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

BOARD OF APPEALS APPLICATION

Part 2 of 4

Property Information

W220N5701 TOWN LINE ROAD
Property Address

LSBT0244999003	3.33	A-3
Tax Key/Parcel ID #	Lot Size	Current Zoning

Property Owner

Thomas Gengler
Name

n/a
Company

W220N5701 TOWN LINE ROAD
Address

Lisbon	WI	53089
City	State	Zip

262-246-9025
Phone Fax E-mail Address

Owner's Agent

Name

Casey's Marketing Company
Company

One Convenience Blvd
Address

Ankeny	IA	50021
City	State	Zip

Phone Fax E-Mail Address

Addendum E: Landscaping Requirements 2.4 - Less than the required landscaping quantities and substandard buffer requirements resulting from the driveway location

Application is being made for variance from Section of the Town of Lisbon Zoning Code to permit the following: (Describe in detail the proposed construction, and why it does not comply with the Ordinance)

The proposed construction is less than the required 36 shade trees, 97 evergreen trees, and 309 shrubs for the 3.33 acres site. The proposed site provides approximately 1/3 of the required plantings as 12 shade trees, 32 evergreen trees and 114 shrubs. The proposed landscape plan provides the majority of plantings along the property line which is adjacent to other uses as well along the roadways and around the base of the monument sign. The proposed plan provides 10' of buffer area as opposed to the required 50' of buffer area adjacent to the property being used as residential. The previous plan provided adequate buffer, however due to Waukesha County requirements, the drive aisle is required to be as far from the intersection as possible.

What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted. The required landscaping would result in a development required to plant essentially a forest of trees along the perimeter of the site. This would result in a commercial development which was not visible from the adjacent roadways. As this is not part of a larger commercial subdivision development, visibility from the road is critical to the success of the business. Not oinly is visiblity from the road critical to success but visibility for safety is also a concern for Casey's and historically has been a concern for law enforcement in the communities we serve. In addition, the plantings would need to be planted very close together. As a result, at maturity they would likely push each other out and result in many trees not being able to grow to maturity.

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