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

NOTICE
ZONING BOARD OF APPEALS PUBLIC HEARING
TOWN OF LISBON, WISCONSIN

The Board of Appeals will deliberate and render decisions on the special exceptions requested below. The Chairman of the Zoning Board of Appeals hereby calls a meeting to be held to consider these matters, at the **Lisbon Town Hall, W234N8676 Woodside Road at 5:00 P.M. on Wednesday, August 22, 2018** and should said meeting be cancelled or adjourned, the hearing will be re-noticed.

BOA HEARING #1:
Casey's General Store has filed with the office of the Clerk and the Zoning Board of Appeals, 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:

- **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.

The property is described as follows:

Tax Key No: LSBT 0244.999.003
Legal Description: LOT 1 CERT SURV 4061 VOL 32/42 PT SE1/4 SEC 25 T8N R19E R1660/1311
Property Address: W220N5701 Townline Road, Lisbon, WI 53089.

The Zoning Board of Appeals in acting on variations and modifications of the Zoning Ordinance, or appeals from action taken by the Building Inspector, hears all cases at public hearings at which interested parties have a right to be heard. If it is inconvenient to appear at the hearing, file your objections by letter, containing your name and address, stating fully what the objection is and the reason for such objection. You may also email your letter of objection to Interim Administrator Gina Gresch, ggresch@townoflisbonwi.com.

John Gehrke, Chairman
Zoning Board of Appeals
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