999.004.

Planner Lindstrom reviewed the Site Plan and Plan of Operation and stated we have been getting used to seeing these buildings and their approvals. This property is under Waukesha County's Shoreland jurisdiction so are involved in the approval process. Melanine Thone, Mosaica Group GM and CFO explained they are commercial printing business and the main operation is in Sussex. They would like this space for overflow storage; it is a perfect spot right down the road. They want a space to store supplies on pallets which are items that they don't move a lot of but need to get to quickly. She spoke with the Fire Marshall and since the building doesn't have a sprinkler system, those items that require that are kept at the Sussex location. They are leasing the three units and will not have any walls separating them. She also stated Mosaica received Waukesha County approval today.

Motion by Commissioner Nelson to approve the Site Plan and Plan of Operation request for The Mosaica Group, for the property located at N70W25156 Indian Grass Lane, Unit E, F and G, Lisbon, WI 53089, LSBT 0225.999.004, subject to the following conditions:

1. *All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon and Waukesha County.*
2. *The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.*
3. *Alternations for Building plans and fees must be submitted to the Town for review and approval prior to occupancy.*
4. *The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.*
5. *The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.*
6. *Approval by Waukesha County Environmental Health Division (2/20/2018).*
7. *Hours of operation are Monday to Friday from 7:00 a.m. to 6:00 p.m.*
8. *There shall be no outdoor storage of materials.*
9. *All onsite dumpsters shall be stored within the dumpers enclosure areas.*
10. *Any additional or future business signage shall be required to obtain signage approval.*
11. *The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.*
12. *The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.*

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

Discussion and necessary action on the Site Plan and Plan of Operation request for Carlos Castillo, Intelligent Media, for the property located at N70W25156 Indian Grass Lane, Unit D, Lisbon, WI 53089, LSBT 0225.999.004.

Planner Lindstrom stated this is Mosaica's neighbor in the same building. This site already received Waukesha County approval. It will also be used for storage but there is a small build out component. Carlos Castillo, owner of Intelligent Media explained his business works for Charter Communications and he and staff are usually arriving between 7am and 8am and dropping off equipment between 5pm and 6pm. There will be one person dispatching so there is not much inside activity. Chairman Osterman suggested setting longer hours, Mr. Castillo agreed and requested 6:30am to 9pm Sunday through Saturday. There will not be any spools of wire in the building, those are kept on the truck. Planner Lindstrom stated the applicant still needs building and fire inspection, but they are still under construction.

Motion by Commissioner Samanske to approve the Site Plan and Plan of Operation request for Carlos Castillo, Intelligent Media, for the property located at N70W25156 Indian Grass Lane, Unit D, Lisbon, WI 53089, LSBT 0225.999.004, subject to the following conditions:

1. *All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon and Waukesha County.*
2. *The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.*
3. *The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.*
4. *The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.*
5. *Approval by Waukesha County Environmental Health Division (2/20/2018).*
6. *Hours of operation are 7 days a week from 6:30 a.m. to 9:00 p.m.*
7. *Outdoor storage is limited to the Trucks, equipment, and trailers to conduct business operations.*
8. *All onsite dumpsters shall be stored within the dumpers enclosure areas.*
9. *Any additional or future business signage shall be required to obtain signage approval.*
10. *No additional modifications or alterations to Unit D without approval from the Town Building Inspector and Fire Chief.*
11. *The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.*

12. *The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.*

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

Discussion on the conceptual presentation of Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003.

Dean Holton of Arc Design presented the conceptual plan for Casey's General Store. They would like to build on the northeast corner of CTH V and CTH VV, it will be centrally located, seven pumps, 14 fueling stations, room for fuel storage and a loading zone for delivery trucks. Conversations with Waukesha County about access points has begun, which they would like to see access on CTH V, with a right turn in and right turn out. There is also some anticipated road widening movements for access to CTH VV.

Plan Commission member asked questions about the development; will there be a car wash, are there any restrictions selling liquor next to a school, will it be on sewer and if the building could be set at an angle so the front faces both roads.

There will not be a carwash, the statutes require 300 feet between the main entrances of the school and gas station to qualify for a license, which there is and the Town Board has to make the decision about sewer hookup because there is a limited amount of capacity there. Casey's presented the building perpendicular with CTH VV being the main road. Plan Commission members commented they would like to see more brick by the pumps, possibly all the way up to the canopy. Planner Lindstrom stated this is in the Village of Sussex Joint Planning Area so there are some issues with the Comprehensive Plans and zoning amendments. The Town's Comprehensive Plan calls for commercial, however the Intergovernmental Boundary Agreement Exhibit H classifies this land as Institutional. This will need to be addressed as the Town's plan is newer than the Boundary Agreement. There could be a Comprehensive Plan Amendment by the Village and a zoning amendment by the Town to make this work.

Discussion and necessary action on request from LaFarge for a temporary truck route for the Colgate Mine.

Randi Wille and José Nieto, from LaFarge are asking for a temporary truck route for trucks leaving the Colgate mine that can't use STH 164 due to upcoming construction. The DOT is asking LaFarge to exit onto CTH Q to the east and then a limited group of loaded trucks could go south on Hillside to Plainview, then turn north back on STH 164 to CTH Q. It would be from July to November, then April 2019 through November 2018. They only need one alternative route for leaving the mine; return trips should not be using Hillside Road. During peak season there could be an average of 16 trucks per day.

Plan Commission members discussed the alternative routes and were not comfortable with trucks turning onto STH 164 from Plainview Road. That intersection is dangerous to start with. Another suggested route would be from CTH C to Townline Road to CTH K to STH 164. LaFarge commented that third party contracts will be concerned about taking a longer route which will increases everyone's prices. Planner Lindstrom stated normally this kind of decision is made by the Town Board. Also Chapter 42 of the Town's Code specifically states LaFarge cannot use Plainview Road from STH 164 east to Townline road. He and his staff would like to research this more before bringing this to the Town Board. Chairman Osterman asked staff to figure out a solution and bring it to the Town Board.

Town Clerk & Town Planner

Overview of April Planning Appointments & Current Task/Project list.

Planner Lindstrom stated he and Clerk Gresch have been trying to track and manage everything from planner's appointments to Plan Commission applications. There have been 34 projects they've worked on since the beginning on the year. We want the Plan Commission to be informed of everything they are working on and see what could possibly be coming before them. He reviewed April's planner's appointments and that people have been taking advantage of having digital meetings if they can't make it to the Town Hall. Commissioner Samanske if the Plan Commission could have access to the tracking sheet. Clerk Gresch stated she will add everyone to the Google sheet.

Discussion and update on the Plan Commission application process, including but not limited to planner's appointments, application timing, fees, forms, review reports, etc.

Planner Lindstrom stated he and Clerk Gresch are also working on a new review process so that the Plan Commission has all staff reviews in one document, which is why they saw more comments about tonight's agenda items. We will continue to review and update the process and get the Plan Commission members as much information as they can before the Plan Commission meeting. He also commented the Plan Commission might want to consider letting staff review and approve simple requests, for example The Mosaica Group request, so the Plan Commission has more time to work on the more detailed requests. Plan Commission members commented they like the changes. It gets difficult when you have one meeting per month and an applicant comes in at the last minute with revisions and we can't revise the review letter or packet in time. We are trying to be more sensitive to that.

Request from members to request items on future agendas.

Clerk Gresch stated Mineral Extraction Permits will be on the next agenda

Adjournment.

Motion by 8:45 P.M. Seconded by Commissioner Oelhafen. Motion carried, 7-0.

Respectfully submitted

Gina Gresch, MMC/WCPC
Town of Lisbon Clerk

UPDATED: 2018-06-08

DEVELOPER'S AGREEMENT
FOR
BARNWOOD CONSERVANCY
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

THIS AGREEMENT made this _____ day of _____, 2018, between Barnwood Conservancy, LLC, Wisconsin Limited Liability Company, 249 Pawling Avenue, Suite 201, Hartland, WI 53029, hereinafter called "DEVELOPER," and the Town of Lisbon in the County of Waukesha and the State of Wisconsin, hereinafter called the "TOWN."

Commented [GG1]: Town Board approval date

WHEREAS, the DEVELOPER is the owner of approximately 75 acres of land in the TOWN, upon which the DEVELOPER desired to construct a 52-lot, low-density conservation subdivision, said land being described on **EXHIBIT A** attached hereto and incorporated herein, hereinafter called "SUBJECT LANDS"; and

Commented [GG2]: Need all exhibits submitted.

WHEREAS, the DEVELOPER desires to divide and develop SUBJECT LANDS for residential purposes by use of the standard regulations as set forth in Chapter 236 of the Wisconsin Statutes and the municipal ordinance regulating land division and development; and

WHEREAS, Wis. Stat. § 236.13 provides that, as a condition of approval, the governing body of a municipality within which the subject lands lie may require that the DEVELOPER make and install any public improvements reasonably necessary and/or that the DEVELOPER provide financial security to ensure that the DEVELOPER will make these improvements within reasonable time; and

WHEREAS, said SUBJECT LANDS are presently zoned R-1 and utilizing a Residential Planned Unit Development (PUD), which allows the above development; and

WHEREAS, said SUBJECT LANDS received approval by the TOWN for a Residential Planned Unit Development (PUD) Overlay to allow for lots sizes of less than one acre. The development shall follow adopted PUD General Development Plan and Specific Development Plan details approved by the Town Board and Plan Commission.

WHEREAS, the DEVELOPER and TOWN desire to enter into this Agreement in order to ensure that the DEVELOPER will make and install all public improvements which are reasonably necessary and further that the DEVELOPER shall dedicate the public improvements to the TOWN, and the TOWN agrees to accept said improvements, provided that said public improvements are constructed to municipal specifications, all applicable government regulations and this Agreement without cost to the TOWN; and

WHEREAS, this Agreement is necessary to implement the TOWN zoning and land division ordinances; and

WHEREAS, the DEVELOPER agrees to develop SUBJECT LANDS as herein described in accordance with this Agreement, conditions approved by the TOWN Plan Commission and

TOWN Board, conditions of certain agencies and individuals in the County, all TOWN ordinances and all laws and regulations governing said development;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the DEVELOPER does hereby agree to develop SUBJECT LANDS as follows and as otherwise regulated by TOWN ordinances and all laws and regulations governing said development, the parties hereto agree as follows:

DEVELOPER'S COVENANTS

I. IMPROVEMENTS

A. PUBLIC STREETS. The DEVELOPER hereby agrees that:

1. Prior to the start of construction of improvements, the DEVELOPER shall provide to the TOWN written certification from the DEVELOPER'S Engineer or Surveyor that all public street plans are in conformance with all federal, state, county and TOWN specifications, regulations and ordinances, and written proof from the TOWN Engineer evidencing review and approval of said plans.

2. The DEVELOPER shall grade and install all planned public streets in accordance with the preliminary plat, approved development plan of said development or subdivision, or final plat as the case may be and the plans and specifications on file in the TOWN Clerk's office dated _____.

Commented [GG3]: Attachments the day of TB approval.

3. Construction of the public streets providing access to and fronting a specific lot will be completed, presented and approved by the TOWN Board through the first lift of asphalt before any building permits are issued for said lot.

4. The first lift of the public streets will be completed and presented to the TOWN Board no later than September 21, 2018 or as extended by the TOWN Board.

5. The final lift of asphalt shall be placed on all public streets after at least one winter season ~~but not later than~~and after ~~_____ 3 years from the date final plat approval, unless extended by the TOWN Board. A minimum of 75~~ 50 percent of the lots shall have homes constructed, unless ~~prior~~the ~~to paving the final lift if the~~ DEVELOPER requests paving ~~before _____ (within 2 years) of final plat approval~~prior to 50 percent of the lots have homes constructed. For the purposes of this Agreement, 50 percent shall mean 26 developed lots.

Commented [dlin4]: PC/Board Discussion

Town Standard:
The final lift of asphalt shall be placed on all public streedts after at least one winter season but not later than 3 years from the date of Final Plat approval unless extended by the TOWN Board.s A minimum of 75 percent of the lots shall have homes constructed prior to paving the final lift if the DEVELOPER requests paving before _(insert date)_____ (2 years).

PC and TB Discussion

6. The DEVELOPER shall maintain public streets, including snow plowing, until accepted by resolution by the TOWN Board~~the first lift of the public streets has been completed~~ after the first occupancy permit has been approved and granted to the developer or land owner, herein referred to "Final Acceptance".

Commented [dlin5]: PC/Board Discussion

Town Standard: The DEVELOPER shall maintain public streets, including snow plowing, until accepted by resolution by the TOWN Board.

Developer concern is what defines acceptance?

7. The DEVELOPER shall furnish "as built" plans showing changes from the construction plans, pursuant to specifications approved by the TOWN Engineer.

8. The DEVELOPER shall have ultimate responsibility for cleaning up any and all construction related mud, dirt, stone or debris on the streets until such time as the final lift of asphalt has been installed by the DEVELOPER and accepted by the TOWN Board. The TOWN shall make a reasonable effort to require the contractor, who is responsible for placing the mud, dirt, stone or debris on the street, to clean up the same or to hold the subject property owner who hired the contractor responsible. The DEVELOPER and/or subject property owner shall clean up the streets within forty-eight (48) hours after receiving a notice from the TOWN. If said mud, dirt, stone or debris are not cleaned up after notification to the DEVELOPER, the TOWN Board will do so at the DEVELOPER's and/or subject property owner's expense, at the option of the TOWN.

B. PATHWAYS, TRAILS & PARK SHELTER

Park and Public Recreational Trail Requirements to be installed by the Developer include:

1. Outlot 1
   a. Outlot 1 shall be open to the public for general open space use and shall be recorded with an access easement, however such use, hours of operation and easement shall be subject to the terms, conditions and restrictions established by the Barnwood Conservancy Homeowners Association. General open space use shall not be more restrictive to the general public than for owners within the Barnwood Conservancy Homeowners Association.

2. Trail
   a. As part of the construction of the Improvements, the Developer shall construct a Public Recreational Trail within and Outlots 1, 2, and 3 and a Public Recreational Trail approximately described as from the point of intersection where the southerly trail easement on Outlot 1 meets the road right of way to approximately 1,880 feet north to the northern limits of the subject property adjacent to Lisbon-Merton Union Cemetery. These are further detailed in Exhibit A The trail improvements shall consist of:

General Location	***Approx Length***	***Trail type***	***Finished Surface***	***Development Terms***
Primary-Easements on Outlots 1, 2, and 3.	_____LF	8' wide 12' wide easement	3" Asphalt	- Developer to pay actual cost for trail grading, crushed stone, restoration, and culverts.

Commented [dlin6]: Developer to provide approximate total linear feet.

General Location	*Approx Length*	*Trail type*	*Finished Surface*	*Development Terms*
Eastern Edge of Lake Five Road.	1,880 LF	10' wide 12' wide easement	3" Asphalt	- Developer to pay actual cost for trail grading, crushed stone, restoration, and culverts.

b. The trail grading requirements may be waived at any location, as recommended or approved by the Town Engineer or Town Board. The length of grading considered for reimbursement shall be adjusted accordingly.

c. Trails along the eastern edge of Lake Five Road shall meet the Wisconsin Department of Transportation Bicycle Facility Design Handbook design criteria for bicycles traveling 18 MPH.

~~d. The Developer shall pay all expenses associated with the design of the trail by the Developer's Engineer and any review expenses incurred by the Town.~~

Commented [dlin7]: PC/Board to review. This is required as part of any PC, Board, Planner, Engineer review.

However a typical pathway design is not included within the Site Development Plans, but shall be included within Exhibit A

3. Shelter.

a. Developer shall construct a park shelter on Outlot 1 consisting of usable siding, cladding, or other material removed during the demolition of the existing barn. Shelter shall be open to the public as required by the required general access easement on Outlot 1; however such use, hours of operation and easement shall be subject to the terms, conditions and restrictions established by the Barnwood Conservancy Homeowners Association. General shelter use shall not be more restrictive to the general public than for owners within the Barnwood Conservancy Homeowners Association. Barnwood Conservancy Homeowners Association reserves the right to restrict access for scheduled use of the shelter by owners of the lots within the subdivision and residents of the Town of Lisbon.

Commented [dlin8]: PC/Board to Review

C. SURFACE AND STORM WATER DRAINAGE. The DEVELOPER hereby agrees that:

1. Prior to the start of construction of improvements, the DEVELOPER shall provide to the TOWN written certification from the DEVELOPER'S Engineer or Surveyor that all surface and storm water drainage facilities and erosion control plans are in conformance with all federal, state, county and TOWN regulations, guidelines, specifications, laws and ordinances, and written proof that the TOWN Engineer and the County Department of Environmental Resources, Division of Land Conservation, have reviewed and approved said plans.

2. During the terms of development, the DEVELOPER shall construct, install, furnish and provide adequate facilities for surface and storm water drainage throughout the development with adequate capacity to transmit the anticipated flow from the development and adjacent property, in accordance with all plans and specifications, and all applicable federal, state, county and TOWN regulations, guidelines, specifications, laws and ordinances, and as reviewed and approved by the TOWN Engineer and the County Department of Environmental Resources, Division of Land Conservation, on file in the TOWN Clerk's office dated , including where necessary as determined by the TOWN Engineer, curb, gutter, storm sewers, catch basins, and infiltration/retention/detention basins.

Commented [GG9]: Need date of approved plans

3. The DEVELOPER agrees that the site grading and construction of surface and storm water drainage facilities shall be completed and accepted by the TOWN Board before any building permits are issued.

4. The TOWN Board will not accept the surface and storm water drainage system until the entire system is installed and landscaped in accordance with plans and specifications.

5. If required, the DEVELOPER shall clean all storm sewers, if any, prior to issuance of building permits and acceptance of improvements by the TOWN Board.

6. During the time of development or prior to acceptance of all public improvements, whichever is later, the TOWN retains the right to require DEVELOPER to install additional surface and storm water drainage measures if it is determined by the TOWN Engineer that the original surface and storm water drainage plan as designed and/or constructed does not provide reasonable storm water drainage within the development and surrounding area. If DEVELOPER fails to construct the additional improvement within a reasonable time under the circumstances, the TOWN may cause such work to be carried out and shall charge the cost of the same against the financial guarantee held by the TOWN pursuant to this Agreement.

Commented [T10]: Delete, or set a standard for determining the rainfall amounts to be accommodated (eliminate arbitrary modifications unrelated to established standard).

Commented [dlin11]: Kept to ensure the stormwater management facilities are built to protect owners of homes in and around the subdivision prior to acceptance.

Commented [dlin12]: PC/Board Review

Per Developer Att: Per 5-7-18 meeting, the town indicated that this clause relates solely to modifications to "temporary" drainage measures during development. I suggest clarifying this point by inserting "temporary" at two locations noted.

It was noted by Town staff that issues could happen during development and the drainage plan may have to be amended if the original plan and calculations do not suffice and are causing drainage issues. Town Staff recommends not placing the work temporary because the modifications might be temporary in nature or permanent and require an amendment to the grading and drainage plan.

7. The DEVELOPER shall furnish "as built" plans of the entire drainage system, pursuant to specifications approved by the TOWN Engineer prior to the issuance of Building Permits, if required by the TOWN Engineer.

8. The DEVELOPER shall comply with all applicable requirements of Chapter 14, Article VIII of the Waukesha County Code of Ordinances (Storm Water Management and Erosion Control), and any future amendments thereto, including implementation of approved storm water management and erosion control plans. In accordance with an intergovernmental agreement entered between the TOWN and the County, the financial assurance held by the TOWN for purposes of enforcement of this Agreement may be utilized by Waukesha County for enforcement of Chapter 14, Article VIII.

D. GRADING, EROSION AND SILT CONTROL: The DEVELOPER hereby agrees that:

1. Prior to commencing site grading and execution, the DEVELOPER shall provide to the TOWN written certification from the DEVELOPER's Engineer that said plan, once implemented, shall meet all federal, state, County and local regulations, guidelines, specifications, laws and ordinances, including proof of notification of land disturbances to the State of Wisconsin Department of Natural Resources, and written proof that the TOWN Engineer, Wisconsin Department of Natural Resources and the Army Corps of Engineers, if applicable, have approved said plans.

2. The DEVELOPER shall not materially deviate from the construction sequencing identified in the storm water management and erosion control plans without prior written approval to do so from the Wisconsin Department of Natural Resources and the TOWN Engineer, such approval not to be unreasonably withheld, conditioned, or delayed.

3. The DEVELOPER shall cause all grading, excavation, open cuts, side slopes and other land surface disturbances on or adjacent to the Property to be so seeded and mulched, sodded or otherwise protected that erosion, siltation, sedimentation and washing are prevented in accordance with the plans and specifications reviewed and approved by the TOWN Engineer, Wisconsin Department of Natural Resources and Army Corps of Engineers, if applicable. If needed, the DEVELOPER is responsible for obtaining all necessary consents from neighboring property owners required to comply with this Section II(E)(3); in the event the DEVELOPER is unable to obtain such consents despite its commercially reasonable good faith efforts, the TOWN and the DEVELOPER agree to cooperate in good faith to perform any required erosion control measures in a manner reasonably acceptable to the TOWN.

4. All disturbed areas of the Property and adjacent to the Property shall be restored in accordance with the approved plans and to the reasonable satisfaction of the TOWN Engineer.

E. LANDSCAPING AND SITE WORK: The DEVELOPER hereby agrees that:

1. To the extent practicable, the DEVELOPER agrees to preserve the existing trees, shrubbery, vines, and grasses not actually lying on the public streets, drainage ways, building foundation sites, private driveways, soil absorption waste disposal areas, paths, and trails by use of sound conservation practices. The Landscaping Plan as attached **EXHIBIT F** is hereby acceptable to the TOWN.

Commented [GG13]: Need exhibit attached

2. The DEVELOPER, as required by the TOWN, shall remove and lawfully dispose of buildings, destroyed trees, brush, tree trunks, shrubs and other natural growth and all rubbish.

3. Landscaping and removal of unwanted items, including buildings, will be completed and certified as complete by the TOWN Engineer prior to the issuance of any building permits.

4. The TOWN of Lisbon has the right to trim and remove any features which would interfere with safe operation and maintenance of the TOWN right-of-ways and drainage ways.

5. Implement a landscape plan within the landscape easement set forth on the Plat as approved by the Town Engineer and Town Board.

Commented [dlin14]: Needs to be revised to include street trees.

F. STREET SIGNS AND TRAFFIC CONTROL SIGNS: The DEVELOPER hereby agrees that:

1. Street signs, traffic control signs, culverts, posts, and guard rails as required by the TOWN as listed on **EXHIBIT A** and in accordance with Chapter 12.8.11 of the Town of Lisbon Code of Ordinances, shall be obtained and placed by the TOWN, and the cost thereof as set forth on said exhibit shall be paid by the DEVELOPER.

2. All traffic control signs and street signs, as required by the TOWN, will be installed within five (5) working days of the placement of the first lift of asphalt.

G. FIRE TANK PROTECTION: DEVELOPER shall pay a fee in the amount of $24,722 to the TOWN equivalent to the cost of an installed on-site water storage tank per the schedule listed in Section 8.14(A) of the Land Division and Development Ordinance.

H. OTHER UTILITIES. The Developer shall cause gas, electrical power, telephone, and cable television facilities to be installed in such a manner as to make adequate service available to each lot. All new electrical distribution lines, television cables, and telephone lines from which lots are individually served shall be underground unless the TOWN Board, in its sole discretion, specifically allows overhead poles for the following reasons:

1. Topography, soil, water table, solid rock, boulders, or other physical conditions which would make underground installation unreasonable or impractical; or

2. The lots to be served by said facilities can be served directly from existing overhead facilities.

II. TIME OF COMPLETION OF IMPROVEMENTS

A. The improvements set forth in Section I above shall be completed by the DEVELOPER in total within 12 months of the date of this Agreement being signed except as otherwise provided for in this Agreement.

Commented [dlin15]: PC/Board to Review

B. The DEVELOPER shall, at the DEVELOPER'S expense, retain the services of a consulting engineer and such other professionals as necessary to provide construction administration and staking. The TOWN will provide periodic construction observation and material testing as necessary during the construction of the Improvements. Said construction review shall not relieve the contractor of any obligation to construct the Improvements in conformity with the plans and specifications, nor shall it in any manner make the TOWN or TOWN Engineer, an insurer of, nor relieve the contractor of, any obligations or guarantees concerning the contractor's performance. The DEVELOPER shall reimburse the TOWN for the actual costs of these services as set forth in Section XIV.

C. In addition to other site visits conducted by the TOWN to observe construction, the Town shall, in the company of a representative of the DEVELOPER'S engineer, make site visits and observe construction at the following stages of construction:

1. After installation of erosion control measures;
2. After the completion of grading;
3. During roll test of street subgrade;
4. During the installation of culverts;
5. During the placement of aggregate base course;
6. During paving;
7. Pre-final surface installation per Paragraph D of this Section below;
8. After completion of the Improvements.

The TOWN Engineer and TOWN shall be given notice of at least two full business days prior to the start of construction, as well as two full business days' notice of when each stage of construction is ready for inspection.

D. Seven (7) days prior to paving, the asphalt mix design(s) shall be provided to the TOWN Engineer for review. During paving, the paving contractor shall submit quality control testing results for actual pavement placed. If quality control testing results indicate the mix was not within mix limits when it was placed, the pavement is subject to removal at the DEVELOPER'S cost at the sole discretion of the TOWN. Also during paving, the TOWN shall conduct testing, including density testing, for binder and surface lifts according to the TOWN'S Public Infrastructure Inspection and Testing Policy. If results from pavement testing yield densities below specified minimums, the DEVELOPER shall be charged an amount as determined by the Fee Schedule in effect on the date of testing. The amount due shall be paid to the TOWN within 15 days of receipt of notice from the TOWN. If not paid by such date, the TOWN may charge interest at the annual percentage rate of 18% until paid, or may, if necessary and at its discretion, draw directly on the DEVELOPER'S surety.

Alternatively, the DEVELOPER may, with the approval of the TOWN Engineer, remove and replace pavement that does not meet the required specifications.

III. FINAL ACCEPTANCE

A. Throughout this Agreement, various stages of the development will require approval and/or acceptance by the TOWN. It is understood that building permits may be issued by the TOWN prior to the time of Final Acceptance of all of the improvements in the development. The one-year correction period provided for in this Agreement shall not commence to run until Final Acceptance is granted by the TOWN Board of all improvements. The issuance of building permits and approval of various items of development shall not commence the one-year correction period.

Commented [T16]: We believe the completion of the first lift should commence the correction period

Commented [dlin17]: PC and Board To Review

B. The Final Plat may be approved with conditions, in accordance with State Statutes, local and county ordinances, and all other applicable laws. If so, the DEVELOPER agrees to satisfy those conditions of approval prior to the TOWN signing the Final Plat.

IV. DEDICATION OF IMPROVEMENTS

Subject to all of the other provisions of this Agreement, the DEVELOPER shall, without charge to the TOWN, upon completion of the above-described improvements, unconditionally give, grant, convey and fully dedicate the public improvements to the TOWN, its successors and assigns, forever, free and clear of all encumbrances whatever, together with and including, without limitation because of enumeration, any and all land, buildings, structures, mains, conduits, pipes, lines, plant machinery, equipment, appurtenances and hereditaments which may in any way be a part of or pertain to such improvements and together with any and all necessary easements for access thereto. After such dedication, the TOWN shall have the right to connect or integrate other improvements as the TOWN decides, with no payment or award to, or consent required of, the DEVELOPER.

Dedication shall not constitute acceptance of any improvement by the TOWN Board. All improvements will be accepted by the TOWN Board by separate resolution at such time as such improvements are in acceptable form and according to the TOWN specifications. Said resolution shall be recorded, if needed, with the Waukesha County Register of Deeds. DEVELOPER will furnish proof to the TOWN, prior to the dedication required, that the public land and improvements proposed for dedication are free of all liens, claims and encumbrances, including mortgages.

V. ACCEPTANCE OF WORK AND DEDICATION

When the DEVELOPER shall have completed the improvements herein required and shall have dedicated the same to the TOWN as set forth herein, the same shall be accepted by the TOWN Board if said improvements have been completed as required by this Agreement and as required by all federal, state, county or TOWN guidelines, specifications, regulations, laws and ordinances. The TOWN agrees to take all necessary actions to accept the improvements upon request of the DEVELOPER once the improvements meet TOWN specifications.

VI. GUARANTEES OF IMPROVEMENTS

A. GUARANTEE: The DEVELOPER shall guarantee, after Final Acceptance, the public improvements and all other improvements described in Section I hereof against defects due to faulty materials or workership, provided that such defects appear within a period of one year from the date of Final Acceptance, by providing the TOWN with a letter of credit in a form acceptable to the TOWN Attorney in an aggregate amount of one hundred twenty percent (120%) of the total cost of all improvements. The DEVELOPER shall pay for any damages to TOWN property and/or improvements resulting from such faulty materials or workership. This guarantee shall not be a bar to any action the TOWN might have for negligent workmanship or materials. Wisconsin law on negligence shall govern such situations. If the DEVELOPER fails to pay for any damages or defects to TOWN property and/or improvements, and the TOWN is required to draw against the letter of credit on file with the TOWN, the DEVELOPER is required to replenish said monies up to the aggregate amount of one hundred twenty percent (120%) of the total cost of all improvements.

Commented [dlin18]: PC and Board To Review

B. OBLIGATION TO REPAIR: The DEVELOPER shall make or cause to be made, at its own expense, any and all repairs which may become necessary under and by virtue of the DEVELOPER'S guarantee and shall leave the improvements in good and sound condition, satisfactory to the TOWN Board at the expiration of the guarantee period.

C. NOTICE OF REPAIR: If during said guarantee period the improvements shall, in the reasonable opinion of the TOWN Staff, require any repair or replacement which, in their judgment, is necessitated by reason of settlement of foundation, structure of backfill, or other defective materials or workership, the DEVELOPER shall, upon notification by the TOWN of the necessity for such repair or replacement, make such repair or replacement, at its own cost and expense. Should the DEVELOPER fail to make such repair or replacement within the time specified by the TOWN in the aforementioned notification, after notice has been sent as provided herein, the TOWN Board may cause such work to be done, but has no obligation to do so, either by contract or otherwise, and the TOWN Board may draw upon such guarantee security to pay any costs or expenses incurred in connection with such repairs or replacements. Should the costs or expenses incurred by the TOWN Board in repairing or replacing any portion of the improvements covered by this guarantee exceed the amount of the guarantee security, then the DEVELOPER shall immediately pay any excess cost or expense incurred in the correction process.

D. MAINTENANCE PRIOR TO ACCEPTANCE

1. Until acceptance of the improvements by the TOWN, all improvements shall be maintained by the DEVELOPER so they conform to the approved plans and specifications at the time of their Final Acceptance by the TOWN Board. This maintenance shall include routine maintenance, such as crack filling, roadway patching, snow plowing and the like. In cases where emergency maintenance is required, the TOWN Board retains the right to complete the required emergency maintenance in a timely fashion and bill the DEVELOPER for all such associated costs. Said bill shall be paid immediately by the DEVELOPER. The DEVELOPER'S obligation to maintain all improvements shall expire at the expiration of the guarantee period.

Commented [dlin19]: PC and Board To Review

2. Street sweeping and dust suppression shall be done by the DEVELOPER upon a regular basis as needed to ensure a reasonably clean and safe roadway until Final Acceptance by the TOWN Board. If after reasonable notice to the DEVELOPER, the DEVELOPER fails to meet this requirement, the TOWN Board will cause the work to be done and will bill the DEVELOPER on a time and material basis. Said bill shall be paid immediately by the DEVELOPER.

3. In the event drainage problems arise within the subject property or related activities on the subject property, the DEVELOPER shall correct such problems to the satisfaction of the TOWN, subject to the standards established in Paragraph I.C.6., above. Such correction measures shall include, without limitation because of enumeration, cleaning of soil, loose aggregate and construction debris from culverts, drainage ditches and streets; dredging and reshaping of siltation or retention ponds; replacing of siltation fences; sodding and seeding; construction of diversion ditches, ponds and siltation traps; and restoration of all disturbed areas. This responsibility shall continue until such time as the roads, ditches, and other disturbed areas have become adequately vegetated and the TOWN Board is satisfied that the DEVELOPER has restored all areas which were disturbed because of this development.

Commented [dlin20]: PC and Board To Review

~~3.~~4. Snow plowing after first lift?

E. DEFINITION: For purposes of this Agreement and by way of definition, the parties agree to comply with the general standards acceptable in the particular industry or common practice.

VII. TOWN RESPONSIBILITY FOR IMPROVEMENTS

The TOWN shall NOT be responsible to perform repair, maintenance, or snow plowing on any improvements until Final Acceptance by the TOWN Board.

VIII. RISK OF PROCEEDING WITH IMPROVEMENTS PRIOR TO APPROVALS OF FINAL PLAT

If DEVELOPER proceeds with the installation of public improvements or other work on the site prior to approval of the final plat, it proceeds at its own risk as to whether or not the final plat will receive all necessary approvals. The DEVELOPER, prior to commencement of the installation of public improvements or other work on site, shall notify the TOWN of the DEVELOPER'S intention to proceed with the installation of public improvements or other work on site, prior to approval of the final plat. Additionally, DEVELOPER shall make arrangements to have any public improvements and/or other work on site inspected by the TOWN Engineer.

IX. FINANCIAL GUARANTEE

Prior to the execution of this Agreement by the TOWN Board, the DEVELOPER shall file with the TOWN a letter of credit setting forth terms and conditions in a form approved by the TOWN Attorney in the amount as approved by the TOWN Engineer as a guarantee that the DEVELOPER will perform all terms of this Agreement no later than one year from the signing of this Agreement except as otherwise set forth in this Agreement. If at any time:

A. The DEVELOPER is in default of any aspect of this Agreement, or

B. The DEVELOPER fails to maintain such letter of credit during the term of this Agreement and fails to provide the TOWN with proof of renewal of such letter of credit at least thirty (30) days prior to the expiration date, if any, of such letter of credit; or

C. The DEVELOPER does not complete the installation of the improvements within one (1) year from the signing of this Agreement unless otherwise extended by this Agreement or by action of the TOWN Board, or

D. If the DEVELOPER fails to provide the TOWN with proof of renewal of the letter of credit at least thirty (30) days prior to its expiration date; or

E. The DEVELOPER fails to maintain a letter of credit in an amount approved by TOWN Engineer, and in a form approved by the TOWN Attorney; the DEVELOPER shall be deemed in violation of this Agreement and the TOWN Board shall have the right to draw upon the letter of credit.

The lending institution providing the irrevocable letter of credit shall pay to the TOWN all sums available for payment under the irrevocable letter of credit upon demand, subject to the terms and conditions of the irrevocable letter of credit, and upon its failure to do so, in whole or in part, the TOWN shall be empowered in addition to its other remedies, without notice or hearing, to impose a special charge for the amount of said completion costs, upon each and every lot in the development payable with the next succeeding tax roll.

The security shall be provided no later than ten (10) days before the commencement of the installation of the improvements.

No land surface disturbance or construction shall commence within this Development prior to the DEVELOPER providing surety for the Improvements.

X. REDUCTION AND RELEASE OF GUARANTEE

The amount of the letter of credit will be reduced from time to time as and to the extent that the portion of work required under this Agreement is completed and paid for, provided that the remaining letter of credit is sufficient to secure payment for any remaining improvements and also provided that no reduction shall occur until it is approved in writing by the TOWN Engineer and TOWN Board.

XI. BUILDING AND OCCUPANCY PERMITS

It is expressly understood and agreed that no building or occupancy permits shall be issued for any homes, including model homes, until the TOWN Engineer has determined that:

1. The installation of the first lift of asphalt of the public street(s) providing access to and fronting a specific lot for which a building permit is requested has been completed and accepted by the TOWN Board.

2. All required grading plans have been submitted to, reviewed by and approved by the TOWN Engineer.

3. The DEVELOPER has paid in full all permit fees and reimbursement of administrative costs as required by this Agreement. (if wooded lot:) The stormwater management plan was approved based upon wooded lots and corresponding runoff coefficients. No trees shall be removed from any buildable lot prior to the issuance of a building permit. A building survey showing the size and location of existing trees, which are proposed to be removed for the home construction, shall be submitted to the TOWN Engineer for approval prior to issuance of a building permit.

4. All destroyed trees, brush, tree trunks, shrubs and other natural growth and all rubbish are removed from the development and disposed of lawfully.

5. The DEVELOPER is not in default of any aspect of this Agreement.

XII. RESERVATION OF RIGHTS AS TO ISSUANCE OF BUILDING PERMITS

The TOWN reserves the right to withhold issuance of any and all building permits if DEVELOPER is in violation of this Agreement.

No house construction shall commence on any lot until:

1. Asphalt binder (and shoulder stone) is in place on all street frontages.
2. Street and regulatory signs are in place and the TOWN has been reimbursed for costs incurred.
3. Driveway culvert map has been approved.
4. All applicable TOWN Standards have been met.
5. Recorded version of Final Plat documents have been provided to the TOWN.
6. All other subdivision street and drainage Improvements are substantially complete.

XIII. MISCELLANEOUS REQUIREMENTS

The DEVELOPER shall:

A. EASEMENTS: Provide any easements including vision easements on SUBJECT LANDS deemed necessary by the TOWN Engineer before the final plat is signed or on the final plat and such easements shall be along lot lines if at all possible.

B. MANNER OF PERFORMANCE: Cause all construction called for by this Agreement to be carried out and performed in a good and workerlike manner.

C. SURVEY MONUMENTS: Properly place and install any lot, block or other monuments required by State Statute, TOWN Ordinance or the TOWN Engineer.

D. DEED RESTRICTIONS: Execute and record deed restrictions and provide proof of recording prior to sale of lots for the SUBJECT LANDS in the form attached hereto, made a part hereof, and marked **EXHIBIT B**.

Commented [GG21]: Need to attach exhibit

1. LOT GRADE: Each lot owner must strictly adhere to and finish grade its lot in accordance with the Master Lot Grading Plan or any amendment thereto approved by the TOWN Engineer on file in the office of the TOWN Clerk. The DEVELOPER and/or the TOWN and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance, correction of any drainage condition, and the property owner is responsible for cost of the same.

2. ISSUANCE OF BUILDING PERMIT/GRADES: Prior to the issuance of a building permit for a specific lot, lot owner and/or their agent shall furnish to the Building Inspector of the TOWN a copy of the stake out survey, which is based on USGS Vertical Datum, showing the street grade in front of the lot, the finished yard grade, the grade of all four corners of the lot, and the lot corner grades of the buildings on adjoining lots where applicable, as existing and as proposed.

E. PERMITS: Provide and submit to the TOWN requesting the same, valid copies of any and all governmental agency permits.

F. PARK AND PUBLIC SITE DEDICATION FEES: To pay as provided in the TOWN'S Ordinances, a fee per lot developed in lieu of dedication of lands for park and public sites. The fee for the entire development shall be paid prior to final approval of the final plat. All applicable fees for this development are attached on **EXHIBIT I** which is incorporated herein by reference.

G. NOISE: Make every effort to minimize noise, dust, and similar disturbances, recognizing that the SUBJECT LANDS are located near existing residences. Construction of improvements shall not begin before 6:00 AM and it shall end before 6:00 PM, Sunday through Saturday. Construction shall be limited to 7:00 AM to 12:00 Noon on Saturdays, and there shall be no construction activities on Sundays and holidays.

Commented [dlin22]: PC/Board Review

Commented [dlin23]: To comply with new State law.

H. DOCUMENTS: The DEVELOPER shall provide three (3) complete sets of recorded final plat documents to the TOWN including, but not limited to:

1. A full-size Final Plat.
2. An 11" x 17" or smaller Final Plat.
3. AutoCAD version of Final Plat document.
4. Deed Restrictions and Protective Covenants.
5. Other documents recorded with the Register of Deeds, or as determined by the Town Attorney.

XIV. PAYMENT OF COSTS, INSPECTION & ADMINISTRATIVE FEES

The DEVELOPER shall pay and reimburse the TOWN promptly upon billing for all reasonable fees, expenses, costs and disbursements which shall be incurred by the TOWN in connection with this subdivision or relative to the construction, installation, dedication and acceptance of the subdivision improvements covered by this Agreement, including without limitation by reason of enumeration, design, engineering, review, supervision, inspection and legal, administrative and fiscal work. Any such charge not paid by DEVELOPER within thirty (30) days of being invoiced may be charged against the financial guarantee held by the TOWN pursuant to this Agreement, or assessed against the subdivision land as a special charge pursuant to §66.027, Wis. Stats. All applicable fees set forth on **EXHIBIT E** to this development are set.

XV. GENERAL INDEMNITY

In addition to, and not to the exclusion or prejudice of, any provisions of this Agreement or documents incorporated herein by reference, the DEVELOPER shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed upon the TOWN, its officers, agents, employees and independent contractors related to the actions and conduct of DEVELOPER conducted in accordance of this Agreement as stated above by any party or parties. This indemnity is limited to the conduct of the DEVELOPER or its agents and shall not apply to conduct of third parties in the development or any subsequent changes to the property involved in the development.

XVI. INSURANCE

The DEVELOPER, its contractors, suppliers, and any other individual working on the SUBJECT PROPERTY shall maintain at all times until the expiration of the guarantee period insurance coverage in the forms and in the amounts as set forth on **EXHIBIT G**.

Commented [GG24]: Need exhibit attached

XVII. EXCULPATION OF TOWN CORPORATE AUTHORITIES

The parties mutually agree that the TOWN Chair of the TOWN Board and/or the TOWN Clerk entered into and are signatory to this Agreement solely in their official capacity and not individually and shall have no personal liability or responsibility hereunder and personal liability as may otherwise exist being expressly released and/or waived.

XVIII. GENERAL CONDITIONS AND REGULATIONS

All provisions of the TOWN Ordinances are incorporated herein by reference, and all such provisions shall bind the parties hereto and be a part of this Agreement as fully as if set forth at length herein. This Agreement and all work and improvements required hereunder shall be performed and carried out in strict accordance with and subject to the provisions of said Ordinances.

XIX. PLANNED UNIT DEVELOPMENT (PUD)

The development shall follow adopted PUD General Development Plan (GDP) and Specific Development Plan (SDP) details approved by the Town Board and Plan Commission. The PUD GDP and SIP details are include as **EXHIBIT** H to this agreement.

XX. COMPLIANCE WITH CODES AND STATUTES

The DEVELOPER shall comply with all current applicable codes of the TOWN, County, State, and federal government, and further, DEVELOPER shall follow all current and future lawful orders of any and all duly authorized employees and/or representatives of the TOWN, County, State, or federal government.

XXI. PRELIMINARY PLAT AND FINAL PLAT CONDITIONS

The DEVELOPER acknowledges that the SUBJECT LANDS are subject to a conditional preliminary plat approval and a conditional final plat approval by the TOWN of Lisbon. The DEVELOPER and the TOWN further agree that they are bound by these conditions. A copy of the conditional preliminary plat approval for the subject property is attached hereto and incorporated herein as **EXHIBIT C**, and the conditional final plat approval for the subject property is incorporated herein as **EXHIBIT D**. If there is a conflict between the conditions as forth in said conditional approvals and the DEVELOPER'S Agreement, the more restrictive shall apply.

Commented [GG25]: Need exhibit attached

Commented [GG26]: Need exhibit attached

XXII. ASSIGNMENT

The DEVELOPER shall not assign this Agreement without the prior written consent of the TOWN. The assignee must agree to all terms and conditions of this document in writing.

XXIII. PARTIES BOUND

The DEVELOPER or its assignees shall be bound by the terms of this Agreement or any part herein as it applies to any phase of the development of the subdivision.

XXIV. HEIRS & ASSIGNS

This Agreement is binding upon the DEVELOPER, owners, their heirs, their assigns, and successors, and all future owners of the SUBJECT LANDS.

XXV. REVIEW PROCESS

If the TOWN Engineer and DEVELOPER cannot agree with the decision of the TOWN Engineer, then DEVELOPER shall have the right to have the matter reviewed by the TOWN Attorney or TOWN Board and to present such evidence as may be warranted. The TOWN Attorney or TOWN Board may modify, correct, or affirm the TOWN Engineer's decision.

XXVI. AMENDMENTS

The TOWN and the DEVELOPER, by mutual consent, may amend this Developer's Agreement at any meeting of the TOWN Board. The TOWN shall not, however, consent to an amendment until after first having received a recommendation from the TOWN's Plan Commission.

IN WITNESS WHEREOF, the DEVELOPER and the TOWN have caused this Agreement to be signed by their appropriate officers and their corporate seals to be hereunto affixed in three original counterparts the day and year first above written.

DEVELOPER:

By:_____
Authorized Signatory

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

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

_____
Notary Public, State of Wisconsin
My commission:

TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

By:_____
Joseph Osterman, Chairman

By:_____
Gina C. Gresch, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018_, the above named Joseph Osterman and Gina Gresch, TOWN Chairman and TOWN Clerk respectively, of the above-named municipal corporation, to me known to be the persons who executed the foregoing instrument and to me known to be the TOWN Chairman and TOWN Clerk of said municipal corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority and pursuant to the authorization by the TOWN Board from their meeting on .

_____
Notary Public, State of Wisconsin
My commission:

APPROVED AS TO FORM:

_____
TOWN Attorney

ATTACHMENTS:
EXHIBIT A: Site Development Plan
EXHIBIT B: Deed Restrictions (Declarations of Restrictions)
EXHIBIT C: Preliminary Plat
EXHIBIT D: Final Plat
EXHIBIT E: Dedication Fees
EXHIBIT F: Landscape Plan
EXHIBIT G: Insurance
EXHIBIT H: GDP/SDP

This document drafted by:
company
Name, title
Address
City state zip
Phone
Fax
email

Commented [GG27]: Should be added especially since this gets recorded.

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT A - SITE DEVELOPMENT PLAN

~ Attached ~

BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION

SITE DEVELOPMENT PLANS

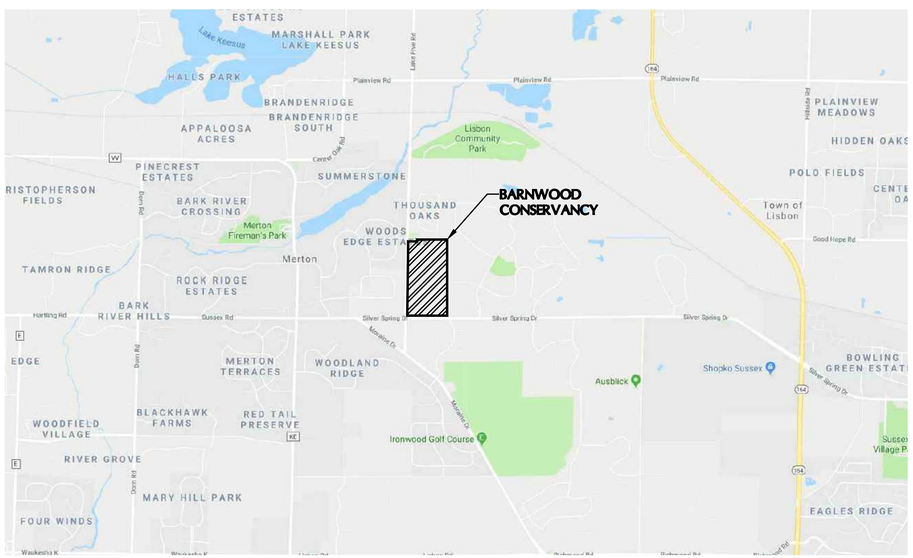
TOWN OF LISBON, WISCONSIN

EXHIBIT A

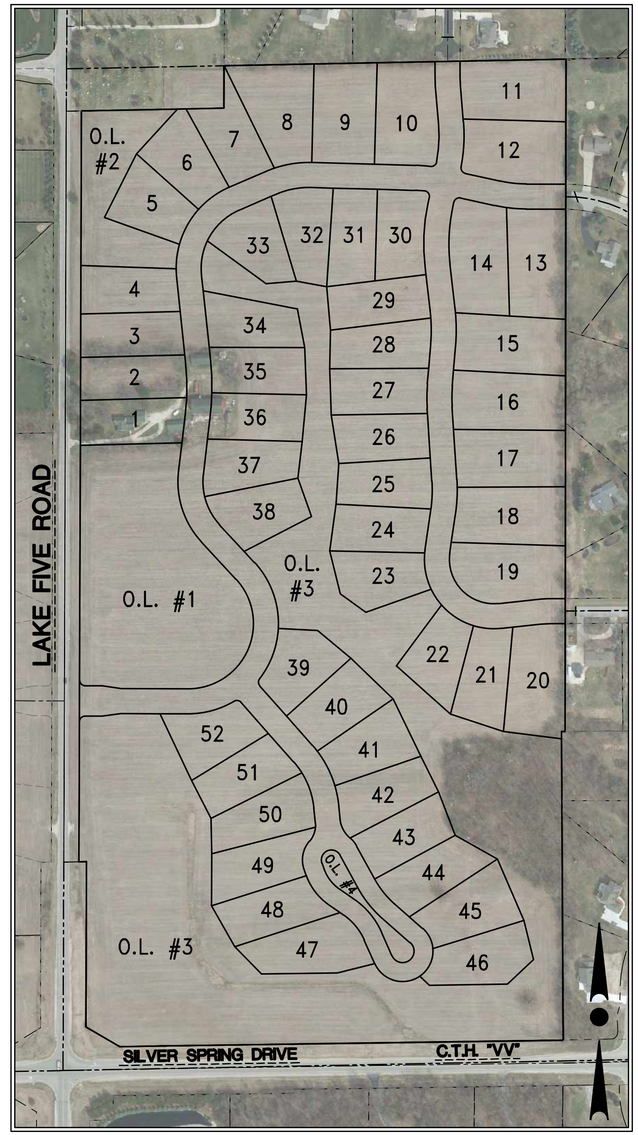
RECEIVED
By Gina Gresch at 9:02 am, Jun 07, 2018

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
   - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   - TOWN OF LISBON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY 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.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY AND MAINTAIN ALL EROSION CONTROL MEASURES.



LOCATION MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 200'

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:
MILLER MARRIOTT CUSTOM HOMES
301 PAWLING AVENUE
HARTLAND, WI 53029
PHONE: (262) 369-0531

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C0.10–C0.20	–	PROPOSED SITE PLAN
C1.00	–	OVERALL SITE GRADING PLAN
C1.01–C1.03	–	PROPOSED GRADING & DRAINAGE PLANS
C1.04–C1.07	–	PROPOSED POND DETAIL PLANS
C2.00	–	EROSION CONTROL PLAN
C3.00	–	OVERALL SEPTIC PLAN
C4.00	–	STORM SEWER SYSTEM PLAN
C4.01–C4.06	–	ROADWAY AND STORM SEWER PLAN & PROFILE
C4.07–C4.08	–	STORM SEWER PLAN & PROFILE
C5.00–C5.02	–	INTERSECTION, RAMPS & CUL-DE-SAC DETAILS
C6.00–C6.01	–	CONSTRUCTION NOTES & DETAILS

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

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

PROJECT:
BARNWOOD CONSERVANCY
SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
COVER SHEET

SHEET
T1

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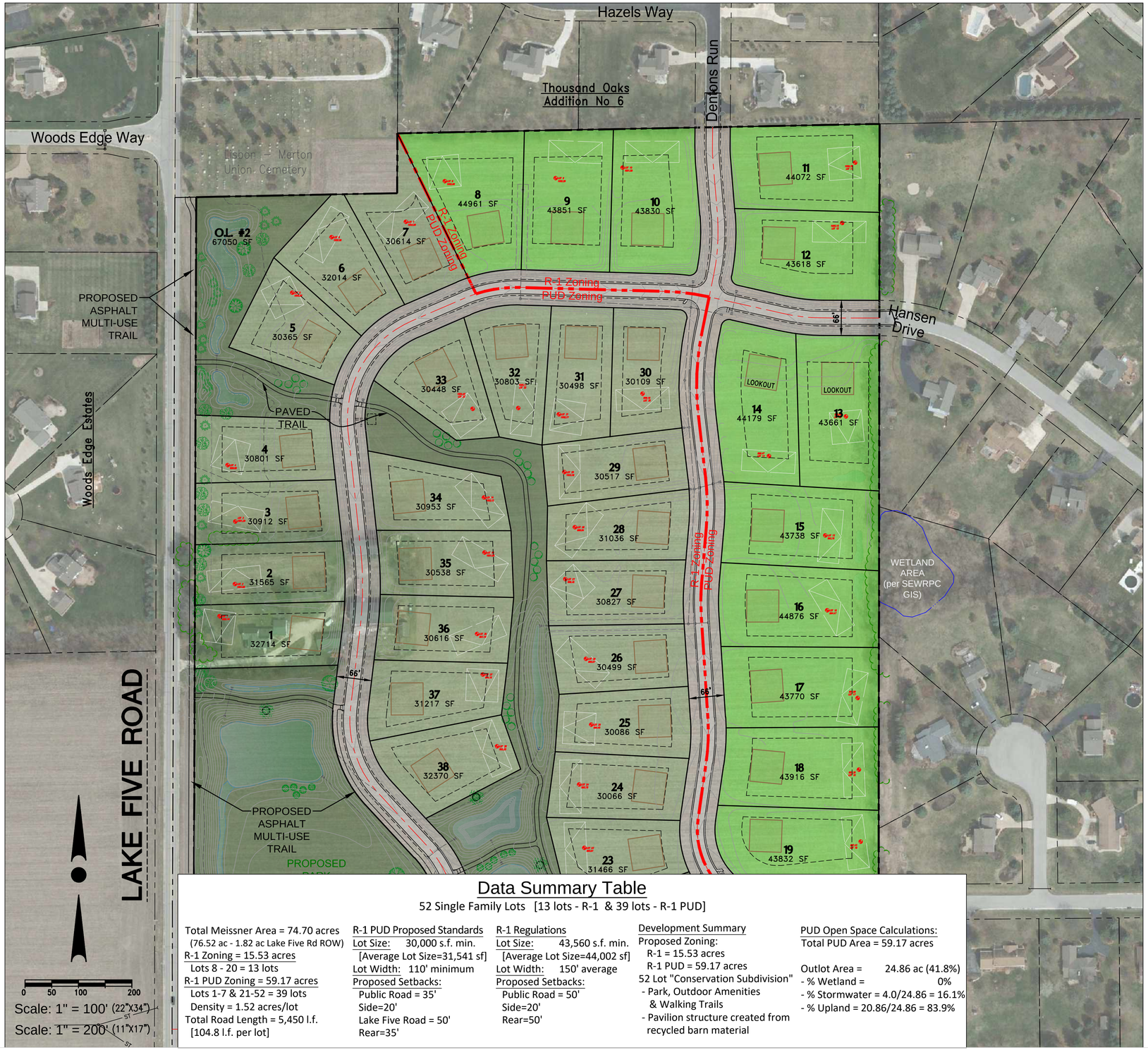

Data Summary Table

52 Single Family Lots [13 lots - R-1 & 39 lots - R-1 PUD]

Total Meissner Area = 74.70 acres
(76.52 ac - 1.82 ac Lake Five Rd ROW)
R-1 Zoning = 15.53 acres
Lots 8 - 20 = 13 lots
R-1 PUD Zoning = 59.17 acres
Lots 1-7 & 21-52 = 39 lots
Density = 1.52 acres/lot
Total Road Length = 5,450 l.f.
[104.8 l.f. per lot]

R-1 PUD Proposed Standards
Lot Size: 30,000 s.f. min.
[Average Lot Size=31,541 sf]
Lot Width: 110' minimum
Proposed Setbacks:
Public Road = 35'
Side=20'
Lake Five Road = 50'
Rear=35'

R-1 Regulations
Lot Size: 43,560 s.f. min.
[Average Lot Size=44,002 sf]
Lot Width: 150' average
Proposed Setbacks:
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Side=20'
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Development Summary
Proposed Zoning:
R-1 = 15.53 acres
R-1 PUD = 59.17 acres
52 Lot "Conservation Subdivision"
- Park, Outdoor Amenities & Walking Trails
- Pavilion structure created from recycled barn material

PUD Open Space Calculations:
Total PUD Area = 59.17 acres

Outlot Area = 24.86 ac (41.8%)
- % Wetland = 0%
- % Stormwater = 4.0/24.86 = 16.1%
- % Upland = 20.86/24.86 = 83.9%

BARNWOOD CONSERVANCY
LISBON, WISCONSIN

Meissner Property

Lake Five Rd & CTH VV
Town of Lisbon, WI
Developed By:

miller marriott
CONSTRUCTION CO LLC
249 Pawling Ave, Suite 201
Hartland, WI 53029

INDIVIDUAL LOT WELL NOTE:
ALL WELLS SHALL BE LOCATED WITHIN 50' OF THE FRONT LOT LINE TO ENSURE PROPER SEPARATION TO SEPTIC SYSTEMS AND STORMWATER MANAGEMENT AREAS.

PROPOSED YARD GRADE NOTE:
THE LOWEST EXPOSED YARD GRADE OF ANY PERMANENT STRUCTURE OR HOME SHALL BE ELEVATION 994.5 OR HIGHER TO PROVIDE 2' VERTICAL SEPARATION TO THE PEAK 100-YR ELEVATION OF THE STORMWATER AREA.

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
PROPOSED SITE PLAN - NORTH

SHEET
C0.10

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Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

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BARNWOOD CONSERVANCY · LISBON, WISCONSIN

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: PROPOSED SITE PLAN - SOUTH

SHEET C0.20

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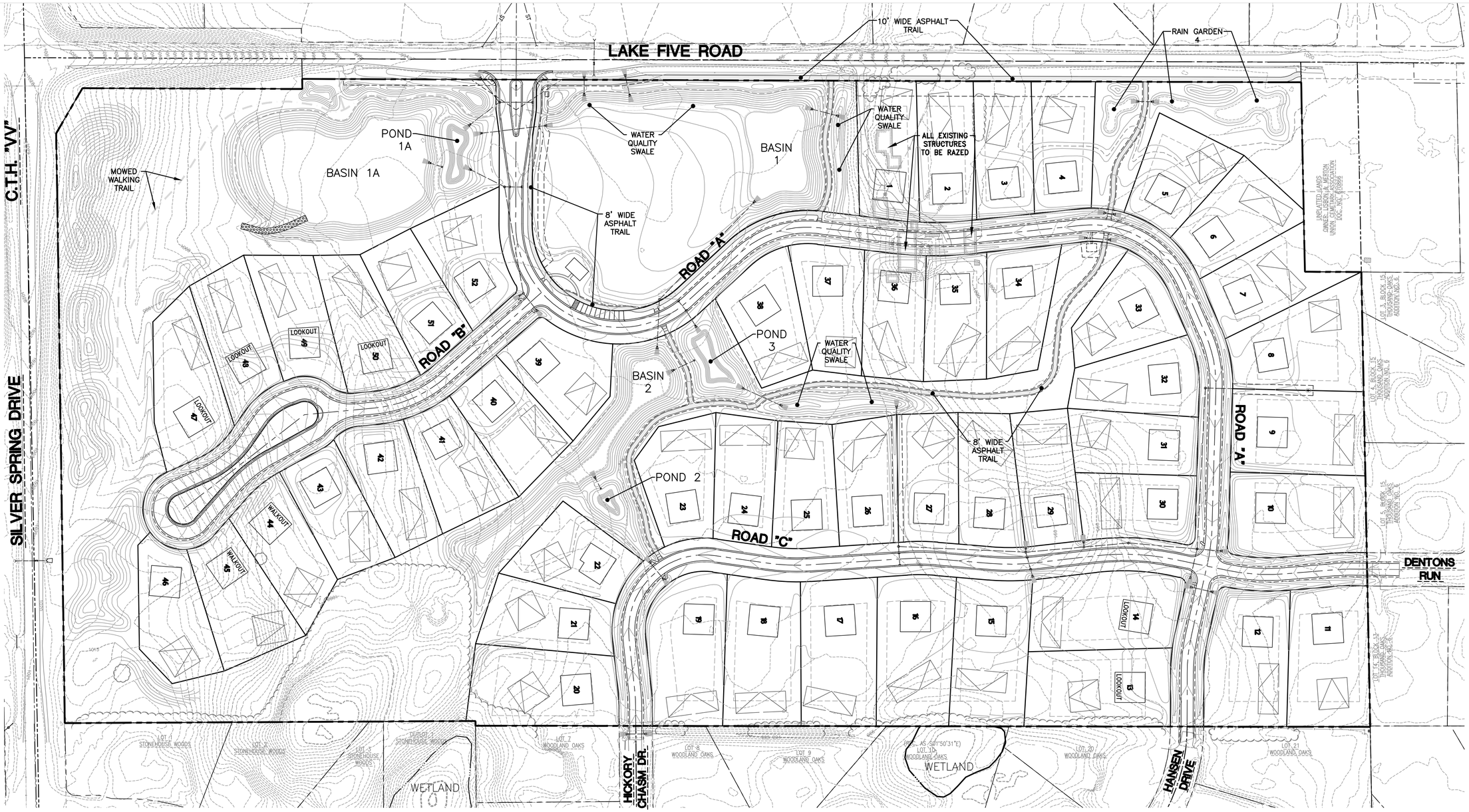

0 50 100 200

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

LEGEND:

995	– EXISTING CONTOUR
995	– PROPOSED INTERIM CONTOUR
×995.0	– PROPOSED SPOT ELEVATION
←	– PROPOSED FLOW ARROW
FG 995.0	– PROPOSED YARD GRADE
EXP 986.0	– PROPOSED EXPOSURE GRADE
	– SOIL BORING LOCATION

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PROJECT: BARNWOOD CONSERVANCY

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
OVERALL GRADING PLAN

SHEET
C1.00

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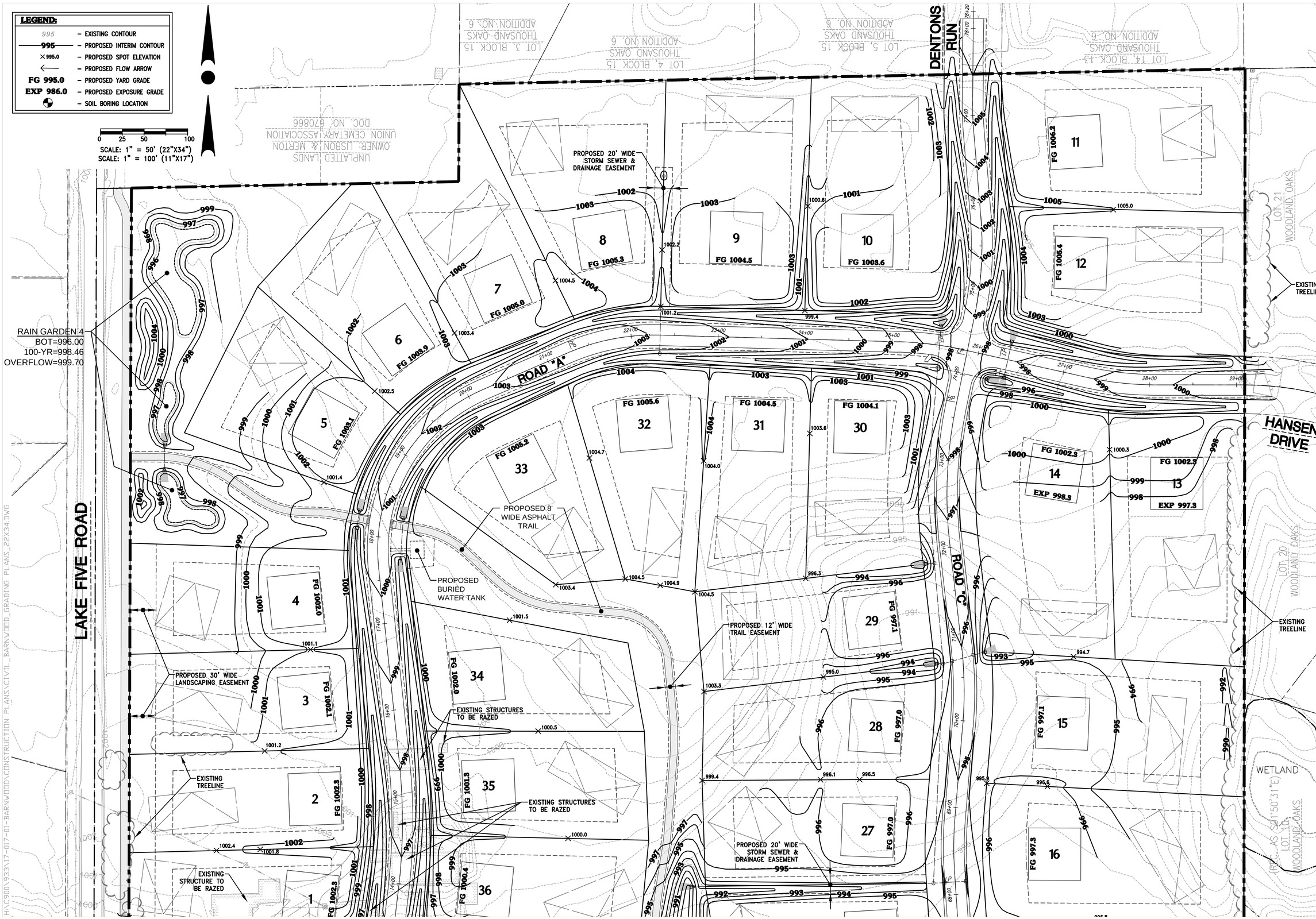

WISCONSIN
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PROJECT: BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: GRADING PLAN NORTH

SHEET C1.01

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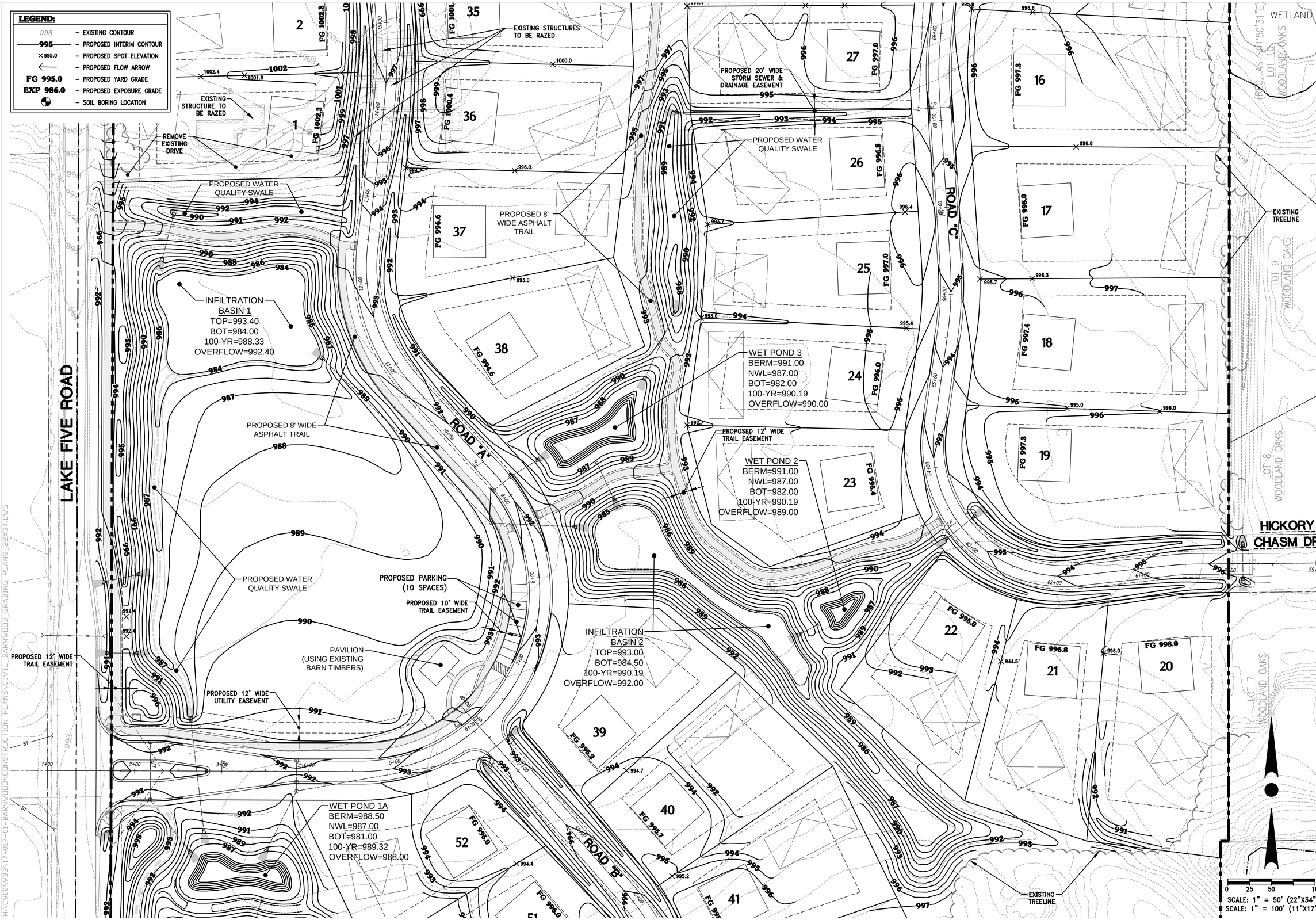

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SINGLE FAMILY SUBDIVISION
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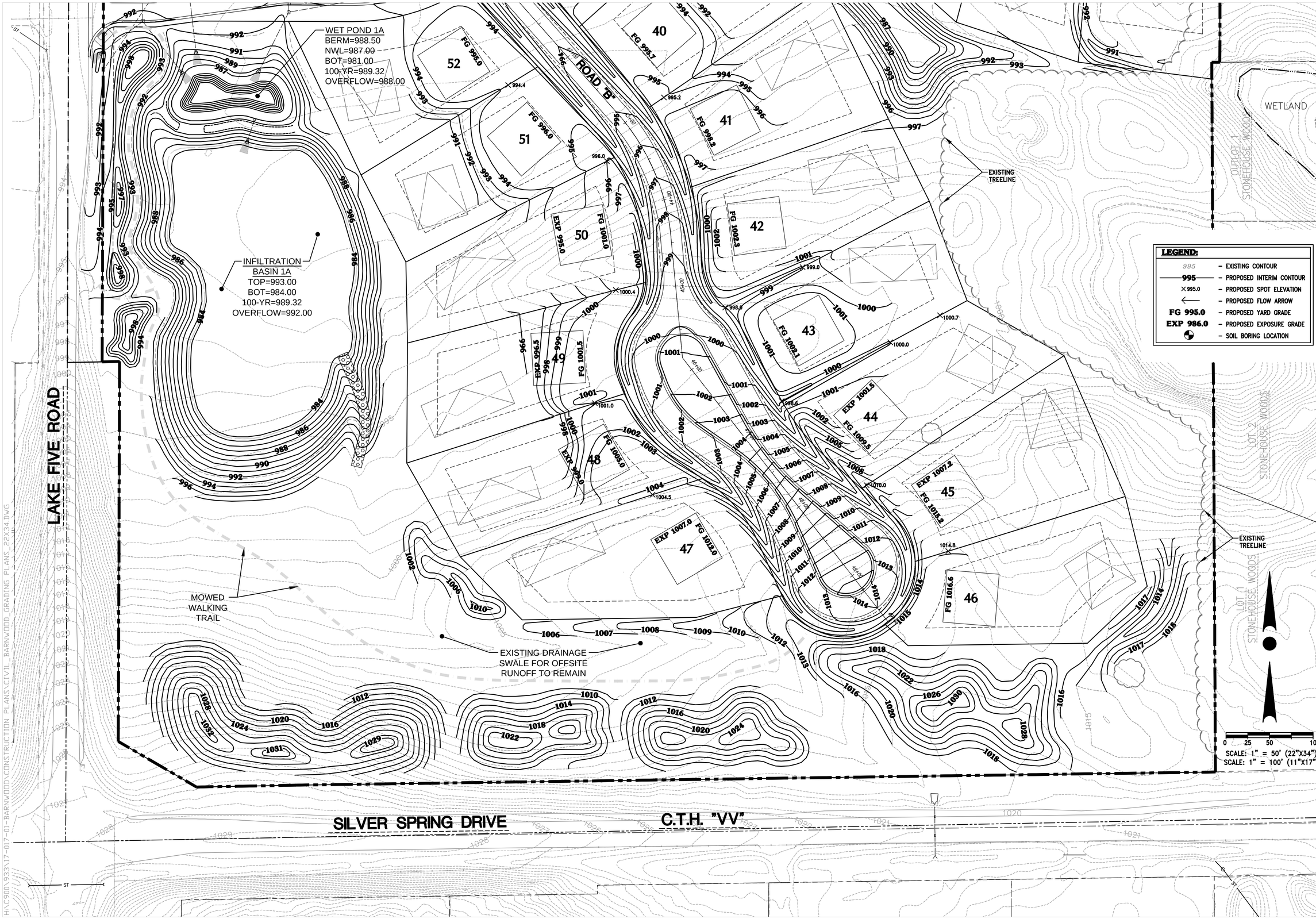
DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: GRADING PLAN CENTER

SHEET C1.02

H:\C900\933\17-017-01-BARNWOOD\CONSTRUCTION PLANS\CIVIL BARNWOOD_GRADING PLANS_22X34.DWG



WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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CIVIL ENGINEERING

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BROOKFIELD, WI 53005
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EMAIL: jpudelko@trioeng.com

PROJECT: BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

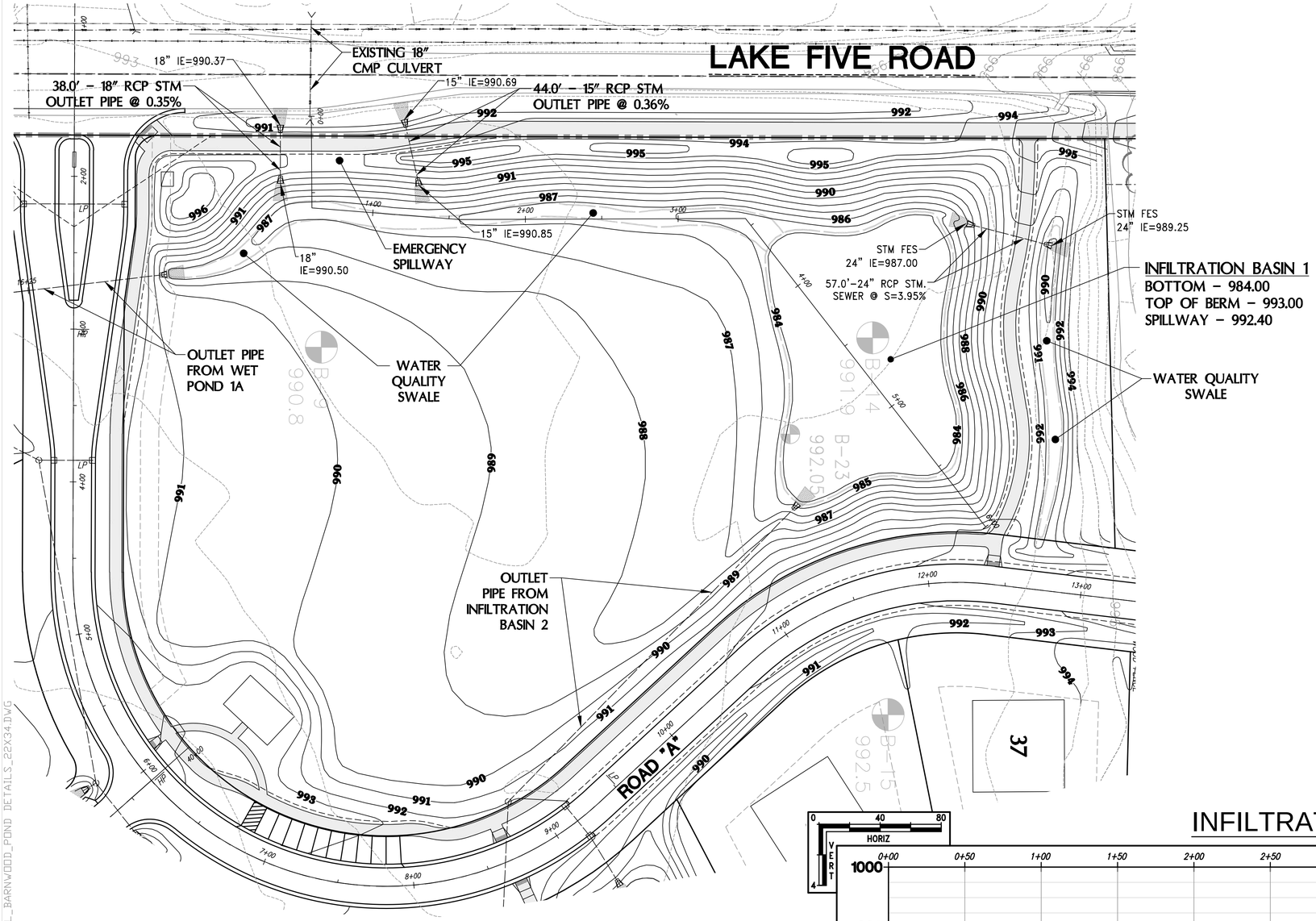
DATE: JUNE 1, 2018

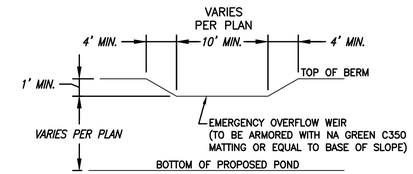
JOB NUMBER: 17017

DESCRIPTION: GRADING PLAN SOUTH

SHEET C1.03

H:\C900\933\17-017-01-BARNWOOD\CONSTRUCTION PLANS\CIVIL_BARNWOOD_GRADING PLANS_22X34.DWG





TYPICAL EMERGENCY OVERFLOW WEIR DETAIL

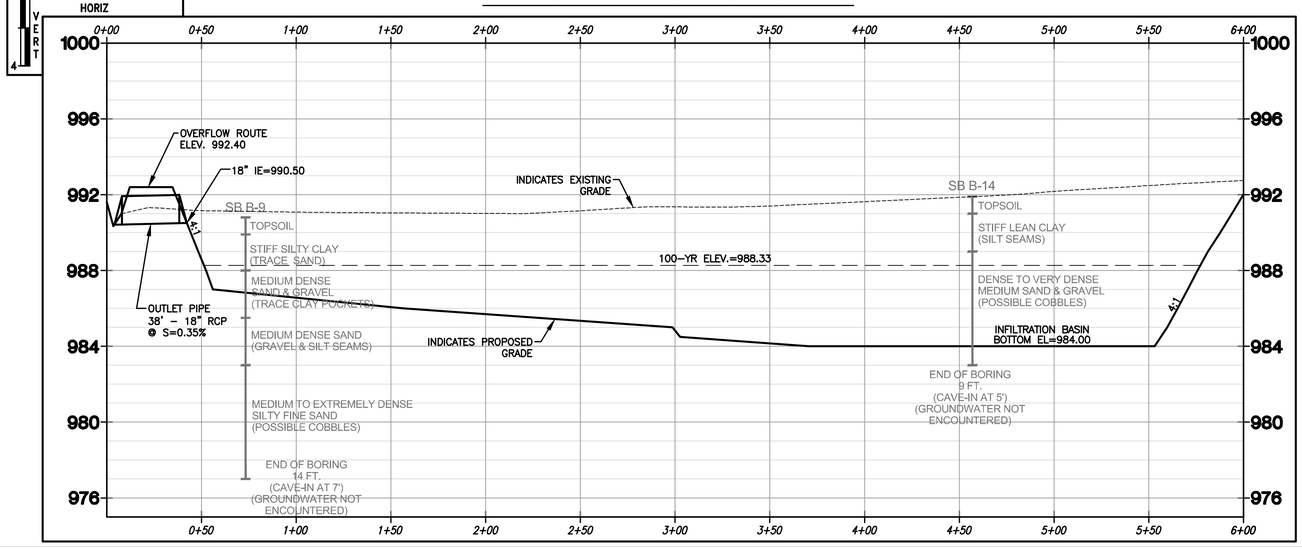
NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.

INFILTRATION BASIN CONSTRUCTION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
   3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH INFILTRATION BASIN, WITH RESULTS PROVIDED TO THE PABST FARMS JOINT STORMWATER DISTRICT.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
5. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. FINAL LANDSCAPING MAY NOT OCCUR UNTIL THE FOLLOWING CONSTRUCTION SEASON (ONCE THE TRIBUTARY AREA IS STABILIZED).
6. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
7. STRAW WATTLE IS PROPOSED TO BE INSTALLED ACROSS THE BASIN BOTTOM TO ISOLATE THE HEAVIEST SEDIMENT ACCUMULATION IN AREAS CLOSEST TO THE WET POND, MAKING PERIODIC MAINTENANCE MORE CONVENIENT.
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

INFILTRATION BASIN 1



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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H:\C900\933\17-017-01-BARNWOOD\CONSTRUCTION PLANS\CIVIL_BARNWOOD_POND DETAILS_22X34.DWG

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REVISION HISTORY

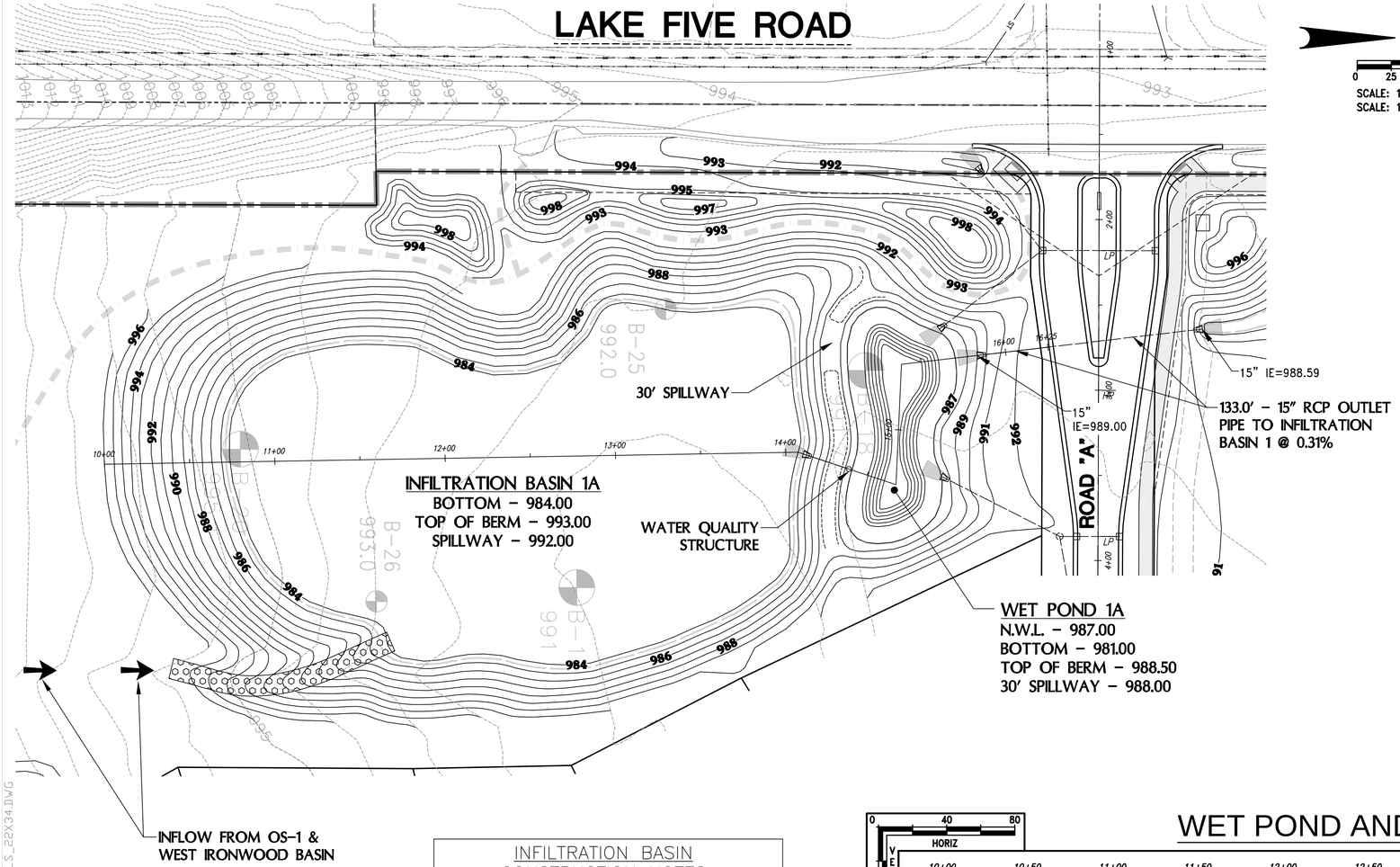
DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

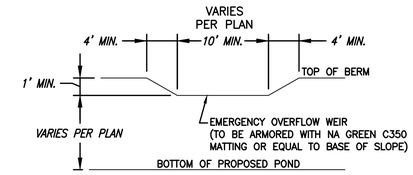
DESCRIPTION: BASIN 1 DETAIL

SHEET C1.04



0 25 50 100

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL

NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.

CLAY LINER NOTE:

- 2' THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
- CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)
- IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
- GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET. ALTERNATE MATERIALS MAY BE ALLOWED IF APPROVED BY VILLAGE AND WITH ACCEPTABLE TEST RESULTS.

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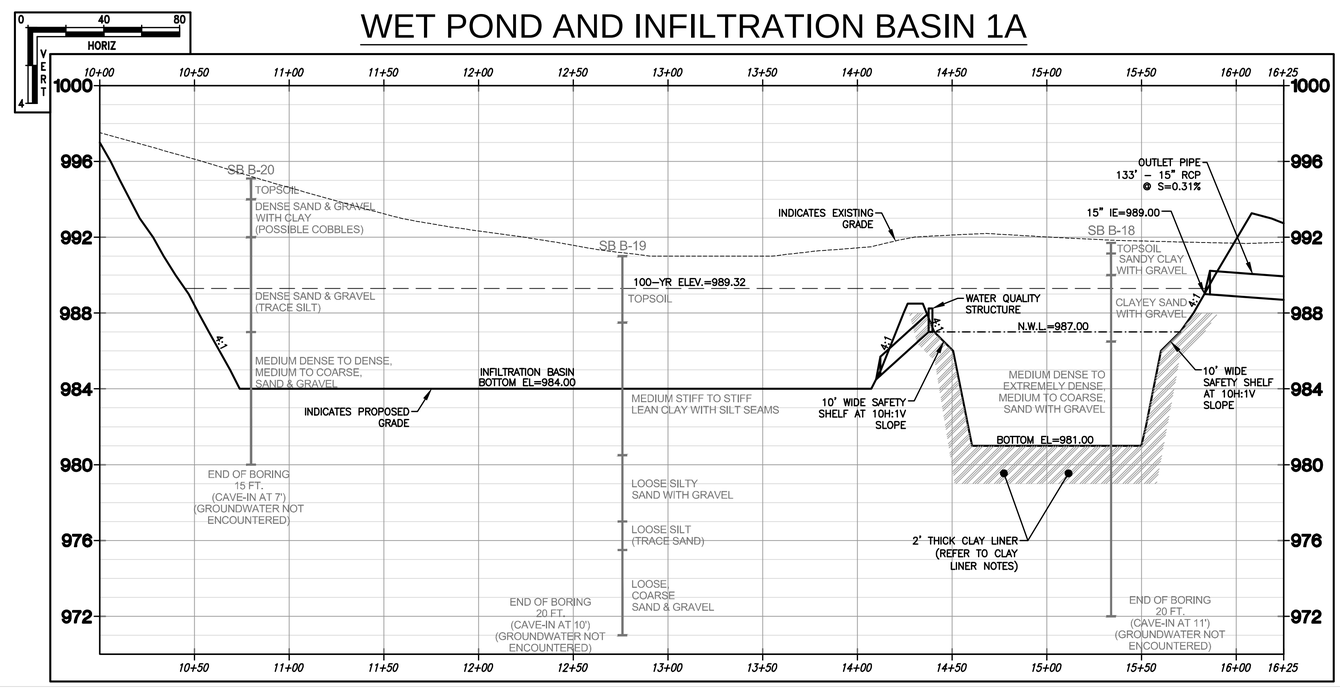
WET POND AND INFILTRATION BASIN 1A



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HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

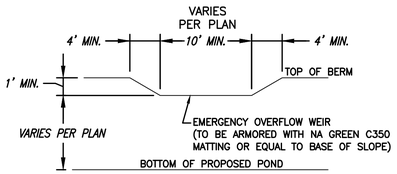
DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: BASIN 1A DETAIL

SHEET C1.05

H:\C900\933\17-017-01-BARNWOOD\CONSTRUCTION PLANS\CIVIL_BARNWOOD_POND DETAILS_22X34.DWG



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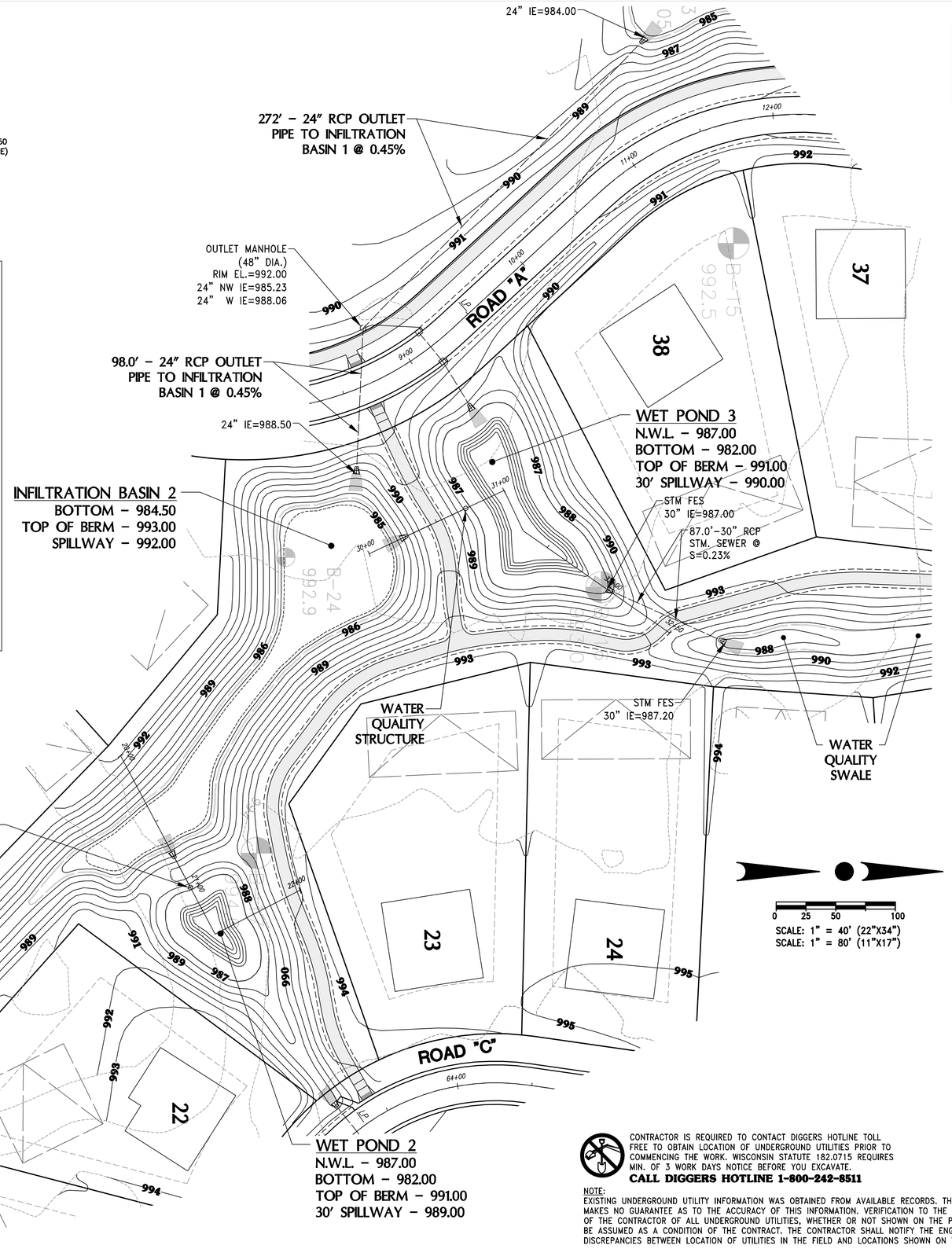

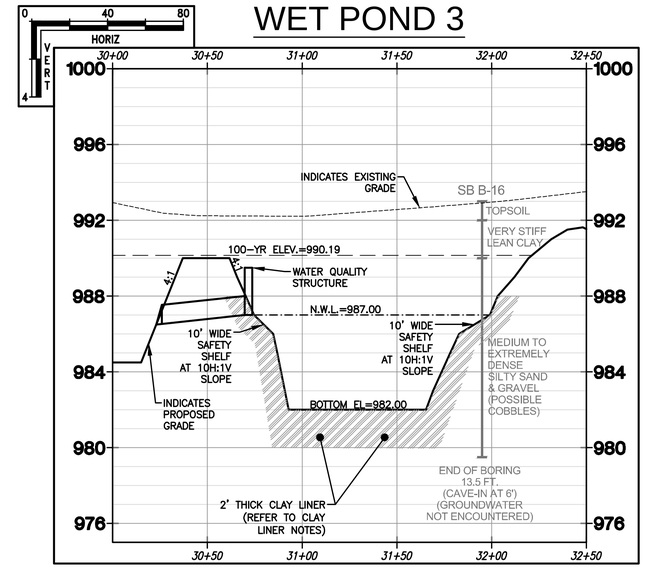

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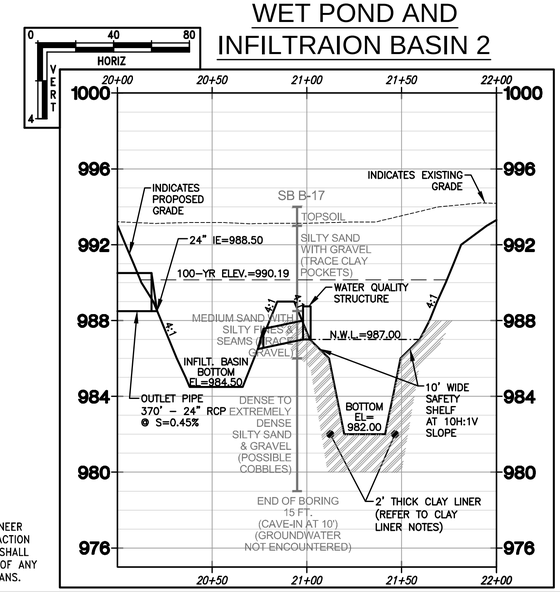

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

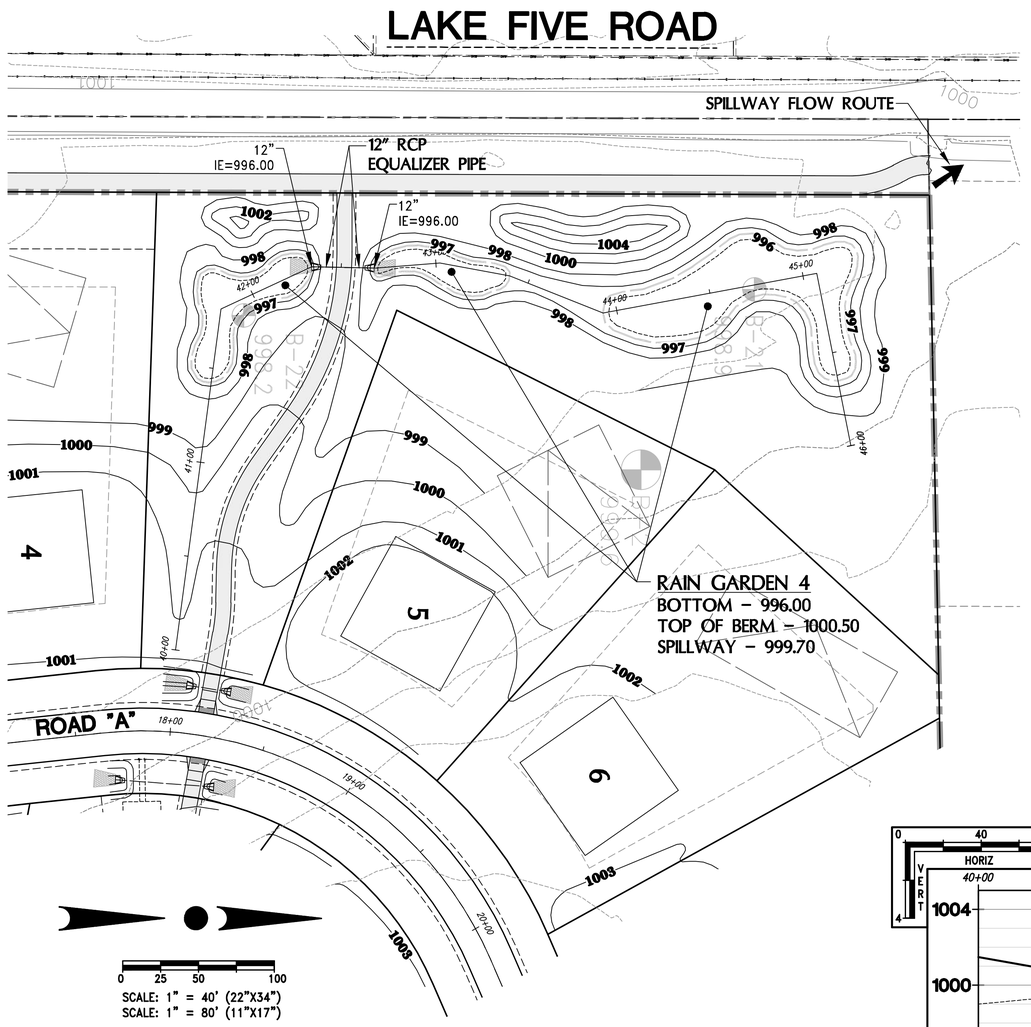
DATE: JUNE 1, 2018

JOB NUMBER: 17017

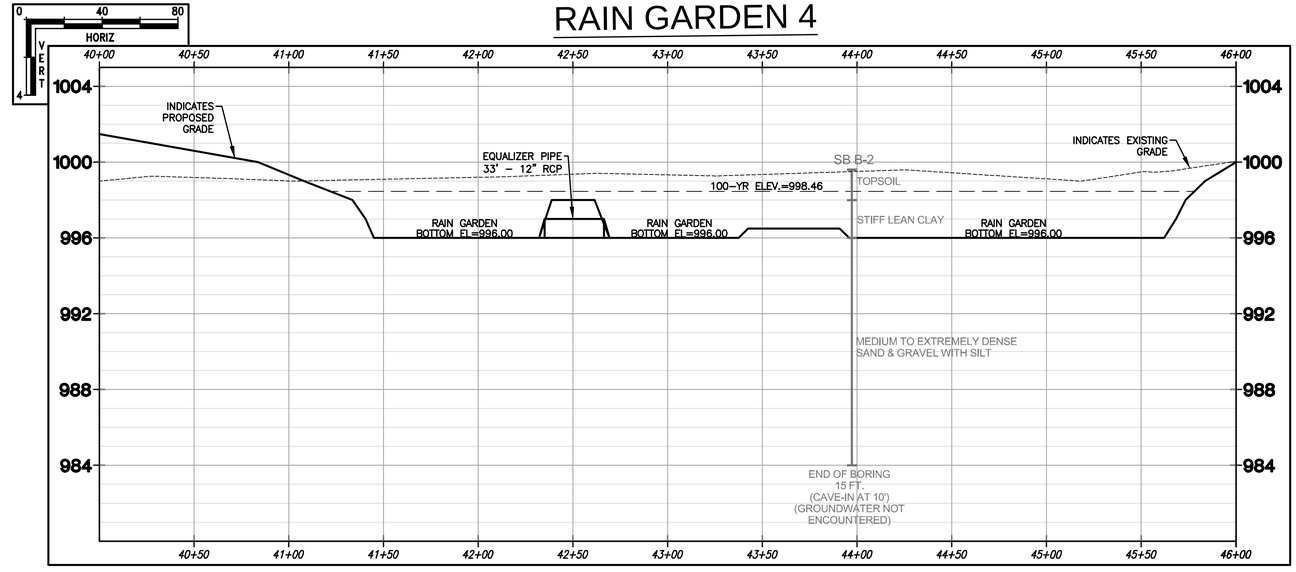
DESCRIPTION: BASIN 2+3 DETAIL

SHEET C1.06

H:\C900\933\17-017-01_BARNWOOD\CONSTRUCTION PLANS\CIVIL_BARNWOOD_POND DETAILS_22X34.DWG



RAIN GARDEN 4



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JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
RAIN GARDEN 4 DETAIL

SHEET
C1.07

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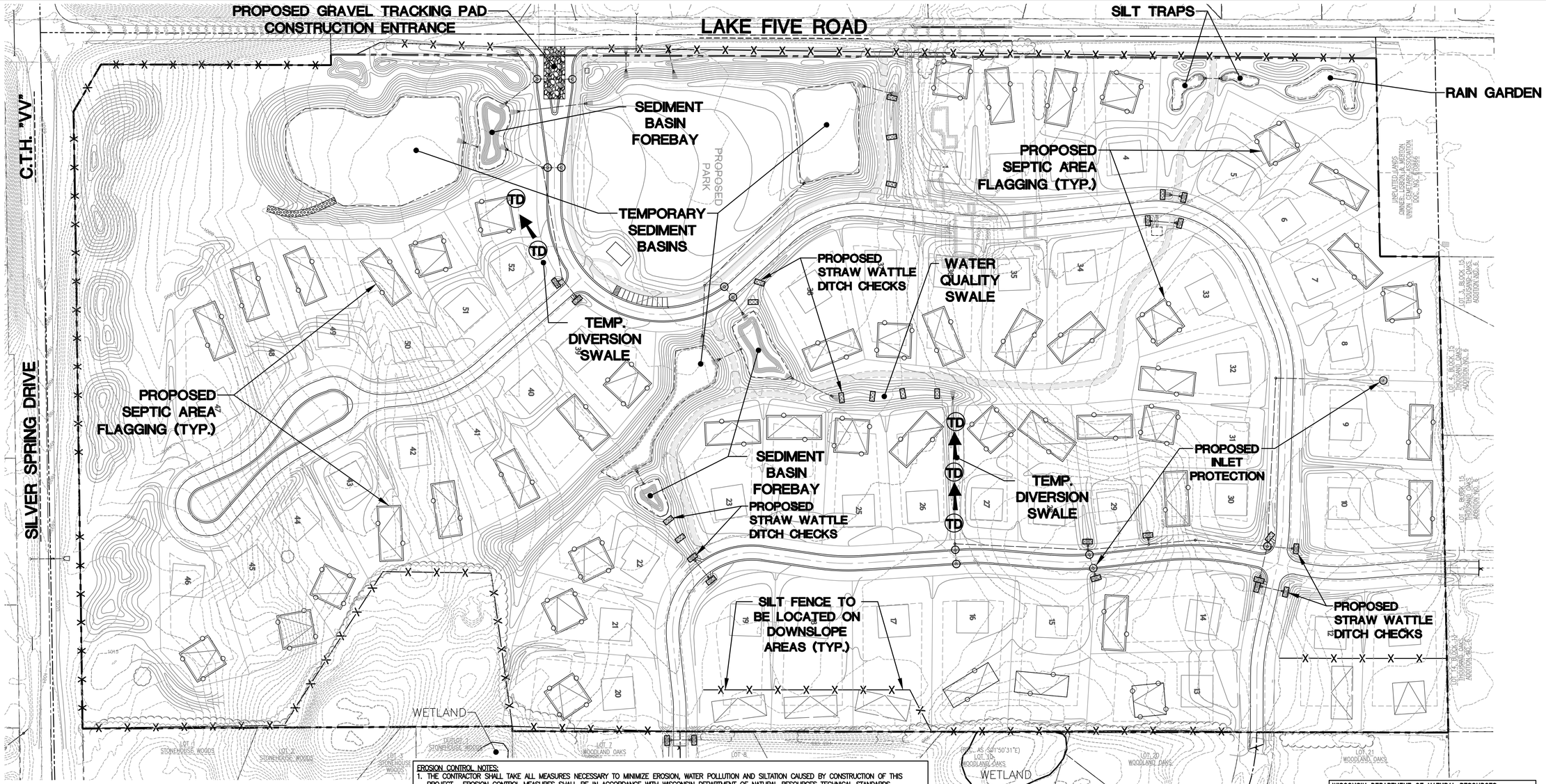

CONSTRUCTION SEQUENCE PLAN

1. INSTALL TRACKING PAD, SILT FENCE/STRAW WATTLES, AND SEPTIC AREA FLAGGING AROUND FUTURE SEPTIC AREAS AS INDICATED ON THE EROSION CONTROL PLAN.
2. CLEAR AND GRUB SITE.
3. STRIP TOPSOIL (BEGINNING WITH SED. BASINS/TRAPS & THEIR ASSOCIATED FILL AREAS). SEED AND STABILIZE STOCKPILES IMMEDIATELY UPON COMPLETION OF STOCKPILING.
4. BEGIN MASS GRADING OF THE SITE AND CONSTRUCTION OF SEDIMENT BASINS/TRAPS (MASS GRADING MAY ONLY OCCUR/CONTINUE AFTER EROSION CONTROL MEASURES ARE INSTALLED/CONSTRUCTED (SEDIMENT BASINS/TRAPS, SWALES, DITCH CHECKS, ETC).
5. CONSTRUCT PROPOSED TEMPORARY SEDIMENT BASIN/TRAPS PER PLAN.
6. CONSTRUCT DIVERSION BERMS AND SWALES (WITH DITCH CHECKS) TO DIRECT SITE RUNOFF TO SEDIMENT BASINS/TRAPS, AS INDICATED ON THE PLAN.
7. ROUGH GRADE SITE. NOTE THAT ROUGH GRADING MAY OCCUR CONCURRENT WITH CONSTRUCTION OF THE DIVERSION SWALE. BEGIN UTILITIES ONCE STORM WATER IS CONTROLLED.
   7.1. DISTURBED SLOPES AND POND SLOPES TO BE RESTORED IMMEDIATELY (WITHIN 7 DAYS OF DISTURBANCE) WITH TOPSOIL, SEED AND EROSION MATTING.
8. INSTALL STORM SEWER AND ASSOCIATED EROSION CONTROL MEASURES PER EROSION CONTROL PLAN.
9. FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
10. INSTALL STONE BASE COURSE, CONSTRUCT CURB, AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
11. REMOVE TRACKING PAD ONCE ROADS ARE COMPLETED. RESTORE DISTURBED AREA.
12. RESPREAD TOPSOIL AND PLACE SEED, MULCH, MATTING AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND ROAD CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED. NOTE: TOPSOIL IN RIGHT-OF-WAY ONLY AFTER WE ENERGIES WORK IS COMPLETED.
13. COMPLETE WET PONDS AND FINAL CONSTRUCT PROPOSED INFILTRATION BASINS PER PLAN. SEED, MULCH AND STABILIZE SLOPES, AS NECESSARY. REFER TO POND DETAILS SHEET FOR INFILTRATION BASIN FINAL STABILIZATION.
14. LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
   14.1. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARY SEEDED AS OF THAT DATE.
   14.2. ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND WisDOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH VILLAGE ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL IMPLEMENTATION PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE OR SILT SOCK.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT FENCE OR EROSION CONTROL BALES OR STRAW WATTLES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION AND MAINTENANCE OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE RESTORED WITH TEMPORARY SEED AND POLYMER AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING. TOPSOIL, SEED, & MULCH (STABILIZE) LOTS AS THEY ARE BROUGHT TO FINAL CONSTRUCTION GRADES. DESIRED TO OCCUR IN GROUPS OR BLOCKS OF LOTS.
7. DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS. UTILIZE GEOTEXTILE BAG(S) PLACED ON UNDISTURBED GROUND, AS SPECIFIED ON THIS PLAN, WHEN REQUIRED. TRENCH DEWATERING TO COMPLETED SEDIMENT BASINS IS ACCEPTABLE, IF APPLICABLE.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. EROSION CONTROL INSPECTION AND MAINTENANCE
   A. INSPECT EROSION CONTROL MEASURES WEEKLY, BEFORE PREDICTED RAINFALL AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
   B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
10. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT. EROSION MAT SHALL BE APPLIED ON SLOPES 4:1 AND STEEPER.

LATE SEASON STABILIZATION NOTES:

THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2015. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:

1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR IN THE APPROVED STABILIZATION PLANS, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE LRD FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE LRD STAFF HAS DETERMINED THAT IT IS INFEASIBLE TO RE-APPLY TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE LRD STAFF.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:

1050 – LAND APPLICATION OF ANIONIC POLYACRYLAMIDE
1052 – NON-CHANNEL EROSION MAT
1055 – SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 – SILT FENCE
1057 – STONE TRACKING PAD AND TIRE WASHING
1058 – MULCHING FOR CONSTRUCTION SITES
1059 – TEMPORARY SEEDING
1060 – STORM DRAIN INLET PROTECTION FOR CONST. SITES
1062 – DITCH CHECK
1063 – SEDIMENT TRAP
1064 – SEDIMENT BASIN

0 50 100 200
SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

NOTE:
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TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
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HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C2.00

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SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

LEGEND

– INDICATES POTENTIAL SEPTIC SYSTEM AREA (ACTUAL FINAL LOCATIONS BY OTHERS)

BORE 1 999.00 – SOIL TEST LOCATION

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
SEPTIC PLAN

SHEET
C3.00

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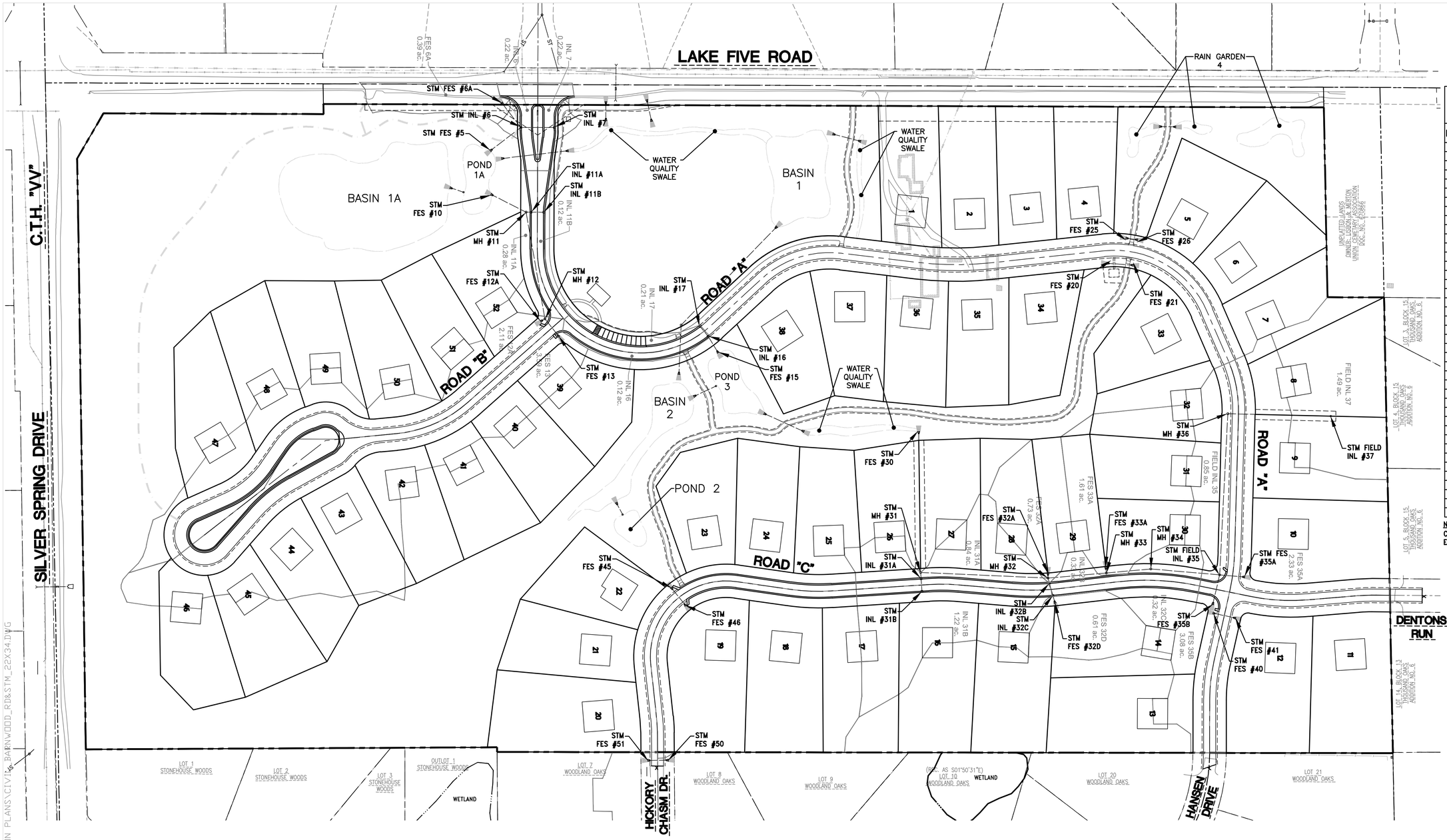

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NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF LISBON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

BACKFILL NOTES

TRENCH BACKFILL

- BACKFILL FOR ALL TRENCHES SHALL BE 3/4" CRUSHED LIMESTONE TB (SECTION 305.2.2.1 OF THE WISDOT STD. SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION) UNLESS OTHERWISE NOTED IN THE PROFILE OR IN THE PROJECT SPECIFICATION.

STORM SEWER NOTES

STORM SEWER

- ALL PUBLIC STORM SEWER SHALL BE RCP (REINFORCED CONCRETE PIPE) WITH GASKETED JOINTS.
- STORM SEWER SHALL BE R.C.P. MEETING SECTION 8.6.0 (SSSWCW) AND BE RUBBER GASKETED MEETING THE REQUIREMENTS SET FORTH IN WSWS CHAPTER 8.6.0.
- PIPE CLASSES:
  12" DIA. RCP STORM SEWER SHALL BE CL-V
  15" DIA. RCP STORM SEWER SHALL BE CL-IV
  18" & ABOVE DIA. RCP STORM SEWER SHALL BE CL-III
- STORM MANHOLES SHALL BE MIN. 48" DIAMETER PRECAST CONCRETE WITH NEENAH R-1660 FRAMES & COVERS WITH 6 VENT HOLES. REFER TO STORM SEWER PLANS FOR MANHOLE SIZING INFORMATION.
- STORM MANHOLES IN EASEMENTS SHALL USE NEENAH R-1660 FRAMES WITH TYPE C GRATES.
- CATCH BASINS SHALL HAVE 12" SUMPS AND SHALL CONFORM TO FILE NO. 26 OF THE STANDARD SPECIFICATIONS WITH A NEENAH R-3067-C FOR VERTICAL CURB APPLICATIONS.
- FIELD INLETS USE A NEENAH R-2560-D8 TYPE BEEHIVE CASTING.

CULVERT NOTES:
CULVERTS SHALL BE MADE OF CORRUGATED METAL PIPE (ROUND-CMP OR ARCHED-CMPA) MEETING THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION OR AS APPROVED BY THE CITY ENGINEER.

CULVERTS LESS THAN 24' IN LENGTH SHALL CONSIST OF ONE PIECE OF PIPE.

MASONRY ENDWALLS SHALL BE REQUIRED TO BE INSTALLED ON THE ENDS OF DRIVEWAY CULVERTS. ENDWALLS SHALL BE POURED OR PRE-CAST CONCRETE, MORTARED STONE, OR OTHER MASONRY MATERIAL AS APPROVED BY THE CITY ENGINEER. ENDWALLS SHALL BE EXTENDED THROUGH THE ENTIRE CROSS SECTION OF THE DITCH TO PREVENT WATER INFILTRATING AROUND THE CULVERT.

DRIVEWAY CULVERT DATA TABLE

LOT	CULVERT SIZE	MIN. LENGTH
1	15" DIA.	20'
2	15" DIA.	20'
3	15" DIA.	20'
4	15" DIA.	20'
5	15" DIA.	20'
6	15" DIA.	20'
7	15" DIA.	20'
8	15" DIA.	20'
9	15" DIA.	20'
10	15" DIA.	20'
11	15" DIA.	20'
12	15" DIA.	20'
13	15" DIA.	20'
14	15" DIA.	20'
19	15" DIA.	20'
20	15" DIA.	20'
21	15" DIA.	20'
22	15" DIA.	20'
30	15" DIA.	20'
31	15" DIA.	20'
32	15" DIA.	20'
33	15" DIA.	20'
34	15" DIA.	20'
35	15" DIA.	20'
36	18" DIA.	20'
37	18" DIA.	20'
38	24" DIA.	20'
39	18" DIA.	20'
40	18" DIA.	20'
41	18" DIA.	20'
42	15" DIA.	20'
43	15" DIA.	20'
44	15" DIA.	20'
45	15" DIA.	20'
46	15" DIA.	20'
47	15" DIA.	20'
48	15" DIA.	20'
49	15" DIA.	20'
50	15" DIA.	20'
51	18" DIA.	20'
52	18" DIA.	20'

NOTE: LOT 38 DRIVEWAY CULVERT SHALL BE A 24" EQUIVALENT ARCHED CMPA.

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PROJECT: BARNWOOD CONSERVANCY

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REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
OVERALL STORM SEWER PLAN

SHEET
C4.00

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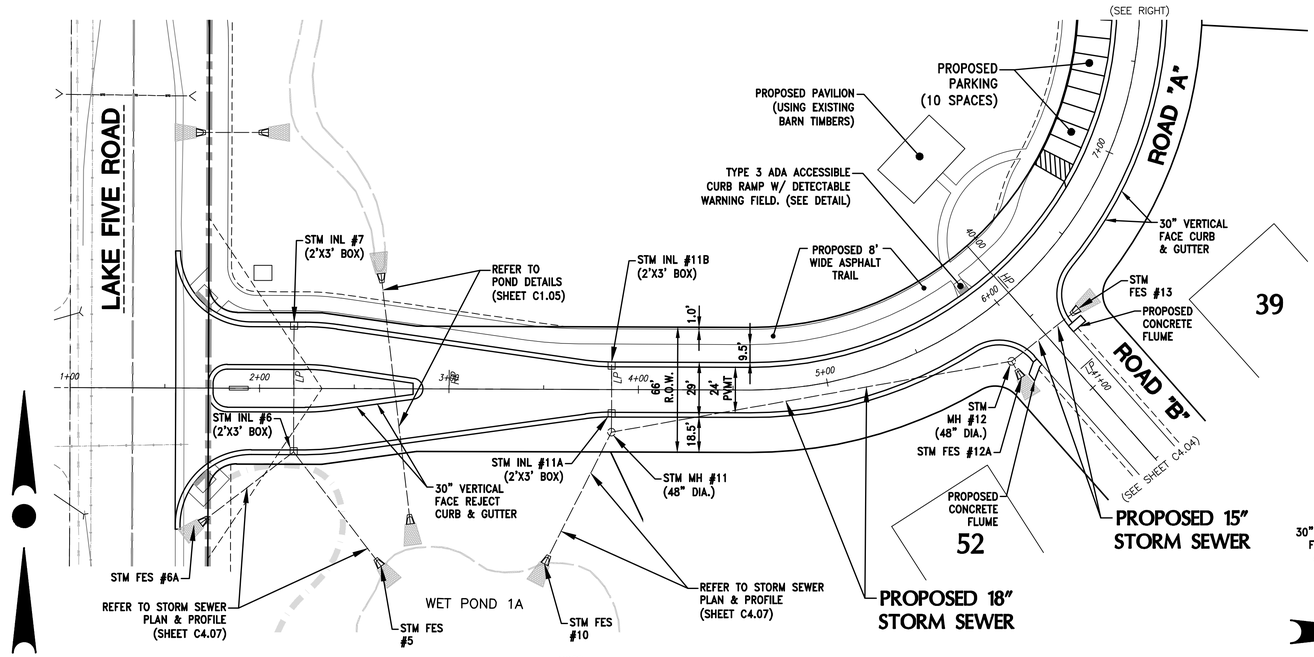

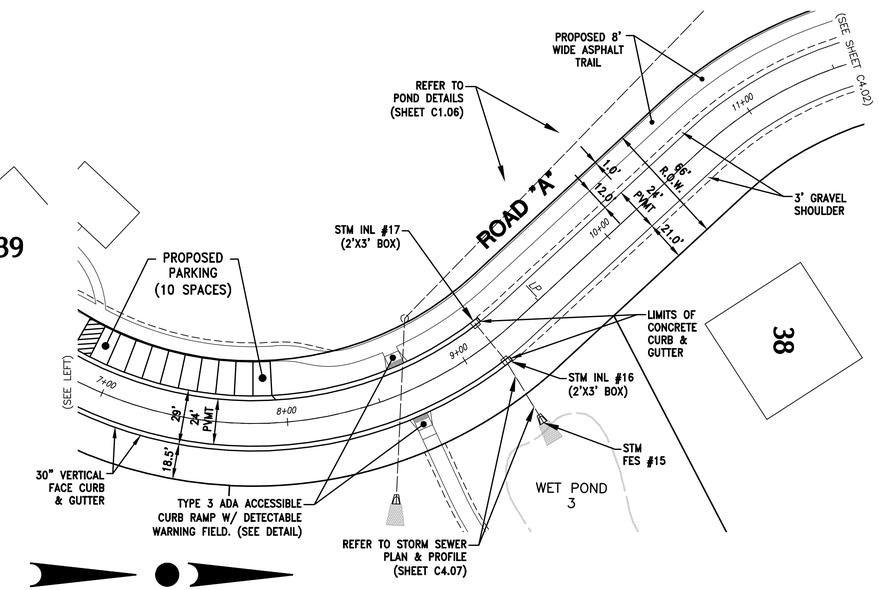

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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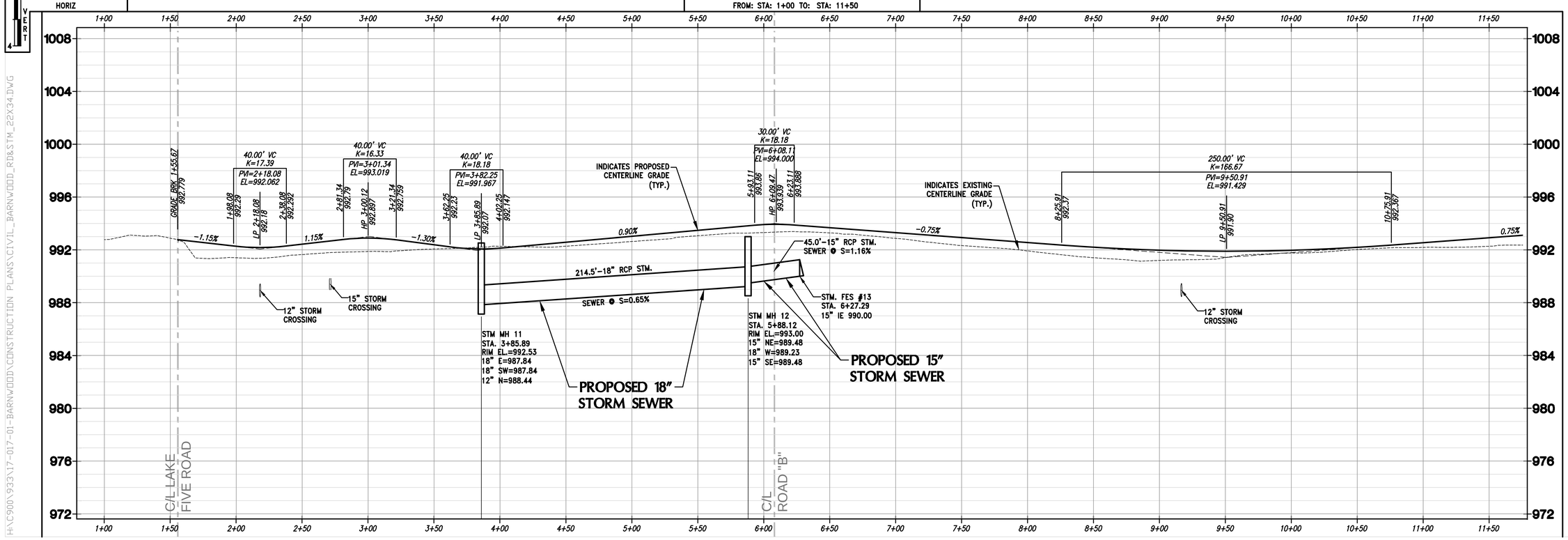
ROADWAY & STORM SEWER

FROM: STA: 1+00 TO: STA: 11+50



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TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: ROADWAY & STORM SEWER PLAN & PROFILE

SHEET

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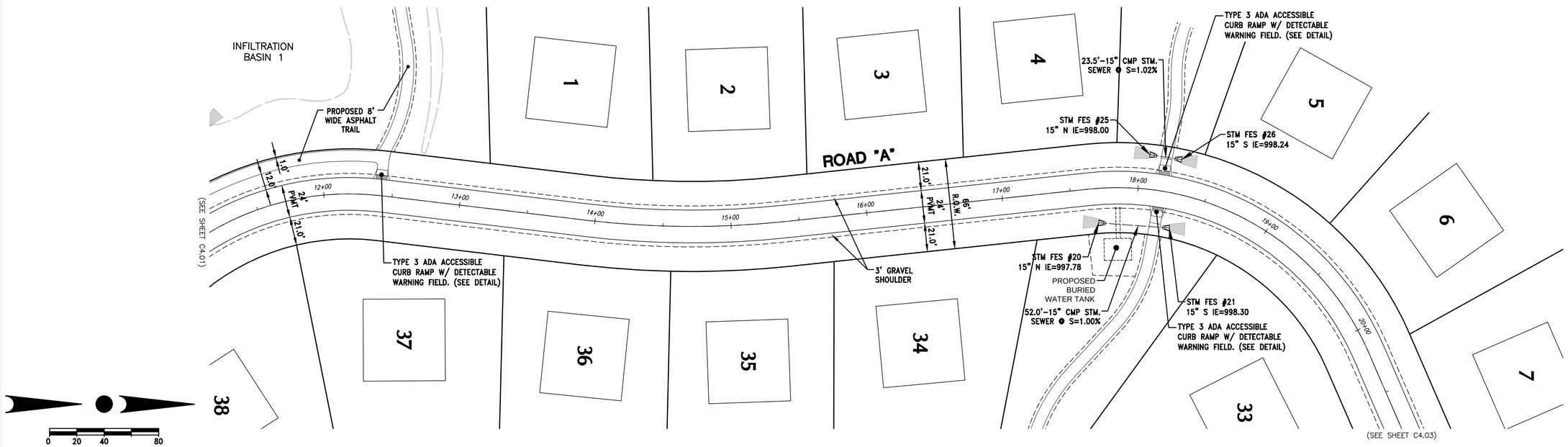

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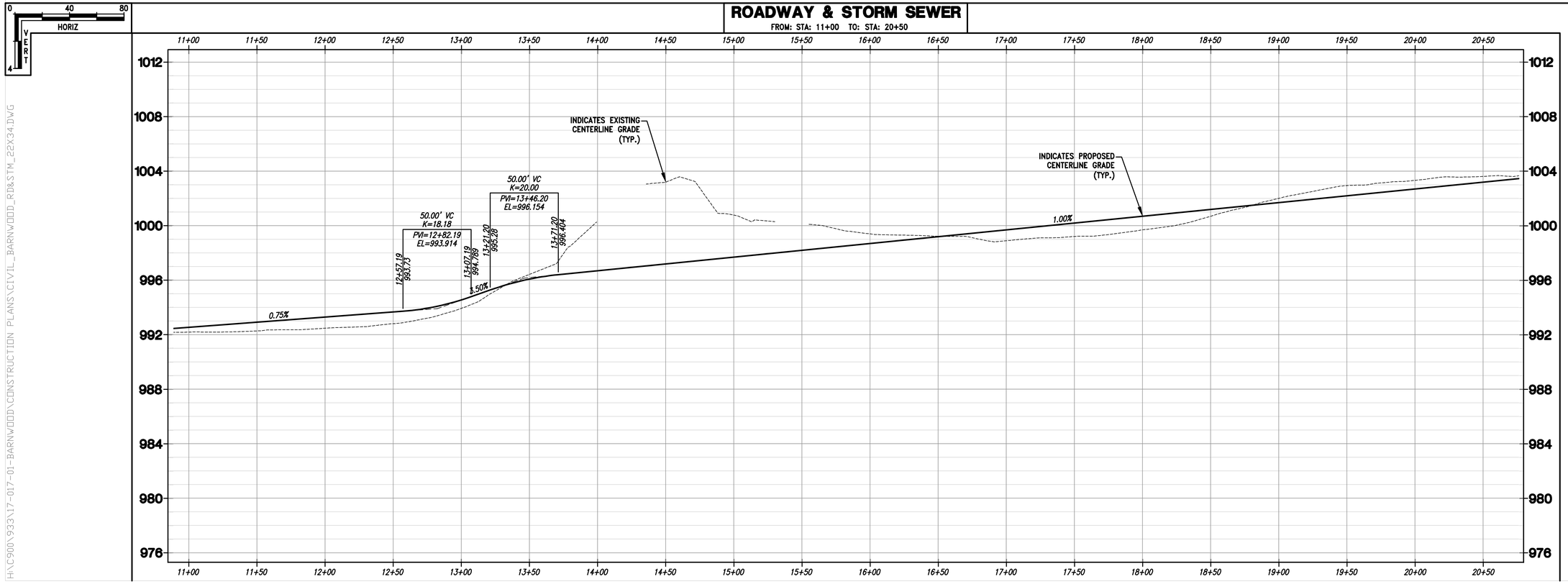
ROADWAY & STORM SEWER

FROM: STA: 11+00 TO: STA: 20+50



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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: ROADWAY & STORM SEWER PLAN & PROFILE

SHEET

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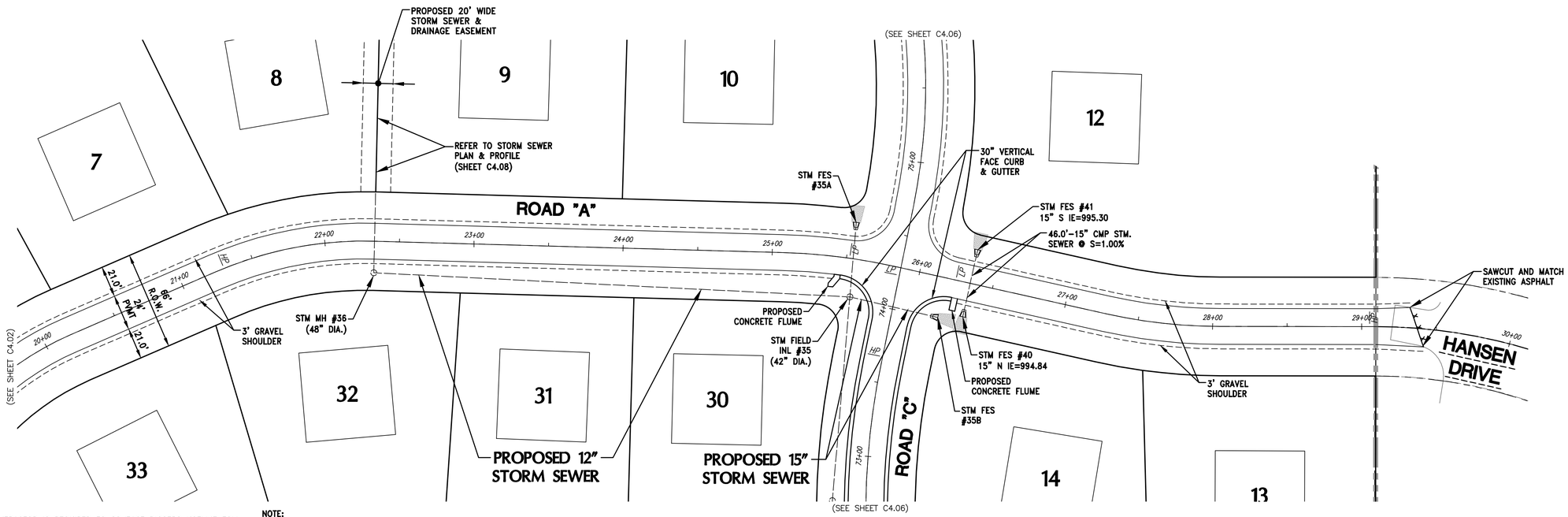

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SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

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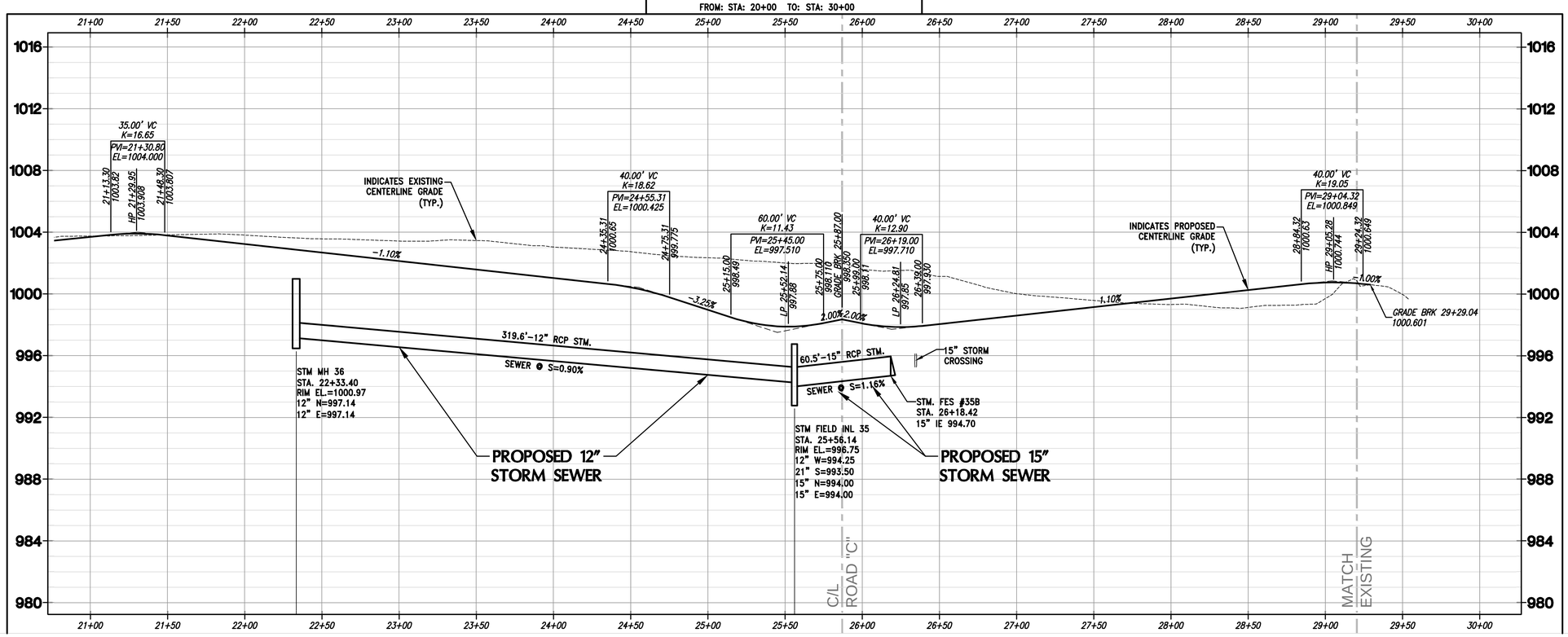
ROADWAY & STORM SEWER

FROM: STA: 20+00 TO: STA: 30+00



WISCONSIN PROFESSIONAL ENGINEER
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WAUWATOSA, WI

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EMAIL: jpudelko@trioeng.com

PROJECT:
BARNWOOD CONSERVANCY
SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: ROADWAY & STORM SEWER PLAN & PROFILE

SHEET

C4.03

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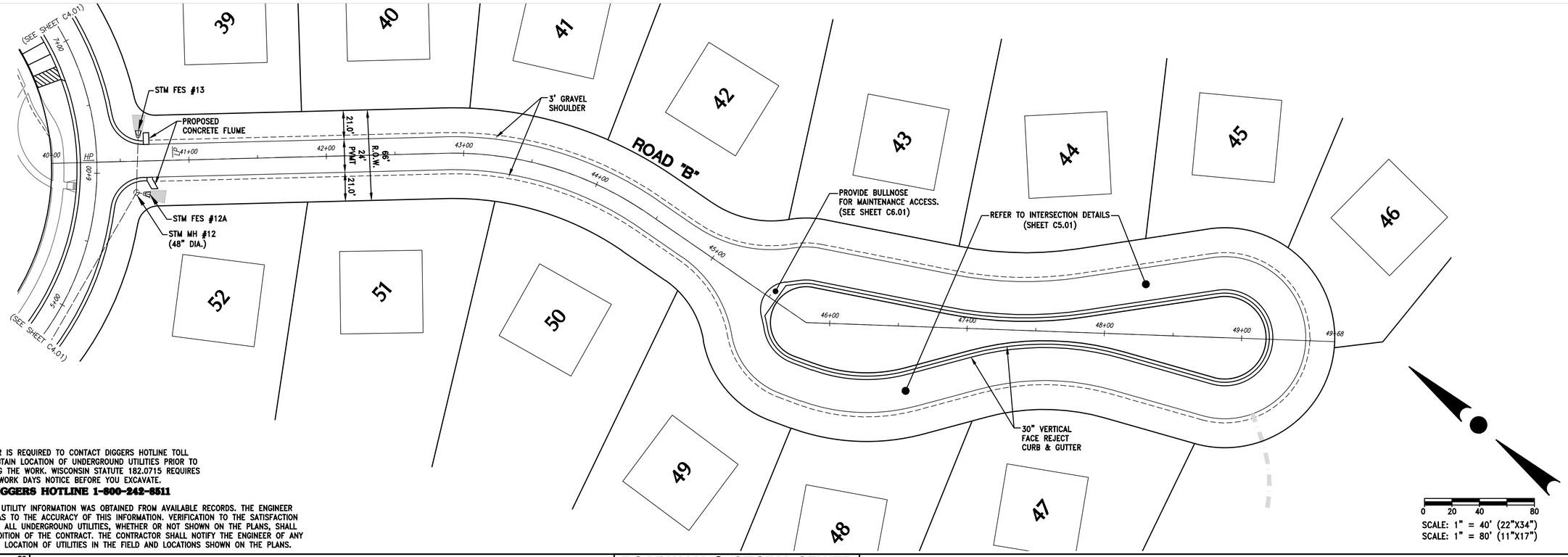

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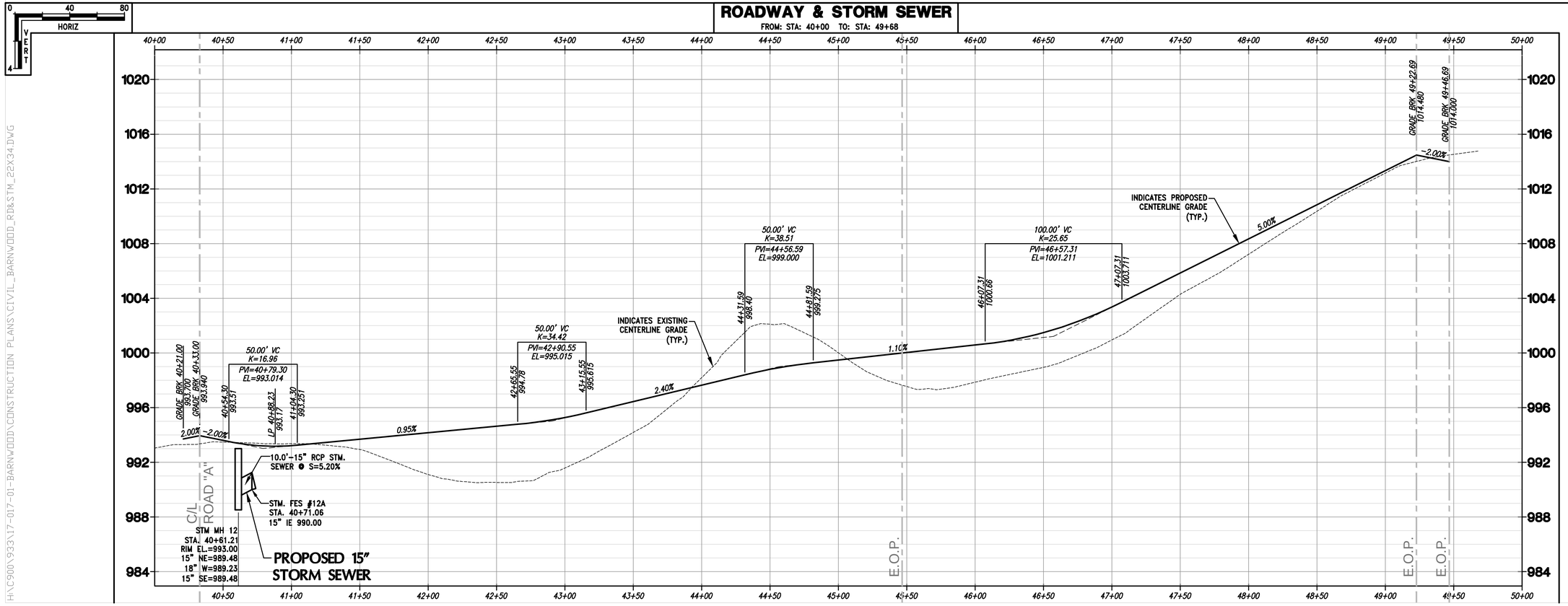
ROADWAY & STORM SEWER

FROM: STA: 40+00 TO: STA: 49+68



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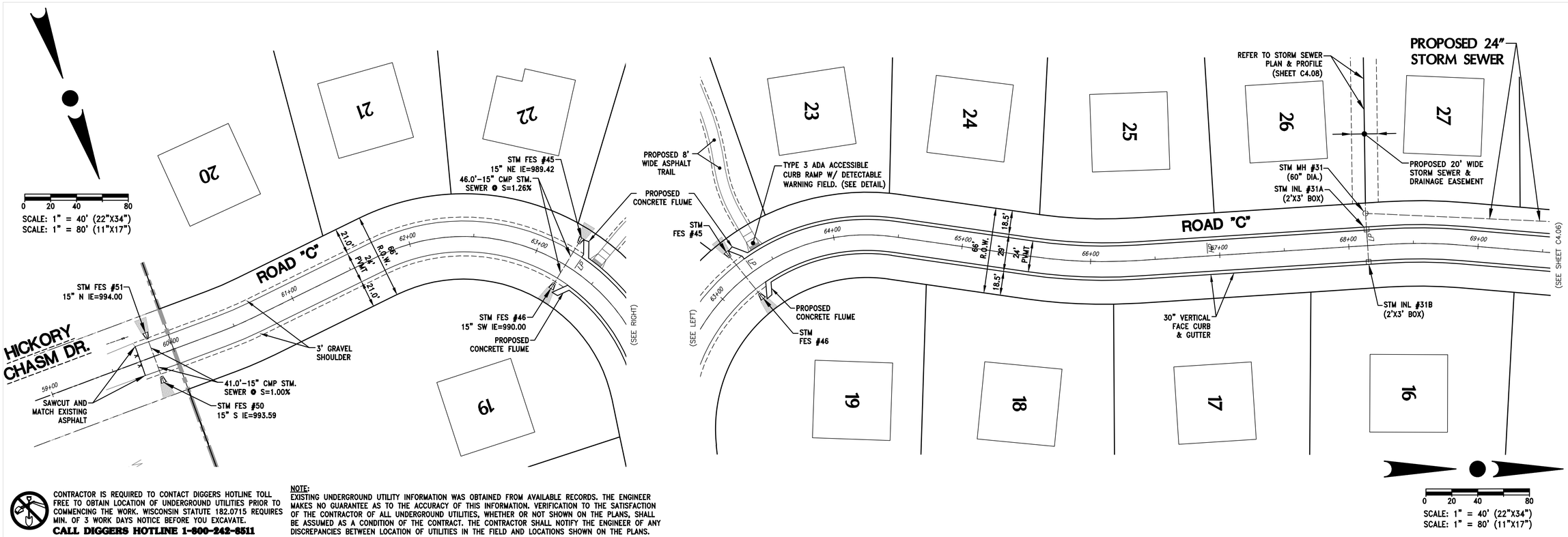
DESCRIPTION:
ROADWAY & STORM SEWER PLAN & PROFILE

SHEET
C4.04



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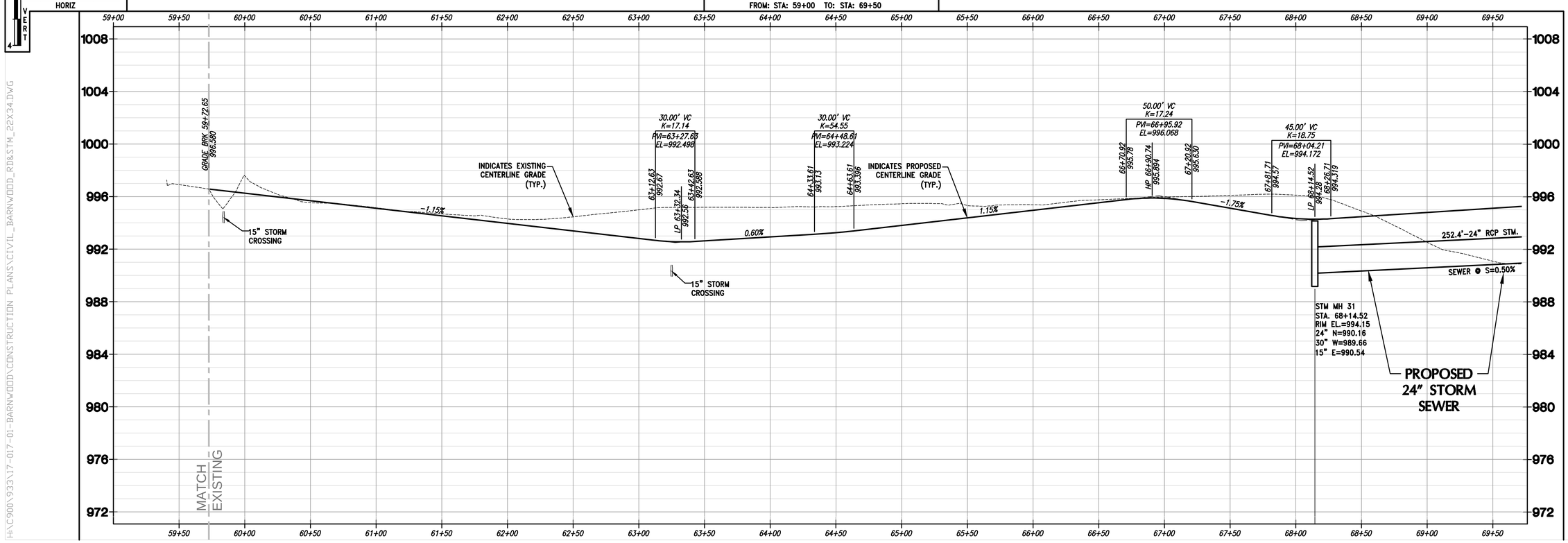
ROADWAY & STORM SEWER

FROM: STA: 59+00 TO: STA: 69+50



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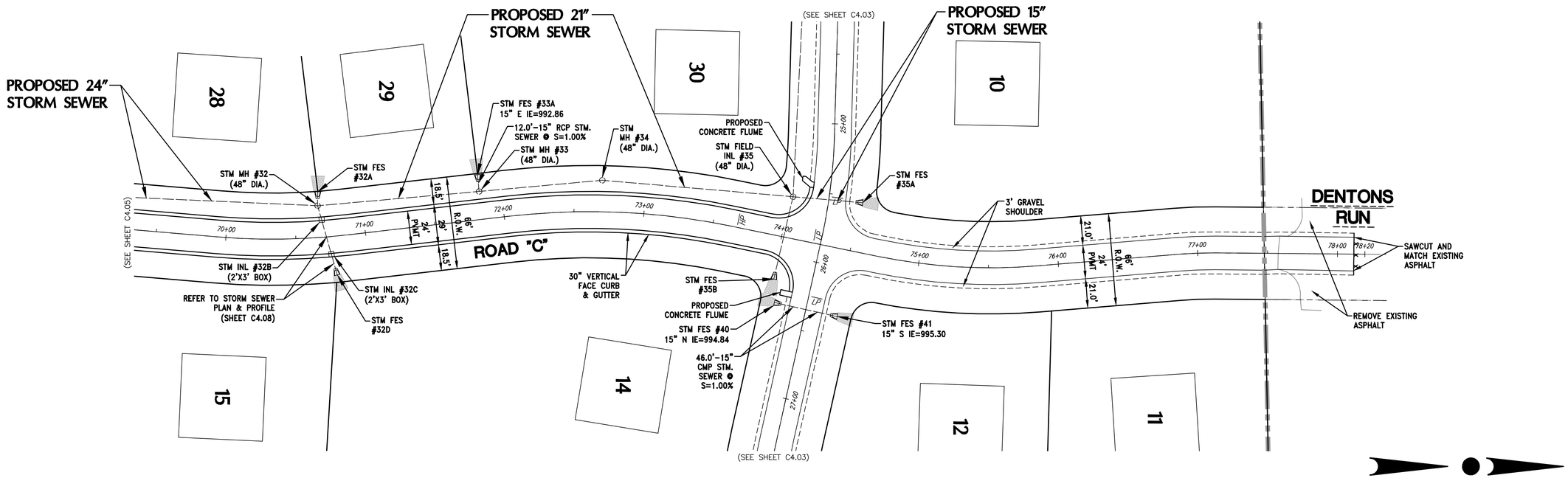
C4.05



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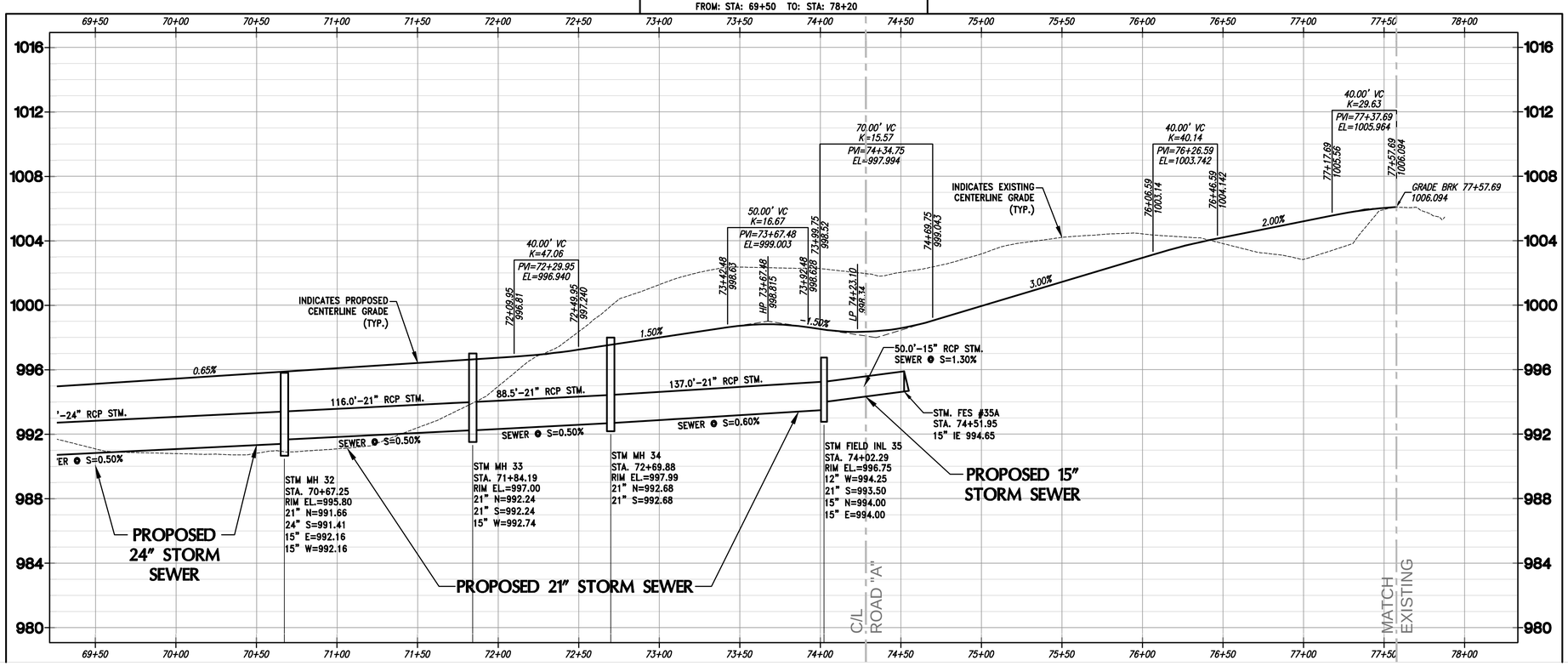
ROADWAY & STORM SEWER

FROM: STA: 69+50 TO: STA: 78+20



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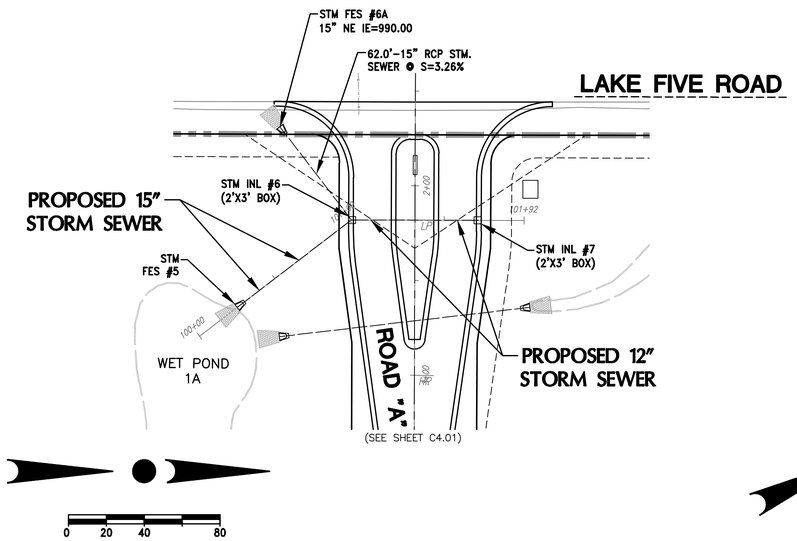

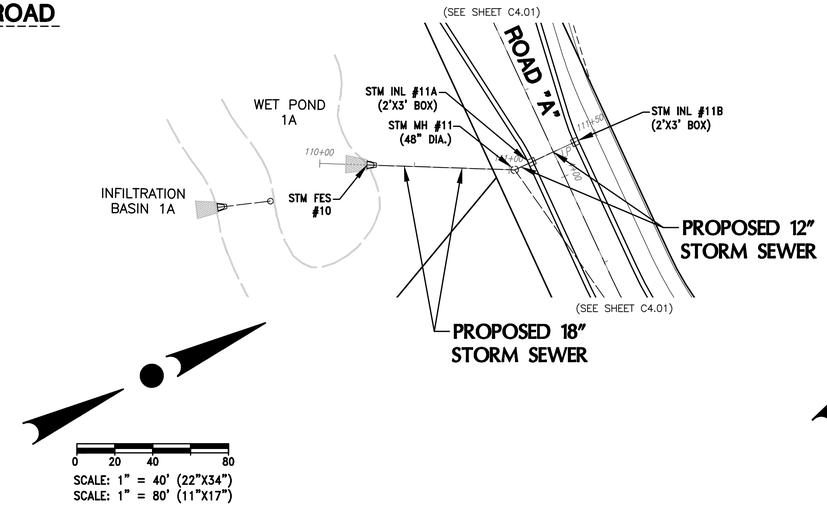

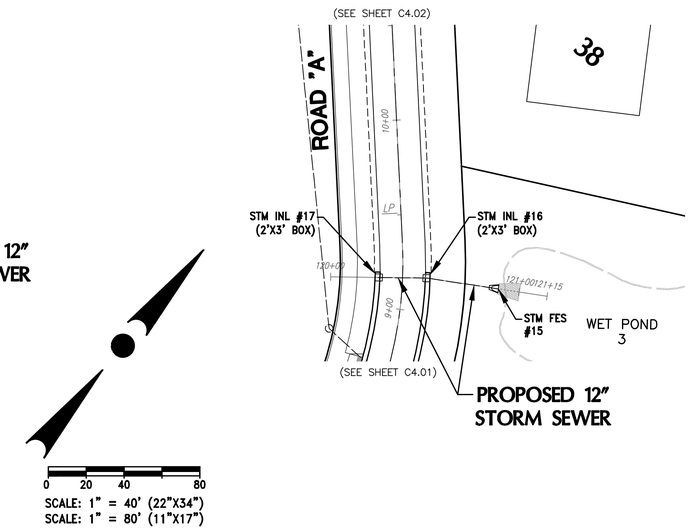

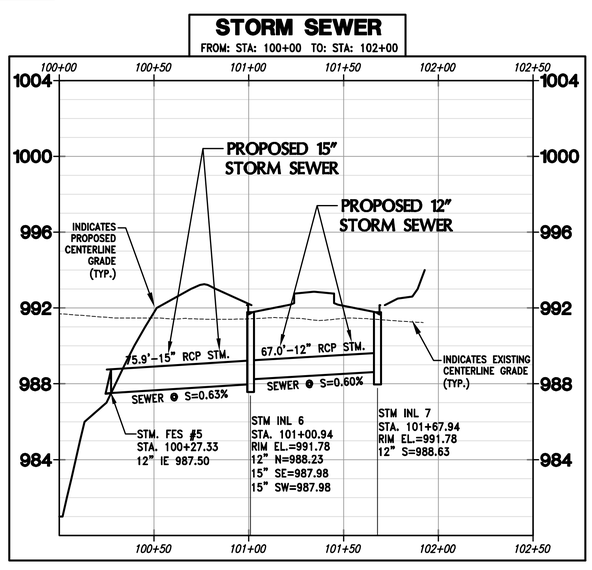

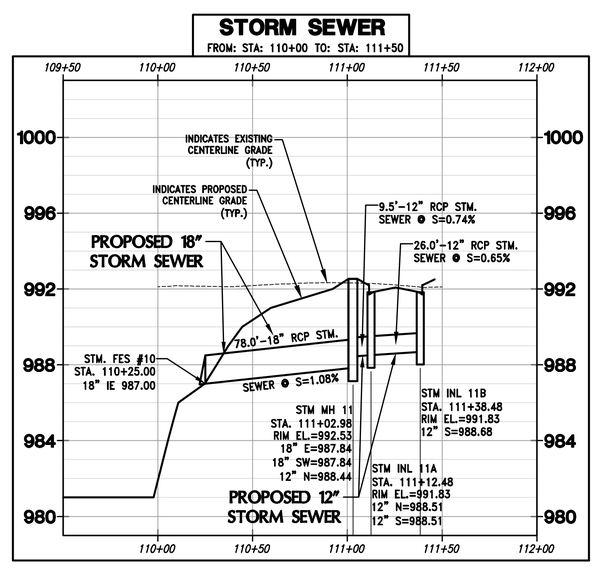

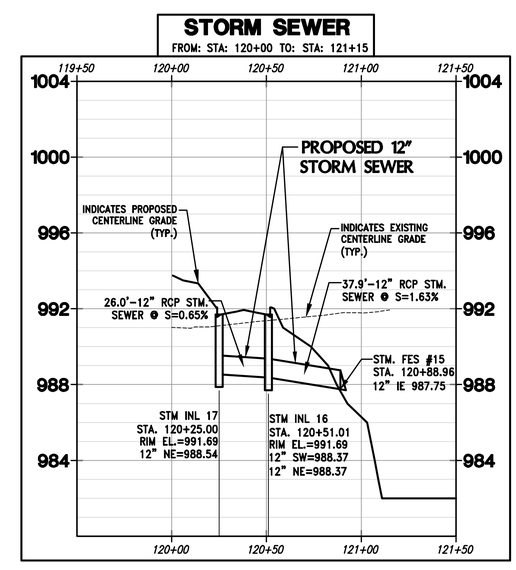

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DATE: JUNE 1, 2018

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DESCRIPTION: STORM SEWER PLAN & PROFILE

SHEET

C4.07

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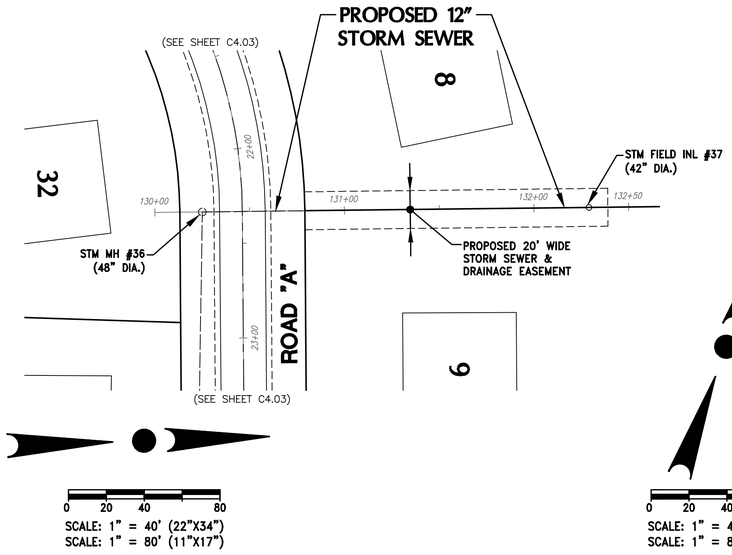

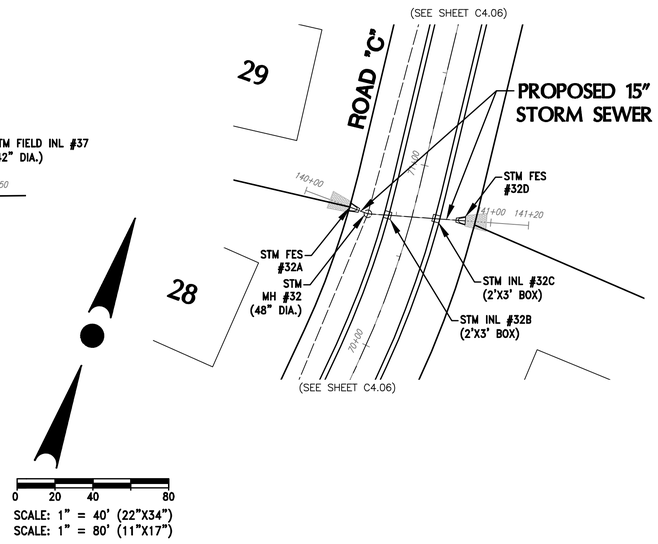

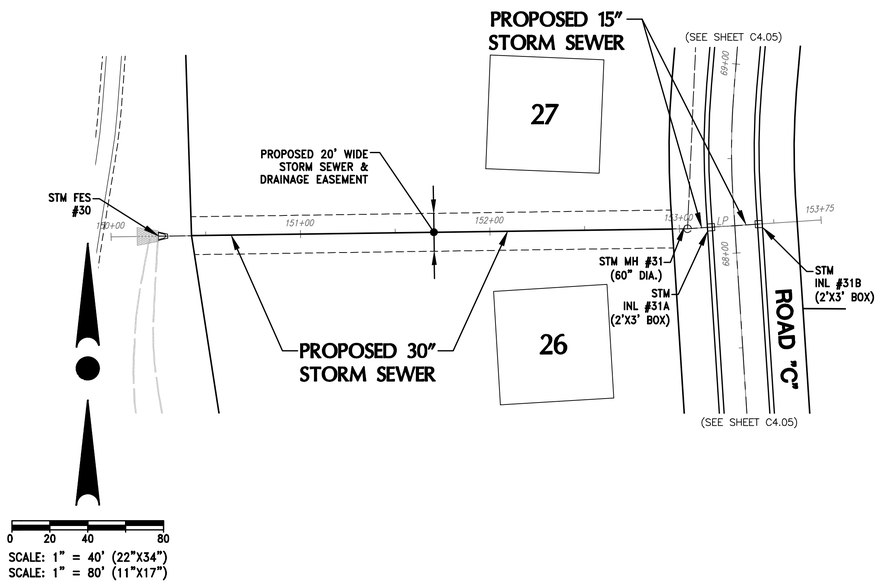

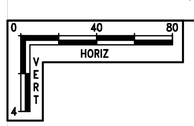

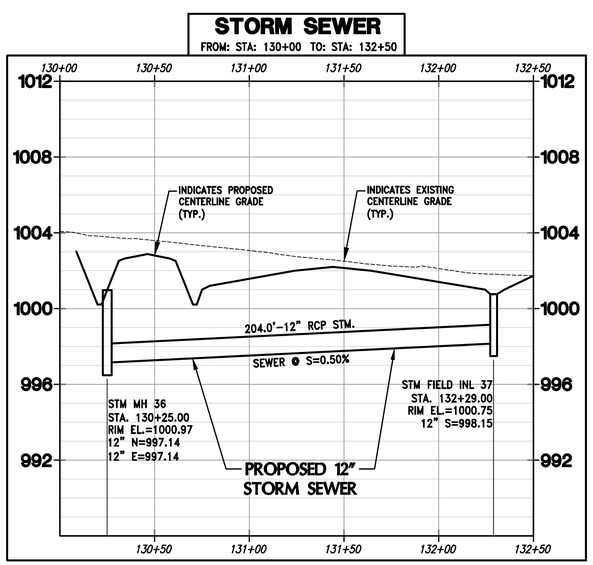

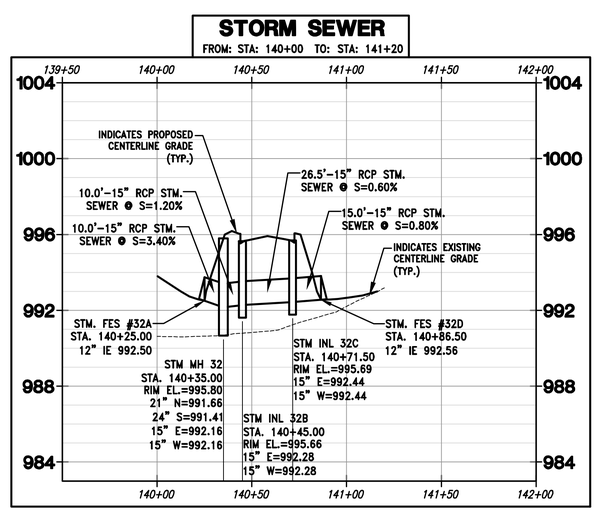

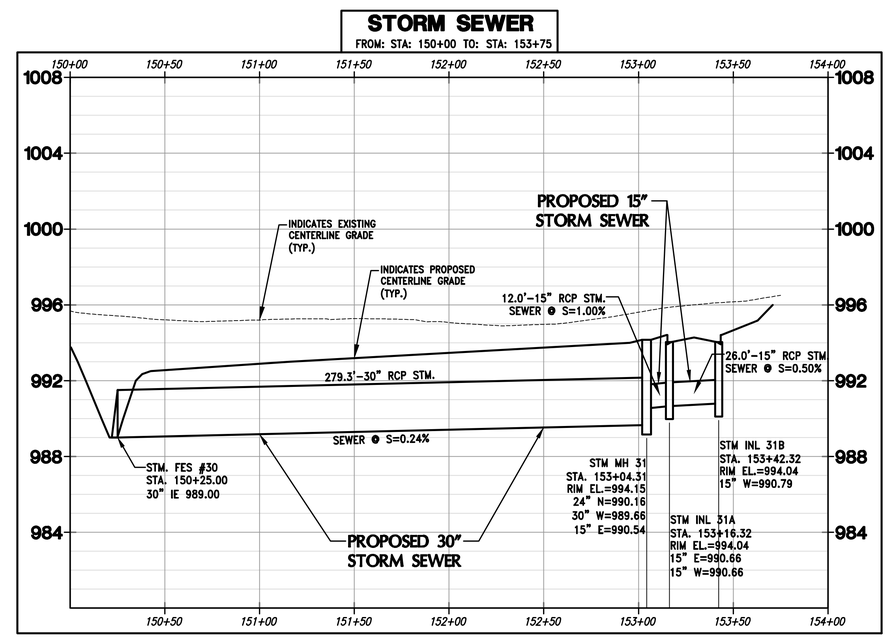

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DESCRIPTION: STORM SEWER PLAN & PROFILE

SHEET

C4.07

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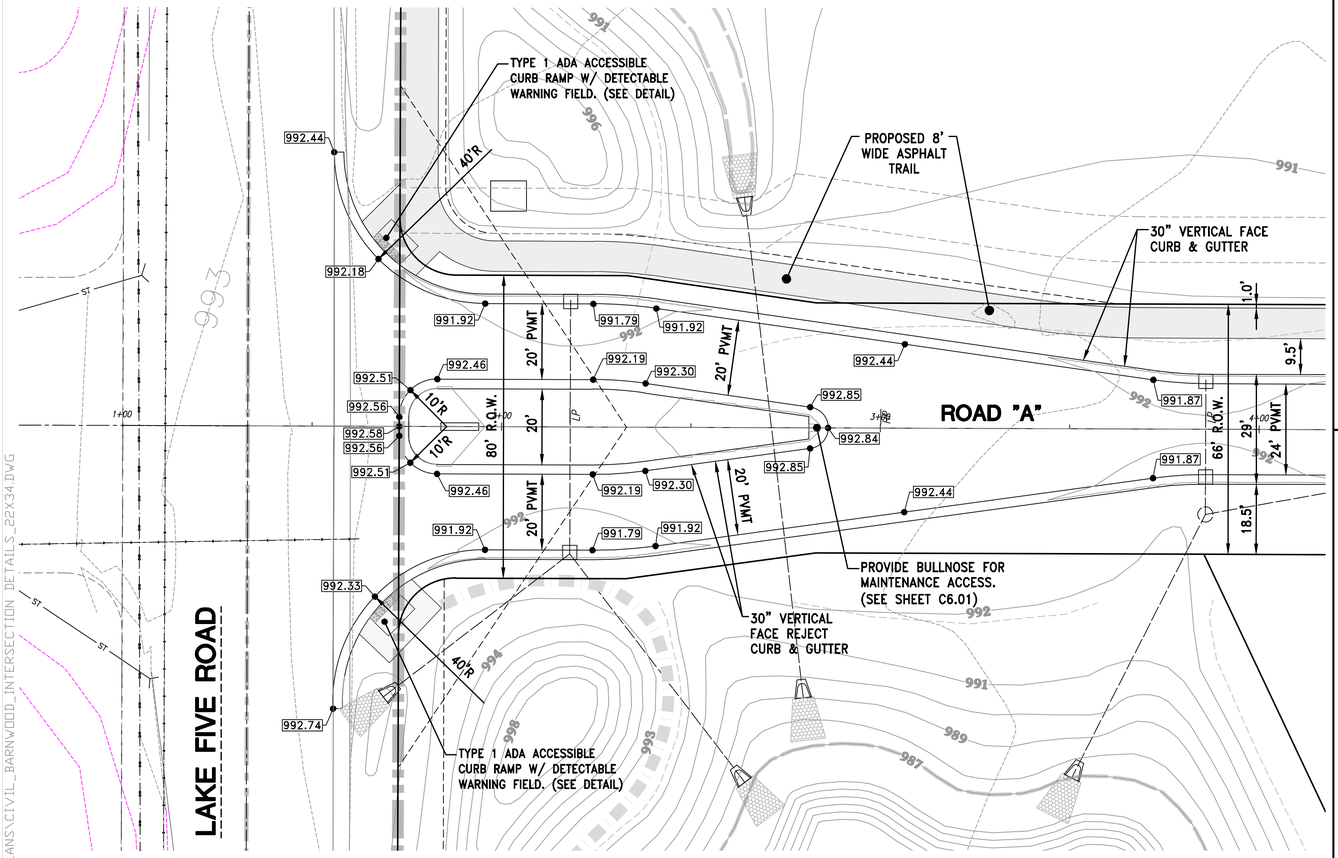

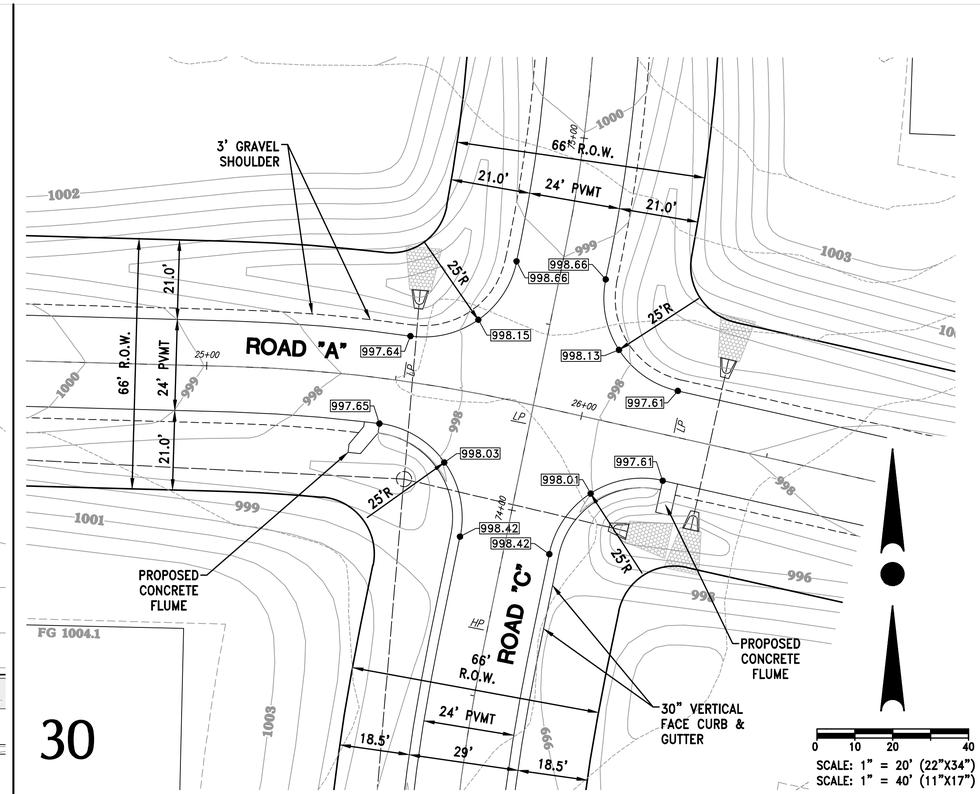

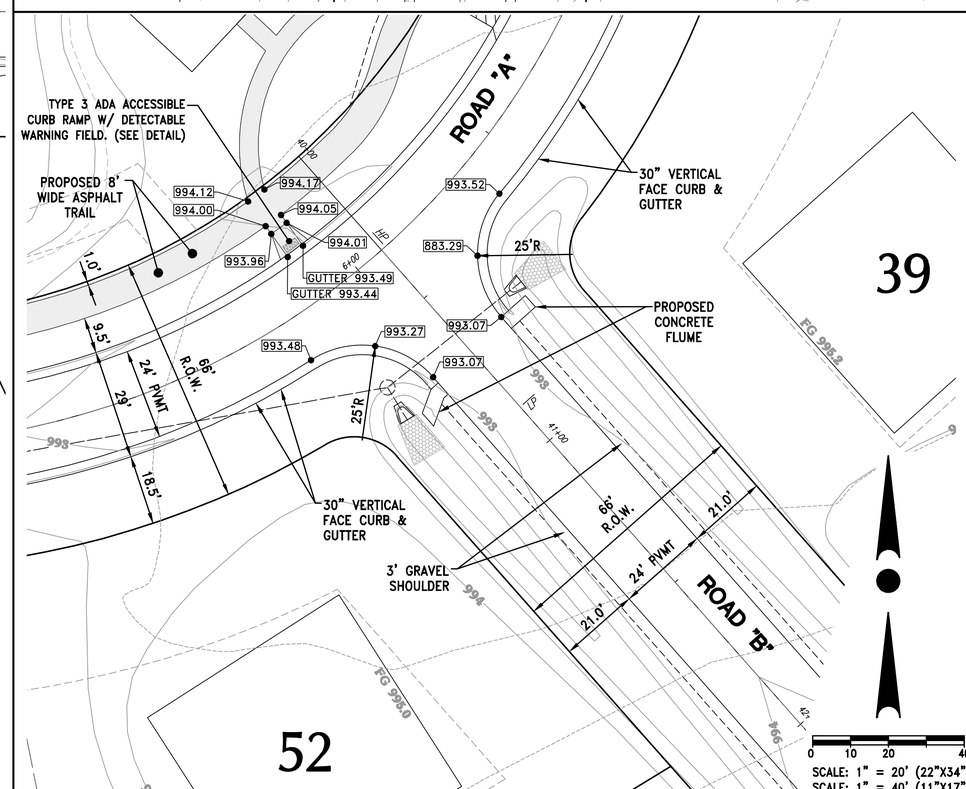

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SHEET C5.00

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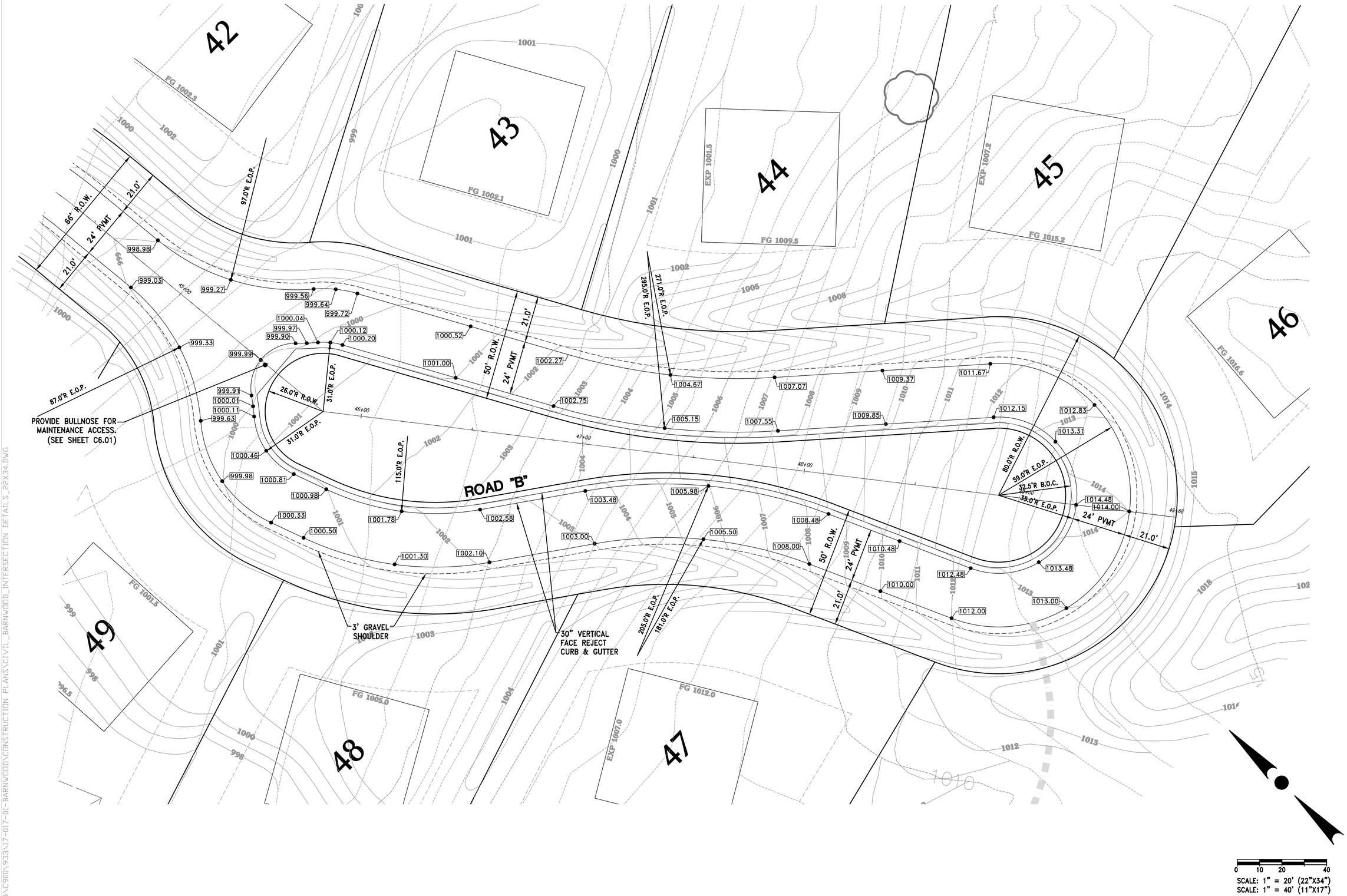

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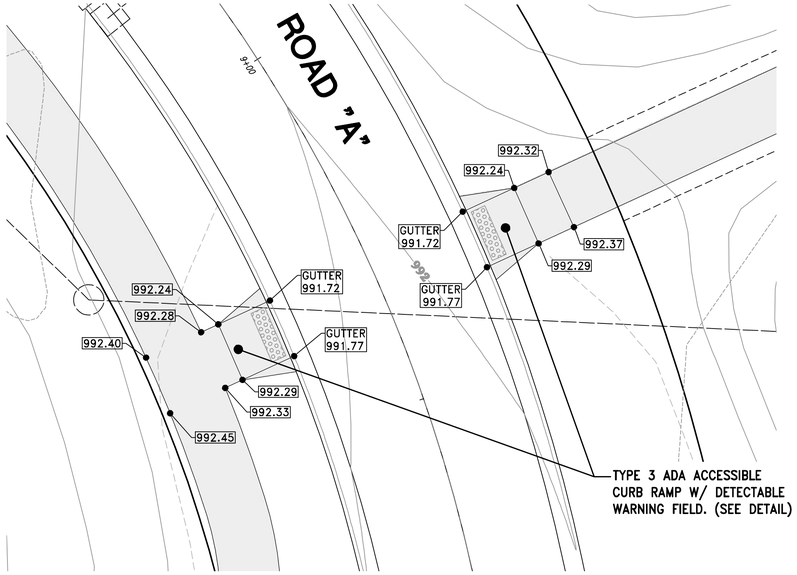

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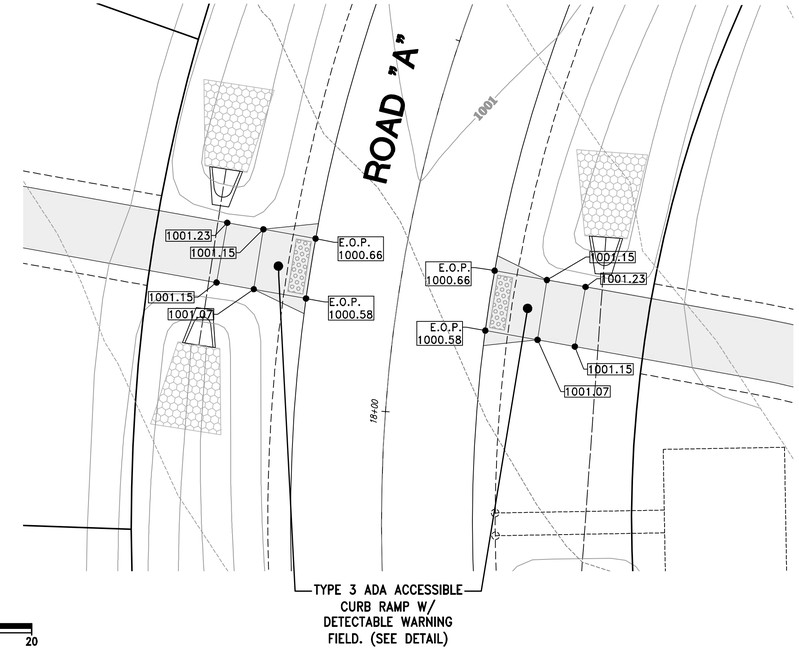
SCALE: 1" = 20' (11"X17")



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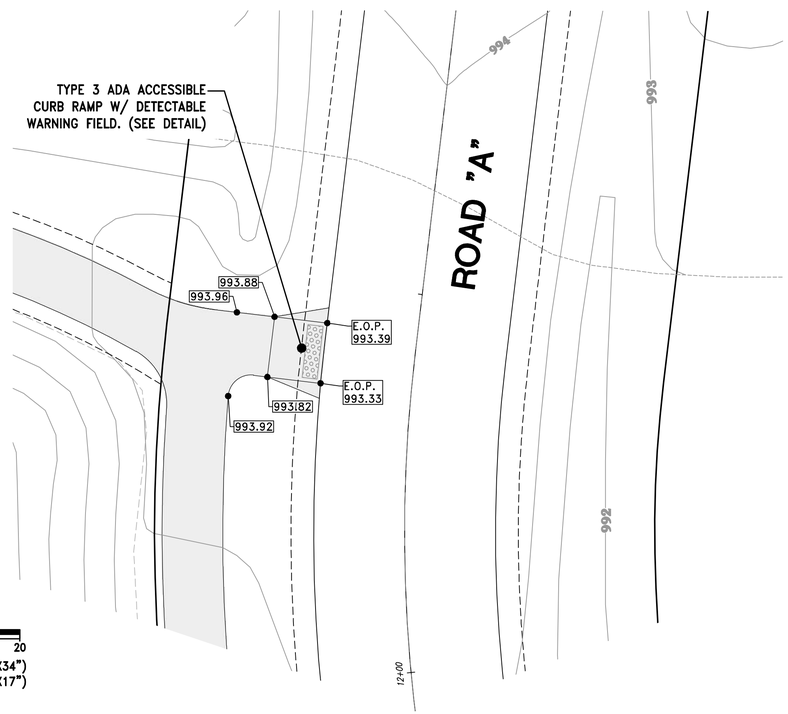

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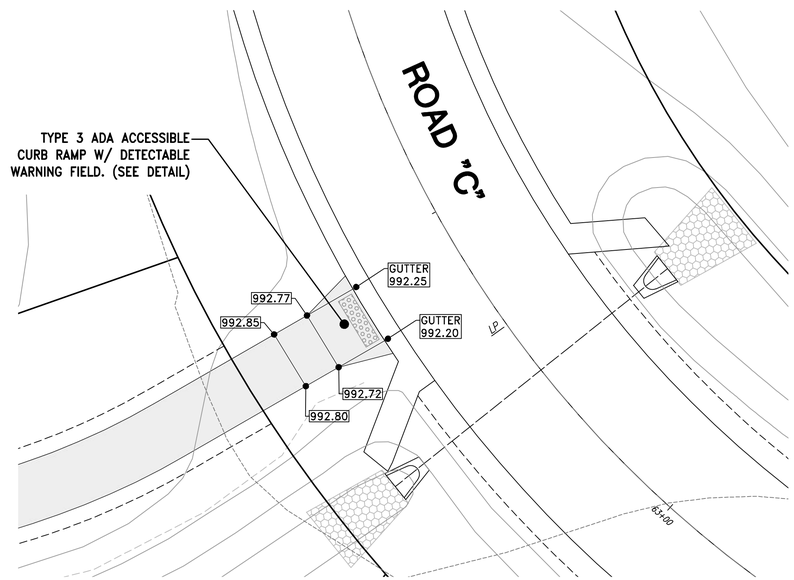

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C5.00

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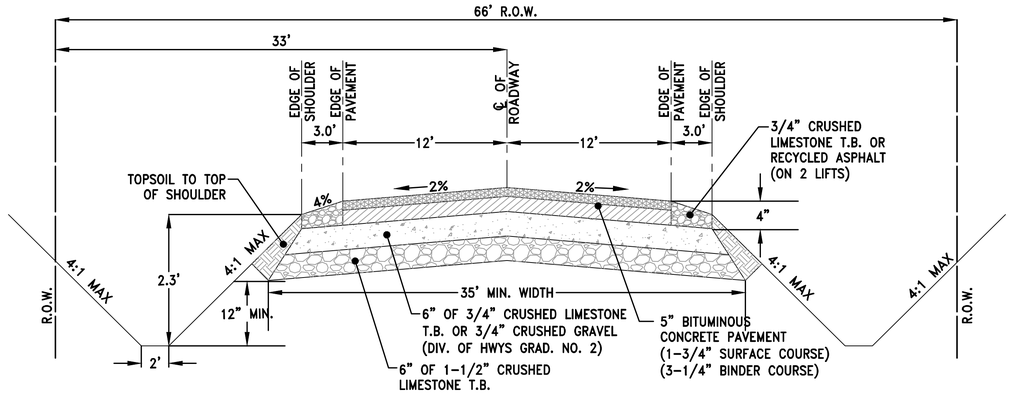
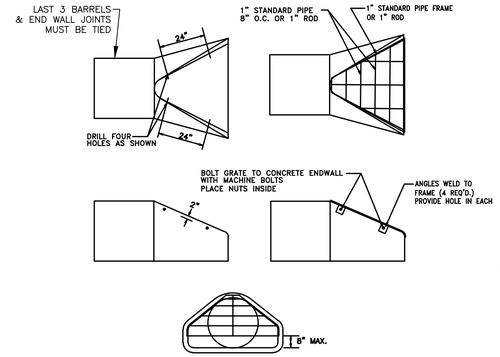


NOTE:
- DITCHES MAY BE DEEPER AND WIDER AS REQUIRED BY TOWN ENGINEER BASED ON CULVERT SIZE REQUIRED

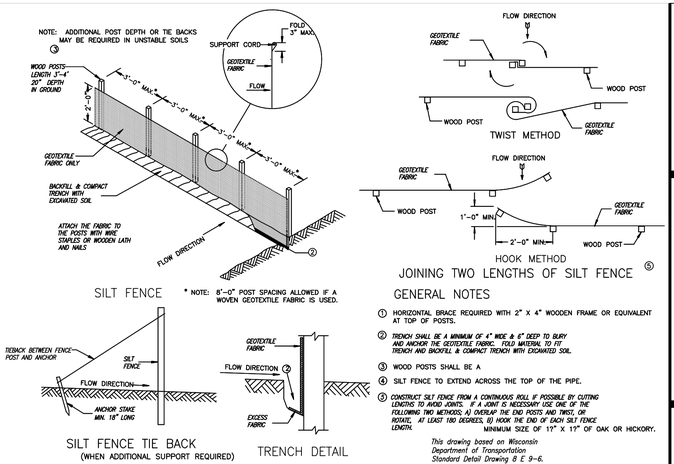
ROAD CROSS SECTION

NO SCALE



PIPE GRATE DETAIL

NO SCALE



GENERAL NOTES

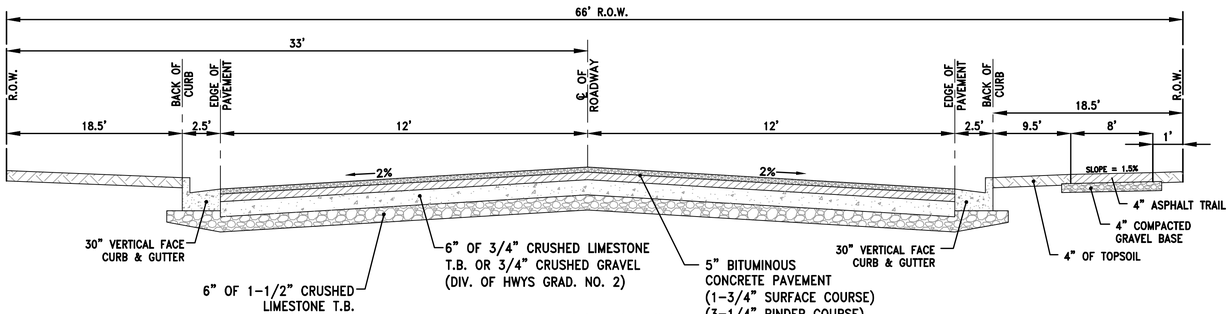
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

MINIMUM SIZE OF 17" X 17" OF OAK OR HICKORY.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

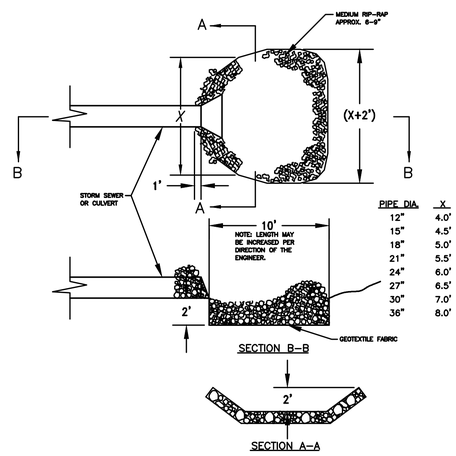
SILT FENCE INSTALLATION DETAIL

NO SCALE



ROAD CROSS SECTION

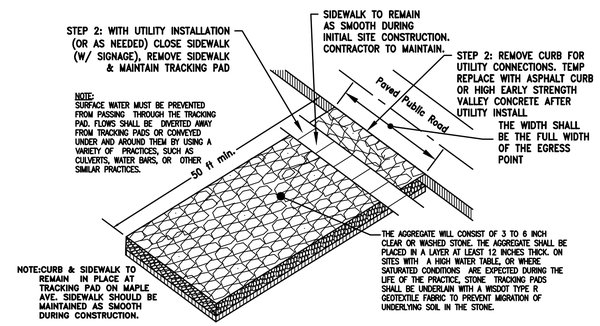
NO SCALE



PIPE DIA.	X
12"	4.0'
15"	4.5'
18"	5.0'
21"	5.5'
24"	6.0'
27"	6.5'
30"	7.0'
36"	8.0'

RIP-RAP DETAIL

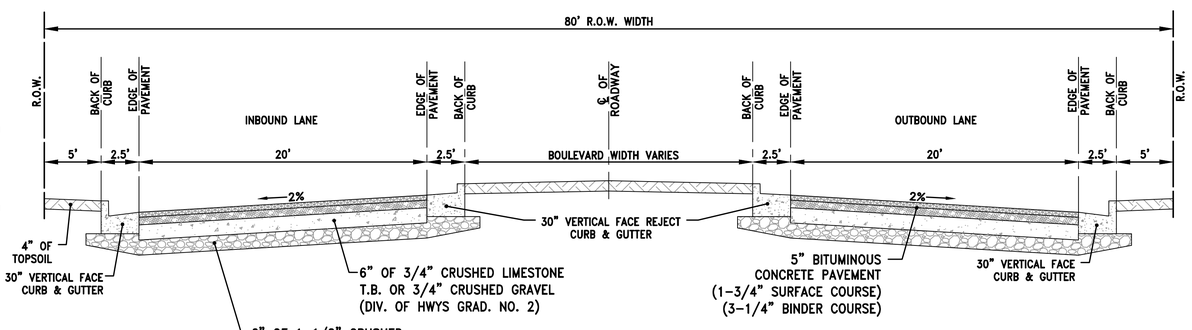
NO SCALE



NOTE:
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

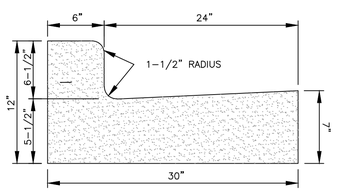
CONSTRUCTION ENTRANCE DETAIL

NO SCALE



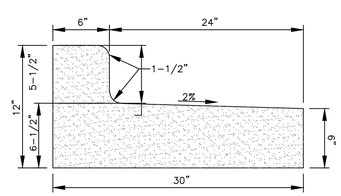
BOULEVARD ROAD CROSS SECTION

NO SCALE



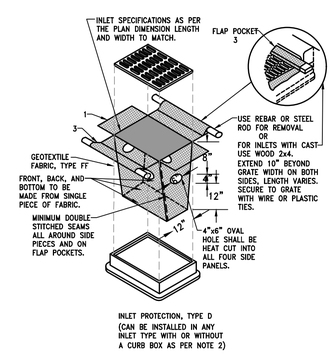
30" VERTICAL FACE CURB & GUTTER

NO SCALE



30" REJECT CURB & GUTTER

NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE D (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE D

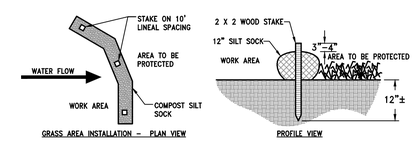
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL

NO SCALE



NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

STRAW WATTLE INSTALLATION DETAIL

NO SCALE

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

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PROJECT:
BARNWOOD CONSERVANCY
SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C6.00

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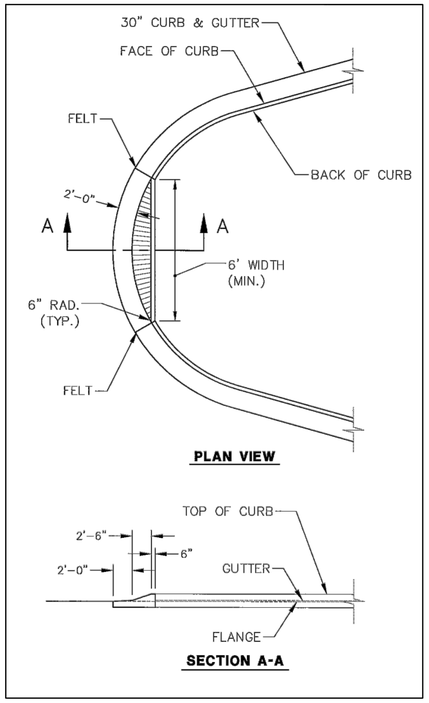
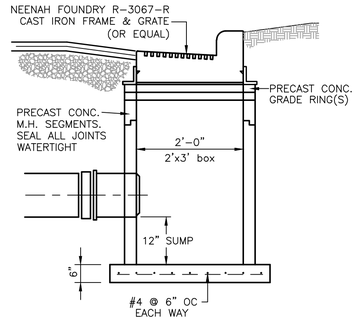


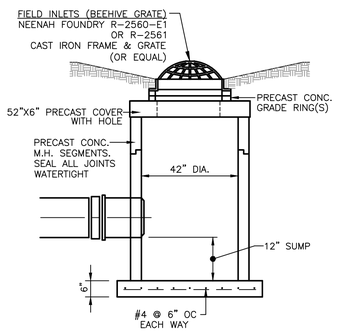
CUL DE SAC ISLAND NOSE DETAIL

NO SCALE



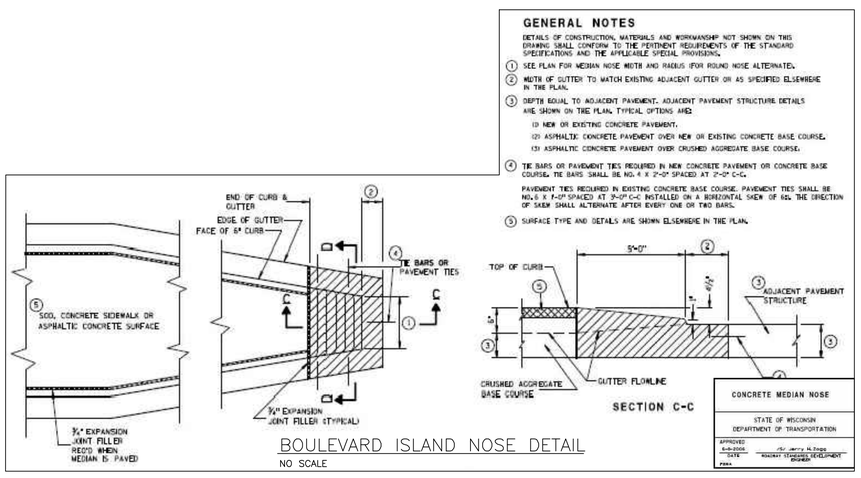
STORM SEWER CATCH BASIN

NO SCALE



STORM SEWER FIELD INLET DETAIL

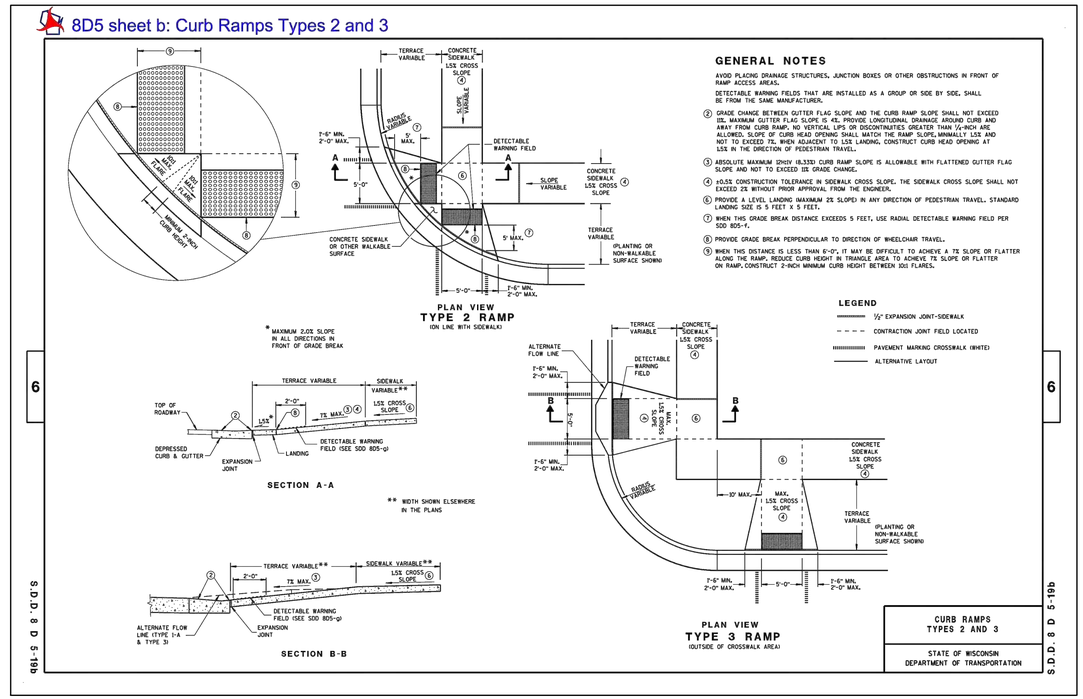
NO SCALE



BOULEVARD ISLAND NOSE DETAIL

NO SCALE

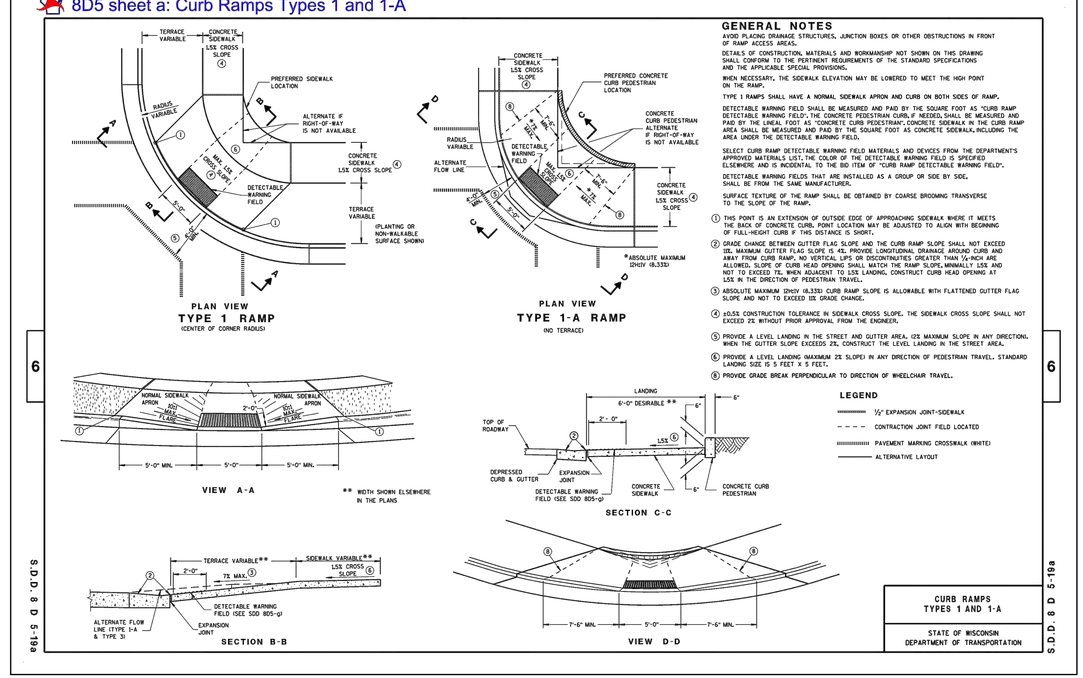
8D5 sheet b: Curb Ramps Types 2 and 3



SIDEWALK CURB RAMP TYPE 3 DETAIL

NO SCALE

8D5 sheet a: Curb Ramps Types 1 and 1-A



SIDEWALK CURB RAMP TYPE 1 DETAIL

NO SCALE

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C6.01

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BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT B – DECLARATION OF RESTRICTIONS

~ Attached ~

RECEIVED
By Gina Gresch at 3:41 pm, Jun 08, 2018

DECLARATION OF RESTRICTIONS OF

BARNWOOD CONSERVANCY

This Declaration of Restrictions ("Restrictions") is made by BARNWOOD CONSERVANCY, LLC, a Wisconsin limited liability company ("Declarant"). Declarant has caused the land subject to the Restrictions, said land being described in Exhibit A, to be platted and will improve the land as a residential subdivision comprised of 52 lots and 4 outlots (said subdivision hereinafter referred to as either "BARNWOOD CONSERVANCY" or "Subdivision"). Declarant now desires to establish a general plan for the use, occupancy and enjoyment of the BARNWOOD CONSERVANCY, and therefore, does hereby declare for the mutual benefit of present and future owners of lots in the BARNWOOD CONSERVANCY ("Owners"), that the BARNWOOD CONSERVANCY is subject to the following covenants, conditions and restrictions.

ARTICLE A

BUILDING AND USE RESTRICTIONS

1. Purpose and Intent. The BARNWOOD CONSERVANCY is intended to be a low-density conservation subdivision in the Town of Lisbon, developed with mid-sized, traditional homes with quietly attractive architecture. The building and use restrictions are intended to insure architectural control that maintains a high level of quality and thoughtful development as set forth in the Restrictions.

2. Dwelling. All lots in the Subdivision are hereby restricted to allow for the erection of only one (1) single family residence ("Dwelling"). A Dwelling shall be limited to one-story and two-story houses. Each Dwelling shall have an attached side-facing garage which shall be of sufficient size to accommodate a minimum of two cars.

3. Architectural Approval and Building Standards. In accordance with the current Town Code, state law, and other applicable regulations, Declarant shall have the power to regulate the appearance, design and general aesthetics of the Subdivision through architectural approval until Declarant has assigned all authority and responsibility under these restrictions pursuant to Paragraph A.34., below. Upon Assignment to the Homeowners Association the Board of Directors of the Homeowners Association shall appoint an Architectural Control Committee to perform Declarant's duties pursuant to this Article A. No Dwelling, fence, swimming pool, deck, patio, recreational structure or equipment (including, without limitation, play houses, tree houses, trampolines, portable basketball hoops, skateboard or skating structures, and roller or ice rinks), retaining wall, landscape feature, artistic or decorative sculpture or structure, whether temporary or permanent, shall be constructed, placed or moved onto a lot, nor shall any structure's exterior exposures be remodeled, reconstructed, or added to, unless first being granted architectural approval by Declarant or the subsequent Architectural Control Committee. The foregoing listing of the items that are subject to Declarant's review and approval shall be construed as being illustrative and not exhaustive, and shall be broadly construed so as to give Declarant broad authority over any structure or improvement to land that may affect the architectural, aesthetic, or environmental qualities of the Subdivision. Collectively, all of these items, structures and improvements shall be referred to as "Improvements" and any Dwelling or other structure shall be referred to as a "Structure".

(a) All building plans for any Structure, which plans shall include, but not be limited to, the exterior design and color of each Structure to be constructed, driveway location, and all yard grades and stake out surveys showing erosion control measures,

shall be submitted to Declarant prior to the commencement of any construction or site preparations. Declarant must approve the submitted plans in writing before an Owner (or its agents or contractors) may submit an application for a building permit to the Town of Lisbon or commence any construction or site preparations.

(b) All Improvements other than a Structure, such as landscaping, decorative fences, in-ground swimming pools, decks, recreational structures or equipment, or other similar Improvements, are subject to the prior written approval of Declarant. All of the aforementioned Improvements shall be consistent in theme with the materials and colors of the Dwelling located on the lot. Construction of any Improvement other than a Dwelling must be completed in full accordance with approved plans, and located as shown on a Plat of Survey or scaled and measurable site plan to be presented with the request for approval, within 6 months from the date construction is commenced, unless otherwise provided by Declarant in writing. Declarant reserves the right to require that any recreational structure or equipment be located within a landscaped area filled with wood chips, mulch, or rubber chips. The approval of any plans by Declarant shall expire and be of no further force or effect unless construction is commenced within one year after approval is given.

(c) Declarant's approval of building design, square footage, location, and any other element influencing the appearance and aesthetics of the Subdivision shall be based upon the building and use restrictions contained in this Article A, such guidelines as may be adopted or amended from time-to-time by Declarant, and the professional judgment of Declarant's principals, all such factors being in Declarant's sole, but reasonable, discretion. Without limiting Declarant's authority, Declarant shall have the right to withhold its approval of a proposed Improvement if the proposed Improvement is too similar in

appearance to other Improvements in proximity, is not consistent with the intent of these Restrictions, or is not aesthetically compatible with the other Improvements within the Subdivision. Declarant shall take into consideration the suitability of the Improvement in relationship to its location and in relationship to other existing Improvements, the construction materials to be utilized, the site upon which it is proposed to be erected, the harmony of the design and exterior colors thereof with other Improvements, the view and outlook from adjacent properties, and any and all other considerations which may affect or influence Declarant in attempting to comply with the purposes herein set forth, it being the intent of Declarants to maintain diversity in appearance and maintain a high quality of design in the Subdivision.

(d) The Owner shall submit to Declarant a full size set of building and site plans and a plat of survey showing the location of the planned Improvement(s) for Declarant's review. The Owner's submission shall include one full sized printed set of the plans and survey, an 11" x 17" printed set of the plans and survey, and another electronic set submitted as a PDF file. Any changes or revisions required by Declarant shall first be made to the plans by the Owner and resubmitted to Declarant before final approval is given. Following Declarant's final approval, the plans shall not be materially altered, revised, or amended without Declarant's written consent.

(e) Notwithstanding the powers reserved to Declarant in this Declaration and except for such duties explicitly set forth by ordinance, statute, or written agreement executed by Declarant, Declarant shall have no obligation to maintain, and shall not be responsible for maintaining or protecting, the value of property in the Subdivision.

4. Amendments. Declarant, and no other (except assignees named in

accordance with Paragraph A.34. beow, shall have the right and authority to modify or to permit variances from these Restrictions, if in Declarant's opinion, the modifications or variance are consistent and compatible with the overall scheme of the Subdivision, provided that no such modification shall be in violation of governmental laws, rules and regulations, or have the effect of revoking an approval previously granted in writing hereunder. Notwithstanding the foregoing, any such modifications or variances shall be at the sole and absolute discretion, aesthetic interpretation and business judgment of Declarant, and any modifications or variances granted hereunder, shall not in any way be interpreted as, (i) preventing Declarant from requiring at any time, and from time to time, strict compliance with the Restrictions, or (ii) as entitling any other Owner to a modification or variance except as approved and granted in writing by Declarant.

5. Minimum Home Size. The following minimum sizes for a Dwelling in the Subdivision shall be based solely on living area within the Dwelling. For the purpose of computing the square footage of living area within a Dwelling, the basement level and garage area of a Dwelling shall not be included in the square footage. Declarant's determination and calculation of the minimum square footage required for a Dwelling to be built upon a lot shall be final, provided that the minimum conforms to the applicable municipal zoning requirements. Declarant's determination of the classification of the Dwelling for the purpose of determining the minimum square footage (i.e., single story or two story) shall be final. All Dwellings in the Subdivision shall have the following minimum living areas:

(a) A single story Dwelling shall have a minimum of 1700 square feet of living area on the first floor of the Dwelling.

(b) A two story Dwelling shall have a combined minimum of 1800 square feet of living area on the two floors of the Dwelling.

6. Exterior Materials. Exterior walls of all Dwellings must be constructed of structural or thin-cut face brick, stucco-type material, Dryvit, stone, wood, **LP® SmartSide®,** Hardiplank®, or other similar products approved by Declarant. In no event shall the exterior, or any portion of the exterior, of any structure consist of aluminum or vinyl siding. The color of exterior siding and trim shall be subject to Declarant's approval.

7. Brick and Masonry. If masonry is used as siding, the masonry must be placed on all walls of the Dwelling, unless it is placed only on fireplaces, chimneys or column bases. Declarant may require brick lines, brick accents, or other decorative architectural detail on Dwellings as an exterior material at the sole discretion of Declarant.

8. Casings and Shutters. All windows on Dwellings must be trimmed using minimum 5 1/2" casing, shutters, or any other trim approved in writing by Declarant. Unless prior approval in writing is provided by Declarant, windows are required on all four (4) sides of the Dwelling. If shutters or window casings and trim are used on windows, they must be used on all four sides of the Dwelling.

9. Fireplaces and Chimneys. Direct vent fireplaces will be permitted only if the exterior portion of the vent elements are at the rear of side of the Dwelling No vent elements will be allowed on the front of the Dwelling (street facing facade). Chimneys need not be masonry, but must be architecturally consistent with the remainder of the Dwelling's exterior.

10. Roofs. All roof areas shall have an appropriate pitch of eight feet in height for each twelve feet in length (8/12), except for porches, rear dormers and other special circumstances if the same are approved in writing by Declarant. Declarant shall have the right to approve a lesser pitch if it is better suited to the architectural design of the house. All roof areas shall be covered with wood shakes, 30 year dimensional fiberglass or asphalt shingles, slate, copper or other approved metals. However, Declarant shall have the right to approve other roofing materials if they are of comparable or superior quality and are better suited to the approved building design. All roofing materials must be approved by Declarant in advance in writing and such approval shall be in Declarant's sole discretion.

11. Exterior Appearances. The Dwelling's exterior style may be consistent with one of the home styles depicted in Exhibit B. Declarant retains the authority to permit home styles different from those depicted in Exhibit B.

12. Water and Sanitary. All lots will be served by private wells and septic systems installed and maintained in accordance with the applicable municipal code. This provision shall not limit the lawful authority of the municipality to develop and install public sewer and water systems.

13. Attached Garages and Driveways. One garage with a minimum of two standard- sized automobile stalls shall be attached to the Dwelling, directly or by breezeway and shall be constructed at the same time as the Dwelling. Garage entrances shall be side entry unless existing lot conditions do not permit such side entry. Declarant's determination of architectural design, including garage entrances, shall be final. All driveways, patios, sidewalks, and walkways shall be paved with asphalt, concrete or brick. Driveway location shall be subject to Declarant's review and approval.

14. Accessory Buildings. Detached accessory buildings are permitted, but shall be subject to Declarant's review and approval. The siding, theme and style used for any detached accessory buildings shall match the siding, theme and style of the Dwelling. Additional garages, playhouses, play equipment, dog houses, pet houses, and kennels shall be allowed only as approved detached accessory buildings. A detached accessory buildings may require a building permit issued by the Town of Lisbon and all detached accessory buildings must comply with applicable zoning regulations and dimensional restrictions, such as setbacks and offsets.

15. Prohibited Improvements. Above-ground pools, inflatable swimming pools (the inflated height of which is greater than 18-inches), inflatable play structures or units (the inflated height of which is greater than 18-inches and the use of which shall continue for more than 24 continuous hours), and any other structure or improvement not explicitly permitted in the Restrictions, whether temporary or permanent and attached to the ground or moveable, are prohibited. This prohibition and restriction shall be broadly construed so as to carry out Declarant's intent that lots shall be developed only with a Dwelling and those other Improvements listed in this Article A.

16. Setbacks and Offsets. All setbacks and offsets of improvements shall be strictly enforced as set forth in the the Subdivision plat.

17. Erosion Control. During all construction, Owners, and all contractors and subcontractors, shall comply with all governmental erosion control plan requirements.

18. Completion of Commenced Work. The construction of all Dwellings, initial landscaping and paved driveways, shall be completed within 12 months from the start of construction, unless an extension is granted by Declarant for good cause shown. In the event that landscaping or driveway construction is not completed within the 12-month time period, or any extension thereof, Declarant or the Homeowners Association, as the case may be, may complete the landscaping and driveway and charge the Owner for all costs incurred to complete the work, which charge may be secured by a lien on the lot and improvements. If an Owner chooses to leave the lot vacant indefinitely, the lot shall be maintained in accordance with all applicable federal, state, county and municipal laws, codes, regulations, ordinances and this Declaration. If the lot is not reasonably maintained, Declarant or the Homeowners Association may hire a contractor to maintain the lot and charge the Owner for all costs incurred by Declarant or Homeowners Association, which charge may be secured by a lien on the lot.

19. Grading. All lots shall be graded immediately upon completion of construction. Each Owner must strictly adhere to and finish grade its lot in accordance with the master grading plan or any amendment thereto approved by the Town of Lisbon and Waukesha County on file in the Waukesha County Office of Parks and Land Use. Each Owner is required to submit a lot grading plan in compliance with the Subdivision's final master grading plans and specifications to the Developer, the Town of Lisbon and the County Building and Zoning Official at the time of permitting and shall implement the approved lot grading plan prior to occupancy. Final yard grade and top of foundation elevation are subject to approval by the Town of Lisbon, Waukesha County and Declarant, and shall be consistent with the master grading plan. The grade shall thereafter be maintained to strictly comply with the comprehensive grading plan and erosion

control standards for the Subdivision approved by the Town of Lisbon and Waukesha County. Strict compliance with such grading plan shall be enforced so as to prevent the improper discharge or redirection of storm water onto any adjacent lots. Declarant, Town of Lisbon and Waukesha County, and their agents, employees or independent contractors, shall have the right, but not the obligation, to enter upon any lot, at any time, for the purpose of inspection, maintenance, or correction of any drainage condition and the Owner shall be responsible for the cost of any such inspection, maintenance or correction. Any correction of a drainage condition by the Town of Lisbon shall be subject to a special charge pursuant to Wisconsin Statutes § 66.0627 and any amendment thereto.

20. Street Cleaning or Repair. Each Owner shall cause its contractors to keep the Subdivision's roads, curbs, gutters, trails, drainage ways and ditches, and right-of-way areas (collectively, "Roads") reasonably clean and free of debris resulting from the construction. In addition, each Owner shall repair, or cause its contractors to repair, any damage caused to the Subdivision's Roads by Owner or its contractors. If the Owner does not clean or repair or restore any damage to the Roads of the Subdivision as required in this section, Declarant or the Homeowners Association, after five (5) days prior written notice to the Owner, shall have the right, but not the obligation, to clean and repair or restore such Roads and Declarant or the Homeowners Association may require the Owner to pay the cost thereof pursuant to a Special Assessment as provided in Article B, Section 8 hereof.

21. Maintenance of Lot During Construction. During construction, the Owner shall ensure that its contractors maintain a clean construction site, including, but not limited to, cleanup of all scraps, paper, or other waste materials, and that all access to the lot shall only be through the approved driveway, and by no other means. In the event that the Owner or its

contractors fail to maintain a clean construction site or enter the lot by means other than the driveway, Declarant or the Homeowners Association shall have the right to perform the necessary cleanup (including any road clean-up) and make the necessary repairs (including any repairs to any neighboring lot) and shall be entitled to collect from the Owner all expenses that were incurred by Declarant and the Homeowners Association and to levy a special assessment against the lot Owner.

22. Lamppost. All Owners shall pick-up, erect and maintain a subdivision standard lamppost, with an unswitched photo-electric cell, at a location to be reviewed and approved by Declarant. The design (including materials) of each lamppost shall be subject to the approval of Declarant, in Declarant's sole discretion. The lamppost shall be maintained by the Owner, at the Owner's expense, in a proper operating manner. If the Owner fails to maintain the lamppost in proper operating order, maintenance of the lamppost may, fifteen (15) days after written notice to the Owner, be performed by Declarant or the Homeowners Association and the cost of such maintenance shall be a Special Assessment against the Owner's lot, payable according to the terms and conditions contained in Article B, Section 8 hereof. Owners shall operate the light in the lamppost between the hours of dusk to dawn. All repairs, maintenance, operation and replacement of these lights shall be performed by the Owner at its sole expense.

23. Landscape Plans & Tree Restrictions. Owners shall submit a landscape plan for review by Declarant no later than at the time a building permit is applied for. The removal of any tree shall be subject to Declarant's review and approval and shall also be subject to the restrictions on tree removal set forth on the Subdivision Plat. 4 trees greater than 4 inches in diameter must be included in each lot’s landscape plan, with 2 such trees to be planted or maintained in the front yard.

24. Mailboxes. All Owners shall pick-up, erect and maintain a subdivision standard mailbox at a location to be reviewed and approved by Declarant and in accordance with Town of Lisbon and US Post Office regulations. The design (including materials) of each mailbox/newspaper box shall be subject to the approval of Declarant, in Declarant's sole discretion.

25. Fences and Screenings. Landscape Plans showing exact locations and construction details of fences, walls, hedges or mass screening plantings shall be submitted to Declarant and be approved in writing before they may be constructed or planted. Fence approvals are at Declarant's sole discretion and will depend on such items as landscape screening, functionality, location, and materials. No fences erected on any lot shall be higher than five (5) feet from the graded surface of the lot. No perimeter lot fencing shall be permitted. If the fence restrictions and ordinances of the Town of Lisbon or Waukesha County in effect from time-to-time are more restrictive than the restrictions contained herein, the zoning restrictions and ordinances shall control and supersede the terms and conditions contained herein to the extent and solely with respect to those issues for which such restrictions and ordinances are more restrictive.

26. Outside Storage. There shall be no long-term outside storage of cars, motorcycles, snowmobiles, ATVs, boats, watercraft, canoes, kayaks, jet skis, trailers, buses, trucks or campers, or any other vehicles or items deemed to be unsightly by Declarant or the Homeowners Association. "Long term" storage shall be any storage that persists for more than 30 consecutive days, or for more than half of any 60 day period. The overnight outside storage or parking of vehicles, used for commercial

purposes and bearing identification or signage of commercial purposes, is expressly prohibited, and any such commercial vehicle must be housed in a garage.

27. Miscellaneous Improvements. In ground swimming pools may be permitted upon approval by the Declarant. There shall be no above-ground swimming pools, sport courts, or satellite dish antennas having a diameter in excess of twenty-four (24) inches. No antenna or permitted satellite dish shall be mounted or installed on any roof. Any antenna or permitted satellite dish, if possible without interfering with reception, will be placed and screened so as to minimize its visibility from roadways and neighboring lots. Notwithstanding the foregoing, this section shall not supersede any applicable federal or state laws or ordinances regulating over the air receptive devices.

28. Debris. No lot shall be used in whole or in part for the storage of rubbish or building materials (other than during the construction of an approved Dwelling or other permitted Improvements) of any character whatsoever, nor shall any lot be used for the storage of any property, item or material that shall cause such lot to appear unclean or untidy or that will be obnoxious or offensive in the opinion of Declarant or the Homeowners Association. Trash, garbage, refuse, debris or other waste kept on any lot in preparation for removal from such lot shall be kept in sanitary, covered containers, which are stored out of sight of the street and adjacent property.

29. No Nuisance. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be a nuisance to the neighborhood in the opinion of the Declarant or the Homeowners Association.

30. Pets. No exterior dog kennel or dog house which is not attached to the Dwelling shall be constructed or maintained on any lot except as a detached accessory building pursuant to Section 14 of this Article A. No Owner shall keep any pet or pets which

create a nuisance to neighboring Owners or the public, in the opinion of the Declarant or the Homeowners Association. Owners shall comply with all Town of Lisbon and Waukesha County ordinances regarding the keeping and licensing of pets. All farm animals, poultry, horses, etc., and all animals kept for commercial purposes are strictly prohibited.

31. Owner's Waiver of Liability and Indemnification of Declarant Regarding Storm Water Detention Ponds and Storm Water Infiltration Ponds. The storm water retention ponds, infiltration basins, and Storm Water management devices or structures (collectively, "Ponds") located within the Subdivision have been created and were required by the Town of Lisbon and Waukesha County to assist in the detention and infiltration of storm water from the Subdivision. The Ponds are not intended to be used for swimming or as recreational facilities, and any such use of the Ponds is strictly prohibited. Any person entering the Ponds does so at their own risk. By purchase of a lot in the Subdivision, each Owner and its respective successors, assigns, heirs and personal representatives, waives, to the fullest extent permitted by law, any and all claims or liability for damages against the Declarant, the Homeowners Association, and their respective agents, contractors, employees, officers, directors, shareholders, members, successors and assigns, arising from, or relating to, bodily injury or property damage sustained in or about, or resulting from the use or existence of, the Ponds. In addition, each Owner, and their successors, assigns, heirs and personal representatives, agrees to indemnify, defend and hold harmless Declarant, the Homeowners Association, and their respective agents, contractors, employees, officers, directors, shareholders, members, successors and assigns, from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorneys' fees), including those arising from any death, bodily injury or property damage sustained in or about, or resulting from the use or existence of, the Ponds brought by any member of the Owner's family, the Owner's

invitees, or guests.

32. Enforcement. Declarant and the Homeowners' Association shall have the right, but not the obligation, to enforce all of the terms, conditions and restrictions contained herein and any rules or regulations promulgated hereunder. Any Owner violating the terms, conditions or restrictions contained herein shall be personally liable for, and shall reimburse Declarant or the Homeowners' Association for, all costs and expenses, including attorneys' fees, incurred by Declarant or the Homeowners' Association in enforcing the terms, conditions and restrictions contained in this Declaration. Any Owner who causes or allows any improvement or improvements to be constructed, installed, placed, or altered on that Owner's lot or anywhere else in the Subdivision without first obtaining the prior written approval of Declarant or the Homeowners' Association shall, at Declarant's or the Homeowners' Association's discretion, be required to remove such improvement or improvements in their entirety at the Owner's expense. The foregoing shall be in addition to any other rights or remedies which may be available at law.

33. Release of Liability. The Owners, by the purchase of their lots, agree that Declarant, the Homeowners Association and their respective agents, contractors, employees, officers, directors, shareholders, members, successors and assigns, shall not be held liable for any good faith decision or decisions made by Declarant, the Homeowners Association or their respective agents, contractors, employees, officers, directors, shareholders, members, successors and assigns in enforcing the terms, conditions and restriction contained herein and in establishing these restrictions.

34. Assignment of Authority. Declarant may delegate or assign the authority and responsibilities of Declarant contained herein to the Homeowners Association at such time as Declarant may elect in its sole discretion, but no later than the date that Declarant and any

Successor Developer no longer own any lots in the Subdivision. Declarant may assign the authority and responsibilities of Declarant contained herein to a successor developer who takes ownership of 2 or more Subdivision lots and agrees to assume the authority responsibilities of Declarant under these Restrictions ("Successor Developer"). Declarant's assignment of authority and responsibility to the Homeowners Association or to a Successor Developer shall terminate all obligations of such assignor; but even after such assignment, all waiver, indemnification and release of liability provisions contained in this document shall forever protect such assignor (Declarant), its agents, contractors, employees, officers, directors, shareholders, members, successors and assigns. Neither this provision nor any waiver, indemnification and release of liability provisions shall not be subject to modification except upon the written consent of the first Declarant and each Successor Developer (if any). A notice of any assignment should be sent to the Homeowners Association in accordance with Paragraph 35, below.

35. Notice to the Homeowners Association shall be given by mailing notice to the registered office of the Homeowners Association, or if none, then by sending notice to the last known Owner of each lot in the Subdivision, as shown in the tax rolls of the Waukesha County Treasurer.

ARTICLE B

BARNWOOD CONSERVANCY HOMEOWNERS' ASSOCIATION, INC.

I. Membership & Power. Each Owner of a lot in the Subdivision shall be a member in a Wisconsin non-stock, nonprofit corporation named BARNWOOD CONSERVANCY Homeowners' Association, Inc. (herein referred to as the "Homeowners Association"). The Homeowners Association is created for purposes of: (a) managing and controlling the common affairs of the Subdivision, (b) managing, controlling and maintaining any Common Area in the Subdivision (as defined below), and (c) performing other duties as set forth herein for the common benefit of the Owners.

2. Common Areas.

(a) The term "Common Areas" shall include the following areas of the Subdivision:

(i) All outlots, conservancy areas, dedicated trails and common areas of the Subdivision as shown on the Final Plat of the Subdivision.

(ii) Any area of easements granted to the Owners or Homeowners Association by Declarant or as indicated on the Final Plat over portions of the lands subject to this Declaration.

(iii) The grass areas, and any fencing and landscaping, contained within the unimproved portions of any public rights-of-way included within the lands subject to this Declaration.

(iv) Such areas of the Subdivision, any area outside of the Subdivision, and any Outlot within the Subdivision that have been dedicated to the Town of Lisbon or Waukesha County, to the extent that the obligation of maintaining

such area has been delegated to or assumed by the Homeowners' Association.

(v) Such other areas or items for which the Homeowners Association is obligated to maintain as set forth in the Development Agreement with the Town of Lisbon or Waukesha County.

(b) The "common areas" shall include all improvements to the areas described above.

(c) Each Subdivision lot shall have an appurtenant undivided fractional ownership interest in the Common Areas (that are not otherwise owned by or dedicated to the Town of Lisbon or Waukesha County), the numerator of which shall be one and the denominator of which shall be the total number of lots subject to the Declaration.

3. Use of Common Areas. All Common Areas and related facilities shall be used for the common benefit of the Owners of lots in the Subdivision and the general public, except as otherwise restricted by easement or rules promulgated by the Homeowners Association or by virtue of dedication to the Town of Lisbon or Waukesha County . Such Common Areas shall not be used for recreational or other activities by anyone unless in accordance with the terms, conditions and restrictions contained herein or as are hereafter adopted or otherwise approved by Declarant or the Homeowners Association. No rules may be created that give the Owners of the lots in the Subdivision greater rights to the common areas than the general public; however, this shall not preclude rules that would allow individuals to reserve common areas for occasional private use to the exclusion of others. Declarant shall have the right to erect signs in the outlots and Common Areas to promote the sale of lots, subject to the Town of Lisbon Sign Code. Any signs, monuments, structures or other common facilities constructed by Declarant or the Homeowners Association on any Common Areas shall be operated and properly maintained and repaired by Declarant or the Homeowners Association

(as the case may be) so as to be neat and attractive in appearance.

The Homeowners Association shall properly maintain the Common Areas so that they are neat and attractive in appearance (including, without limitation, proper care and cutting of grass and other vegetation). The Homeowners Association shall maintain all storm water drainage facilities (detention ponds, infiltration basins) so as to ensure that they function properly. The obligation to maintain the storm water detention ponds and infiltration basins includes, but is not limited to, the obligation to clean and dredge such facilities as necessary and as specified by the relevant sections of the manual for maintenance of the same supplied by the engineer who designed the ponds, if any, or as required by the Stormwater Maintenance Agreement entered into by Declarant and the Town of Lisbon or Waukesha County. Any plantings or signs placed in the Subdivision by Declarant or the Homeowners Association at any of the entry locations shall also be considered Common Areas, and shall be cared for and maintained in the same manners as described above. Any portion of the Common Area within the public street right-of-way may only be improved or altered with the consent of the appropriate public authorities, but such areas may be maintained in a neat and attractive manner by the Homeowners Association.

In the event that maintenance of the storm water management measures is not undertaken by the Homeowners Association, the Town of Lisbon or Waukesha County may perform maintenance work on the storm water management measures if such failure to maintain (i) has a material adverse effect on property, or (ii) endangers the public health or safety. This grant of authority is not intended to supersede the legal authority of the Town or County as set forth in applicable statutes or the municipal code, but is supplemental to such authority. If the Town of Lisbon or Waukesha County elect to act under this grant of authority either shall have the right to perform any such maintenance pursuant to this section if such

government entity shall provide the Homeowners Association with written notice stating with specificity the maintenance activities the Town of Lisbon or Waukesha County deems to be required with respect to the storm water management measures and the Homeowners Association shall have ten (10) days after receipt of such written notice to perform such maintenance. Said ten-day period shall be extended if the Association has commenced such maintenance work within the ten-day period and is diligently proceeding to complete the same.

In the case of an emergency situation, as determined in the discretion of the Town of Lisbon or Waukesha County, no notice will be required prior to the Town of Lisbon or Waukesha County performing emergency maintenance.

The costs of any measures undertaken by the Town of Lisbon pursuant to this Section shall be assessed against all the lot owners pro rata according to their fractional ownership interest in accordance with the provisions of Section 66.0627, Wis. Stats., as it may be amended and renumbered hereafter. It is expressly understood and acknowledged that such costs shall be deemed a special charge for current services and may be levied in accordance with the provisions of Section 66.0627, Wis. Stats., as it may be amended and renumbered hereafter.

Any such assessment which is not paid within sixty days after billing shall be deemed a delinquent special charge and shall become a lien upon the lot against which such charge has been assessed. Such delinquent charges shall be extended upon the current or next tax roll as a delinquent tax against the lot for which payment has not been received, and all proceedings in relation to the collection, return and sale of the property for delinquent real estate taxes shall apply to such special charge.

The Homeowners Association shall, maintain and repair all buildings constructed in

the Common Areas.

4. Association Governance. The Homeowners Association shall initially be governed by a three member Board, hereinafter referred to as the "Board," which shall be authorized to manage the Homeowners Association. The initial members of the Board will be appointed by Declarant. The number of Board members may be altered subject to restrictions set forth in the Association's Articles of Incorporation and Bylaws.

5. Board Members. To qualify as a member of the Board, a person must be an Owner or a duly designated officer, agent or representative of Declarant.

6. Terms and Declarant's Rights. The term of office of the initial members of the Board (which have been appointed by Declarant) shall commence upon the incorporation of the Homeowners Association and appointment by Declarant, and shall continue until Declarant assigns all authority and responsibility under these Restrictions to the Homeowners Association or a successor developer in accordance with Paragraph A.34., above. . During such initial term, Declarant shall have the right to appoint, remove or replace all three members of the Board.

7. Powers. Subject to the rights of Declarant as provided in Article B, Section 6 above, the election, duties, and powers of the Board shall be as provided in the Bylaws of the Homeowners Association.

8. Assessments. The Board shall levy and collect assessments in accordance with the following:

(a) The Owner of each lot shall be subject to a general annual (or more frequent, if required) assessment ("General Assessment") equal to its pro rata share of the costs incurred or anticipated to be incurred by the Homeowners Association in performing its duties and

discharging its obligations hereunder. The pro rata share of an Owner of a lot shall be a fraction, the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration at the time of the assessment. General Assessments shall include, but not be limited to: taxes; insurance; repair, replacement and additions to the improvements made to the Common Areas; equipment; materials; labor, management and supervision thereof; and, all costs for the Association reasonably incurred in conducting its affairs and enforcing the terms, conditions and restrictions contained in this Declaration.

The Board shall also have the power to levy a special assessment ("Special Assessment") against any individual Owner for the failure of such Owner to: maintain said Owner's lot in accordance with the reasonable standard of the Subdivision; install the seeding, sodding, and/or mulching of the lots; maintain the lamppost and mailbox required herein; install lawn trees and landscaping required herein; and, failure of said Owner to comply with the terms, conditions and restrictions contained in this Declaration.

Herein General Assessments and Special Assessment are sometimes collectively referred to as "Assessments."

(b) Assessments shall be approved at a duly convened meeting of the Board.

(c) Written notice of an Assessment shall be personally delivered to each Owner subject to the Assessment or delivered by regular mail addressed to the last known address of such Owner.

(d) Assessments shall be due and payable on or before thirty (30) days after the mailing or personal delivery of the notice, as the case may be.

(e) Assessments not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, and such unpaid Assessments and the interest

thereon shall constitute a continuing lien on the real estate against which it was assessed until they have been paid in full. The Assessments and interest thereon shall also be the personal obligation of the Owner of the lot against which the Assessment was made at the time the assessment was made.

(f) The Board may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of a lien for any such unpaid Assessment and, upon payment or satisfaction of the amount due, record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorney fees relating to any such document or the collection of an Assessment shall be borne by the affected Owner.

(g) Upon application by any Owner, any member of the Board may, without calling a meeting of the Board, provide to such Owner a statement in recordable form certifying (1) that the signer is a duly elected or appointed member of the Board, and

(1) as to the existence of any unpaid assessments or other amounts due to the Homeowners Association. Such statement shall be binding upon the Board and shall be conclusive evidence to any party relying thereon of the payment of any and all outstanding Assessments or other amounts due to the Homeowners Association.

(h) Without limiting the availability of all legal and equitable remedies available to Declarant or the Homeowners Association, any lien for Assessments may be foreclosed by a suit authorized by the Board to be brought on behalf of the Association, in a like manner as the foreclosure of a mortgage on real property. The affected Owner shall be responsible for all of the Association's costs in collecting the Assessment, including, but not limited to, attorneys' fees.

9. Limitation on Board. During the initial term of the Board, the Board shall not

have the power to make improvements to the Common Area in addition to those then in existence (herein referred to as "Additional Improvements") without the written approval of Declarant. After the initial term, the Board shall not have the power to make Additional Improvements having a cost in excess of Five Thousand Dollars ($5,000.00) without the consent of the then current Owners of twenty-three (23) lots.

10. Indemnification of Board. Members of the Board shall not be liable for any action taken by them in good faith in discharging their duties hereunder, even if such action involved a mistaken judgment or negligence by the member or agents or employees of the Board. The Association shall indemnify and hold the members of the Board harmless from and against any and all costs or expenses, including reasonable attorney's fees, in connection with any suit or other action relating to the performance of their duties hereunder.

11. Failure to Enforce Not Waiver. Failure of the Homeowners Association or the Board to enforce any terms, conditions or restrictions contained in this Declaration, upon the violation thereof, shall not be deemed to be a waiver of the rights to do so, or an acquiescence in any subsequent violation.

ARTICLE C

AMENDMENT PROVISIONS

Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the Owners of lots having at least seventy five percent (75%) of the votes in the Association; provided, however, that any such action must also be approved in writing by Declarant so long as it shall be an Owner. This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded, and shall be effective upon recording in the office of the Register of Deeds for Waukesha County,

Wisconsin. Where there is more than one owner of a lot the signature of any one co-owner shall be adequate to demonstrate that all co-owners of such lot have "executed" the document(s) described above.

ARTICLE D

RESERVATION BY DECLARANT OF RIGHT TO GRANT EASEMENTS

Declarant hereby reserves the right to grant and convey easements to any government entity and to any public or private utility or communications company, upon, over, through or across those portions of any lot within 10 feet of any lot line and upon, over, through or across any portion of any outlet for purposes of allowing the government entity, utility or communications company to furnish gas, electric, water, sewer, cable television, fiber optic or other utility service within or through the Subdivision; or through any portions of the Subdivision for purposes of facilitating drainage of storm or surface water within or through the Subdivision. Declarant may grant such easements in its own name and without the consent or approval of any lot Owner, until such time as Declarant has conveyed legal title to all lots platted in the Subdivision. After that time the Board shall have the power to grant easements to any government entity and/or to any public or private utility or communications company upon, over, through or across any portion of any outlot for purposes of allowing the government entity, utility or communications company to furnish gas, electric, sewer, cable television, fiber optic or other utility services within or through the Subdivision, or through any portions of any outlots for purposes of facilitating drainage of storm or surface water within or through the Subdivision.

ARTICLE E

TERM AND BINDING EFFECT

This Declaration and any amendments shall be in force for a term of 30 years from the date the Declaration is recorded. Upon the expiration date of such initial 30 year term or any extended term as provided herein, this Declaration shall be automatically extended for a successive term of 10 years, unless prior to the end of the then-current term a Notice of Termination is executed by the Owners of at least seventy-five percent (75%) of all lots and their mortgagees, and is thereafter recorded in the Office of the Register of Deeds of Waukesha County. This Declaration shall be a covenant running with all lands within the Subdivision and shall be binding upon all Owners and any other person claiming under or through Declarant. Where there is more than one owner of a lot the signature of any one co-owner shall be adequate to demonstrate that all co-owners of such lot have "executed" the document(s) described above.

This Declaration of Restrictions of BARNWOOD CONSERVANCY is executed by the undersigned as of _____, 2018.

DECLARANT

BARNWOOD CONSERVANCY, LLC

By _____

Chris Miller

STATE OF WISCONSIN)

) ss.

COUNTY OF WAUKESHA)

Personally came before me_____, day of _____, 2018, Chris Miller, as authorized member of BARNWOOD CONSERVANCY, LLC, a Wisconsin limited liability company, who acknowledged the foregoing document for the purposes recited therein on behalf of said limited liability company.

_____

Notary Public, State of Wisconsin

My commission expires _____

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by BARNWOOD CONSERVANCY, LLC, a Wisconsin limited liability company to the undersigned recorded in the office of the Register of Deeds of Waukesha County, Wisconsin, on _____, as Document No. _____, does hereby consent to all of the terms and conditions of the foregoing Declaration, and agrees that its interest in the Property shall be subject in all respects to the terms thereof.

Dated this _____ day of _____, _____.

_____

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, _____, as president of _____; who acknowledged the foregoing document for the purposes recited therein on behalf of the same.

_____
Notary Public, State of Wisconsin
My commission expires _____

EXHIBIT A LEGAL DESCRIPTION

The BARNWOOD CONSERVANCY

Lots 1 through 52 and Outlots 1, 2 and 3 of "BARNWOOD CONSERVANCY", recorded in the Office of the Register of Deeds for Waukesha County on
_____, in Book _____ of Subdivision Plats, at Pages __ through _._, as Document No. _____, being a Subdivision of a part of the [insert legal description], Waukesha County, Wisconsin.

Parcel Identification Number prior to recording of Subdivision Plat: _____

EXHIBIT B

Historic Home Styles

Something similar to these styles are encouraged.

Style: **GREENWOOD**

Note:

Style: **HAMPSHIRE COLONIAL**

Note:

Style: **HAMPSHIRE CRAFTSMAN**

Note:

Style: **HAMPSHIRE TRADITIONAL**

Note:

Style: **WILLOWOOD EYEBROW WINDOW**

Note:

Style: **WILLOWOOD SINGLE DORMER**

Note:

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT C – PRELIMINARY PLAT APPROVALS

~ Attached ~

EXHIBIT C

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Scott Walker, Governor
Ellen E. Nowak, Secretary
Dawn Vick, Division Administrator

April 18, 2018

RECEIVED
APR 23 2018
TOWN OF LISBON

018
PERMANENT FILE NO. 27820

DONALD C. CHAPUT
CHAPUT LAND SURVEYS
234 W FLORIDA ST STE 306
MILWAUKEE WI 53204

Subject: BARNWOOD CONSERVANCY
NE1/4 S19 T8N R19E
TOWN OF LISBON, WAUKESHA COUNTY

Dear Mr. Chaput:

You have submitted the preliminary plat of BARNWOOD CONSERVANCY for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats. Certification of this plat does not include review for compliance with requirements relating to private sewage systems."

DEPARTMENT OF ADMINISTRATION COMMENTS:
We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

s. 236.20 (2) (f) On the final plat, all of the easements, including the trail easements, must be delineated.

s. 236.20 (4) (b) The streets being dedicated on the final plat must all be labeled as "Dedicated to the Public".

Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

PRELIMINARY PLAT OF BARNWOOD CONSERVANCY

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

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

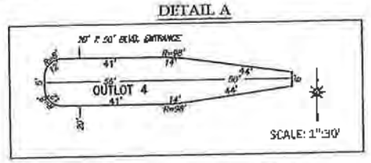
THE LIENHOLDERS OF LOTS 1 THROUGH 52 OF THE BARNWOOD CONSERVANCY SUBDIVISION EACH SHALL HOLD 1/52 UNDIVIDED INTEREST IN OUTLOTS 1, 2 AND 3 WHERE THE STORMWATER MANAGEMENT PROACTIVES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLIES TO OUTLOTS 1, 2 AND 3 AND DRAINAGE EASEMENTS. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF LISBON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-52 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

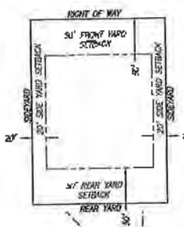
BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the NW 1/4 bears N00°11'52"E. Vertical Datum is based on NGVD-29

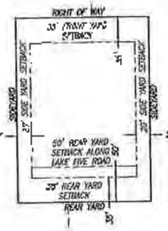
DETAIL A



TYP. SETBACK DETAILS ZONE R-1

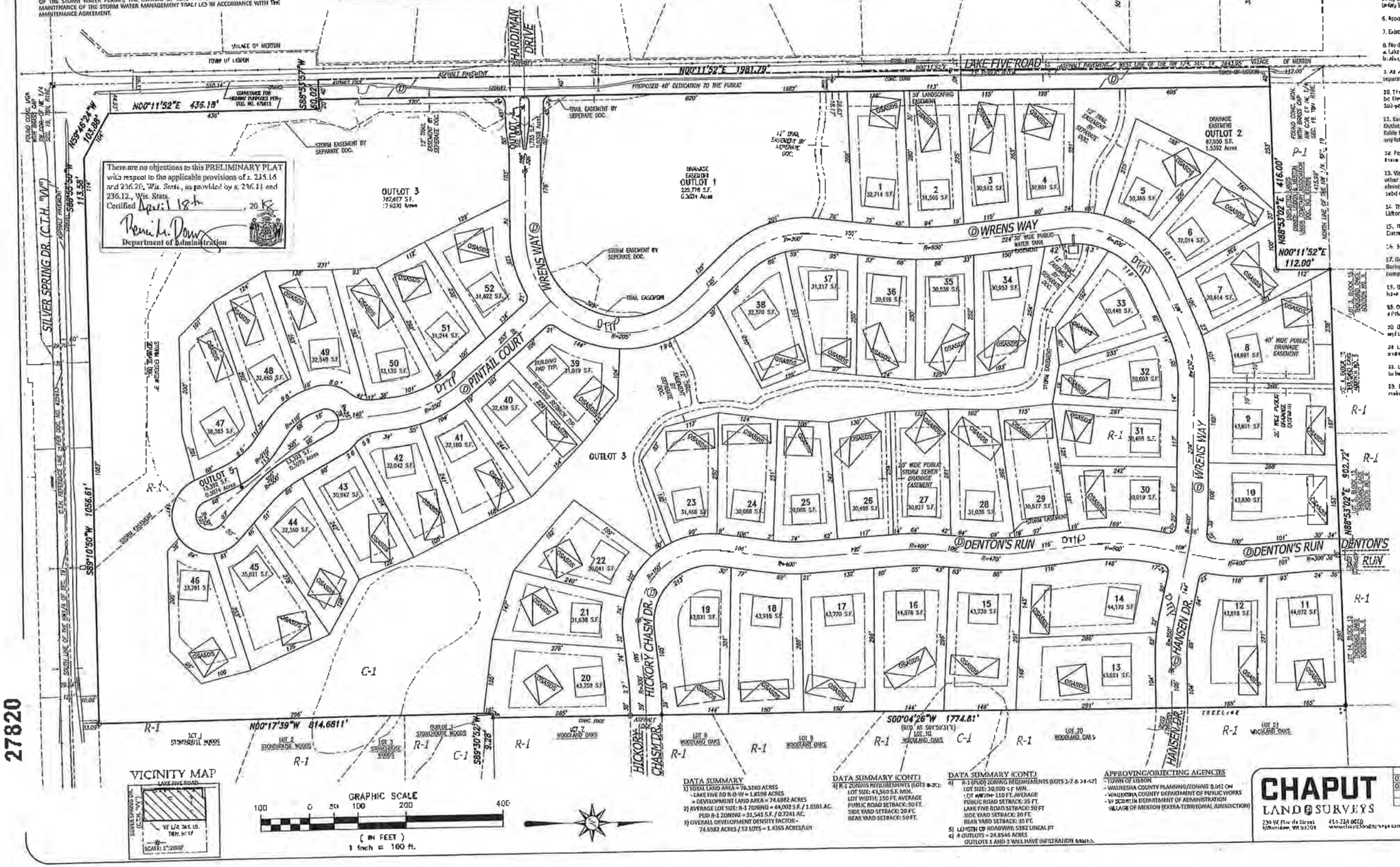


TYP. SETBACK DETAILS ZONE R-1(PUD)



OWNER/SUBDIVIDER
Miller Marriott Construction Co., LLC
245 Pewaukee Ave. Suite 201
Pewaukee, WI 53072

ENGINEER
RWD Engineering
17000 W. North Ave. Bldg. D
Brookfield, WI 53005



NOTES

1. Property is located within the FEMA flood map 55133D0058H, effective on 11/05/2014 and indicated is within Zone X, areas of minimal flooding.

2. The Wisconsin DNR concurrence letter (WG-SE-2017-60-03846) dated 12/28/17 for the Wetlands Determination and Delineation performed by Stantec on September 28, 2017 confirms that no wetlands are present on the site.

3. Lots to be serviced by water and onsite soil absorption sewage disposal systems (OSASDS). System locations shown is approximate location.

4. Public Roads to be paved with Asphalt with open road ditches and culverts except where there is to be Concrete Curb and Gutter in Wrens Way, Pintail Ct. and along Boulevards.

5. Stormwater drainage easements shall be provided around stormwater facilities on Outlots 1, 2 and 3. Utility easements shall be determined by the utility companies and included on the Final Plat. All lots to have Underground Utility Services.

6. Topography by Chaput Land Surveys, LLC, September, 2017.

7. Existing buildings will be removed.

8. No direct vehicular access shall be allowed onto
a. Lake Five Road from Lots 1, 2, 3 and 4 and Outlots 1, 2 and 3.
b. Also, Silver Spring Drive (C.T.H. "W") from Outlot 3.

9. All wells shall be located within 50 ft. of the front lot line to insure proper separation to septic systems and stormwater management areas.

10. The lowest adjacent yard grade of any permanent structure or lower grade floor elev. 1245.0 or higher to provide 2 ft. vertical separation to the peak 100-year elevation in the Inner Water Tab.

11. Each individual lot owner shall have an undivided fractional ownership in Outlots No. 1, 2, 3 and 4. The Town of Lisbon or Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or outlot in this subdivision by reason of tax delinquency.

12. Per the Wisconsin Historic Preservation Database and State Archaeologist there are no recorded archaeological sites on the site.

13. Vision Corner Easements: The height of planting beds, fences, signs & any other structure within the easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the lots in this subdivision to the public roads across the outlot corner.

14. The 13 foot wide Public Access Easement is granted to the Town of Lisbon for access and purposes.

15. The 15 foot wide Landscaping Easement is granted to the Barnwood Conservancy Homeowners Association.

16. Soil Types shown on Sheet 2.

17. Geotech Soil Borings and Septic Testing shown on Sheets 2-5. Geotech Soil Borings were completed by PSI Inc. on 8/28/17. The Septic Testing was completed by Leitzau Inc. on 12/18/17 and observed by Waukesha County.

18. Both Urban and Rural Sections have 24 foot pavement. Urban Sections will have 30" Concrete Curb and Rural Sections will have 2 feet Gravel Shoulder.

19. Outlot 1 contains Stormwater Management Facilities, a Public Trail System, a Private Shelter and Open Space.

20. Outlot 2 contains Stormwater Management Facilities, a Public Trail System and Open Space.

21. Outlot 3 contains Stormwater Management Facilities, a Public Trail System and Open Space.

22. Outlot 4 contains Landscaping within the Wrens Way entrance Landscaping to be maintained by the Owners of all Lots within this Subdivision.

23. Outlot 5 contains Landscaping within the Pintail Court cul de sac to be maintained by the Owners of all Lots within this Subdivision.

LEGEND

- WROUGHT IRON PIPE
- IRON CAPPED 1" PIPE
- INDICATES RADIUS OF CURVE
- INDICATES RIGHT-OF-WAY DEDICATED TO THE PUBLIC
- R-1 ZONING CLASSIFICATION
- 60" x 60" BUILDING PAD TYP.
- OSASDS - OFFSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEM

I, Donald C. Chaput, Registered Land Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I, to the best of my knowledge, have fully complied with the provisions of the subdivision and platting ordinance of the Town of Lisbon, Waukesha County and Chapter 236 of the Wisconsin State Statutes.

Date: December 23, 2017

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

DATA SUMMARY

1) TOTAL LAND AREA = 76.5180 ACRES
- LAKE FIVE RD R-O-W = 1.8198 ACRES
= DEVELOPMENT LAND AREA = 74.6982 ACRES
2) AVERAGE LOT SIZE: R-1 ZONING = 44,002 S.F. / 1.0101 AC.
PUD R-1 ZONING = 31,541 S.F. / 0.7241 AC.
3) OVERALL DEVELOPMENT DENSITY FACTOR = 74.6982 ACRES / 52 LOTS = 1.4365 ACRES/LOT

DATA SUMMARY (CONT.)

4) R-1 ZONING REQUIREMENTS (LOTS R-2C):
LOT SIZE: 43,560 S.F. MIN.
LOT WIDTH: 150 FT. AVERAGE
PUBLIC ROAD SETBACK: 50 FT.
SIDE YARD SETBACK: 20 FT.
REAR YARD SETBACK: 50 FT.

DATA SUMMARY (CONT.)

4) R-1 (PUD) ZONING REQUIREMENTS (LOTS 2-7 & 24-52)
LOT SIZE: 30,000 S.F. MIN.
LOT WIDTH: 110 FT. AVERAGE
PUBLIC ROAD SETBACK: 35 FT.
LAKE FIVE ROAD SETBACK: 50 FT
SIDE YARD SETBACK: 20 FT.
REAR YARD SETBACK: 35 FT.
5) LENGTH OF ROADWAY: 5382 LINEAL FT
6) # OUTLOTS = 24.8546 ACRES
OUTLOTS 1 AND 3 WILL HAVE INFILTRATION BASINS.

APPROVING/OBJECTING AGENCIES

- TOWN OF LISBON
- WAUKESHA COUNTY PLANNING/ZONING DIVISION
- WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS
- WAUKESHA DEPARTMENT OF ADMINISTRATION
- VILLAGE OF MERTON (EXTRA-TERRITORIAL JURISDICTION)

CHAPUT LAND SURVEYS
230 W. Flint St. Street
N. Prairie, WI 53153
414-228-0050
www.chaputlandsurveys.com

Date	Revision description
01/24/18	Town review edits
03/09/18	Town review edits

This document is an instrument of service and is the property of Chaput Land Surveys. Reproduction or use of this document or any part thereof without written consent of Chaput Land Surveys is prohibited without proper acknowledgment and payment for the use of the data hereon.

SHEET 1 of 5
Drawing No. 2672-dEb

RECEIVED
APR 23 2018
TOWN OF LISBON

RECEIVED
MAR 12 2018
DEPT OF ADMINISTRATION

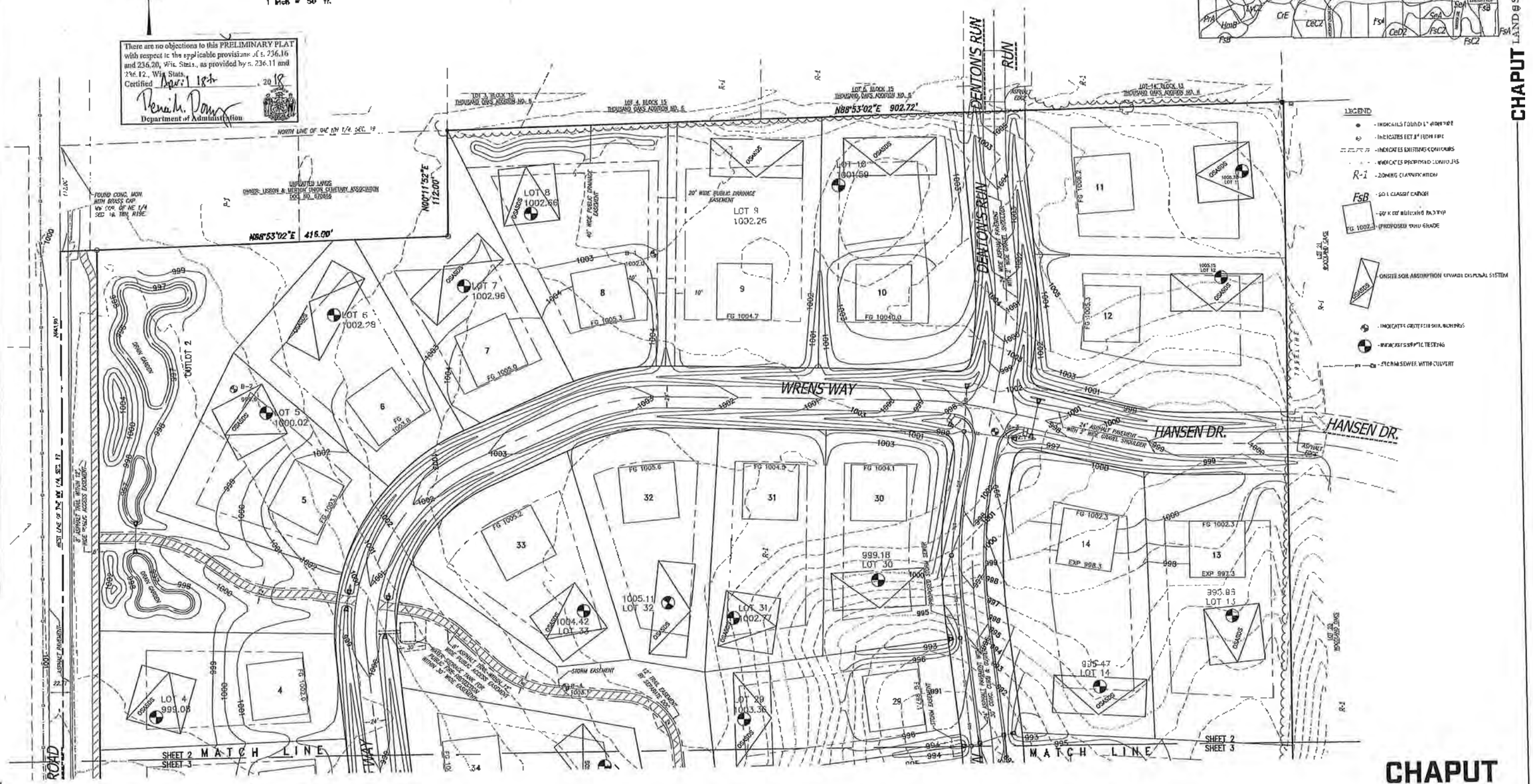
Received: 03/20/2018
27820
018

PRELIMINARY PLAT OF BARNWOOD CONSERVANCY

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12., Wis. Stats.
Certified April 18th, 2018
Department of Administration



CHAPUT LAND SURVEYS

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

SHEET 2 of 5
Drawing No. 2672-dEb

27820

Received: 09/30/2018

018

PRELIMINARY PLAT OF BARNWOOD CONSERVANCY

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

There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.15 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12, Wis. Stats.
Certified April 18, 2018
Department of Administration

GRAPHIC SCALE
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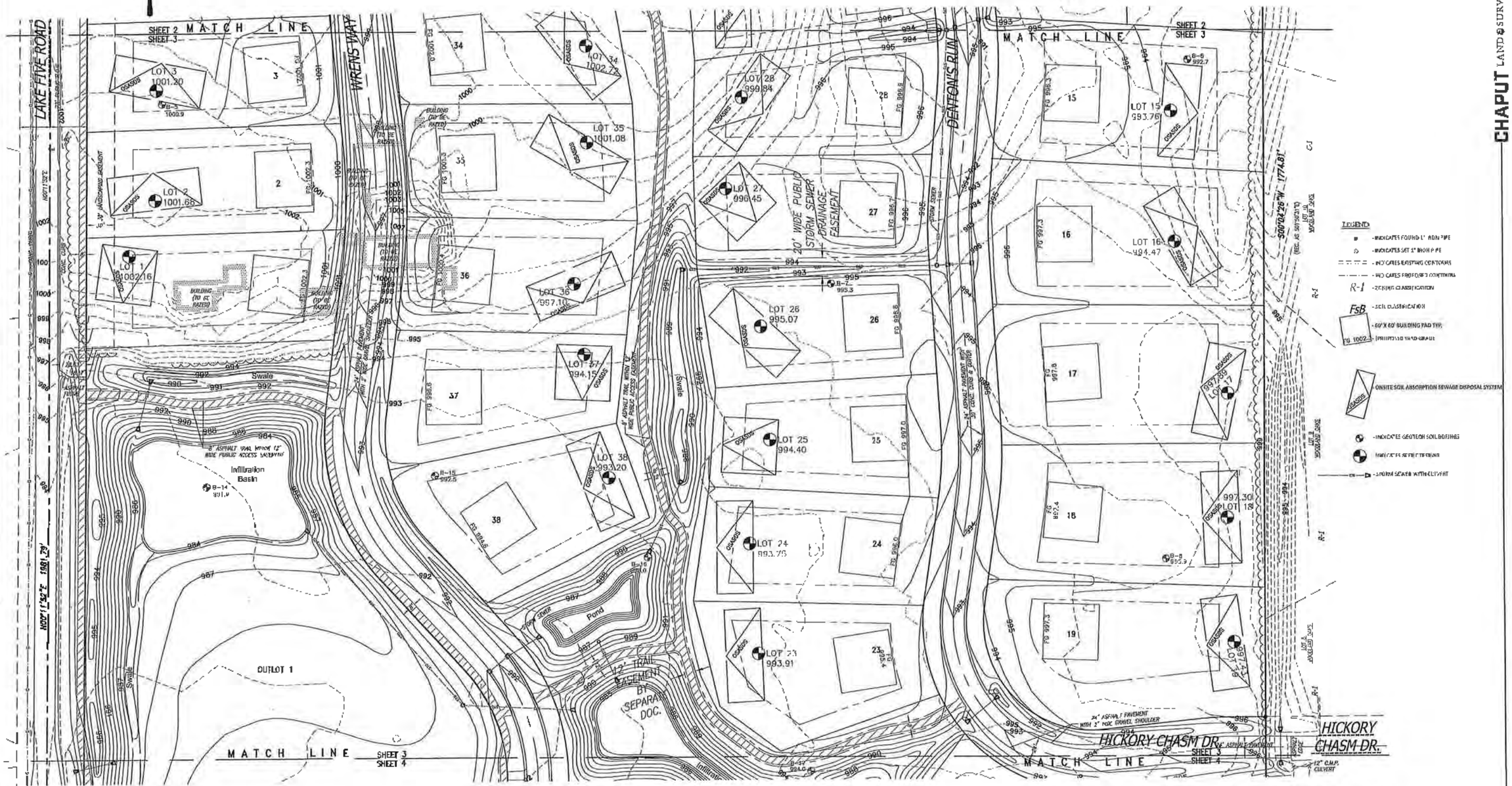
(IN FEET)
1 inch = 50 ft.



CHAPUT LAND SURVEYS

CHAPUT
LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204 414-220-9068 www.chaputlandsurveys.com
SHEET 3 of 5
Drawing No. 2672-dEb

27820

Received: 03/20/2018

PRELIMINARY PLAT OF BARNWOOD CONSERVANCY

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

There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12, Wis. Stats.
Certified April 18, 2018
Department of Administration

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204 414-224-9069 www.chaputlandsurveys.com

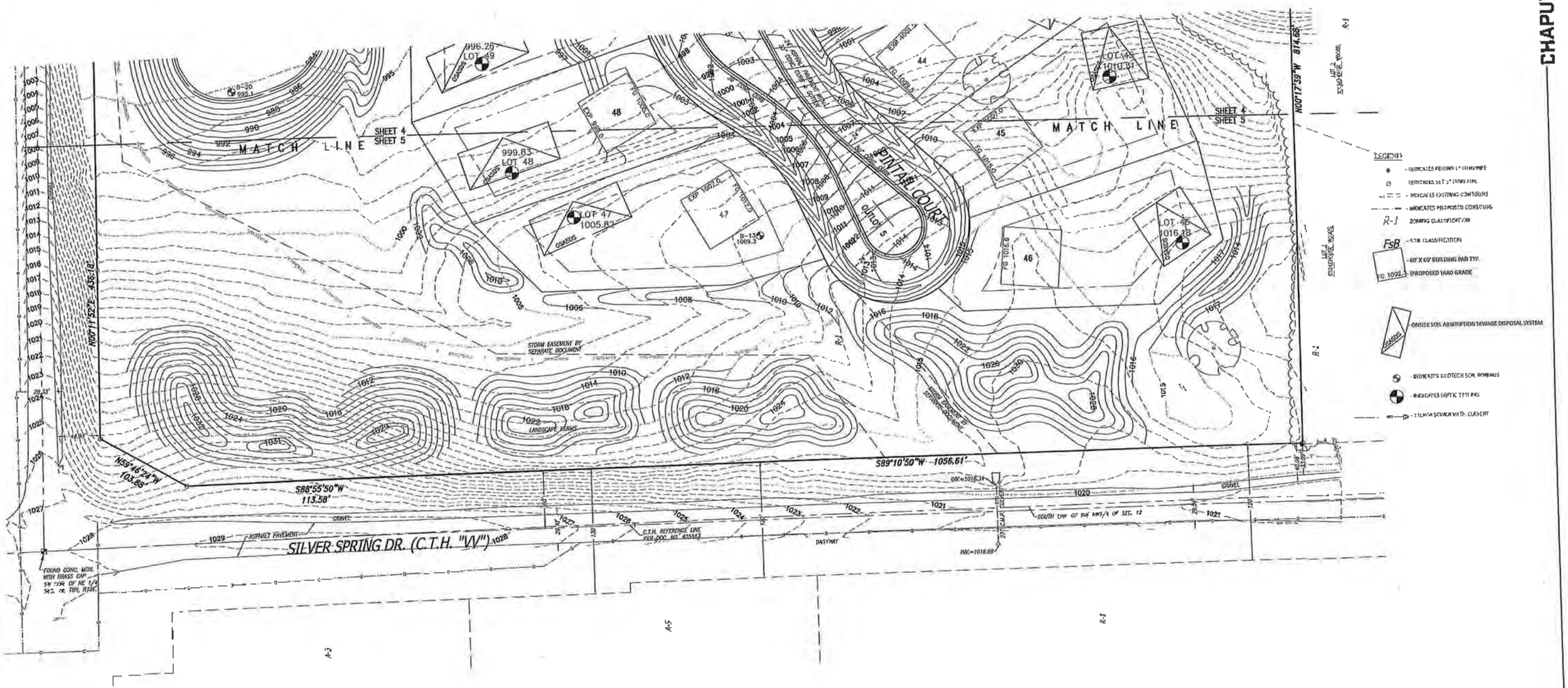
SHEET 1 of 5
Drawing No. 2672 dab

27820
Received: 02/20/2018

PRELIMINARY PLAT OF BARNWOOD CONSERVANCY

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin.

There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12, Wis. Stats.
Certified April 18th, 2018
Department of Administration



CHAPUT LAND SURVEYS

CHAPUT
LAND SURVEYS
334 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com
SHEET 5 of 5
Drawing No. 2672-dEb

27820

Recorded: 03/28/2018

allow, but would like the Administrator to speak with Sussex about continuing the sidewalks through the Town portion because it wouldn't make sense to have a sidewalk stop, have a gap and start up again. Supervisor Gamiño agrees it should be looked into and does the Town have any rules as to how to take care of your sidewalk? Director DeStefano stated we already have a good mutual relationship with Sussex taking care of road clearing but is sure they would do that. They have a machine specifically designed to clear sidewalks so it would make sense to have them do it, but we'd have to talk to them about that. There was further discussion about the pros and cons of bidding this project out separately. Town Board members agreed there isn't enough time to send out another bid and the Town is still saving money by using this alternate bid.

Motion by Supervisor Moonen to award the Good Hope Road Reconstruction Contract – Stark Pavement Corporation, at a cost not to exceed $279,300. Seconded by Supervisor Beal. Motion carried, 4-0.

Discussion and necessary action to approve Barnwood Conservancy Preliminary Plat dated March 9, 2018.

Administrator Janecke stated Wis. State Statute §236.11(1)(a) requires that within 90 days of receiving the preliminary plat, the approving agency (Town Board) shall take action to approve, approve with conditions, or deny the preliminary plat. The Preliminary Plat was received by the Town Hall on January 25 and effectively this is the last Board meeting before the 90 day requirement sunsets. If action isn't taken, final approval shall be assumed. The Plan Commission unanimously approved the preliminary plat with four conditions, and all but one of those four conditions has been fulfilled. The last outstanding condition from the Plan Commission is #1 on the list below. The other conditions were decided upon in conjunction with the Town's Attorney, Planner, and Staff. Planner Lindstrom stated Waukesha County is also still reviewing the plat and some of these conditions are Waukesha County's.

Motion by Chairman Osterman to approve the Barnwood Conservancy Preliminary Plat dated March 9, 2018, subject to the following conditions:

1. *Include the location of Lot 9 percolation test of Sheet 2.*
2. *Submittal of a storm water management plan acceptable to the Town and Waukesha County.*
3. *Submittal of landscape plan acceptable to the Town.*
4. *Submittal of detailed grading plan acceptable to the Town.*
5. *Approval of all legal documents, i.e., Developer's Agreement and Declarations.*
6. *Submittal of shared ownership of out lots plan acceptable to the Plan Commission and Town Board.*
7. *A traffic study be completed and shall include a plan for turn-in and out lanes and include other improvements to the road thereof.*
8. *All other required documents and approvals as required by Town ordinances.*
9. *Compliance with any approved Planned Unit Development (PUD) General Development Plans and Specific Development Plans.*
10. *All other required documents needing Waukesha County approval.*

Seconded by Supervisor Gamiño. Motion carried, 3-1, with one nay by Supervisor Beal.

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 Waukesha County of the same:

> **Ordinance 05-18, Ordinance Rezoning the Hamilton School District property from the Agricultural 10 (A-10) District and Upland Corridor (UP) District to the Public & Institutional (P&I) and Upland Corridor (UP) District.**

EXHIBIT C

Ruekert • Mielke

RECEIVED
By Gina Gresch at 3:15 pm, Apr 26, 2018

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

April 3, 2018

Mr. Thomas A. Nelson
Administrator/Clerk/Treasurer
Village of Merton
P.O. Box 13
Merton, WI 53056

RE: Barnwood Conservancy
Preliminary Plat Extraterritorial Review-UPDATED

Dear Mr. Nelson:

Pursuant to the Village's request, we have completed our review of the Preliminary Plat of Barnwood Conservancy submitted by Chaput Land Surveys, for the compliance with the Village of Merton Chapter 18 Land Division Ordinance.

1. Per the Village of Merton 18.403 Plat Data (12): This proposed development contains and existing farm and dwelling and the existing well should be shown on the Preliminary Plat.

2. Per the Village of Merton Chapter 18.403 (22): The Approximate Location of any existing onsite sewage treatment and disposal systems should be shown on the Preliminary Plat.

3. General Comments:

   a. Per the Village of Merton Chapter 18.506 Final Plat: The Final Plat will require the grid coordinates of the Section corners to be placed on the Final Plat and for this reason should be placed on the Preliminary Plat.

   b. Comments for Sheet 1 of 5:

      i. The symbol for the monument at the Southeast corner of the Proposed Subdivision seems to show two monuments at that location and several dimension arrows. Please clarify.

      ii. No monuments are shown on the Southwest corner of the Proposed Subdivision boundary. Please indicate the monuments found or set.

      iii. There appears to be a dashed/dot line within Proposed Outlot 3 with no description. This should be clarified.

iv. The found concrete monument with brass cap marking the North 1/4 corner of Section 19 does not match the Center of Section 19.

4. Per the Village of Merton Chapter 18.407, a copy of any proposed protective covenants and any proposed homeowners' association declarations or other documents, should be developed and provided for the Village's records.

If the Village is of a mind to approve the preliminary plat we recommend that the above items be made a condition of approval.

Thank you for allowing us to be of service. If you have any questions, please contact our office.

Very truly yours,

RUEKERT & MIELKE, INC.

Christopher M. Genellie, P.E. (WI), CPESC
Senior Project Manager
cgenellie@ruekert-mielke.com

CMG:sjs
cc: Ron Reinowski, Village of Merton
Julie Ofori-Mattmuller, Village of Merton
Rebecca K. Alonge, Ruekert & Mielke, Inc.
File

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT D – FINAL PLAT

To be attached upon completion of the road.

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT E – DEDICATION / IMPACT FEES

Cash Bond Payments		
Impact Fees ($2,703.76 per lot)		$ 140,595.52

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT F – LANDSCAPING PLAN

~ Attached ~

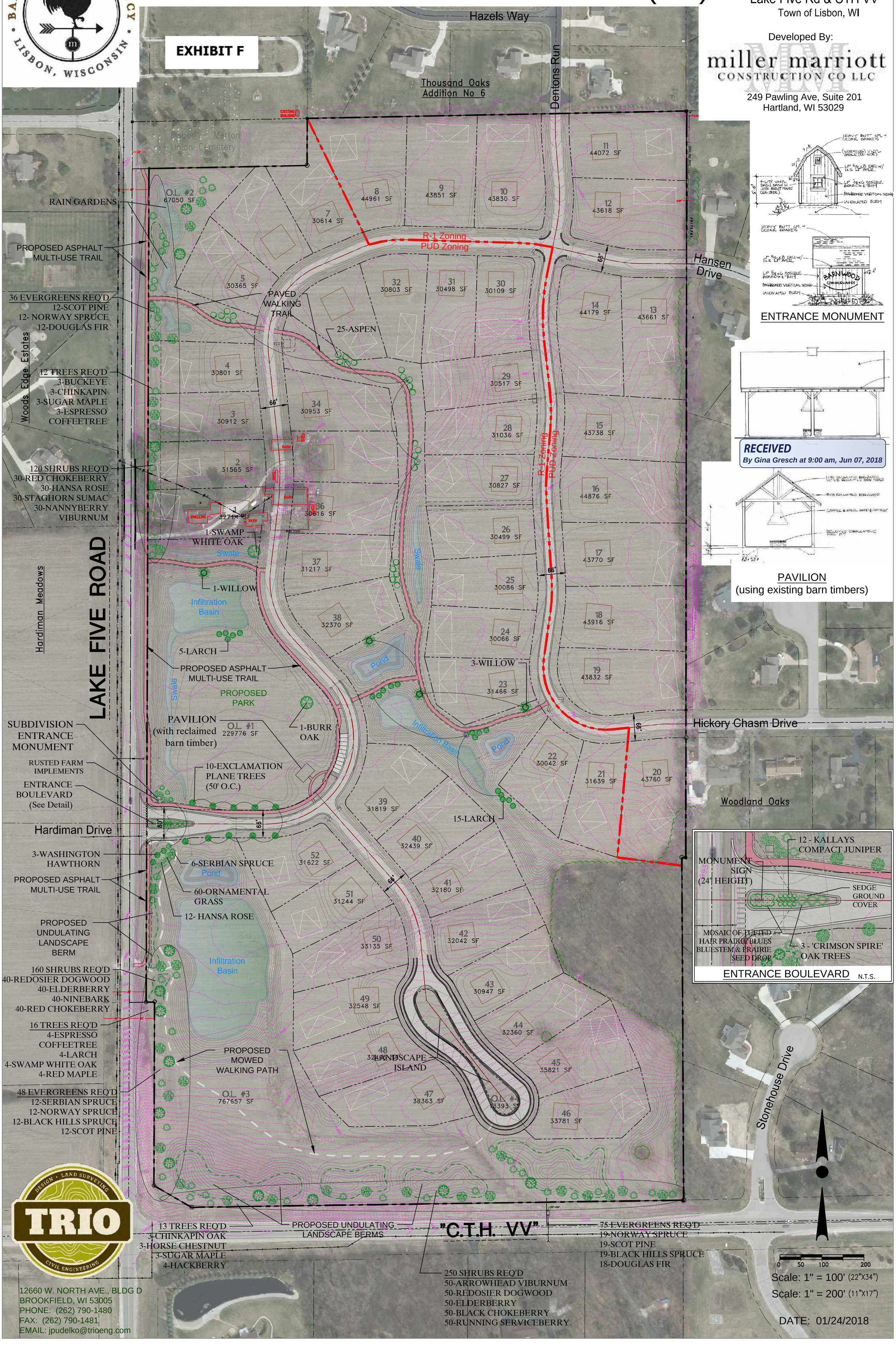
BUFFER TYPE PLANTED FOR PROPOSED DEVELOPMENT: LUI FACTOR = 1 (0-3)

BARNWOOD CONSERVANCY · LISBON, WISCONSIN

EXHIBIT F

Barnwood Conservancy
Lake Five Rd & CTH VV
Town of Lisbon, WI

Developed By:
miller marriott CONSTRUCTION CO LLC
249 Pawling Ave, Suite 201
Hartland, WI 53029



ENTRANCE MONUMENT

RECEIVED
By Gina Gresch at 9:00 am, Jun 07, 2018

PAVILION
(using existing barn timbers)

ENTRANCE BOULEVARD N.T.S.

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

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT G – INSURANCE

To be provided prior to Town Board upon Attorney's review.

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT H – GENERAL & SPECIFIC DEVELOPMENT PLANS

~ GDP Attached ~

SDP (Reso 04-18) will be attached after it is approved.

EXHIBIT H

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

Ord. 01-18

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

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

SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and Intent

1. Planned Unit Development Overlay District (PUD) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.

2. The planned development procedure requires a high degree of cooperation between the developer and the Town. The procedure described herein is designed to give the developer general development plan approval before completing all of the detailed design work while providing the Town with assurances that the project will retain the character envisioned at the time of approval.

(b) Identified objectives

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

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

(c) Relationship to other applicable regulations

1. Permitted and accessory uses. Permitted and accessory uses in the planned development overlay district shall be the same as those permitted in the base zoning district or districts in which the PUD is located.

2. Mixed uses. A mix of different uses within a planned development overlay district may be permitted if the plan commission and Town board determine that the mix of uses is compatible and necessary to achieve the objectives of the PUD.

3. Floor area and height. The PUD may provide for an increase in the maximum gross floor area, floor area ratio, and/or maximum building height allowed in the base zoning district for the purpose of promoting project integration and additional site amenities.

4. Building setbacks. The PUD may provide for a reduction of required setbacks in the base zoning district, provided that a landscaped setback area of the minimum width established for the base zoning district is maintained along the periphery of the PUD.

5. Lot requirements. The Town Board may authorize reductions in the area and width of individual lots within a PUD from that required for the base zoning district, provided that such reductions are compensated for by an equivalent amount of open space elsewhere in the Planned Unit Development. Such open space shall not include areas designated as public or private streets. The plan may increase the maximum density beyond that permitted in the base zoning district for the purpose of promoting an integrated project with a variety of housing types and additional site amenities.

6. Street layout. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive areas or environmental corridors as defined by Waukesha County or SEWRPC, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.

7. Density Bonus. The zoning district lot sizes and density for residential planned unit developments may be modified by applying up to a 30% maximum density bonus to the density otherwise permitted in each base zoning district; provided however, that the density bonus calculation and the sewer reduction provisions contained in the Zoning Code cannot both be applied to further increase the density bonus beyond the 30% maximum density bonus allowed for residential Planned Unit Developments.

8. Base Zoning Districts. Planned Unit Development Overly Districts are not permitted over the EFD or Q1 Districts. Planning of Development Overly Districts may include C1 Conservancy Districts as a part of the PUD, provided however, that no portion of any building, lot or structure shall be allowed on lands designated in an underlying C1 Conservancy District.

9. Other exceptions. The Town Board may, in its discretion, authorize the waiver or modification of the restrictions applicable to the base zoning district, provided however, that such waiver or modification shall not authorize the uses which are inconsistent or in compatible with the use restrictions contained in the base zoning district or districts.

(d) Procedural Requirements

1. Pre-petition meeting. Prior to submitting a petition for approval of a Planned Unit Development Overlay District, the applicant shall meet with Town Staff, to discuss the scope and nature of the proposed development. The applicant must sign and submit the professional services reimbursement form prior to the pre-petition meeting.

2. Petition – General Development Plan (GDP). Following the pre-petition conference, the applicant shall file a petition with the Town Clerk for approval of a Planned Unit Development Overlay District – General Development Plan. Upon submission of a completed application form, general development plan and any petitions for modification of the Comprehensive Plan and changes in the Base Zoning District, and upon payment of the required fees, the Town Clerk shall forward the application to the Plan Commission for review and consideration.

   The General Development Plan shall include the following information:

   a. Total area to be included in the PUD, area of open space, residential density computations, proposed building square footage for commercial or industrial development, proposed number of dwelling units, population analysis, traffic analysis, availability of or requirements for municipal services and any similar data pertinent to a comprehensive evaluation of the proposed development required by the Town.

   b. General summary of the estimated value of structures and site improvement costs, including landscaping and special features.

   c. General outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.

   d. Proposed departures from the standards of development in the Town zoning regulations, other Town regulations, administrative rules, or universal guidelines.

   e. Expected date of commencement and completion of physical development as set forth in the proposal.

   f. Details describing the benefits the PUD will provide the Town of Lisbon such as, natural resources, open space, aesthetics, economic or public benefits or facilities, etc.

   g. Legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.

   h. Approximate location of public and private roads, sidewalks, paths, trails, driveways, and parking facilities.

   i. Density of the project and the amount of open space and common areas.

   j. Conceptual architectural rendering and design of the buildings, if applicable.

   k. General location of institutional, recreational and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways, and open space features, if applicable.

   l. Conceptual provisions for storm water management.

3. Changes in Comprehensive Plan or Base Zoning District.

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

4. General Development Plan Hearing and Referral.

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

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

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

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

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

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

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

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

c. Plat or Certified Survey Maps.

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

6. Basis of Approval of Specific Development Plan Petition.

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

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

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

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

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

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

iv. Whether adequate municipal services, including the availability of schools and the provision of fire and police services, will be available to support the development, whether adequate municipal water and sanitary sewer facilities are available to support the Development, or in the alternative whether the development will proceed using private wells and septic systems.

v. Whether the applicant and/or developer has provided adequate financial guarantees to ensure that all public improvements are completed in a timely manner, and in accordance with all existing regulations and ordinances of the State, County and Town; whether, if appropriate, adequate deed restrictions have been drafted and will be recorded, and a Home Owners Association or similar Association charge with responsibility of maintaining common areas of the proposed Development has been established.

vi. Whether any Plat or Certified Survey map has been approved by the Town and all other approving authorities.

vii. Whether the developer has entered into a Development Agreement, approved by the Town Attorney, the purpose of which is to ensure the implementation, completion and continued maintenance of the Development as established by the Planned Unit Development Overlay District Ordinance, the General Development Plan and the Specific Development Plan.

viii. Whether the development will include dedication of lands for parks or other municipal purposes, or alternatively, whether the developer will pay fees in lieu of the dedication.

ix. Whether the development is subject to, or contingent upon, approval of any adjoining municipality as a result of the contractual obligations imposed by Border Agreements, and if so, whether those approvals have been obtained.

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

Section 2 Definitions

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

Section 3(d)(2) Use regulations

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

Section 3(i)(3) Open Space

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

Section 3(i)(4) Residential Density

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

SECTION 9 UC UPLAND CORRIDOR DISTRICT
d. Conditional Uses

SECTION 11 AD-10 AGRICULTURAL DENSITY 10-ACRE DISTRICT
e. Conditional Uses

SECTION 12 RD-5 RURAL RESIDENTIAL DENSITY 5-ACRE DISTRICT
e. Conditional Uses

SECTION 13 A-10 AGRICULTURAL DISTRICT
d. Conditional Uses

SECTION 14 A-5 MINI-FARM DISTRICT
d. Conditional Uses

SECTION 15 A-3 AGRICULTURAL/RESIDENTIAL ESTATE DISTRICT
d. Conditional Uses

SECTION 16 R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT
d. Conditional Uses

SECTION 17 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
d. Conditional Uses

SECTION 18 R-3 TWO FAMILY RESIDENTIAL DISTRICT
d. Conditional Uses

SECTION 23 P-I PUBLIC AND INSTITUTIONAL DISTRICT
e. Conditional Uses
Conditional uses as provided in Sections 4 (h) 24 and 29.

SECTION 24 B-1 RESTRICTED BUSINESS DISTRICT
d. Conditional Uses

SECTION 25 B-2 LOCAL BUSINESS DISTRICT
d. Conditional Uses

SECTION 26 B-3 GENERAL BUSINESS DISTRICT
d. Conditional Uses

SECTION 27 B-4 JCOMMERCIAL SPECIAL USE ZONING DISTRICT

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

(a) **Permitted Principal Uses**

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

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

(c) **Certain Incompatible Uses Prohibited**

SECTION 31 M-1 LIMITED INDUSTRIAL DISTRICT
e. Conditional Uses

SECTION 32 M-2 GENERAL INDUSTRIAL DISTRICT
e. Conditional Uses

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

SECTION 4: This ordinance shall take effect upon passage and posting as provided by law.

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

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Gina C. Gresch, MMC/WCPC
Town Clerk

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

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

RESOLUTION 04-18

RESOLUTION TO APPROVE THE SPECIFIC DEVELOPMENT PLAN FOR BARNWOOD CONSERVANCY, LLC FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF LAKE FIVE ROAD AND SILVER SPRING DRIVE (CTH "VV"), LSBT 0217.998

WHEREAS, the Town Board of the Town of Lisbon, Wisconsin, established a planned unit development (PUD) overlay zoning classification of property located at the northeast corner of Lake Five Road and Silver Spring Drive (CTH "VV"), LSBT 0217.998.

WHEREAS, Barnwood Conservancy, LLC for the property located at the northeast corner of Lake Five Road and Silver Spring Drive (CTH "VV"), LSBT 0217.998, received General Development Plan Approval from the Town of Lisbon; and

WHEREAS, the June 14, 2018, the Town of Lisbon Plan Commission reviewed the following:

1. Construction Plans
2. Landscape Plans
3. Declarations of Restrictions
4. Storm Water Maintenance Agreement

Commented [dlin1]: Gina to include

Commented [dlin2]: Could remove from a zoning action item since the stormwater is still governed by the code.

For purposes of this resolution these documents shall be deemed to be the Specific Development Plan (the "SDP"); and

WHEREAS, the Town of Lisbon Plan Commission made the following findings based upon the criteria set forth in section 33-D-6 of the Town Code of Ordinance;

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

2. The subdivision layout and SPD reflects and incorporates consideration of the physical nature of the Site with particular concern for the preservation of natural resources, open spaces, natural terrain as required by Ordinance including the CDP and to the greatest extent possible.

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

4. Adequate municipal services are available to support the development and the development will proceed using private wells and septic systems.

5. Barnwood Conservancy, LLC, through the development agreement and Letter of Credit provided adequate financial guarantees to ensure that all public improvements are

DRAFT

completed in a timely manner, and in accordance with all existing regulations and ordinances of the State, County and Town.

6. The provided deed restrictions will be recorded, and a Home Owners Association will be responsible for maintaining common areas of the proposed Development.

7. The Preliminary Plat has been reviewed and approved and the Final Plat will be reviewed and recorded after the completion of the infrastructure.

8. The Developer will be entering into a Development agreement with the Town of Lisbon, as approved by the Town Attorney, the purpose of which is to ensure the implementation, completion and continued maintenance of the Development as established by the Planned Unit Development Overlay District Ordinance, the General Development Plan and the Specific Development Plan.

9. The development will include privately owned open spaces and multiuse pathways that will be open to the public through recorded easements and will pay fees in lieu of dedication.

Commented [dlin3]: GINA Please confirm

WHEREAS, On June 14, 2018 the Plan Commission recommended approving the SDP (with/without) with conditions

WHEREAS, the Town Board concurs with these findings,

NOW, THEREFORE BE IT RESOLVED, the Town Board of the Town of Lisbon, Waukesha County, Wisconsin adopts the following Resolution, subject to:

1. The recitals set forth above are material to and are incorporated in this resolution.

2. The change in the zoning classification of the Property to Planned Unit Development Overlay District – GDP shall be null and void, if the following conditions of this SPD approval have not been satisfied within 12 months on the date of this resolution.

    a. The applicant (Barnwood Conservancy, LLC) has acquired ownership of all of the Property.

    b. A stormwater management plan meeting the Town's requirements has been approved by the Town Engineer.

    c. The Final Plat has been submitted and approved in accordance with Chapter 12 of the Town Code of Ordinance.

    d. The development complies will all other applicable Town, County, and State applicable codes pertaining to the development proposal.

    e. Developer shall submit a revised Landscape Plan prior to Final Plat approval that complies with Chapter 12.8.12 Street Trees of the Town Ordinances.

Commented [dlin4]: In all subdivisions, the developer shall plant at least one (1) tree from a list of approved species an average of no more than 60 feet of frontage along all streets proposed to be dedicated and outside of the road right-of-way. The tree shall be at least six (6) feet in height and two (2) inches in diameter at breast height (dbh) at the time of installation.

f. Subdivision signage shall be approved by the Plan Commission and the type, number, area, location, height, and maintenance of the signage shall be in accordance with the town's sign ordinance. The subdivider shall include a reference to "Lisbon" on all subdivision entrance signs.

g. The applicant (Barnwood Conservancy, LLC) has obtained Town approval of, and recorded, a Final Plat in substantially the same form as the approved Preliminary Plat.

h. The approved deed restrictions have been recorded and submitted to the Town.

i. (insert any additional restrictions here).

3. The Property shall be developed and used in full compliance with the General Development Plan and a Specific Development Plan. The General Development Plan and Specific Development Plan shall constitute the zoning regulations for the Property, and may be enforced as any other zoning regulation in the Town of Lisbon. A copy of the General Development Plan and the Specific Development Plan shall be maintained and kept on file by the Town Clerk.

4. Any subsequent change or addition to the plans or uses identified in the GDP or SDP shall first be submitted for approval to the Town Plan Commission and if, in the opinion of the Town Plan Commission, such change or addition constitutes a substantial alteration of the original plan, a public hearing shall be required pursuant to Sections 33, 35, and 36 of the Town Ordinance to amend the GDP prior to SDP and site plan approval.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this ____ day of _____, 2018.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY:_____
JOSEPH OSTERMAN, Chairman

BY:_____
TEDIA GAMIÑO, Supervisor

BY:_____
MARC MOONEN, Supervisor

BY:_____
LINDA BEAL, Supervisor

BY:_____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Gina C. Gresch, MMC/WCPC
Town Clerk

TOWN OF LISBON
OFFICIAL
SEAL
WAUKESHA COUNTY, WI

BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT A - SITE DEVELOPMENT PLAN

~ Attached ~

BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION

SITE DEVELOPMENT PLANS

TOWN OF LISBON, WISCONSIN

EXHIBIT A

RECEIVED
By Gina Gresch at 9:02 am, Jun 07, 2018

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   –STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   –THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   –WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   –WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   –TOWN OF LISBON DEVELOPMENT STANDARDS, LATEST EDITION.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY 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.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS–BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

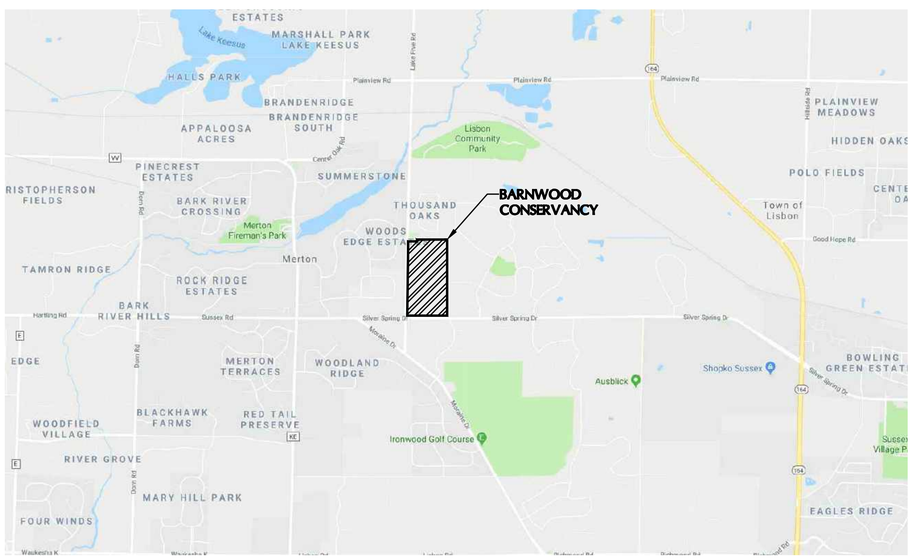
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

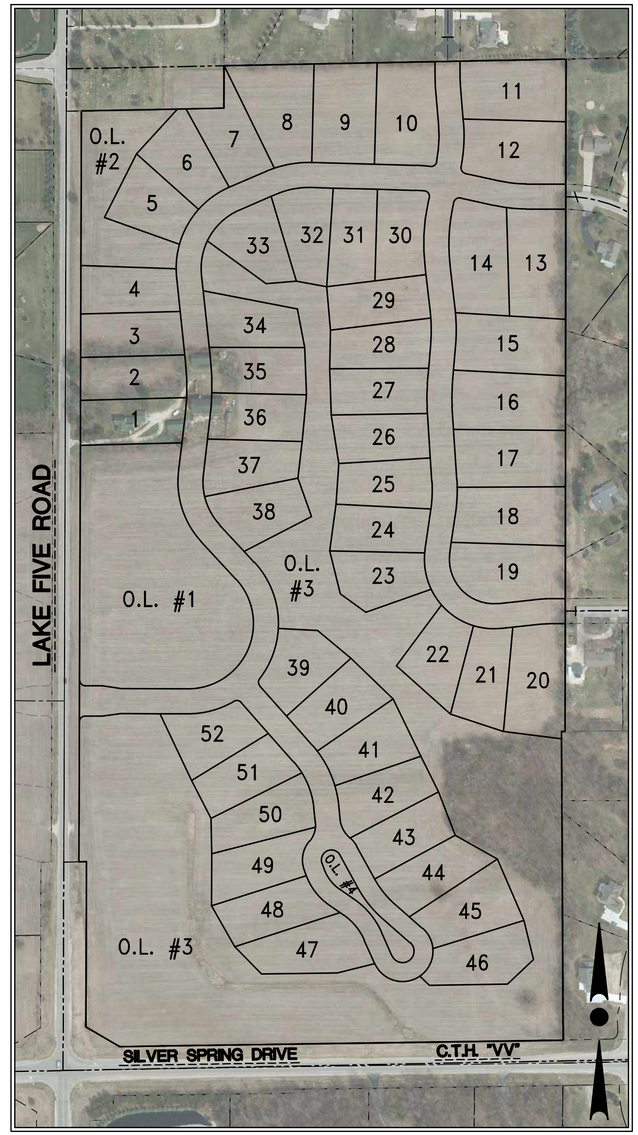
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY AND MAINTAIN ALL EROSION CONTROL MEASURES.



LOCATION MAP

NOT TO SCALE



SITE PLAN

SCALE: 1" = 200'

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790–1480
FAX: (262) 790–1481

DEVELOPER:

MILLER MARRIOTT CUSTOM HOMES
301 PAWLING AVENUE
HARTLAND, WI 53029
PHONE: (262) 369–0531

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C0.10–C0.20	–	PROPOSED SITE PLAN
C1.00	–	OVERALL SITE GRADING PLAN
C1.01–C1.03	–	PROPOSED GRADING & DRAINAGE PLANS
C1.04–C1.07	–	PROPOSED POND DETAIL PLANS
C2.00	–	EROSION CONTROL PLAN
C3.00	–	OVERALL SEPTIC PLAN
C4.00	–	STORM SEWER SYSTEM PLAN
C4.01–C4.06	–	ROADWAY AND STORM SEWER PLAN & PROFILE
C4.07–C4.08	–	STORM SEWER PLAN & PROFILE
C5.00–C5.02	–	INTERSECTION, RAMPS & CUL–DE–SAC DETAILS
C6.00–C6.01	–	CONSTRUCTION NOTES & DETAILS

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1–800–242–8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
JOSHUA D. PUDELKO
E–39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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

PROJECT:
BARNWOOD CONSERVANCY
SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
COVER SHEET

SHEET
T1

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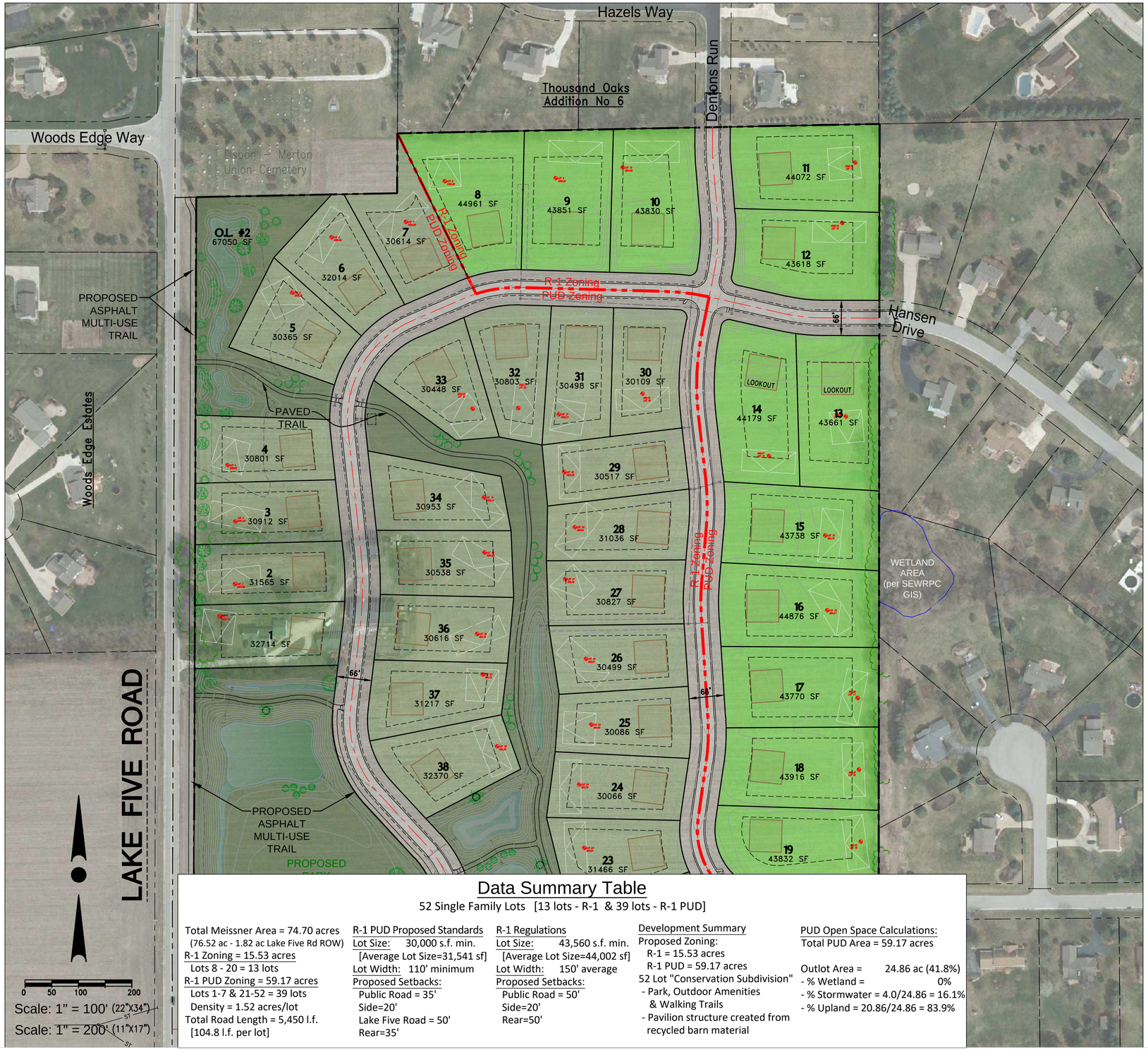

Data Summary Table

52 Single Family Lots [13 lots - R-1 & 39 lots - R-1 PUD]

Total Meissner Area = 74.70 acres
(76.52 ac - 1.82 ac Lake Five Rd ROW)
R-1 Zoning = 15.53 acres
Lots 8 - 20 = 13 lots
R-1 PUD Zoning = 59.17 acres
Lots 1-7 & 21-52 = 39 lots
Density = 1.52 acres/lot
Total Road Length = 5,450 l.f.
[104.8 l.f. per lot]

R-1 PUD Proposed Standards
Lot Size: 30,000 s.f. min.
[Average Lot Size=31,541 sf]
Lot Width: 110' minimum
Proposed Setbacks:
Public Road = 35'
Side=20'
Lake Five Road = 50'
Rear=35'

R-1 Regulations
Lot Size: 43,560 s.f. min.
[Average Lot Size=44,002 sf]
Lot Width: 150' average
Proposed Setbacks:
Public Road = 50'
Side=20'
Rear=50'

Development Summary
Proposed Zoning:
R-1 = 15.53 acres
R-1 PUD = 59.17 acres
52 Lot "Conservation Subdivision"
- Park, Outdoor Amenities & Walking Trails
- Pavilion structure created from recycled barn material

PUD Open Space Calculations:
Total PUD Area = 59.17 acres

Outlot Area = 24.86 ac (41.8%)
- % Wetland = 0%
- % Stormwater = 4.0/24.86 = 16.1%
- % Upland = 20.86/24.86 = 83.9%

BARNWOOD CONSERVANCY
LISBON, WISCONSIN

Meissner Property

Lake Five Rd & CTH VV
Town of Lisbon, WI
Developed By:

miller marriott
CONSTRUCTION CO LLC
249 Pawling Ave, Suite 201
Hartland, WI 53029

INDIVIDUAL LOT WELL NOTE:
ALL WELLS SHALL BE LOCATED WITHIN 50' OF THE FRONT LOT LINE TO ENSURE PROPER SEPARATION TO SEPTIC SYSTEMS AND STORMWATER MANAGEMENT AREAS.

PROPOSED YARD GRADE NOTE:
THE LOWEST EXPOSED YARD GRADE OF ANY PERMANENT STRUCTURE OR HOME SHALL BE ELEVATION 994.5 OR HIGHER TO PROVIDE 2' VERTICAL SEPARATION TO THE PEAK 100-YR ELEVATION OF THE STORMWATER AREA.

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
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PROJECT:
BARNWOOD CONSERVANCY
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TOWN OF LISBON, WISCONSIN
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249 PAWLING AVENUE, SUITE 201
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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
PROPOSED SITE PLAN - NORTH

SHEET
C0.10

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0 50 100 200

Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

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BARNWOOD CONSERVANCY · LISBON, WISCONSIN

Meissner Property

Lake Five Rd & CTH VV
Town of Lisbon, WI
Developed By:

miller marriott
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249 Pawling Ave, Suite 201
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WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
12660 W. NORTH AVENUE, BLDG. D
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PROJECT:
BARNWOOD CONSERVANCY
SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
PROPOSED SITE PLAN - SOUTH

SHEET
C0.20

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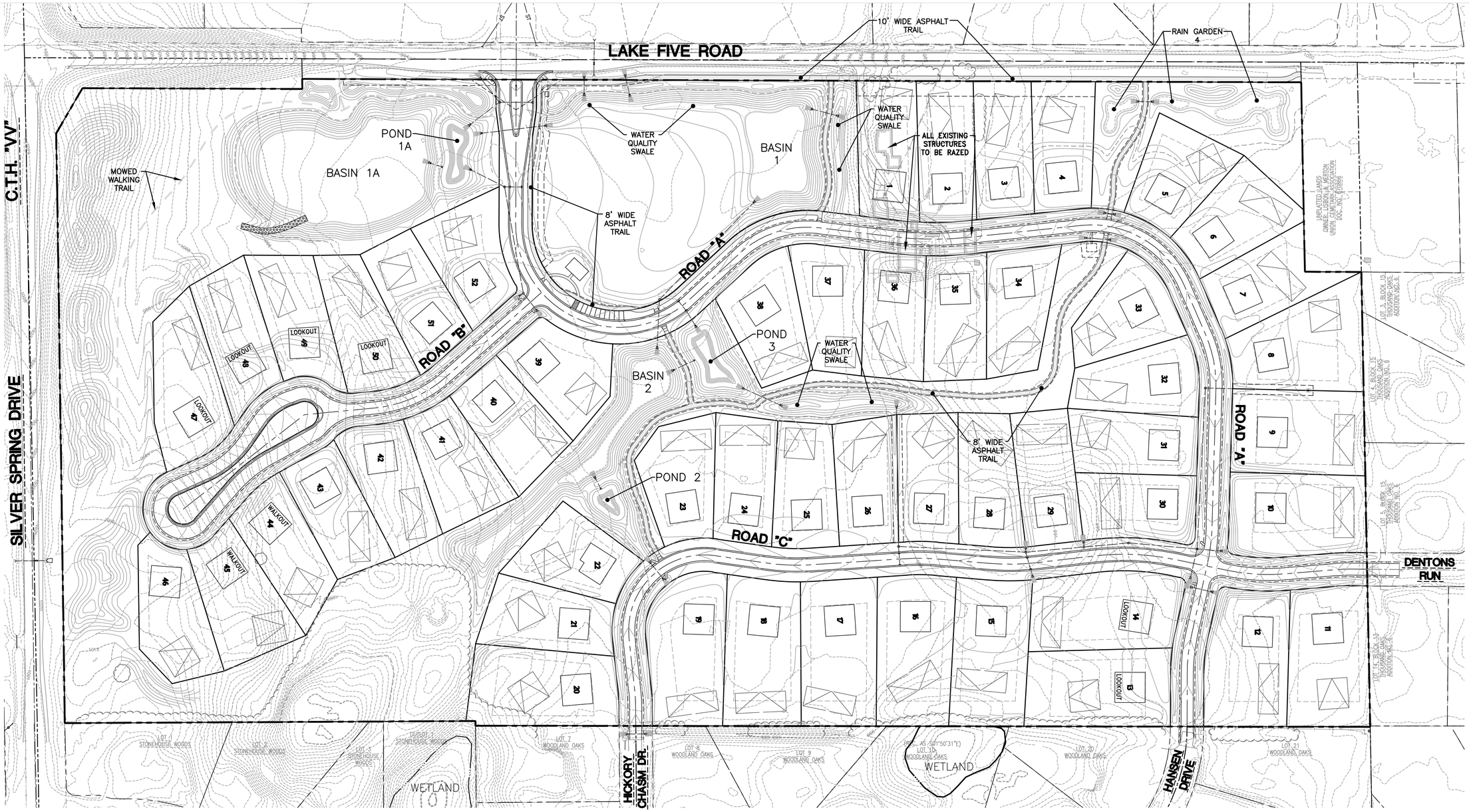

0 50 100 200

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

LEGEND:

995	– EXISTING CONTOUR
995	– PROPOSED INTERIM CONTOUR
× 995.0	– PROPOSED SPOT ELEVATION
⟵	– PROPOSED FLOW ARROW
FG 995.0	– PROPOSED YARD GRADE
EXP 986.0	– PROPOSED EXPOSURE GRADE
⊕	– SOIL BORING LOCATION

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PROJECT: BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
OVERALL GRADING PLAN

SHEET
C1.00

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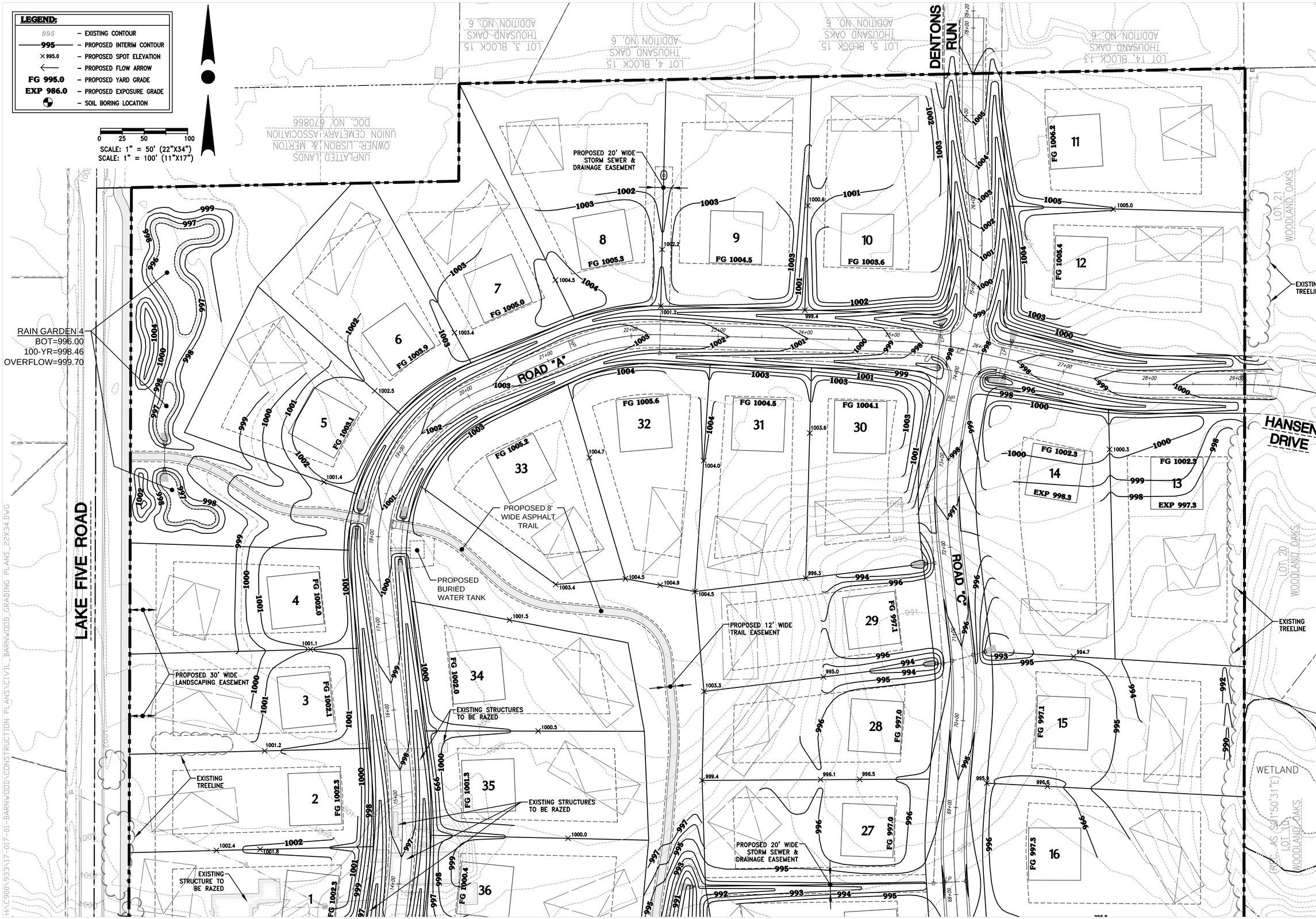

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: GRADING PLAN NORTH

SHEET C1.01

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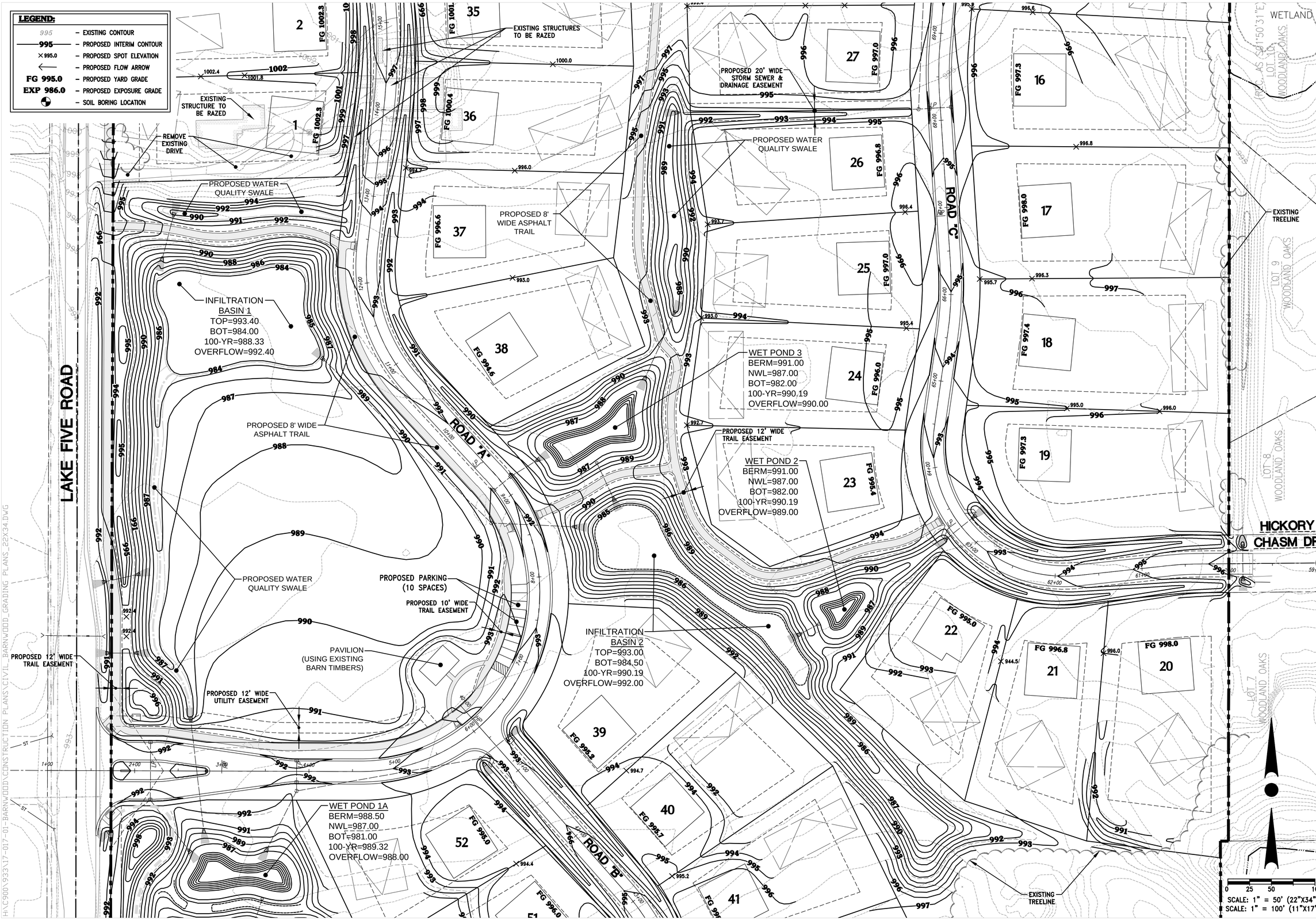

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: GRADING PLAN CENTER

SHEET C1.02

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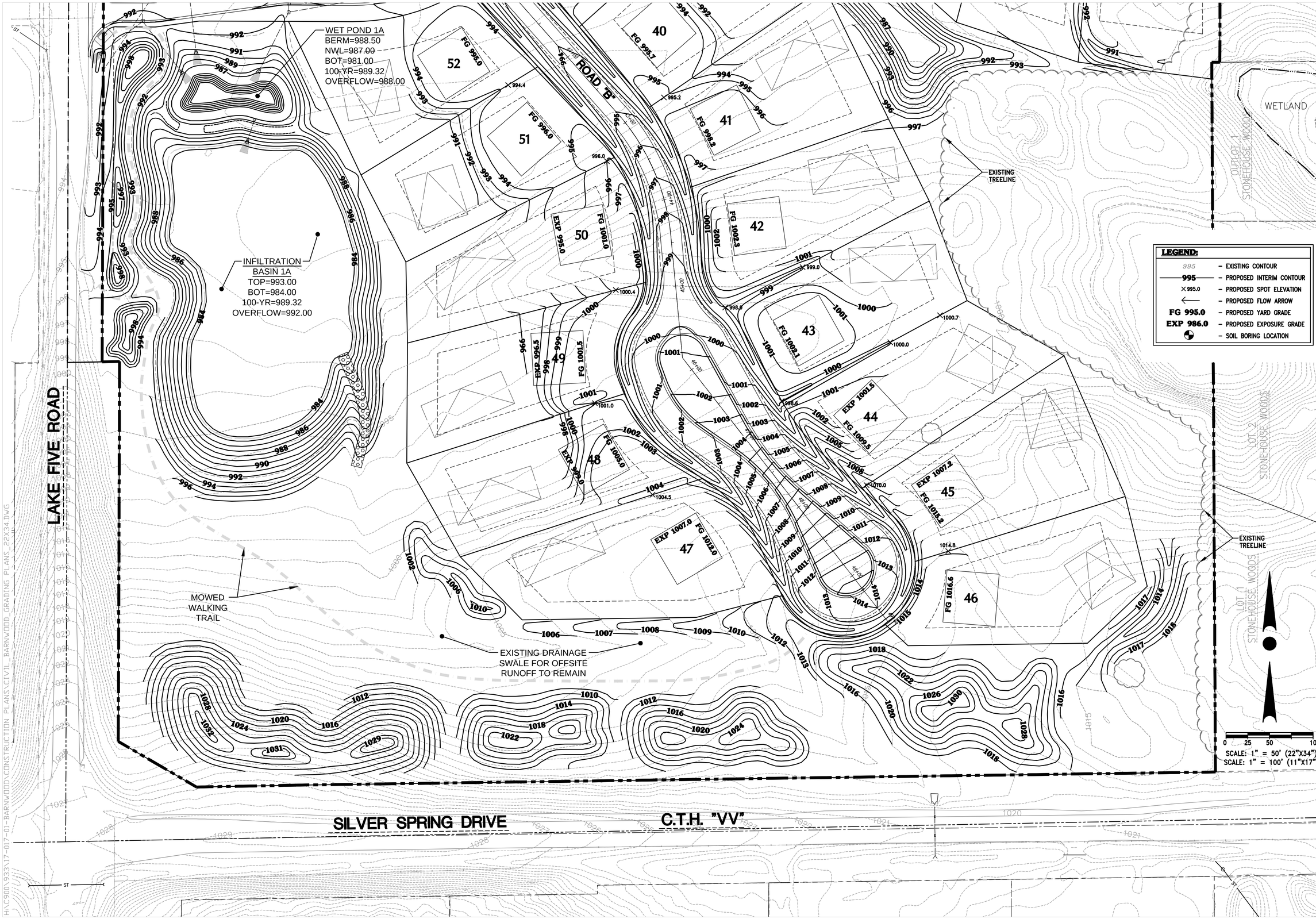

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: GRADING PLAN SOUTH

SHEET C1.03

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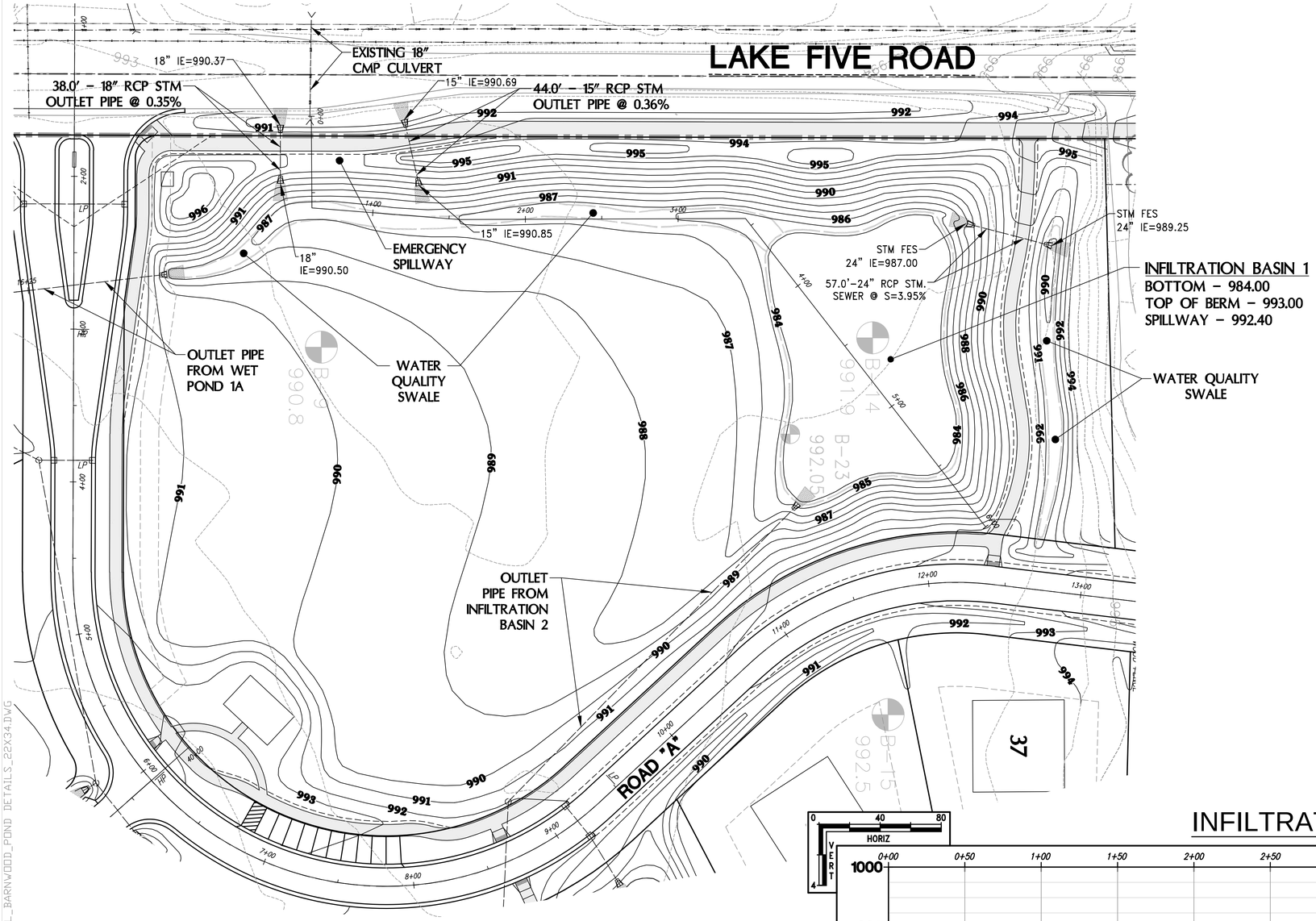

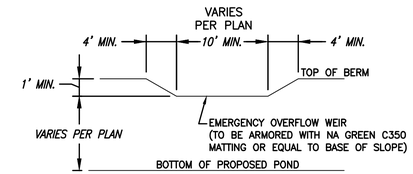

TYPICAL EMERGENCY OVERFLOW WEIR DETAIL

NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.

INFILTRATION BASIN CONSTRUCTION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
   3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH INFILTRATION BASIN, WITH RESULTS PROVIDED TO THE PABST FARMS JOINT STORMWATER DISTRICT.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
5. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. FINAL LANDSCAPING MAY NOT OCCUR UNTIL THE FOLLOWING CONSTRUCTION SEASON (ONCE THE TRIBUTARY AREA IS STABILIZED).
6. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
7. STRAW WATTLE IS PROPOSED TO BE INSTALLED ACROSS THE BASIN BOTTOM TO ISOLATE THE HEAVIEST SEDIMENT ACCUMULATION IN AREAS CLOSEST TO THE WET POND, MAKING PERIODIC MAINTENANCE MORE CONVENIENT.
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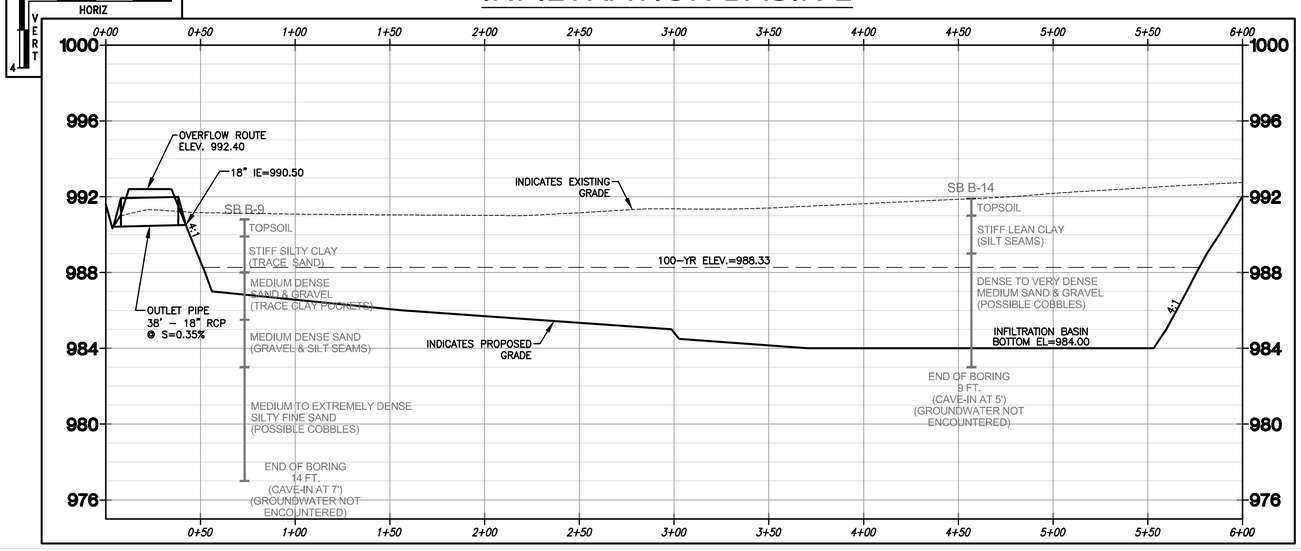
INFILTRATION BASIN 1



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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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HARTLAND, WI 53029

REVISION HISTORY

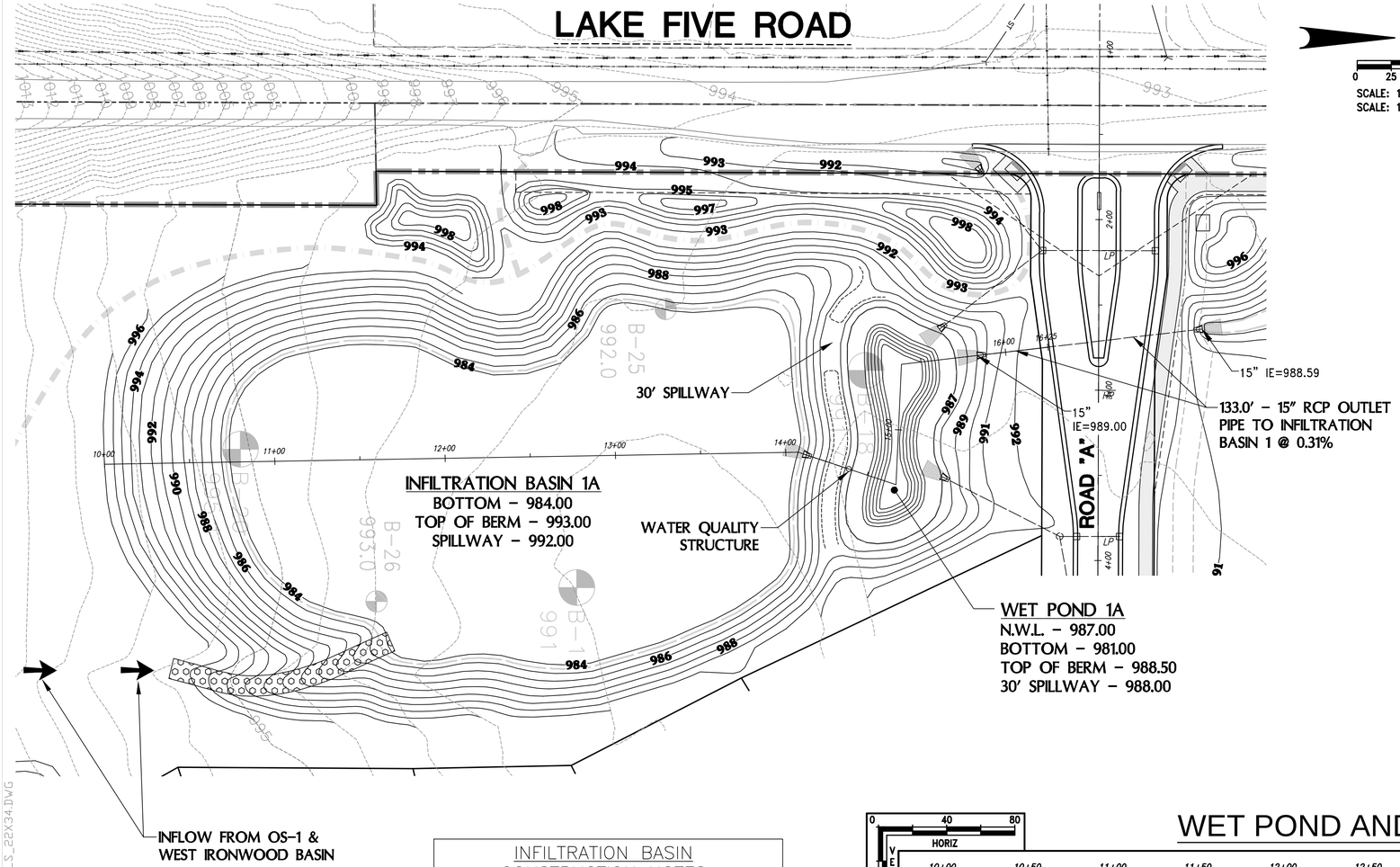
DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

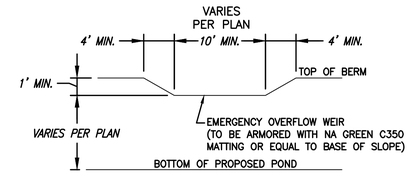
JOB NUMBER:
17017

DESCRIPTION:
BASIN 1 DETAIL

SHEET
C1.04



SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL

NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.

CLAY LINER NOTE:
- 2' THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
- CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)
- IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
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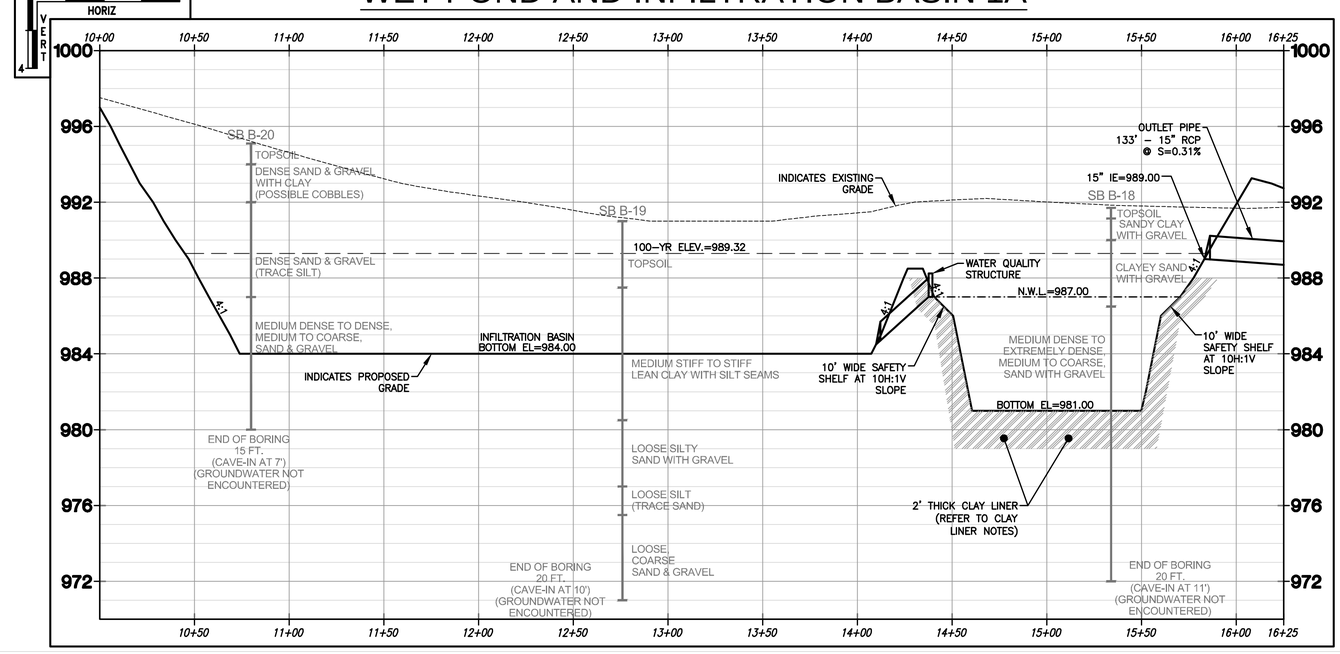
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

WET POND AND INFILTRATION BASIN 1A



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HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

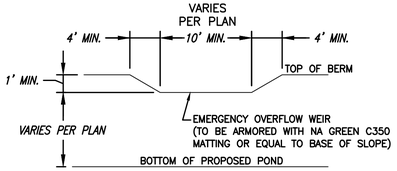
DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: BASIN 1A DETAIL

SHEET

C1.05



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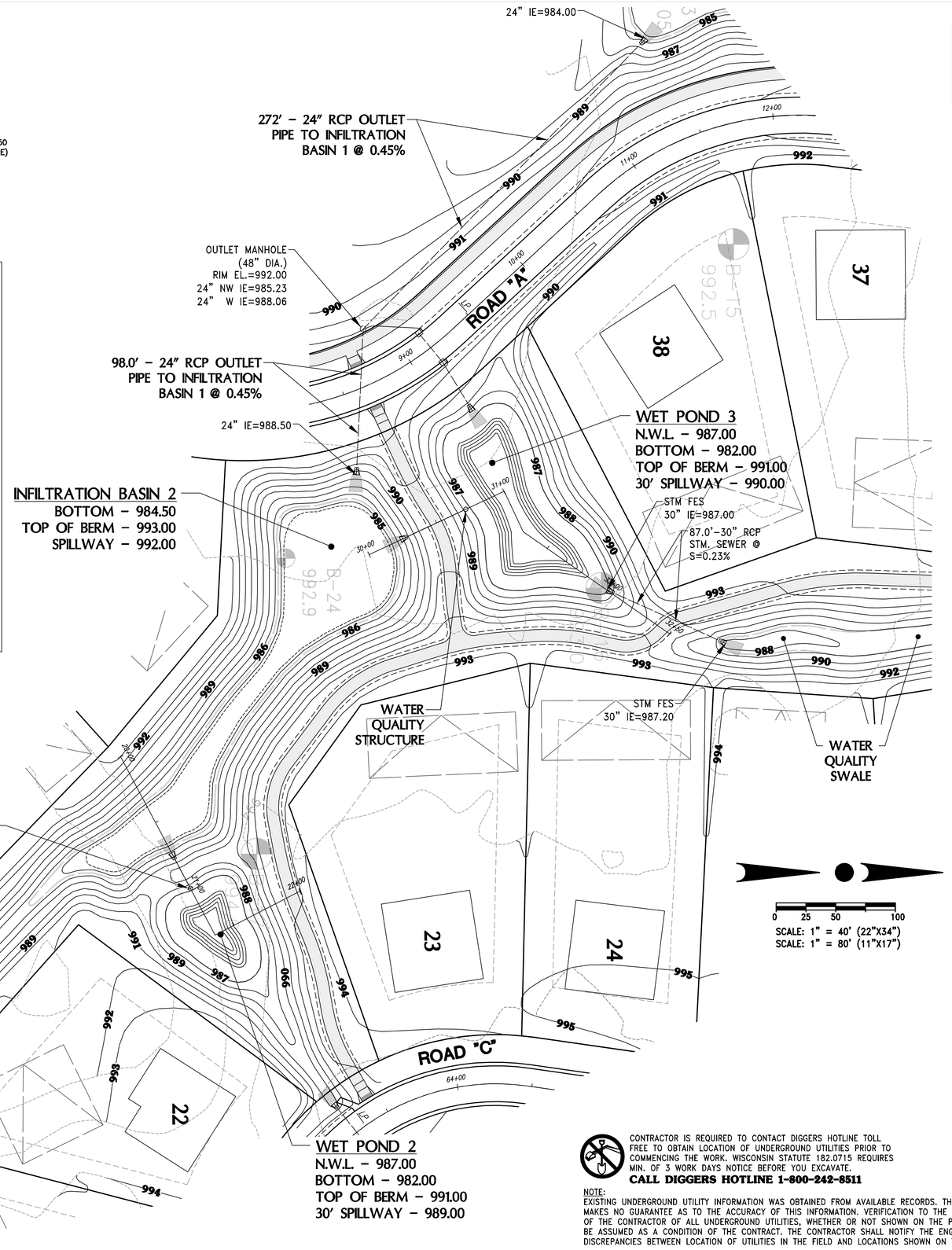

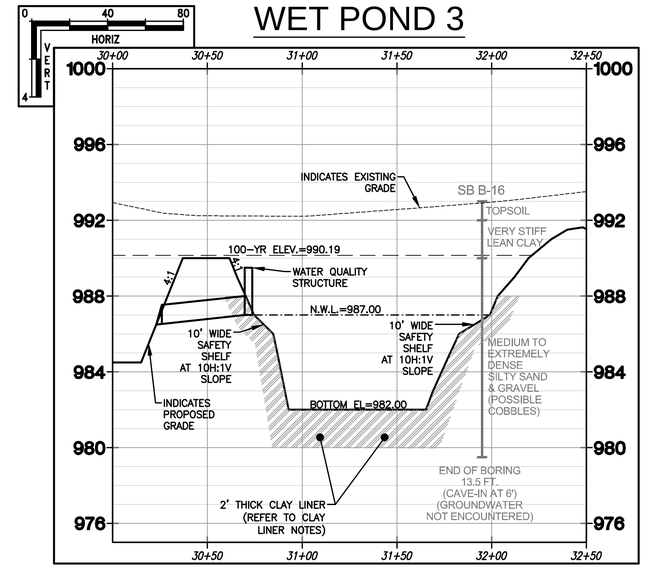

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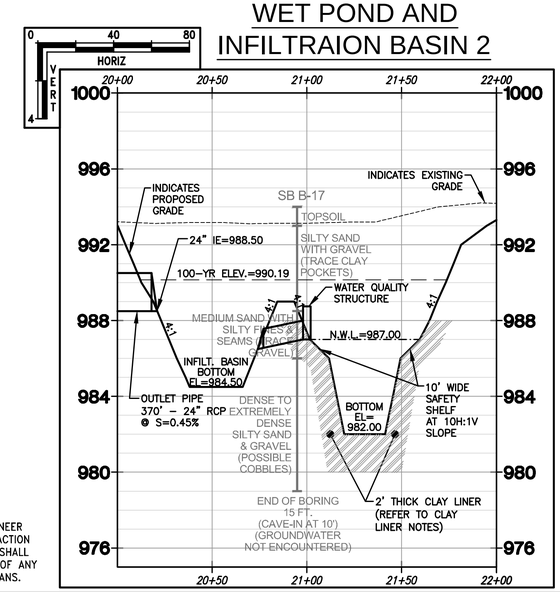

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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

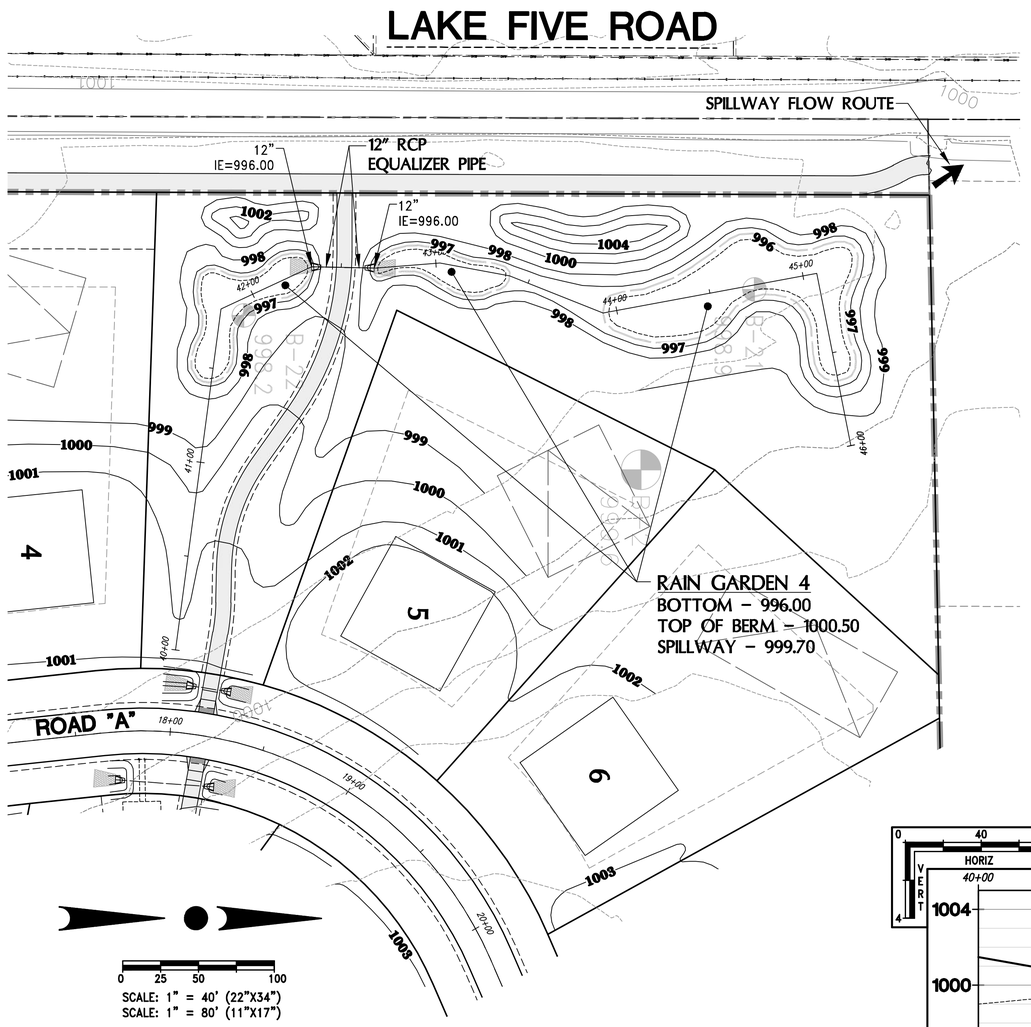
DATE: JUNE 1, 2018

JOB NUMBER: 17017

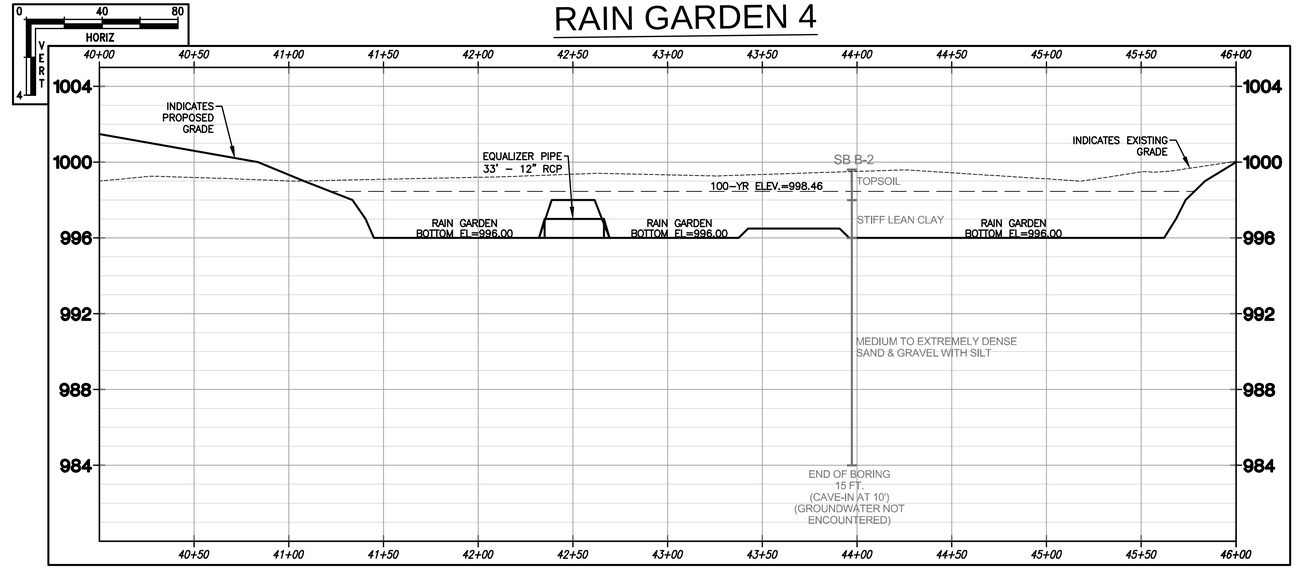
DESCRIPTION: BASIN 2+3 DETAIL

SHEET C1.06

H:\C900\933\17-017-01_BARNWOOD\CONSTRUCTION PLANS\CIVIL_BARNWOOD_POND DETAILS_22X34.DWG



RAIN GARDEN 4



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CALL DIGGERS HOTLINE 1-800-242-8511

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BY: MILLER MARRIOTT CONSTRUCTION CO LLC
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REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
RAIN GARDEN 4 DETAIL

SHEET
C1.07

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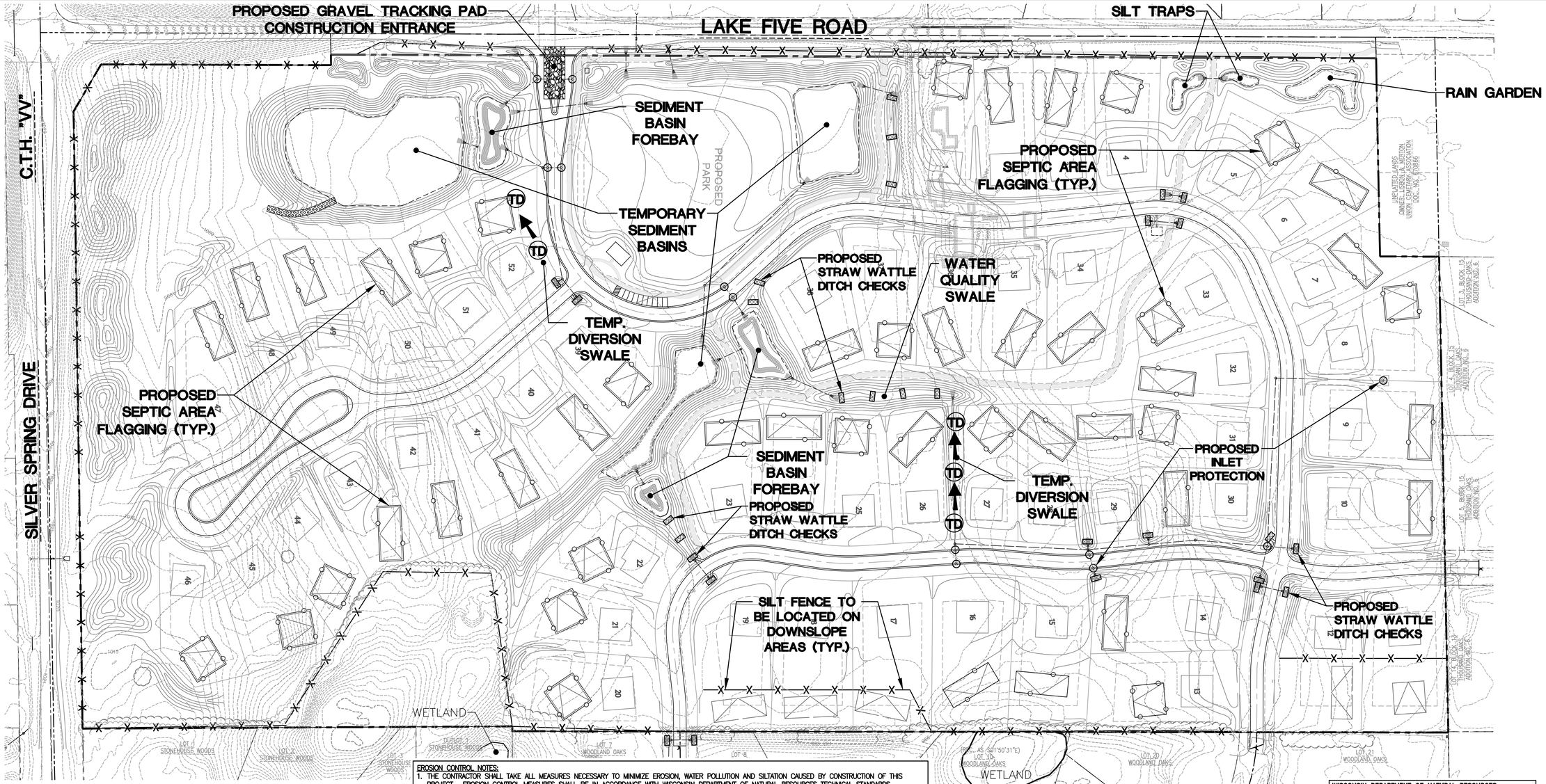

CONSTRUCTION SEQUENCE PLAN

1. INSTALL TRACKING PAD, SILT FENCE/STRAW WATTLES, AND SEPTIC AREA FLAGGING AROUND FUTURE SEPTIC AREAS AS INDICATED ON THE EROSION CONTROL PLAN.
2. CLEAR AND GRUB SITE.
3. STRIP TOPSOIL (BEGINNING WITH SED. BASINS/TRAPS & THEIR ASSOCIATED FILL AREAS). SEED AND STABILIZE STOCKPILES IMMEDIATELY UPON COMPLETION OF STOCKPILING.
4. BEGIN MASS GRADING OF THE SITE AND CONSTRUCTION OF SEDIMENT BASINS/TRAPS (MASS GRADING MAY ONLY OCCUR/CONTINUE AFTER EROSION CONTROL MEASURES ARE INSTALLED/CONSTRUCTED (SEDIMENT BASINS/TRAPS, SWALES, DITCH CHECKS, ETC).
5. CONSTRUCT PROPOSED TEMPORARY SEDIMENT BASIN/TRAPS PER PLAN.
6. CONSTRUCT DIVERSION BERMS AND SWALES (WITH DITCH CHECKS) TO DIRECT SITE RUNOFF TO SEDIMENT BASINS/TRAPS, AS INDICATED ON THE PLAN.
7. ROUGH GRADE SITE. NOTE THAT ROUGH GRADING MAY OCCUR CONCURRENT WITH CONSTRUCTION OF THE DIVERSION SWALE. BEGIN UTILITIES ONCE STORM WATER IS CONTROLLED.
   7.1. DISTURBED SLOPES AND POND SLOPES TO BE RESTORED IMMEDIATELY (WITHIN 7 DAYS OF DISTURBANCE) WITH TOPSOIL, SEED AND EROSION MATTING.
8. INSTALL STORM SEWER AND ASSOCIATED EROSION CONTROL MEASURES PER EROSION CONTROL PLAN.
9. FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
10. INSTALL STONE BASE COURSE, CONSTRUCT CURB, AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
11. REMOVE TRACKING PAD ONCE ROADS ARE COMPLETED. RESTORE DISTURBED AREA.
12. RESPREAD TOPSOIL AND PLACE SEED, MULCH, MATTING AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND ROAD CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED. NOTE: TOPSOIL IN RIGHT-OF-WAY ONLY AFTER WE ENERGIES WORK IS COMPLETED.
13. COMPLETE WET PONDS AND FINAL CONSTRUCT PROPOSED INFILTRATION BASINS PER PLAN. SEED, MULCH AND STABILIZE SLOPES, AS NECESSARY. REFER TO POND DETAILS SHEET FOR INFILTRATION BASIN FINAL STABILIZATION.
14. LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
   14.1. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARY SEEDED AS OF THAT DATE.
   14.2. ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND WisDOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH VILLAGE ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL IMPLEMENTATION PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE OR SILT SOCK.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT FENCE OR EROSION CONTROL BALES OR STRAW WATTLES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION AND MAINTENANCE OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE RESTORED WITH TEMPORARY SEED AND POLYMER AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING. TOPSOIL, SEED, & MULCH (STABILIZE) LOTS AS THEY ARE BROUGHT TO FINAL CONSTRUCTION GRADES. DESIRED TO OCCUR IN GROUPS OR BLOCKS OF LOTS.
7. DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS. UTILIZE GEOTEXTILE BAG(S) PLACED ON UNDISTURBED GROUND, AS SPECIFIED ON THIS PLAN, WHEN REQUIRED. TRENCH DEWATERING TO COMPLETED SEDIMENT BASINS IS ACCEPTABLE, IF APPLICABLE.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. EROSION CONTROL INSPECTION AND MAINTENANCE
   A. INSPECT EROSION CONTROL MEASURES WEEKLY, BEFORE PREDICTED RAINFALL AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
   B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
10. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT. EROSION MAT SHALL BE APPLIED ON SLOPES 4:1 AND STEEPER.

LATE SEASON STABILIZATION NOTES:

THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2015. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:

1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR IN THE APPROVED STABILIZATION PLANS, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE LRD FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE LRD STAFF HAS DETERMINED THAT IT IS INFEASIBLE TO RE-APPLY TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE LRD STAFF.

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WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:

1050 – LAND APPLICATION OF ANIONIC POLYACRYLAMIDE
1052 – NON-CHANNEL EROSION MAT
1055 – SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 – SILT FENCE
1057 – STONE TRACKING PAD AND TIRE WASHING
1058 – MULCHING FOR CONSTRUCTION SITES
1059 – TEMPORARY SEEDING
1060 – STORM DRAIN INLET PROTECTION FOR CONST. SITES
1062 – DITCH CHECK
1063 – SEDIMENT TRAP
1064 – SEDIMENT BASIN

0 50 100 200
SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

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PROJECT: BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C2.00

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SCALE: 1" = 100' (22"X34")
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LEGEND

– INDICATES POTENTIAL SEPTIC SYSTEM AREA (ACTUAL FINAL LOCATIONS BY OTHERS)

BORE 1 999.00 – SOIL TEST LOCATION

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TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
SEPTIC PLAN

SHEET
C3.00

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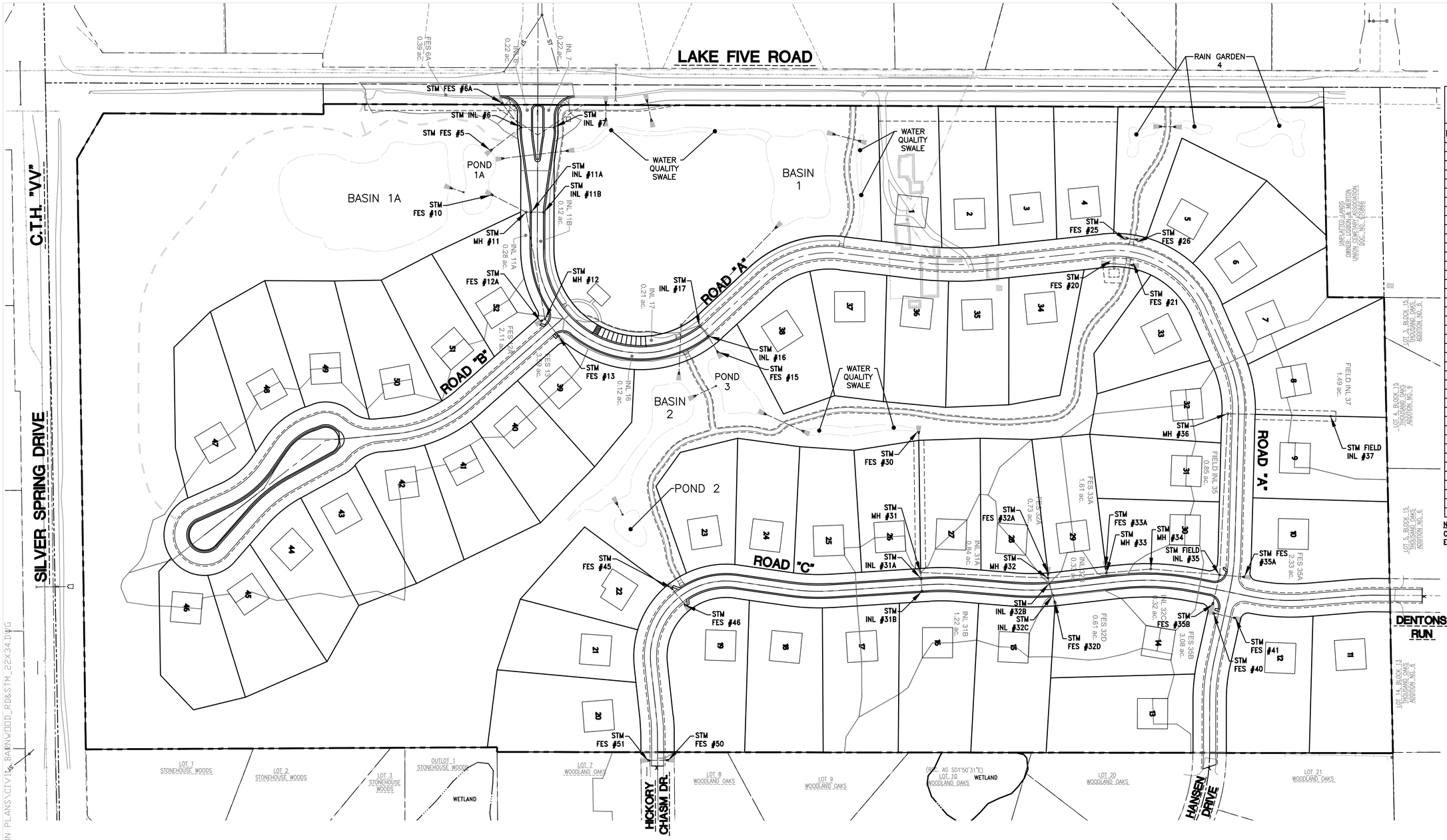

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NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF LISBON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

BACKFILL NOTES

TRENCH BACKFILL
- BACKFILL FOR ALL TRENCHES SHALL BE 3/4" CRUSHED LIMESTONE TB (SECTION 305.2.2.1 OF THE WISDOT STD. SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION) UNLESS OTHERWISE NOTED IN THE PROFILE OR IN THE PROJECT SPECIFICATION.

STORM SEWER NOTES

STORM SEWER
- ALL PUBLIC STORM SEWER SHALL BE RCP (REINFORCED CONCRETE PIPE) WITH GASKETED JOINTS.
- STORM SEWER SHALL BE R.C.P. MEETING SECTION 8.6.0 (SSSWCW) AND BE RUBBER GASKETED MEETING THE REQUIREMENTS SET FORTH IN WSWS CHAPTER 8.6.0.
- PIPE CLASSES:
  12" DIA. RCP STORM SEWER SHALL BE CL-V
  15" DIA. RCP STORM SEWER SHALL BE CL-IV
  18" & ABOVE DIA. RCP STORM SEWER SHALL BE CL-III
- STORM MANHOLES SHALL BE MIN. 48" DIAMETER PRECAST CONCRETE WITH NEENAH R-1660 FRAMES & COVERS WITH 6 VENT HOLES. REFER TO STORM SEWER PLANS FOR MANHOLE SIZING INFORMATION.
- STORM MANHOLES IN EASEMENTS SHALL USE NEENAH R-1660 FRAMES WITH TYPE C GRATES.
- CATCH BASINS SHALL HAVE 12" SUMPS AND SHALL CONFORM TO FILE NO. 26 OF THE STANDARD SPECIFICATIONS WITH A NEENAH R-3067-C FOR VERTICAL CURB APPLICATIONS.
- FIELD INLETS USE A NEENAH R-2560-D8 TYPE BEEHIVE CASTING.

CULVERT NOTES:
CULVERTS SHALL BE MADE OF CORRUGATED METAL PIPE (ROUND-CMP OR ARCHED-CMPA) MEETING THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION OR AS APPROVED BY THE CITY ENGINEER.

CULVERTS LESS THAN 24' IN LENGTH SHALL CONSIST OF ONE PIECE OF PIPE.

MASONRY ENDWALLS SHALL BE REQUIRED TO BE INSTALLED ON THE ENDS OF DRIVEWAY CULVERTS. ENDWALLS SHALL BE POURED OR PRE-CAST CONCRETE, MORTARED STONE, OR OTHER MASONRY MATERIAL AS APPROVED BY THE CITY ENGINEER. ENDWALLS SHALL BE EXTENDED THROUGH THE ENTIRE CROSS SECTION OF THE DITCH TO PREVENT WATER INFILTRATING AROUND THE CULVERT.

DRIVEWAY CULVERT DATA TABLE

LOT	CULVERT SIZE	MIN. LENGTH
1	15" DIA.	20'
2	15" DIA.	20'
3	15" DIA.	20'
4	15" DIA.	20'
5	15" DIA.	20'
6	15" DIA.	20'
7	15" DIA.	20'
8	15" DIA.	20'
9	15" DIA.	20'
10	15" DIA.	20'
11	15" DIA.	20'
12	15" DIA.	20'
13	15" DIA.	20'
14	15" DIA.	20'
19	15" DIA.	20'
20	15" DIA.	20'
21	15" DIA.	20'
22	15" DIA.	20'
30	15" DIA.	20'
31	15" DIA.	20'
32	15" DIA.	20'
33	15" DIA.	20'
34	15" DIA.	20'
35	15" DIA.	20'
36	18" DIA.	20'
37	18" DIA.	20'
38	24" DIA.	20'
39	18" DIA.	20'
40	18" DIA.	20'
41	18" DIA.	20'
42	15" DIA.	20'
43	15" DIA.	20'
44	15" DIA.	20'
45	15" DIA.	20'
46	15" DIA.	20'
47	15" DIA.	20'
48	15" DIA.	20'
49	15" DIA.	20'
50	15" DIA.	20'
51	18" DIA.	20'
52	18" DIA.	20'

NOTE: LOT 38 DRIVEWAY CULVERT SHALL BE A 24" EQUIVALENT ARCHED CMPA.

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REVISION HISTORY

DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
OVERALL STORM SEWER PLAN

SHEET
C4.00

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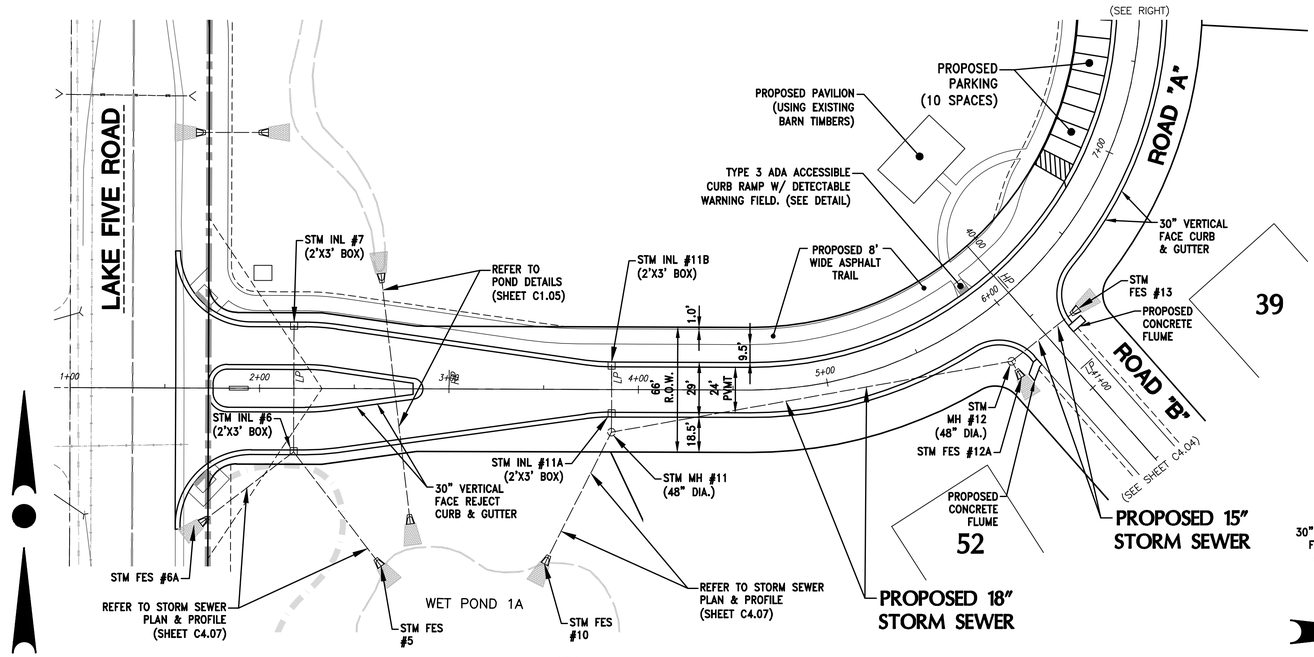

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

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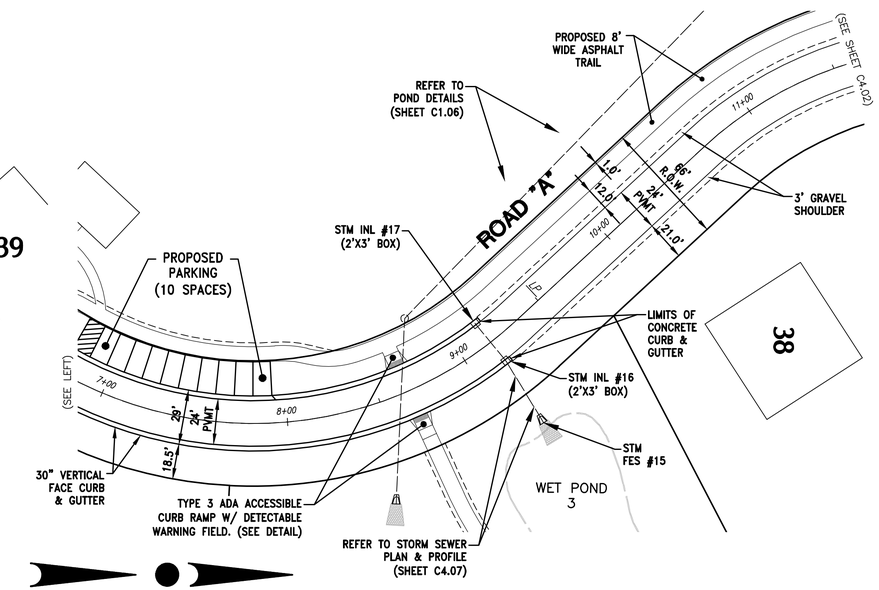

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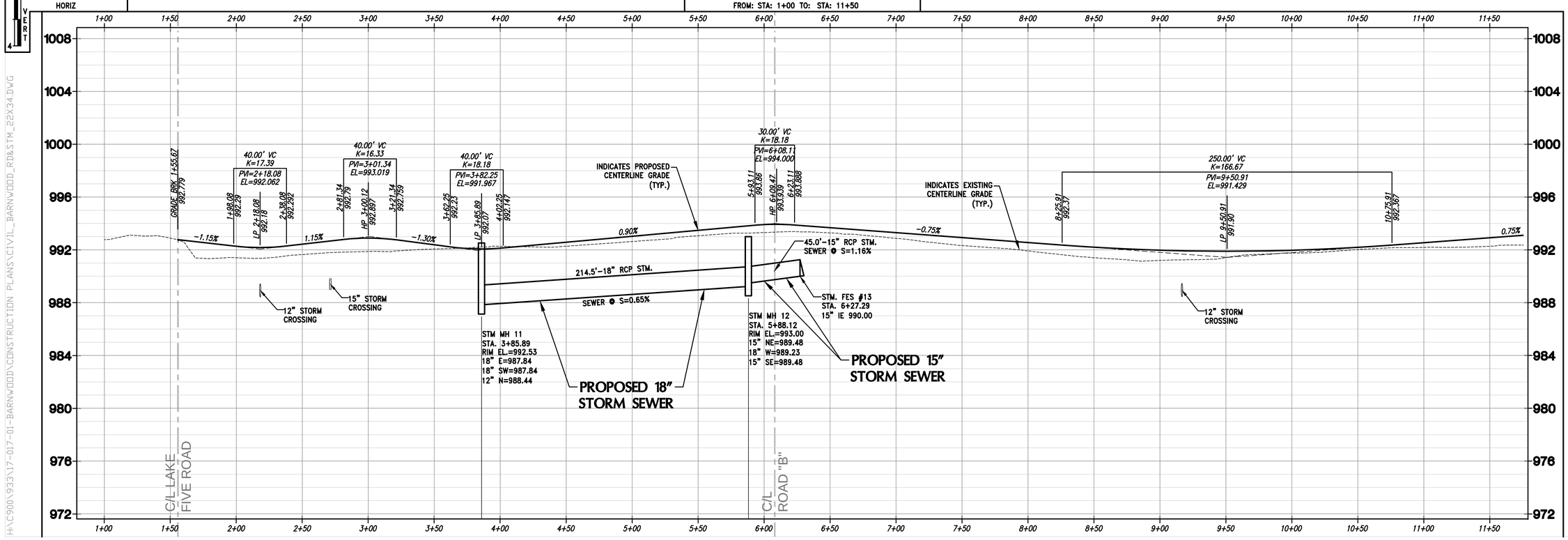
ROADWAY & STORM SEWER

FROM: STA: 1+00 TO: STA: 11+50



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DATE	DESCRIPTION
08/01/18	CIVIL SUBMITTAL

DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: ROADWAY & STORM SEWER PLAN & PROFILE

SHEET

C4.01

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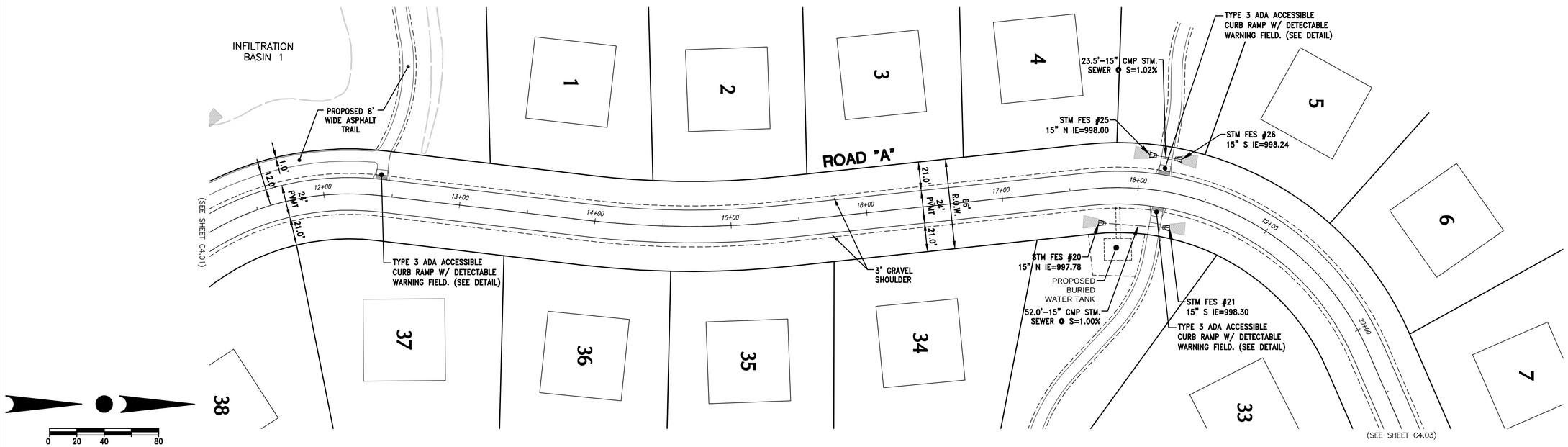

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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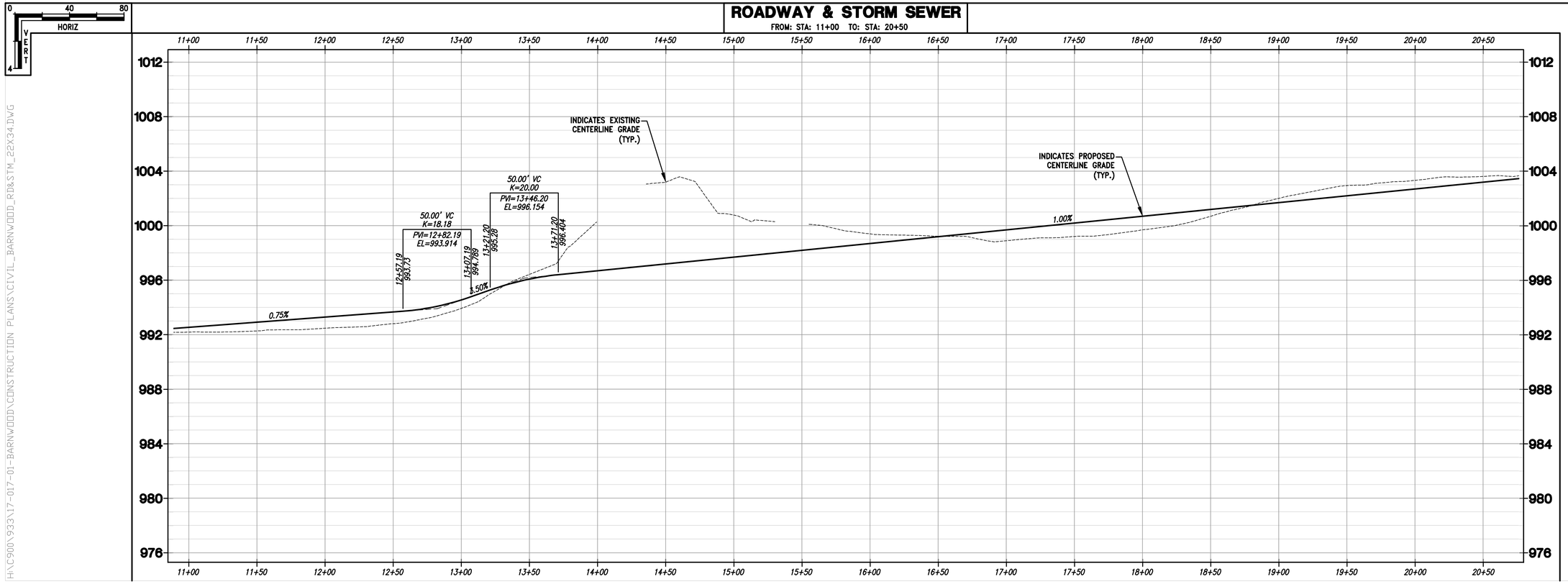
ROADWAY & STORM SEWER

FROM: STA: 11+00 TO: STA: 20+50



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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT: BARNWOOD CONSERVANCY
SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
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DATE: JUNE 1, 2018

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DESCRIPTION: ROADWAY & STORM SEWER PLAN & PROFILE

SHEET

C4.02

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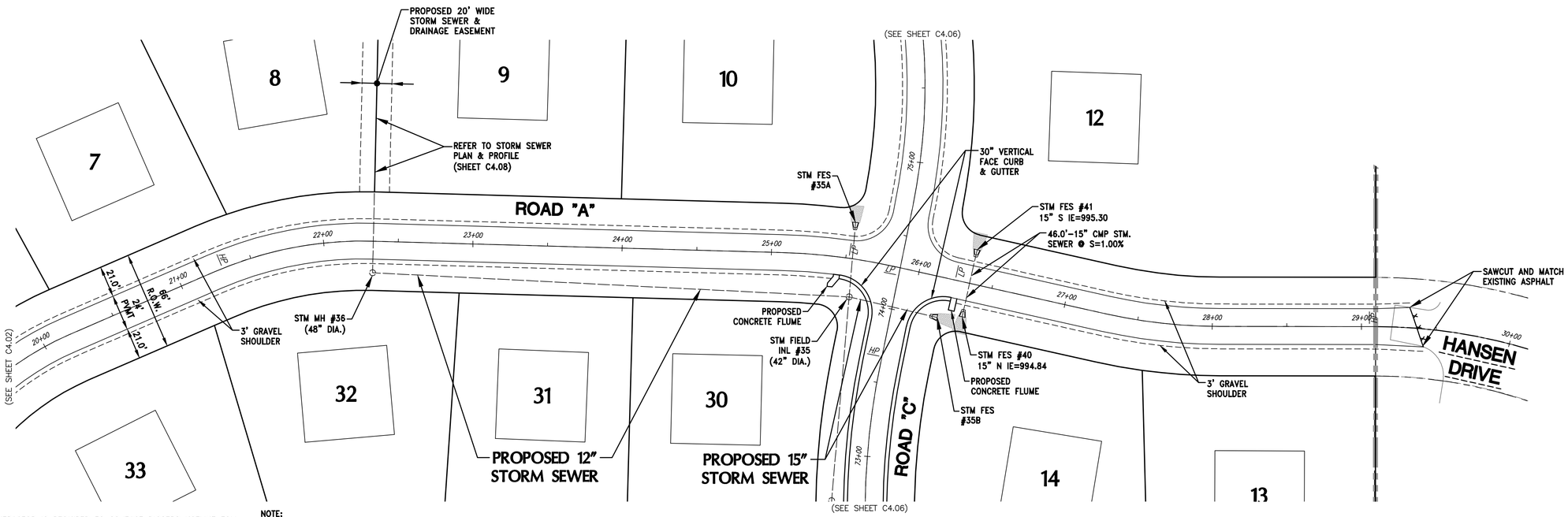

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0 20 40 80
SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

0 40 80
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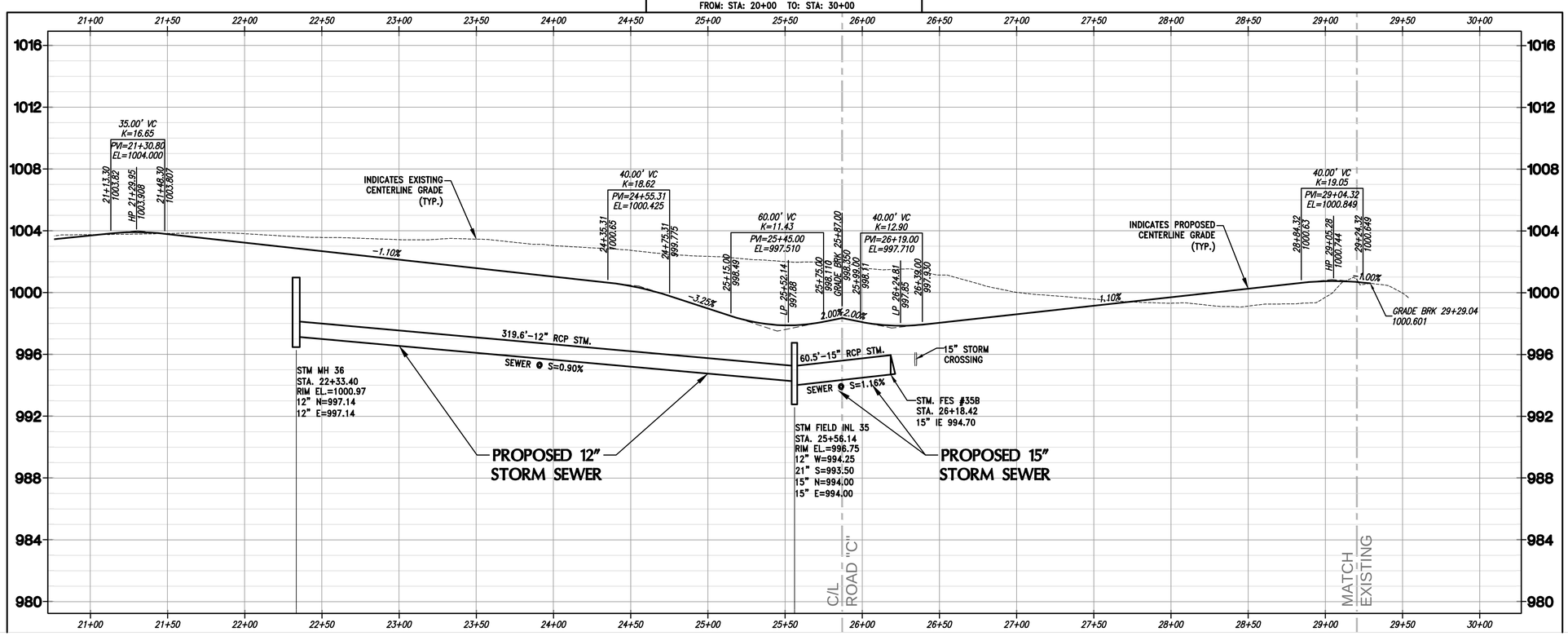
VERT 4

ROADWAY & STORM SEWER

FROM: STA: 20+00 TO: STA: 30+00



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TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN
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HARTLAND, WI 53029

REVISION HISTORY

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DATE:
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JOB NUMBER:
17017

DESCRIPTION:
ROADWAY & STORM SEWER PLAN & PROFILE

SHEET
C4.03

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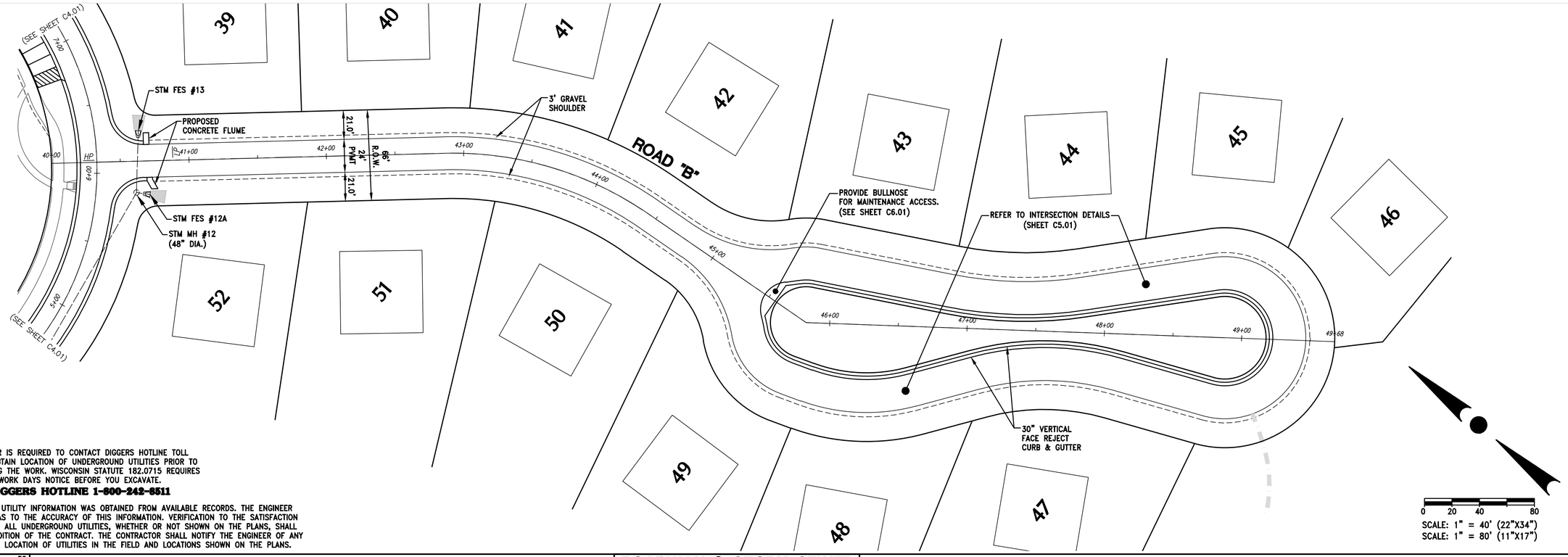

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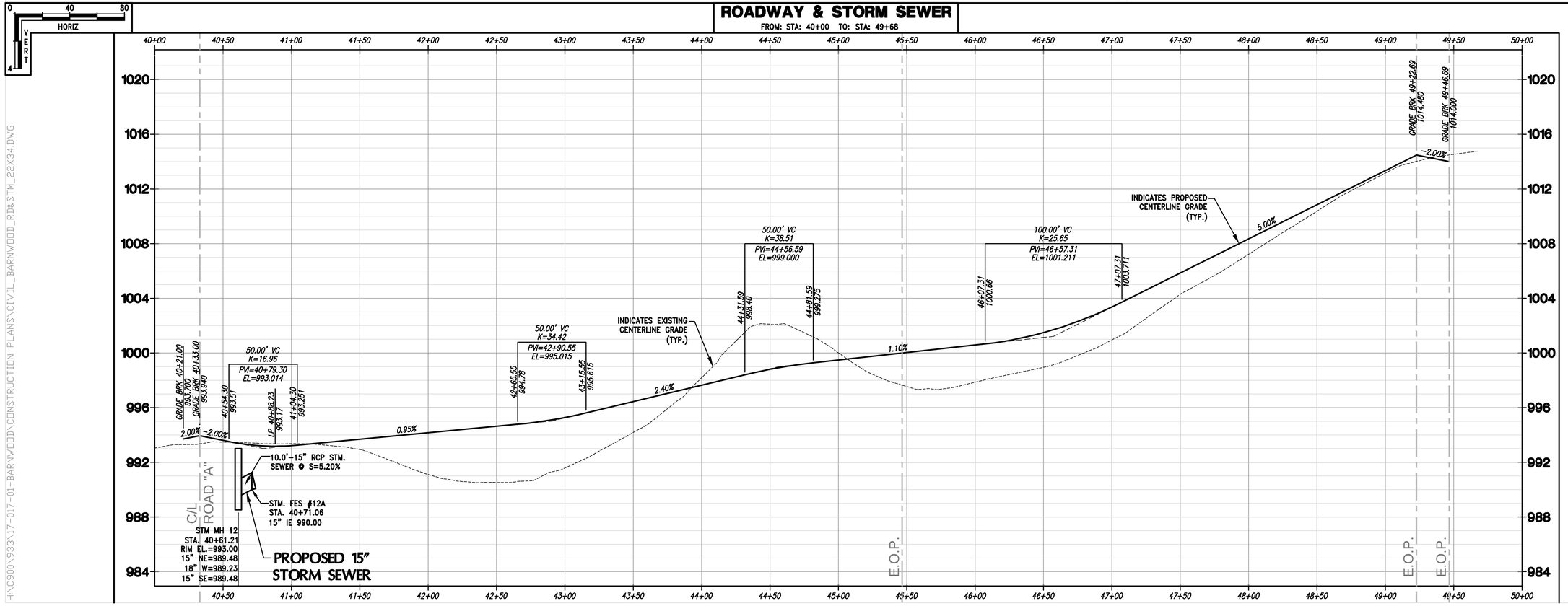
ROADWAY & STORM SEWER

FROM: STA: 40+00 TO: STA: 49+68



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REVISION HISTORY

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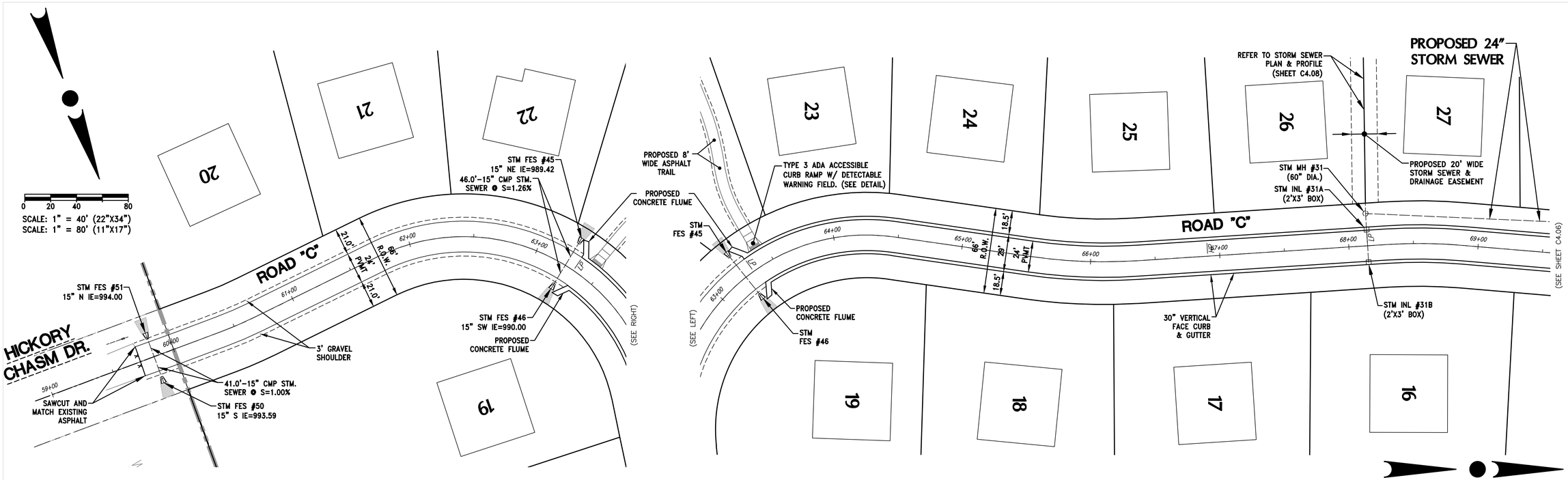
DATE:
JUNE 1, 2018

JOB NUMBER:
17017

DESCRIPTION:
ROADWAY & STORM SEWER PLAN & PROFILE

SHEET
C4.04



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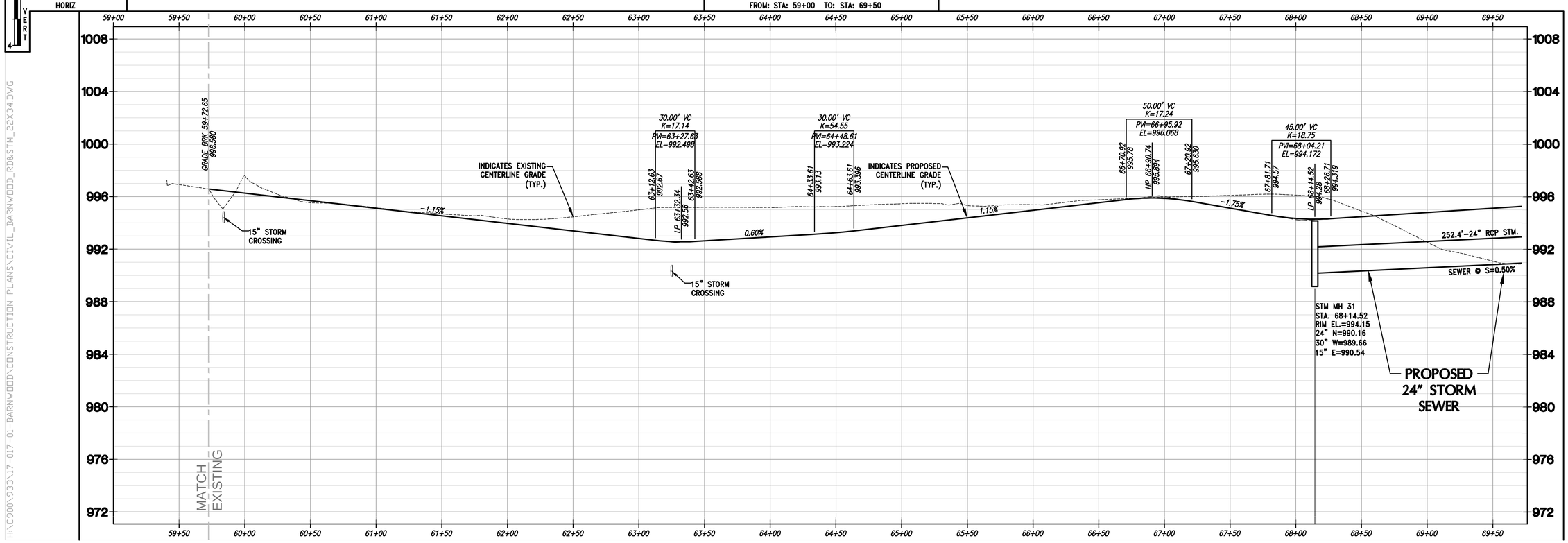
ROADWAY & STORM SEWER

FROM: STA: 59+00 TO: STA: 69+50



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DESCRIPTION: ROADWAY & STORM SEWER PLAN & PROFILE

SHEET

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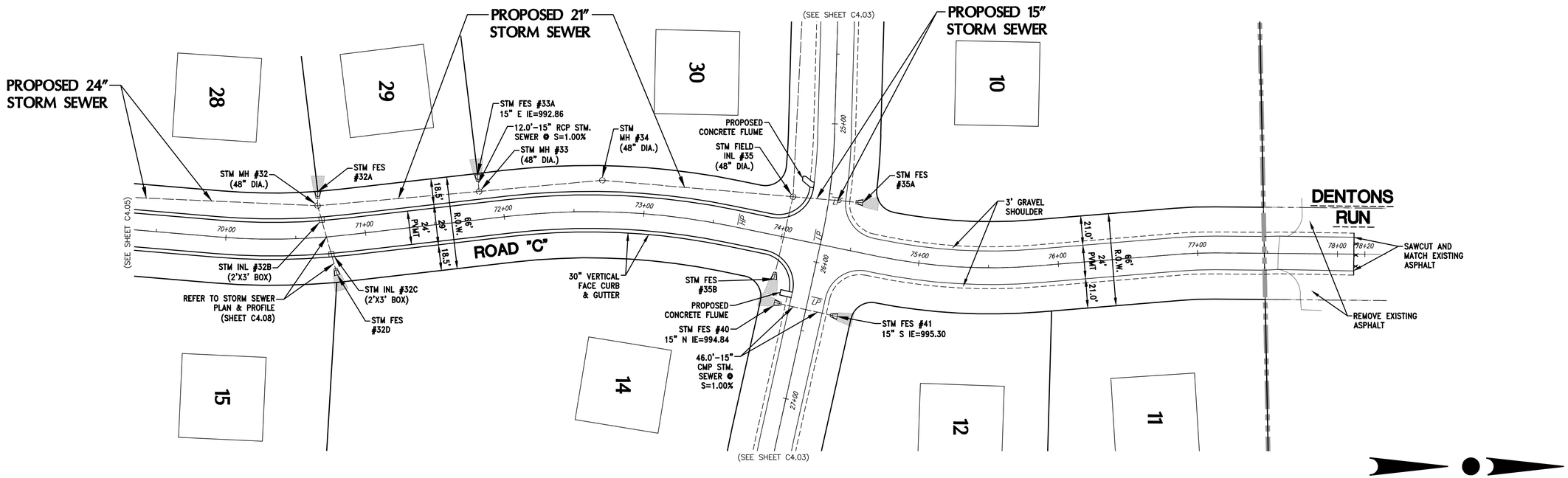

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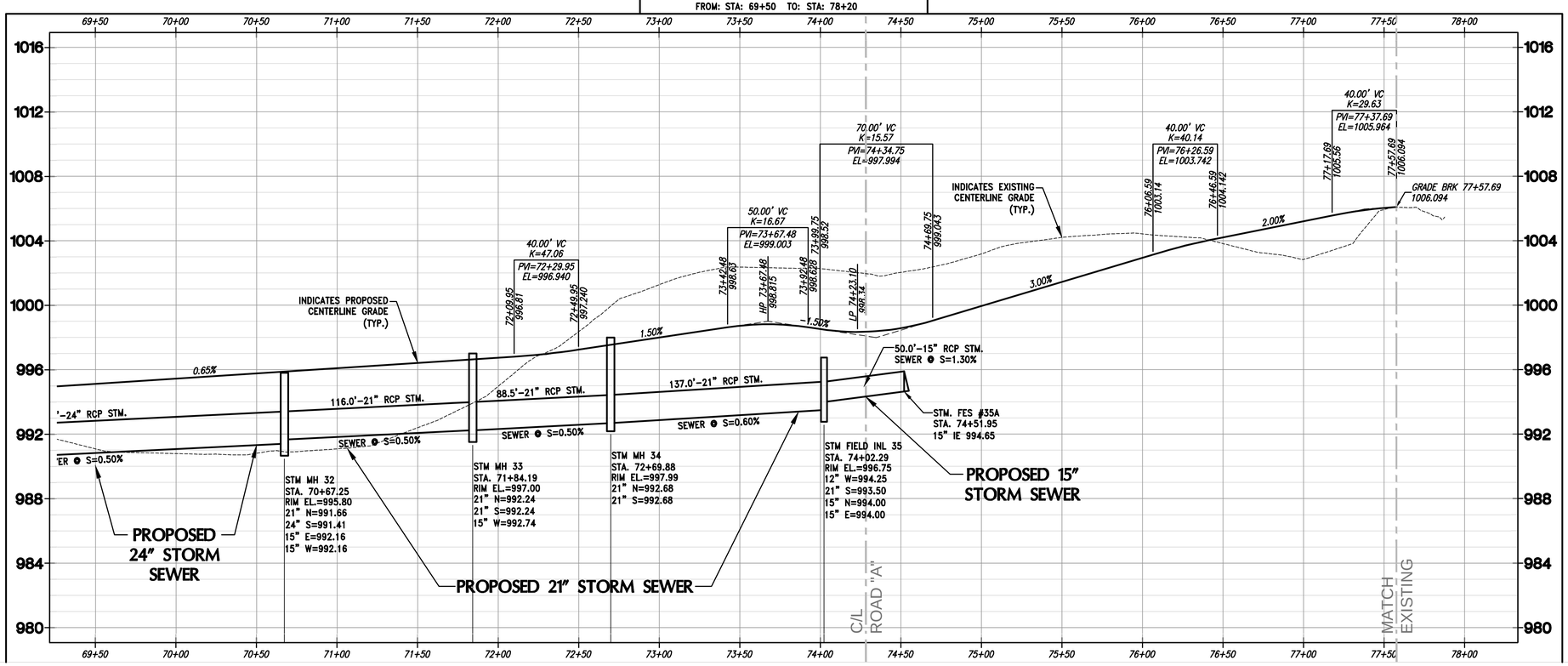
ROADWAY & STORM SEWER

FROM: STA: 69+50 TO: STA: 78+20



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SHEET

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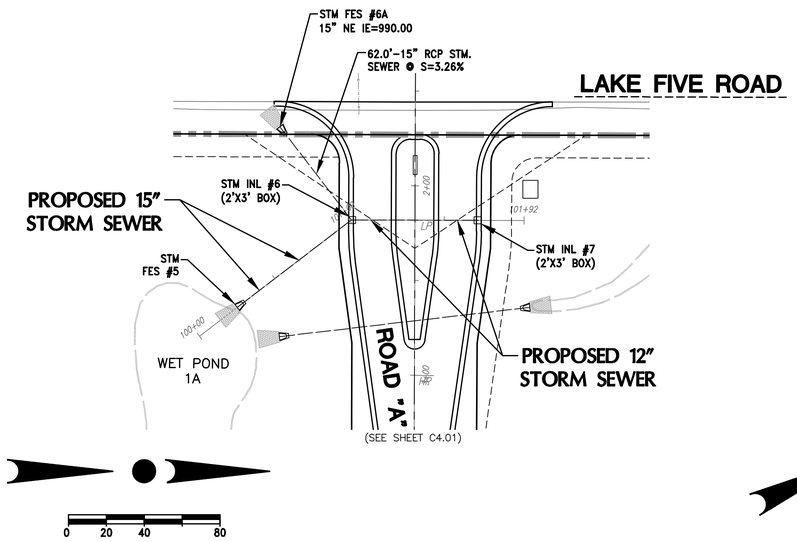

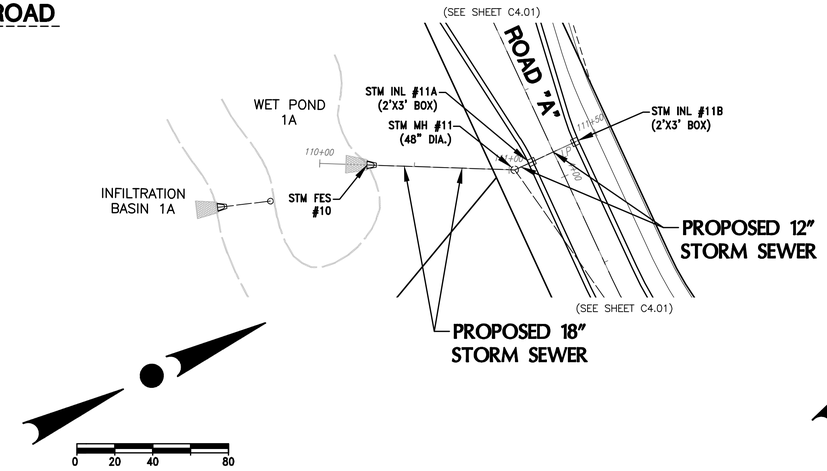

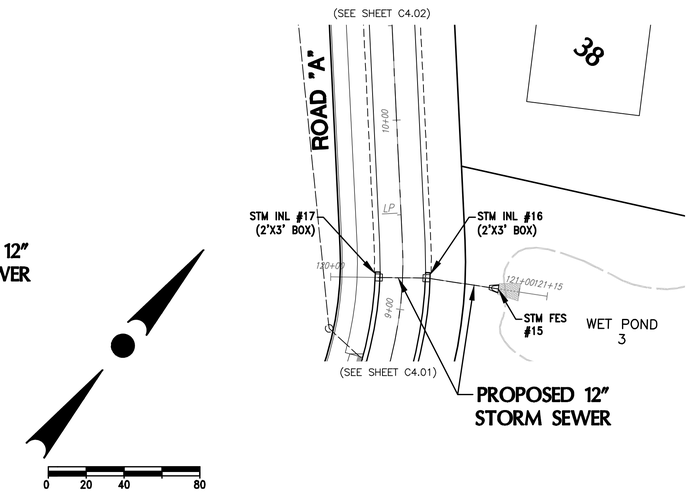

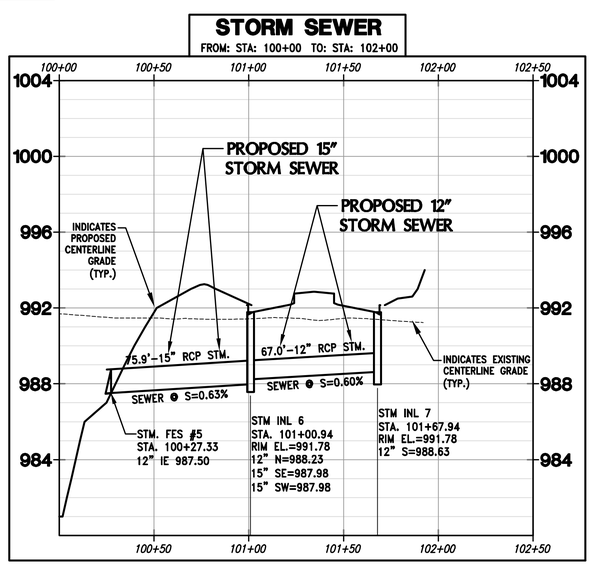

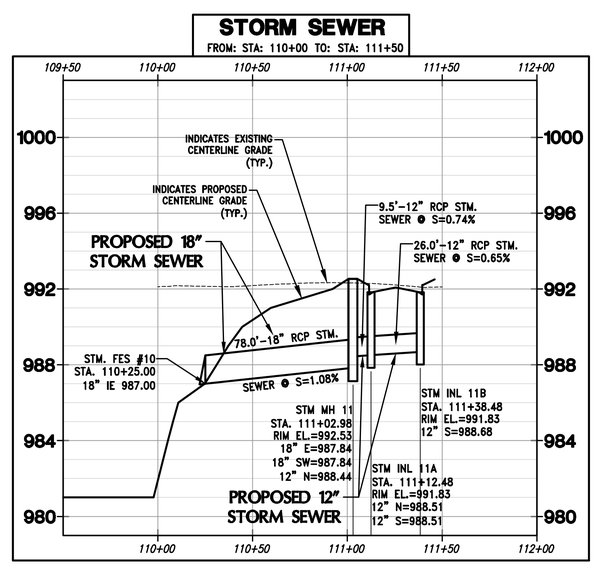

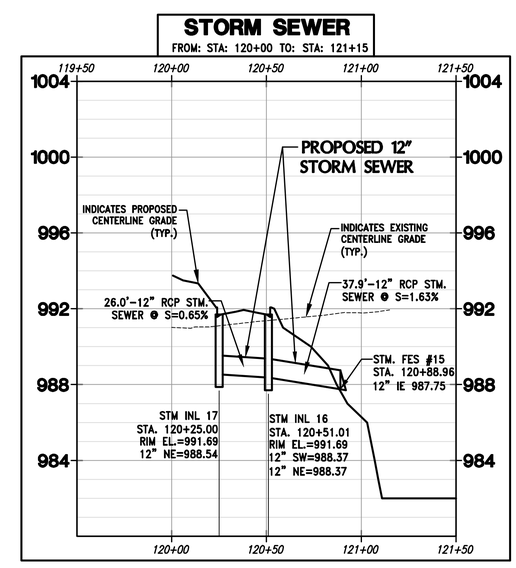

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PROJECT:
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REVISION HISTORY

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DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: STORM SEWER PLAN & PROFILE

SHEET

C4.07

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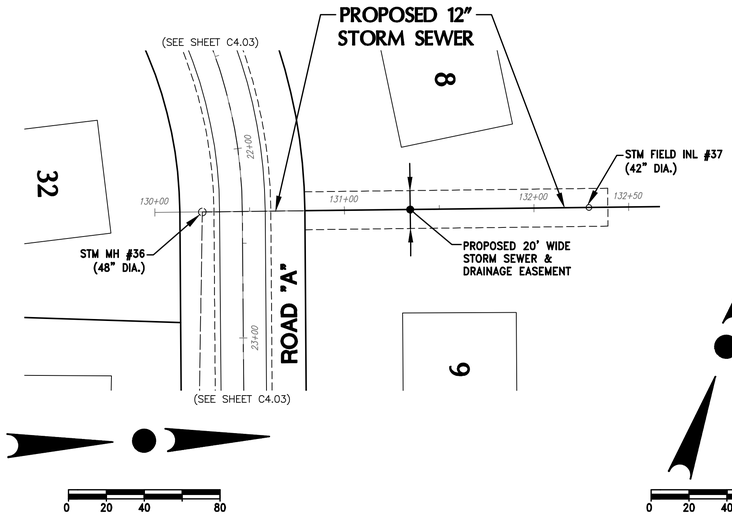

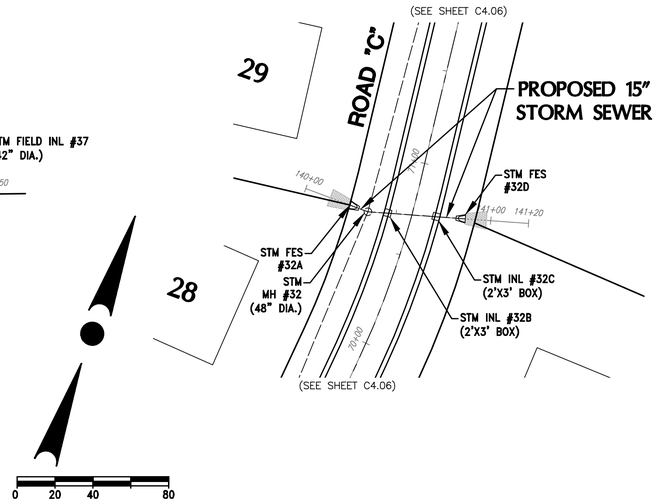

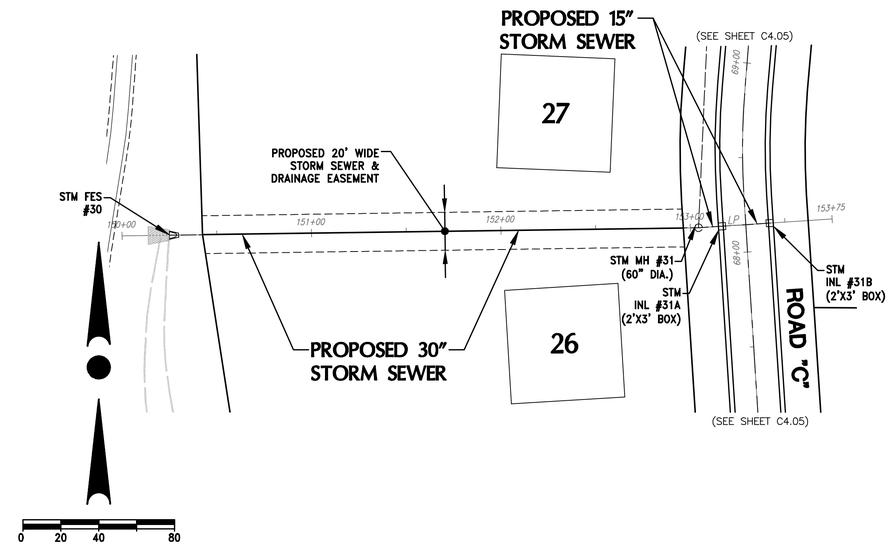

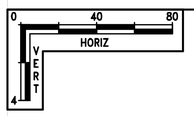

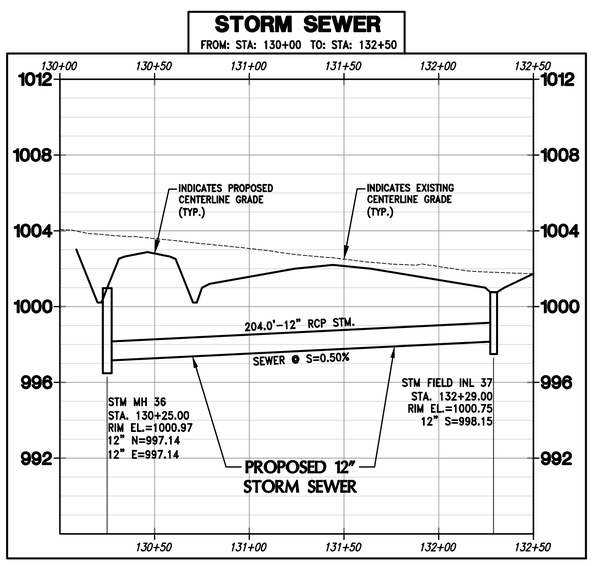

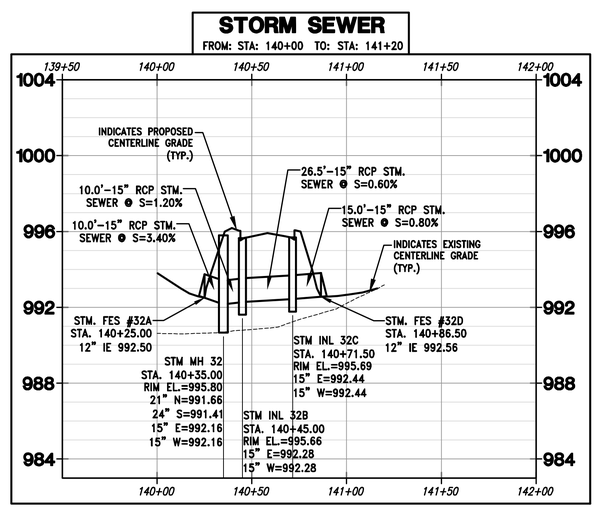

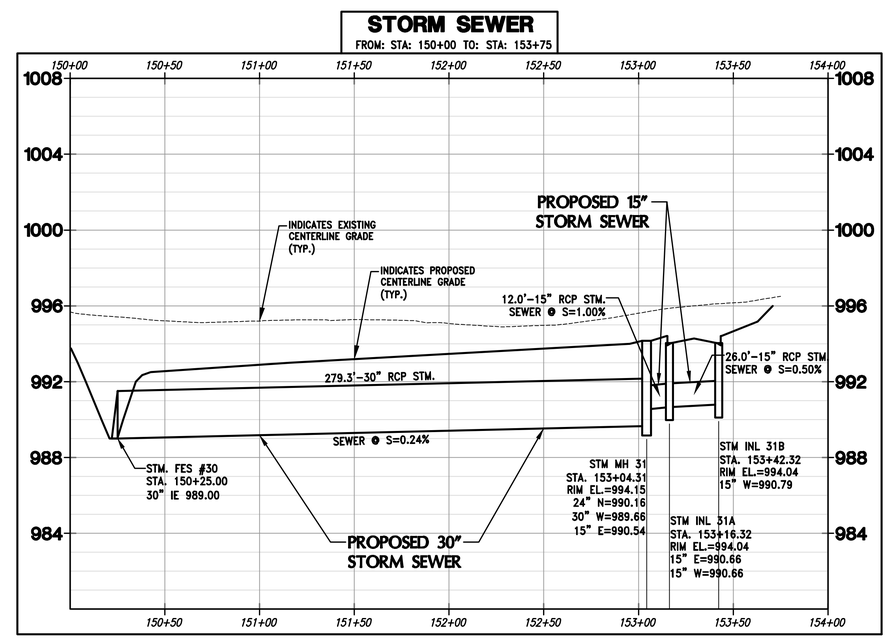

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REVISION HISTORY

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DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: STORM SEWER PLAN & PROFILE

SHEET

C4.07

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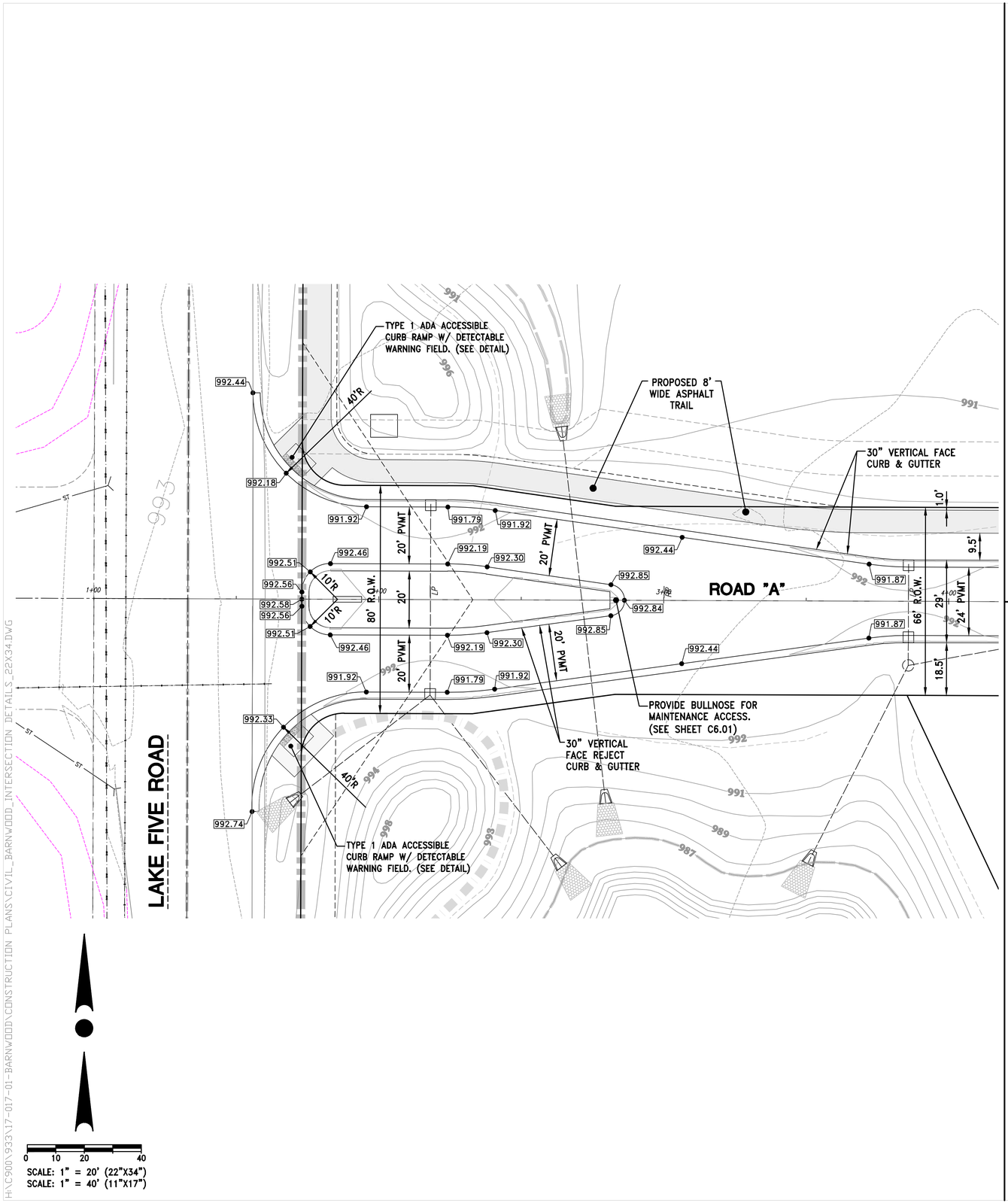

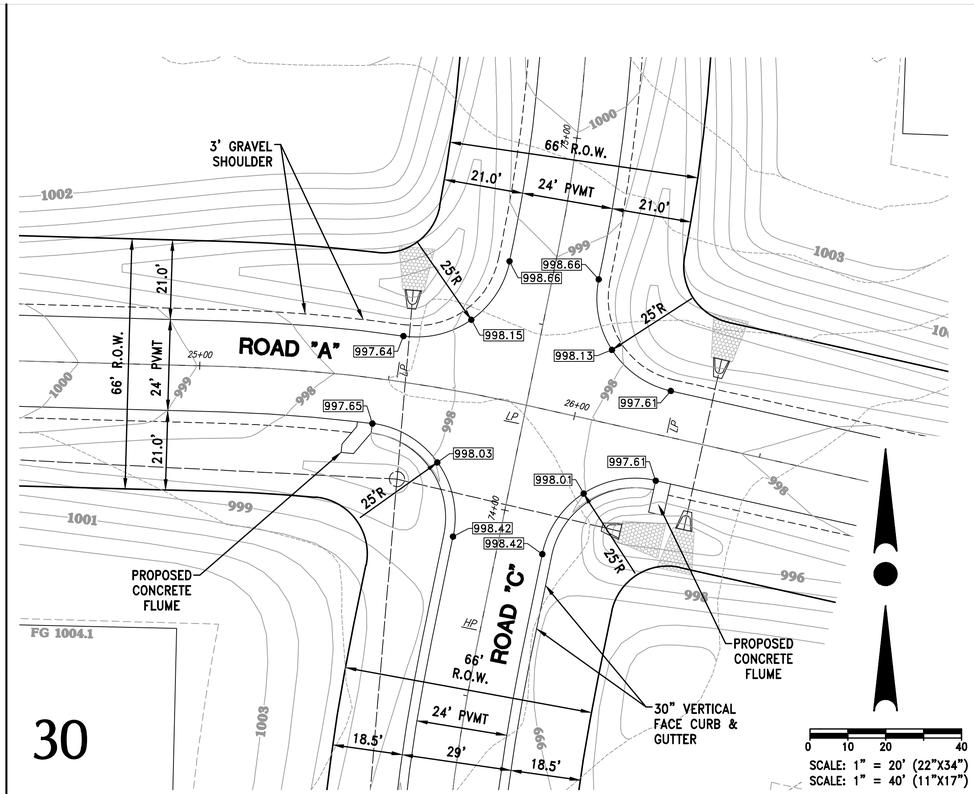

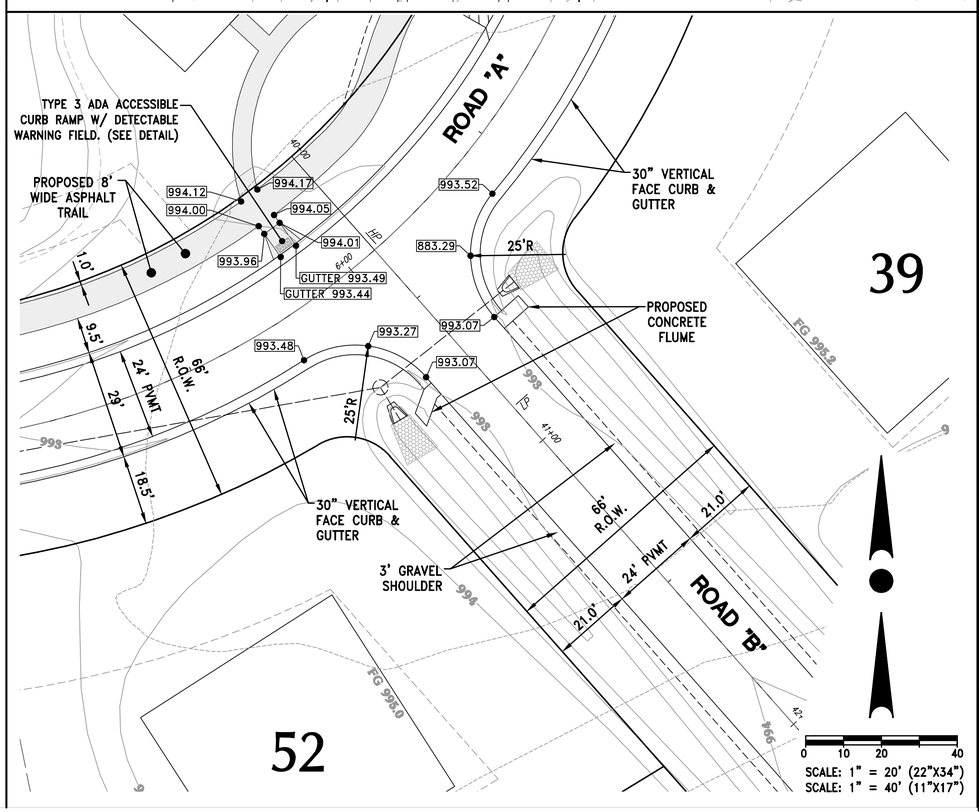

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DESCRIPTION: CUL-DE-SAC & INTERSECTION DETAILS

SHEET C5.00

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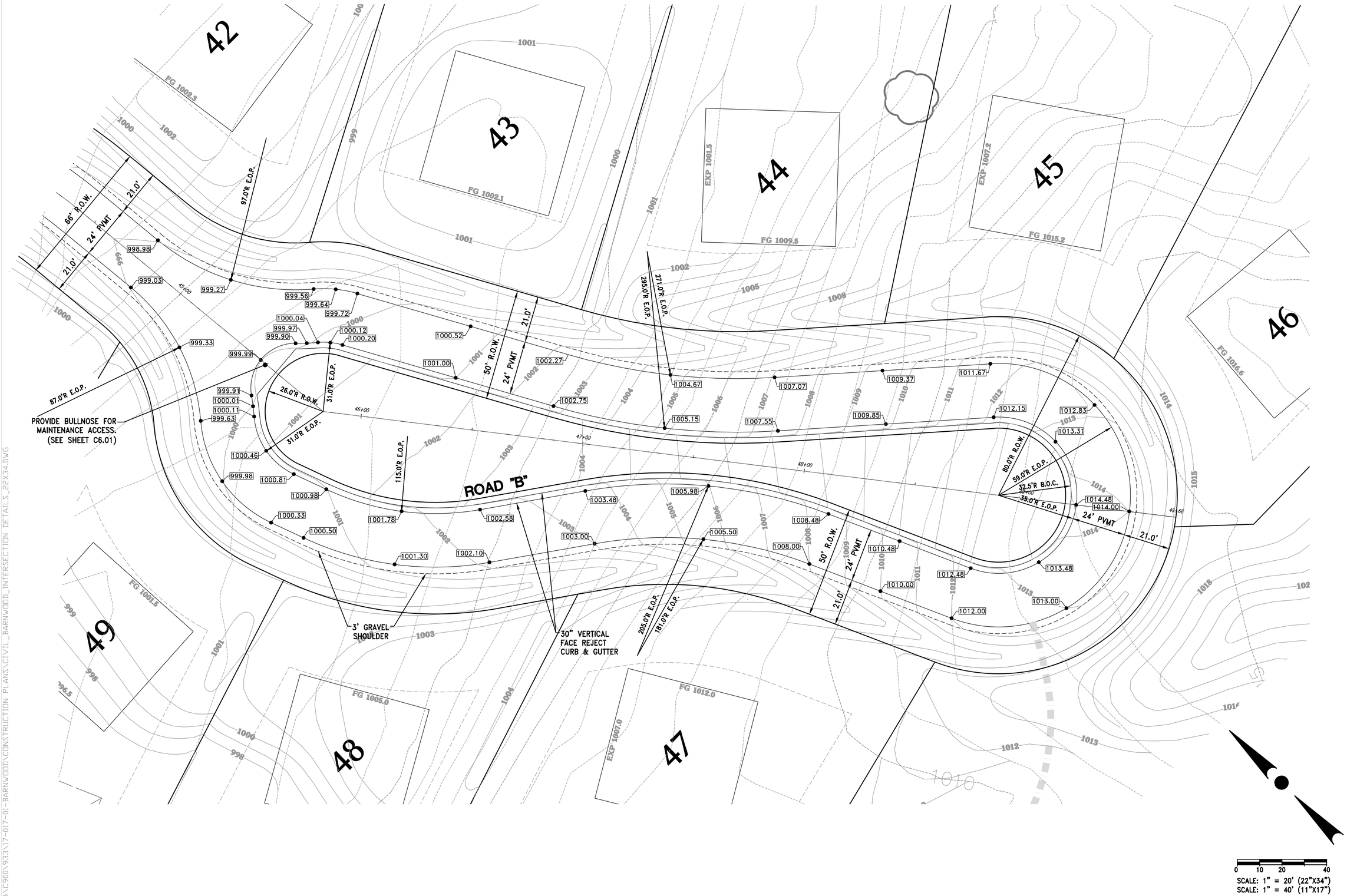

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WAUWATOSA, WI

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

PROJECT: BARNWOOD CONSERVANCY

SINGLE FAMILY SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: MILLER MARRIOTT CONSTRUCTION CO LLC
249 PAWLING AVENUE, SUITE 201
HARTLAND, WI 53029

REVISION HISTORY

DATE	DESCRIPTION
06/01/18	CIVIL SUBMITTAL

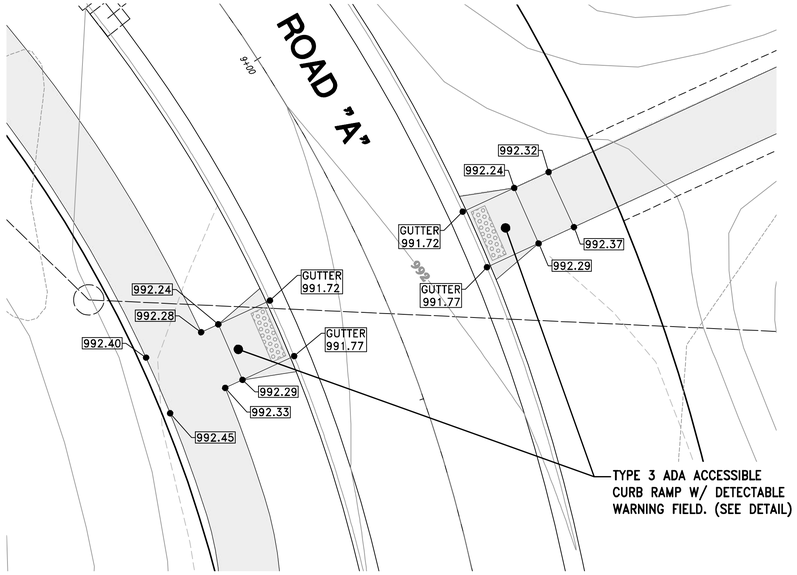
DATE: JUNE 1, 2018

JOB NUMBER: 17017

DESCRIPTION: CUL-DE-SAC & INTERSECTION DETAILS

SHEET

C5.01



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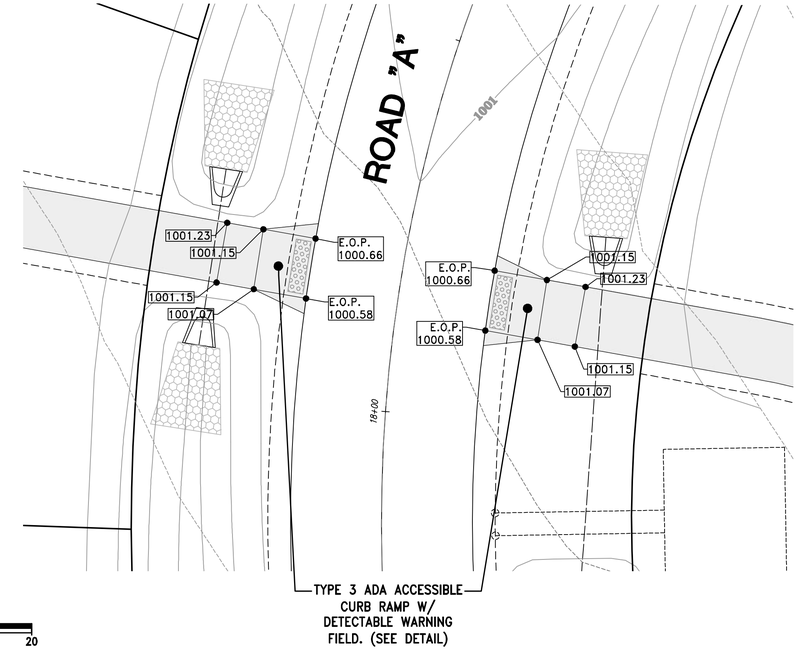
SCALE: 1" = 20' (11"X17")



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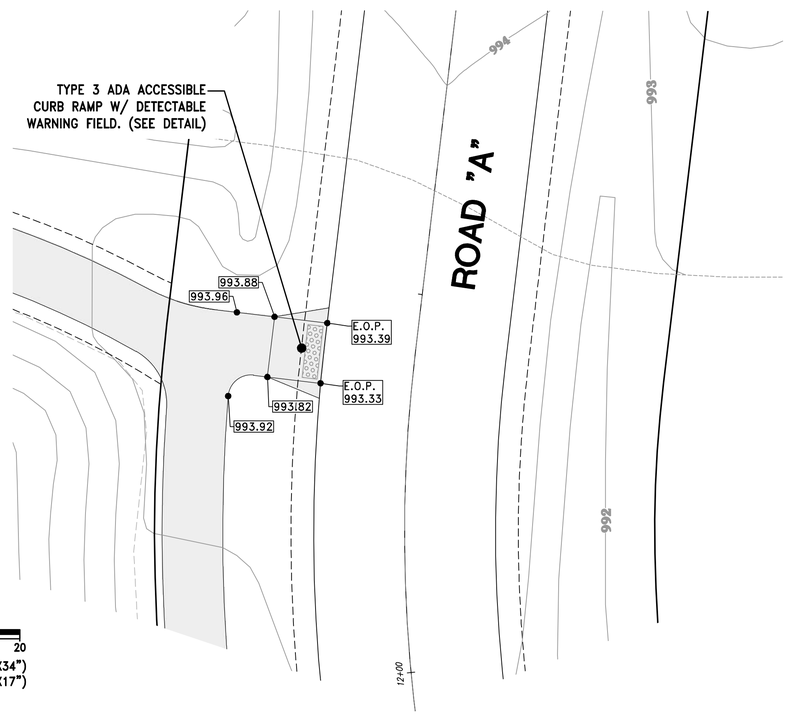

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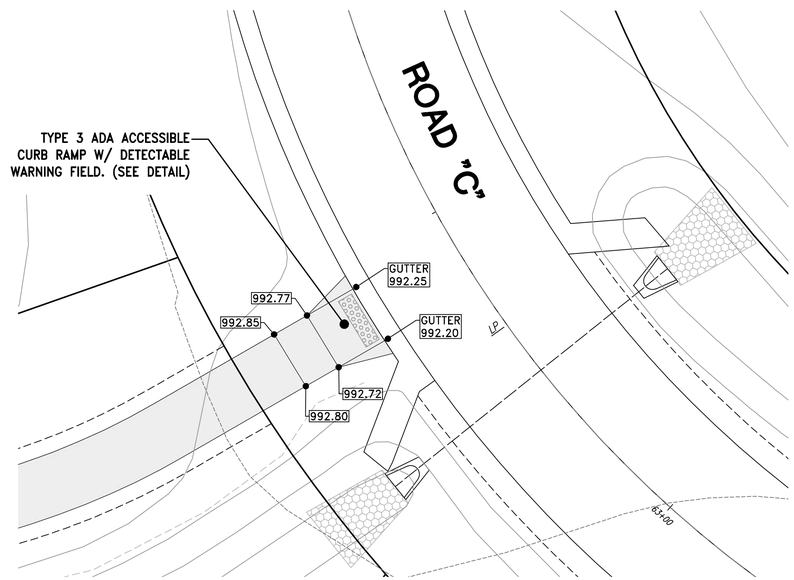

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SCALE: 1" = 20' (11"X17")

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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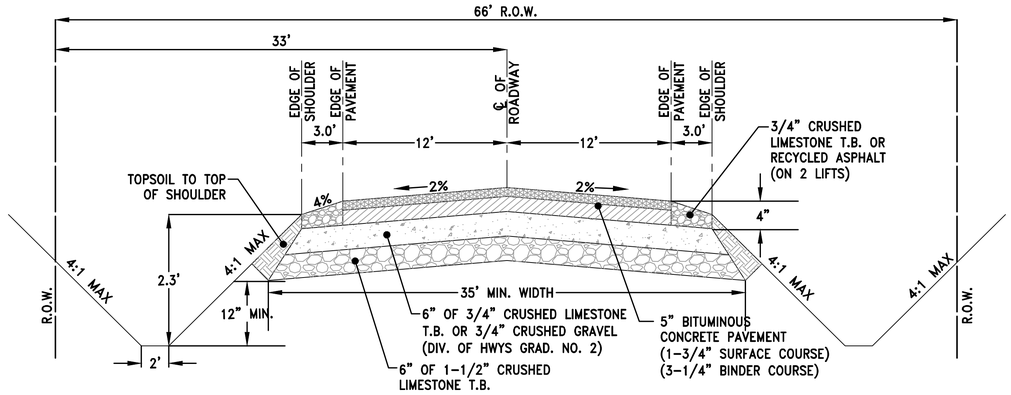
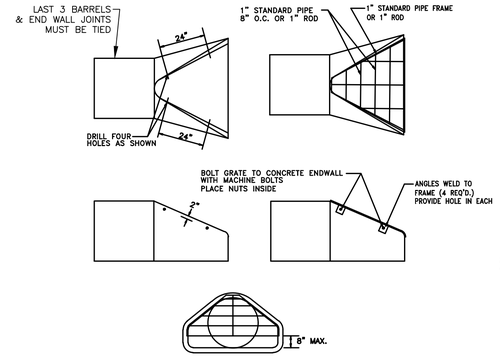


NOTE:
- DITCHES MAY BE DEEPER AND WIDER AS REQUIRED BY TOWN ENGINEER BASED ON CULVERT SIZE REQUIRED

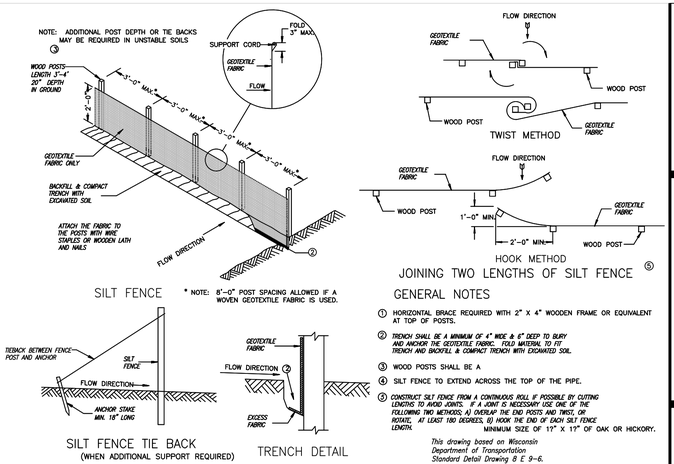
ROAD CROSS SECTION

NO SCALE



PIPE GRATE DETAIL

NO SCALE



GENERAL NOTES

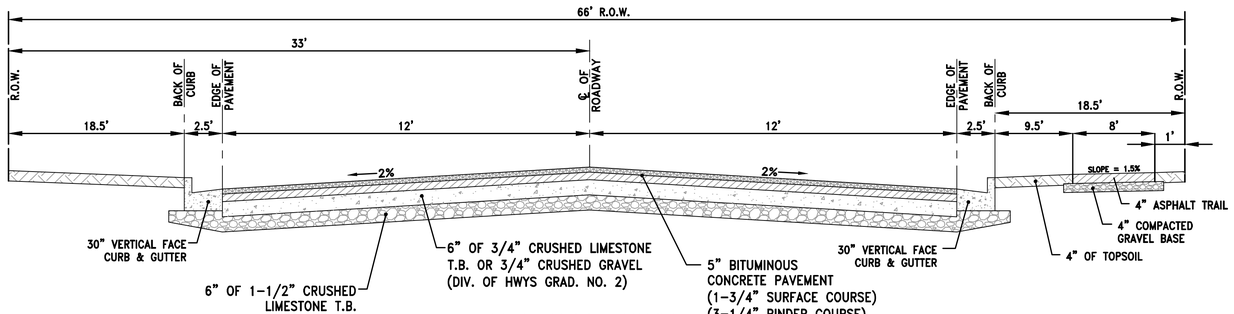
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

MINIMUM SIZE OF 17" X 17" OF OAK OR HICKORY.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

SILT FENCE INSTALLATION DETAIL

NO SCALE



ROAD CROSS SECTION

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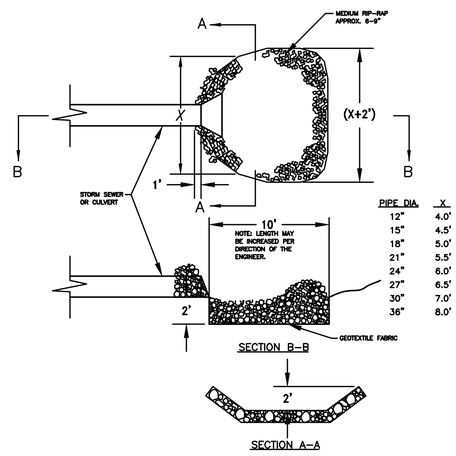
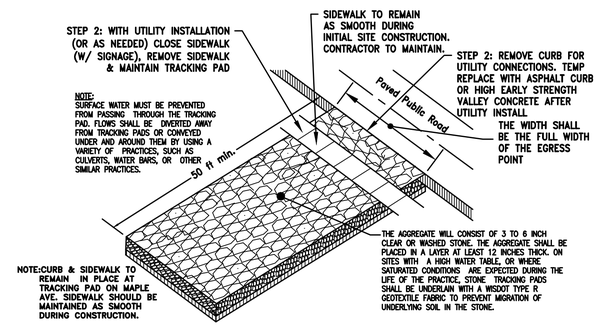


PIPE DIA.	X
12"	4.0'
15"	4.5'
18"	5.0'
21"	5.5'
24"	6.0'
27"	6.5'
30"	7.0'
36"	8.0'

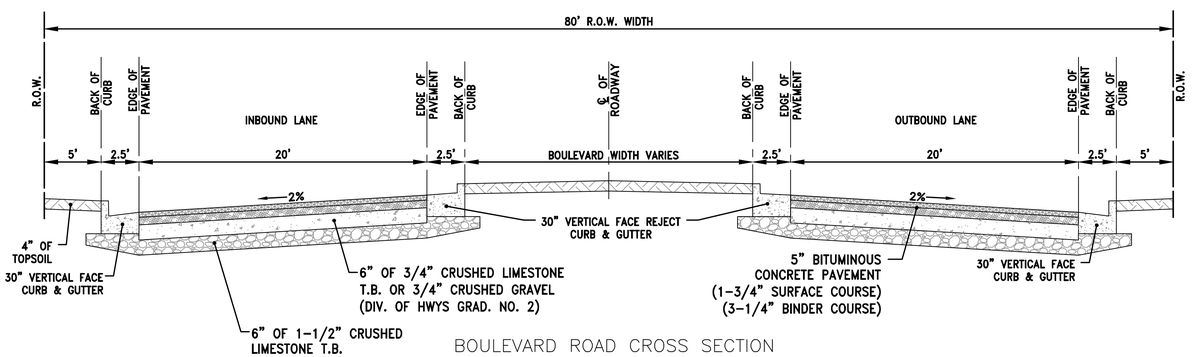
RIP-RAP DETAIL

NO SCALE



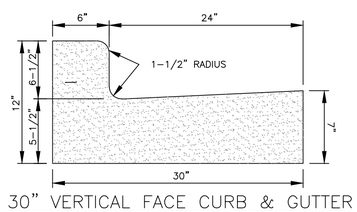
CONSTRUCTION ENTRANCE DETAIL

NO SCALE



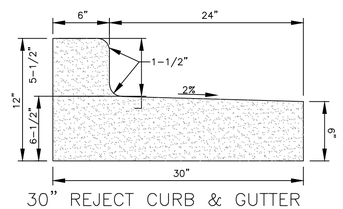
BOULEVARD ROAD CROSS SECTION

NO SCALE



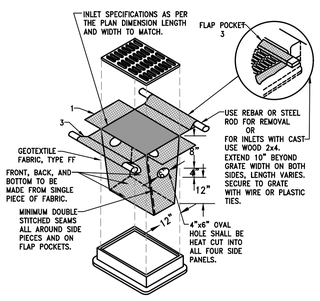
30" VERTICAL FACE CURB & GUTTER

NO SCALE



30" REJECT CURB & GUTTER

NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE D (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE D

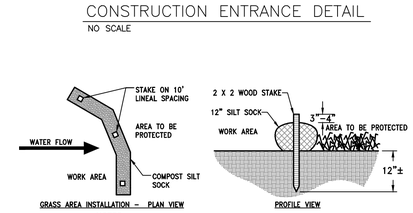
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL

NO SCALE



NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

STRAW WATTLE INSTALLATION DETAIL

NO SCALE

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

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DATE:
JUNE 1, 2018

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CONSTRUCTION NOTES & DETAILS

SHEET
C6.00

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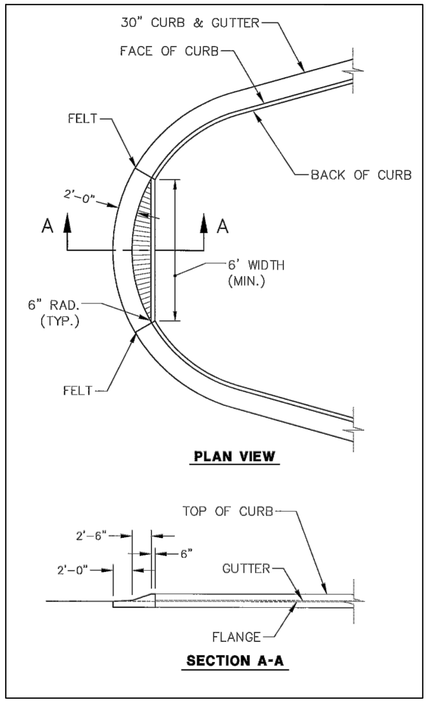
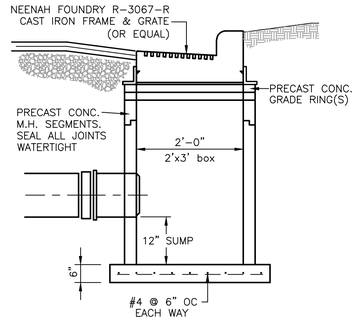


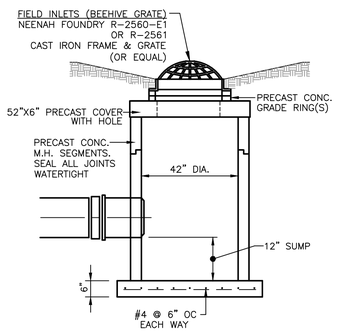
CUL DE SAC ISLAND NOSE DETAIL

NO SCALE



STORM SEWER CATCH BASIN

NO SCALE



STORM SEWER FIELD INLET DETAIL

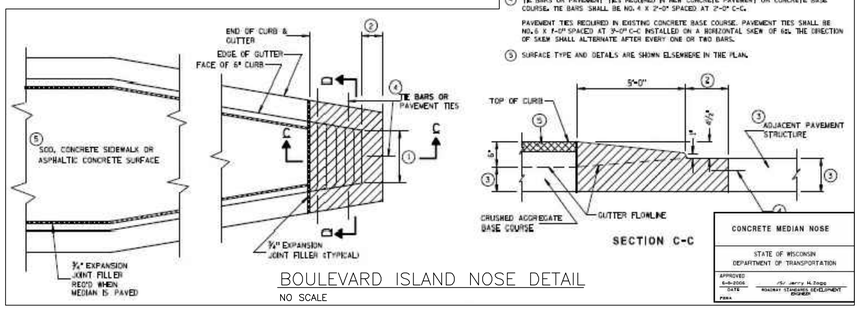
NO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

1. SEE PLAN FOR MEDIAN NOSE WIDTH AND RADIUS (FOR ROUND NOSE ALTERNATE).
2. WIDTH OF GUTTER TO MATCH EXISTING ADJACENT GUTTER OR AS SPECIFIED ELSEWHERE IN THE PLAN.
3. DEPTH EQUAL TO ADJACENT PAVEMENT. ADJACENT PAVEMENT STRUCTURE DETAILS ARE SHOWN ON THE PLAN. TYPICAL OPTIONS ARE:
   (1) NEW OR EXISTING CONCRETE PAVEMENT.
   (2) ASPHALTIC CONCRETE PAVEMENT OVER NEW OR EXISTING CONCRETE BASE COURSE.
   (3) ASPHALTIC CONCRETE PAVEMENT OVER CRUSHED AGGREGATE BASE COURSE.
4. TIE BARS OR PAVEMENT TIES REQUIRED IN NEW CONCRETE PAVEMENT OR CONCRETE BASE COURSE. TIE BARS SHALL BE NO. 4 X 2'-0" SPACED AT 2'-0" C-C.

   PAVEMENT TIES REQUIRED IN EXISTING CONCRETE BASE COURSE. PAVEMENT TIES SHALL BE NO. 6 X 8'-0" SPACED AT 3'-0" C-C INSTALLED ON A HORIZONTAL SKEW OF 60. THE DIRECTION OF SKEW SHALL ALTERNATE AFTER EVERY ONE OR TWO BARS.
5. SURFACE TYPE AND DETAILS ARE SHOWN ELSEWHERE IN THE PLAN.



BOULEVARD ISLAND NOSE DETAIL

NO SCALE

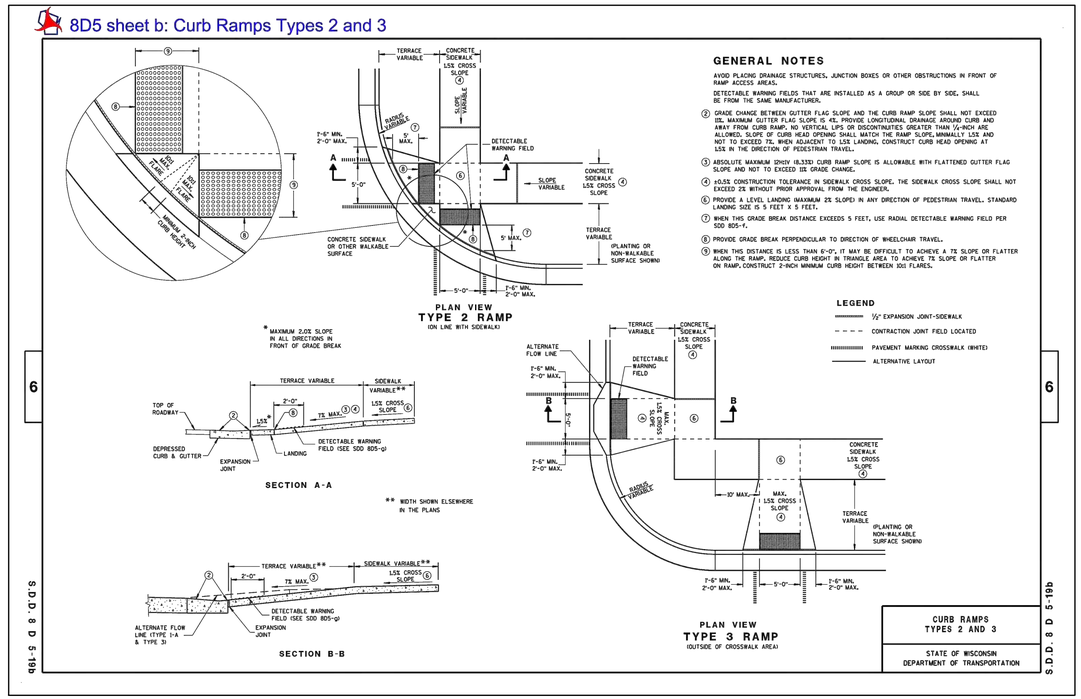
CONCRETE MEDIAN NOSE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED 6-8-2006 DATE — for Jerry M. Zogg, HIGHWAY STANDARDS DEVELOPMENT ENGINEER

FHWA

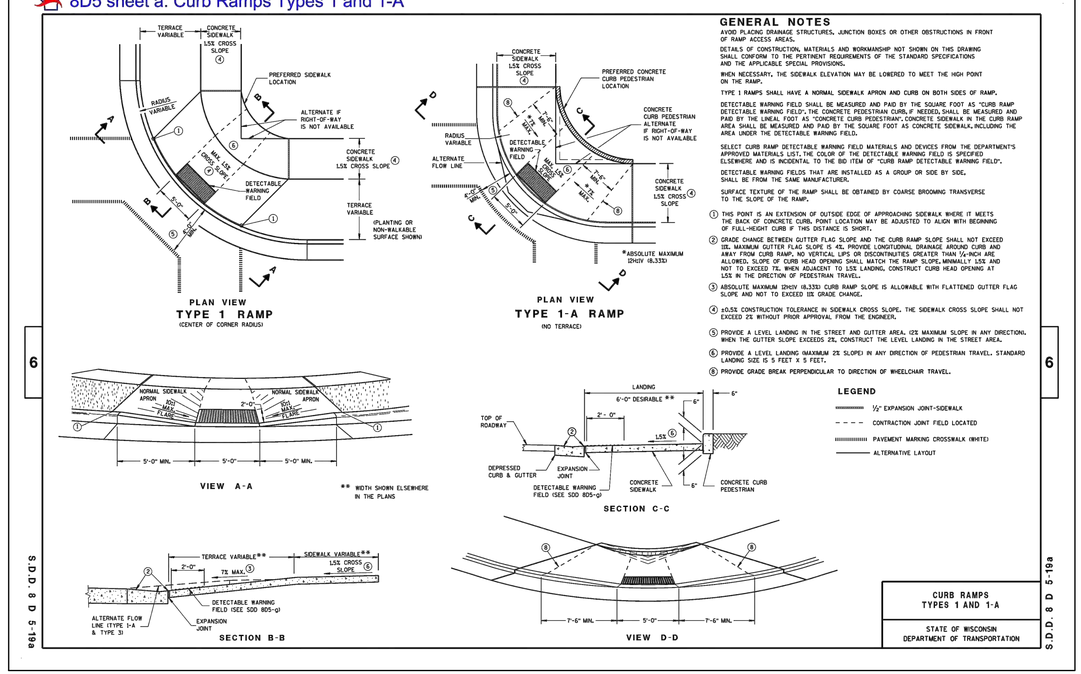
8D5 sheet b: Curb Ramps Types 2 and 3



SIDEWALK CURB RAMP TYPE 3 DETAIL

NO SCALE

8D5 sheet a: Curb Ramps Types 1 and 1-A



SIDEWALK CURB RAMP TYPE 1 DETAIL

NO SCALE

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WAUWATOSA, WI
WISCONSIN PROFESSIONAL ENGINEER

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BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT F – LANDSCAPING PLAN

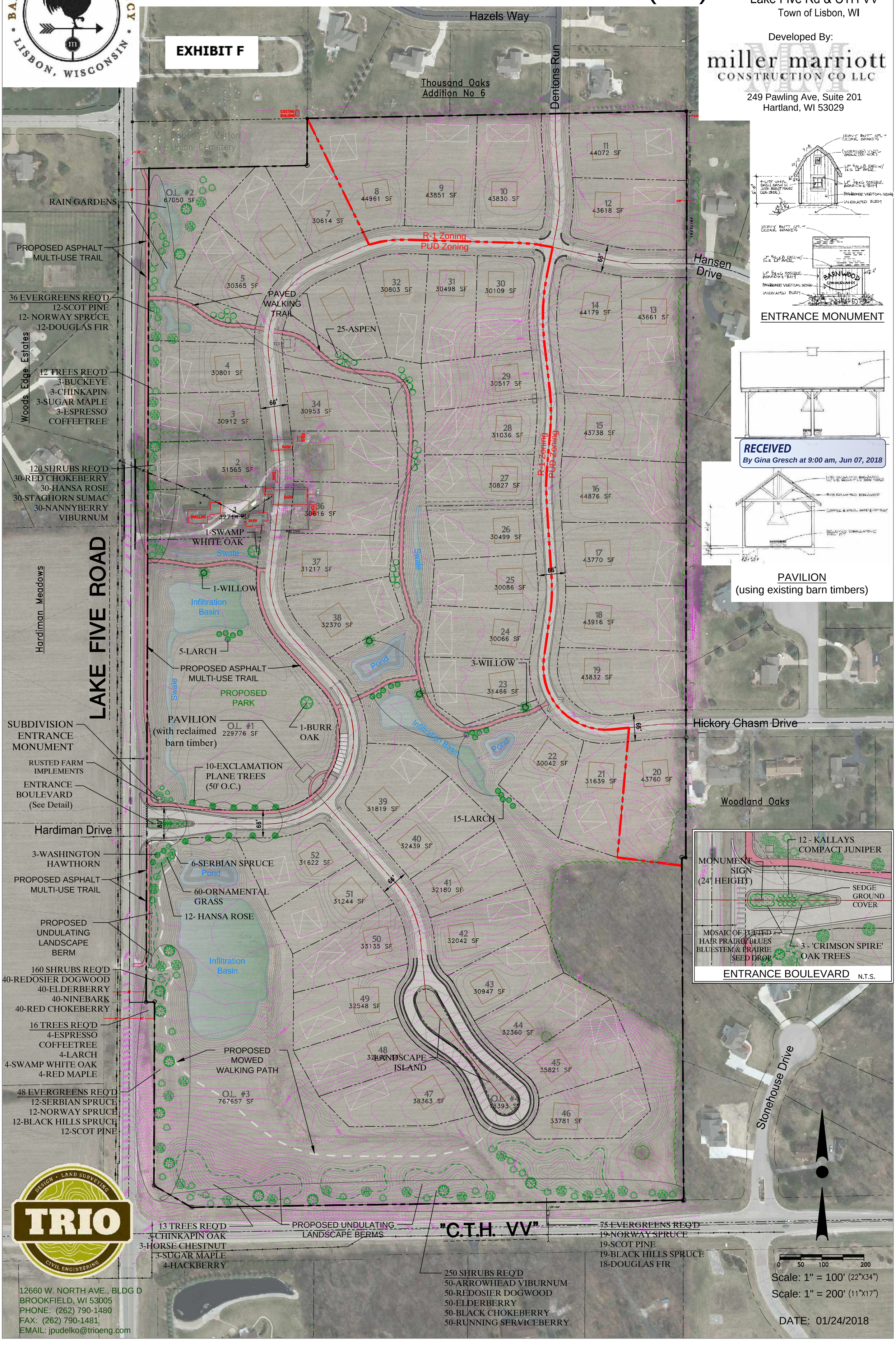
~ Attached ~

BUFFER TYPE PLANTED FOR PROPOSED DEVELOPMENT: LUI FACTOR = 1 (0-3)

BARNWOOD CONSERVANCY · LISBON, WISCONSIN

Barnwood Conservancy
Lake Five Rd & CTH VV
Town of Lisbon, WI

Developed By:
miller marriott CONSTRUCTION CO LLC
249 Pawling Ave, Suite 201
Hartland, WI 53029



ENTRANCE MONUMENT

RECEIVED
By Gina Gresch at 9:00 am, Jun 07, 2018

PAVILION
(using existing barn timbers)

ENTRANCE BOULEVARD N.T.S.

TRIO DESIGN · LAND SURVEYING · CIVIL ENGINEERING

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BARNWOOD CONSERVANCY, LLC DEVELOPERS AGREEMENT

EXHIBIT B – DEED RESTRICTIONS

Coming from langer

Paul Farrow
County Executive

Dale R. Shaver
Director

VIA EMAIL

Waukesha County

Department of Parks and Land Use

June 5, 2018

Mr. Chris Miller
Barnwood Conservancy, LLC
cmiller@millermarriott.com

Re: Preliminary Stormwater Plan Review
Barnwood Conservancy Subdivision
Section 19, Town of Lisbon
Preliminary Plat revised 3/9/18
Preliminary Storm Water Management Plan revised 5/18/18

Dear Mr. Miller;

The Waukesha County Department of Parks and Land Use – Land Resources Division ("LRD") has reviewed the application and plans submitted for a preliminary stormwater plan review. As adequate space has been allocated for stormwater management, I recommend approval of the preliminary plat with the condition that all pending requirements of the Wisconsin Historical Society and WDNR regarding the existing barn be complied with.

Please refer to the plan review checklists when working on the final development plans. If you have any questions about this review letter, you can reach me by telephone at (262) 896-8307.

Sincerely,

Alan Barrows
Sr. Conservation Specialist
Land Resources Division

cc: Rebekah Leto – Waukesha County PLU – Planning and Zoning
Matt Janecke – Town of Lisbon Administrator
Donal Chaput, PLS – Chaput Land Surveys
Josh Pudelko, PE – Trio Engineering, LLC

CLERK REPORT

PREPARED BY: Gina C. Gresch, Clerk

REPORT DATE: Friday, June 8, 2018

#5 MINING OPERATIONS INSPECTIONS

I've received inspection reports on Genesee Aggregate, LaFarge, Northwest Asphalt, Halquist and Lannon Stone. There weren't any concerns with any of the quarries. The permits will be emailed to the quarries the day after the Plan Commission meeting.

REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission

ITEM DESCRIPTION: PLAN COMMISSION FEES

PREPARED BY: Gina C. Gresch, Clerk

REPORT DATE: Friday, June 8, 2018

RECOMMENDATION:

Review the Town's Plan Commission application fees.

EXPLANATION:

Over the past few months Planner Lindstrom and I have been working on process improvements and we are finding a few of the Town's fees to be inconsistent with the amount of work having to be done for Plan Commission applications.

Conditional Use (original / amendment / major grading) - $350

- With a Conditional Use for a business, they need to do a Site Plan and Plan of Operation, which according to the fee schedule is $500. We haven't charged anyone the additional $500 since a Plan of Operation always goes with a Conditional Use, but not the other way around.

- Should a Conditional Use amendment have a lesser charge than an original? There's still the public hearing notices to publish and mail, but there shouldn't be as much research on an amendment as there is on an original. Possibly $200?

- Also, the Plan Commission application indicates recording fees are included with the application fee. A recorded Conditional Use is $30 which is the majority of what has been recorded lately. Should that still be included or should the Town invoice for that?

Site Plan and Plan of Operation (original / amendment / temporary)

- Original - $500
- Amendment - $250
- Temporary - $125

- Why is an original Site Plan and Plan of Operation $500 and an original Conditional Use is only $350? There is more involved in a Conditional Use, like publications, mailings and recordings. Plans of Operation should be a simple review and action. I suggest $250 for original and $125 for amendment.

- Also, the types of changes for a Plan of Operation for an amendment would be business / owner name, hours of operation, outside storage, etc. A temporary would be like what ATC requested for a laydown yard.