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

Agenda
Zoning Board of Appeals Public Hearings & Regular Meeting
Town of Lisbon, Town Hall
Wednesday, August 22, 2018
5:00 P.M.

1. **Public Hearing** to solicit public comments on the request from Casey's General Store requesting Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003:

   - **Zoning Code Section 3(j)(1)(c) – Off-Street Parking** - *Retail business establishments*: Three (3) spaces for each 100 square feet of floor space, which would require 148 total parking spaces. The applicant is requesting less than the required amount of off-street parking for a retail use. The proposed development provides a total of 24 standard parking spaces as well as one accessible parking stall adjacent to the building. The 25 total parking spaces is less than the required 148 total parking spaces. Casey's operates over 2,000 stores and is comfortable that the number of spaces provided is adequate to serve the business based on past store performances and known traffic flow in their stores.

   - **Zoning Code Section 27(h)(1)(c) – Design Standards** – *Parking & Storage* - Openings for driveways shall provide adequate access to a public street. No driveway for any other use shall be less than 24 feet in width at the street right-of-way line nor shall it exceed 32 feet at the street right-of-way line. The applicant is requesting to exceed the maximum driveway opening of 32'. As a result of working with Waukesha County on the driveway location, the development requests the proposed accesses to be a 35' wide drive aisle (36' back of curb) at their most narrow point, which is more than the required 32' opening.

   - **Zoning Code Addendum E, Section 2.1(C)(4) – Landscaping Requirements** – This section of the code based on the application, would require 36 shade trees, 97 evergreen trees, and 309 shrubs for the 3.33 acres site planted. The applicant is requesting less than the required landscaping quantities and substandard buffer requirements resulting from the driveway location, as the proposed site provides approximately 1/3 of the required plantings, which are 12 shade trees, 32 evergreen trees and 114 shrubs.

2. **Adjourn Public Hearing.**

3. **Call Zoning Board of Appeals to Order.**

4. **Roll Call.**

5. **Discussion and necessary action to approve the April 9 and April 30, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes.**

6. New Business.

a. Discussion and necessary action on the following requests from Casey's General Store requesting Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003:

   i. Zoning Code Section 3(j)(1)(c)– Off-Street Parking - Retail business establishments

   ii. Zoning Code Section 27(h)(1)(c) – Design Standards – Parking & Storage

   iii. Zoning Code Addendum E, Section 2.1(C)(4) – Landscaping Requirements

7. Adjournment.

John Gehrke	Gina C. Gresch, MMC/WCPC
Chairman	Interim Administrator Clerk

Copies of the exhibits are available at the Lisbon Town Hall or on the Town's website, http://townoflisbonwi.com/AgendaCenter for review. All interested parties will have the opportunity to be heard at said time and place.

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

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

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

Posted: 2018-07-24 *Clerk: G.G.*

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