



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

**Agenda**  
**Joint Plan Commission and Town Board of Supervisors Public Hearing**  
**Town of Lisbon, Town Hall**  
**Thursday, October 11, 2018**  
**6:30 PM**

**1. Roll Call.**

**2. NOTICE IS HEREBY GIVEN** that the Plan Commission of the Town of Lisbon will hold a public hearing on October 11, 2018 at 6:30 p.m. at the Lisbon Town Hall, located at W234 N8676 Woodside Road, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District. The District is expected to be a mixed-use district based on the identification and classification of the property proposed to be included within the District. Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District. All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof.

**3. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, October 11, 2018, beginning at 6:30 P.M. immediately following the previously scheduled public hearing at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the proposed amendments to the text of the Town of Lisbon Zoning Ordinance in accordance with Wisconsin State Statutes including, Chapter 11, Section 4, relating to Conditional Use Permits.

**4. Adjournment.**

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**Agenda**  
**Plan Commission Meeting**  
**Town of Lisbon, Town Hall**  
**Thursday, October 11, 2018**  
**Following Public Hearing(s) beginning at 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 July 12, 2018 and September 13, 2018 Plan Commission Public Hearing & Meeting minutes.**

**4. New Business**

- a. Discussion and necessary action on Resolution 05-18, "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Town of Lisbon, Wisconsin" and recommendation to the Town Board of the same.
- b. Discussion and necessary action on Zoning Text Amendment Ordinance 10-18, "An Ordinance Repealing and Recreating Chapter 11, Section 4 of the Zoning Code of the Town of Lisbon Relating to Issuance of Conditional Use Permits" and recommendation to the Town Board of the same.
- c. Discussion and necessary action on the request from Dan and Bob Olson of Globe Contractors, for the property located at N50W23076 Betker Dr. Pewaukee, WI 53072, LSBT 0284.995.004, for a Sign Permit, for a concrete slab ground sign.
- d. Discussion and necessary action on the request from Paul Giles of Lannon Stone Products, for the property located at N52W23096 Lisbon Road, Sussex, WI 53089, LSBT 0237.965, for a Site Plan Amendment for a driveway relocation and related landscaping, as well as a Sign Permit request for a ground sign.

**5. Town Clerk & Town Planner**

- a. Overview of September 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.
- c. Discussion and update on wedding barn venues.

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

**7. Adjournment.**

Joseph Osterman  
Chairman

Jane Stadler  
Secretary

Posted: 2018-10-05

Clerk: DG

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 Town Board and Plan Commission Public Hearing  
Town of Lisbon, Town Hall  
Thursday, July 12, 2018  
6:30 PM**

A Joint Public Hearing was held by the Town Board of Supervisors and 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, Mark Meyer, Chad Samanske, Jane Stadler and Bryan Oelhafen. Also present: Planner Dan Lindstrom, Attorney Kevin Clark, Supervisor Linda Beal and Interim Administrator 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.

**NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Lisbon Town Board of Supervisors and Plan Commission on Thursday, July 12, 2018 beginning at 6:30 P.M. at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the rezoning from A-3 Agricultural Residential Estate District to B-4 Commercial Special Use Zoning District and for a Conditional Use Permit request for an Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales in the B-4 Commercial Special Use Zoning District and for a Major Grading Permit for Casey's General Store, Submitted by Arc Design representative, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003.**

**Public Hearing Comments:**

**Ken Heun, N56W22164 Silver Spring Drive**, lives west and adjacent to the proposed Casey's General Store. He missed the first meeting they appeared before the Plan Commission but didn't receive a notice. He has signed up for the Town Board and Plan Commission agendas and is working with the Clerk on resolving the website notification issues. He feels as though he was robbed of the opportunity to present other possible site layouts. He requested the Town do not allow a 24-hour operation as that could lead to more crime and noise. Install a high quality eight-foot privacy fence on the west lot line between their properties to reduce noise and light pollution, as well as move the dumpster eastward. He questions the storm water report because the 100-year storms are happening more often. His other concerns include not allowing outside music or semi-truck fueling, this is not a truck stop. He questioned if the property will be on private or municipal services, and if municipal services, who will be providing those? His last concern is about the 27-foot-tall free-standing sign which he assumes it will go on the corner but not sure exactly where it is going. Also, when are they expected to open?

**Kathy Huen, N56W22164 Silver Spring Drive**, hopes the lights will be directed away from their yard as they are the house right next to this proposed gas station.

**Eric Miller, W220N5784 Townline Road**, emailed his public comments and asked they be read into the record. "I live on the east side of Townline Rd, north of the new proposed gas station. I note that they are asking that the stations hours are 24/7 but don't specify if those are the stores hours or just the pumps. I have no problem with the pumps being open 24/7 if they dim the properties lights after the store closes. I do have a problem with the issue of the store being open 24 hours. You will be attracting the after-bar crowd from the nearby area, which on summer weekends you can hear the roar of motorcycles late at night going down Silver Spring and Town Line after closing time. This new store will be a magnet for that traffic if it's open late. ½ the surrounding area is residential to the east and south, and this would not make for a good neighbor. The pylon sign also drew my attention in the renderings; it shows a very tall

looking 25+ft sign on two rather spindly looking steel poles, the proportions aren't very flattering. Can this be changed to a monument style sign of ½ the height, with a brick base to match the rest of the building; it would be a cleaner more upscale look. The subdivision on the opposite corner, Taylor's Woods, will be viewing this from their back windows. Similar newer gas stations don't have the tall pylon signs anymore unless they are on the freeway for the exposure. Thank you for your consideration."

**Adjournment**

The public hearing was adjourned at 6:41 P.M.

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

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

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

**Discussion and necessary action on June 14, 2018 Plan Commission Meeting minutes.**

*Motion by Commissioner Nelson to approve the June 14, 2018 Plan Commission minutes. Seconded by Commissioner Samanske. Motion carried, 5-0.*

**Unfinished Business.** None.

**New Business**

**Discussion and necessary action on the following requests for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003:**

**Ordinance 08-18, An Ordinance Rezoning LSBT 0244.999.003 from A-3 Agricultural Residential Estate District to B-4 Commercial Special Use Zoning District, and recommendation to the Town Board of the same.**

Planner Lindstrom stated the Plan Commission saw this last month as a conceptual proposal. Casey's submitted materials by the required 30-day deadline, however since that submittal there have been significant site plan changes due to requests by Waukesha County. Staff was not comfortable reviewing the new information without Plan Commission guidance because of the unique B4 District, which has more standards than a traditional zoning district. The modified site plan has many unanswered questions but doesn't change the rezone so the Plan Commission could move forward with that. There are also many questions about the storm water plan changing because of Waukesha County's requests to modify the site plan. Attorney Kevin Clark stated he isn't sure what has all changed because he only has the original packet. Planner Lindstrom stated he conducted his review as the Plan Commission has requested; review what was submitted by the 30-day deadline. The Village of Sussex Architectural Review Board reviewed the plans yesterday and they will meet the Village's requirements.

Present for Casey's General Store was Lauren Downing, Civil Engineer; Heidi Marceys, District Manager and Jeff Hansen, Area Supervisor. Engineer Downing reviewed a presentation showing the updated site plan. Those updates include: all lighting will be downward facing, which directions can be shifted, the rear of the building will be brick rather than metal screening, added rooftop unit screening, added brick wrap around the columns at the gas station, signage has been revised from a pylon to monument with the address on the front of the sign. Waukesha County didn't like the originally proposed driveway locations, so both driveways were pushed to the extreme property line. Pushing the driveways changed the storm water detention area to two smaller wet ponds instead of one, which were shifted to the rear of the store. They also tried to meet the Town's zoning code relating to landscaping standards; which seems to be a significant amount. There shouldn't be an issue with installing a privacy fence for the neighbor. The dumpster enclosure will match the building and will be enclosed behind cedar gates. Plan Commission members questioned the dumpster location and would like it moved to the east and expressed concern about a 24-hour operation. Engineer Downing explained the correction location because it allows for a wide aisle for the garbage truck, but it could be feasible. District Manager Marceys stated there will be inside seating for eight people and the Village of Sussex suggested adding some outdoor seating. She manages 35 stores and of those only three are 24-hour operations. Plan Commission members requested hours of operation be 5AM to 10PM or 11PM, maybe 10:30PM. Engineer Downing requested 5AM to Midnight, or at least have the pumps remain open. They understand the Plan Commission member's concerns about the outdoor seating and hours of operation. There are cameras inside and out and when there were issues they addressed them right away. It's important to Casey's for the site to look good and also don't want to encourage people hanging around outside. They will install a privacy fence or a matching brick wall to eliminate noise and will make sure the light doesn't spill over to the neighbor's property.

Commissioner Stadler asked if Planner Lindstrom had a chance to review the revised submittal. She's concerned that he has not and therefore can't give the Plan Commission his opinion of what they should or shouldn't be concerned about. Then Town has application requirements for a reason, to give staff time to review. To come to the Plan Commission and present changes without comments from the Planner and Attorney is not the right procedure and would appreciate it if they could respect our rules. She would like to see this on the August agenda so staff and the Plan Commission have time to review everything. Engineer Downing meant no disrespect and if they are held over to the August meeting, that will give them a chance to address the changes brought up tonight. Chairman Osterman and Plan Commission members agreed about the submittal process, moving the dumpster, changing the signage, and not allowing 24-hour operations and not allowing outside seating.

Chairman Osterman stated he would be agreeable to 5AM to 10:30PM instead of a 24-hour operation and the fence is a must for the neighbors. Since the neighbors haven't had a chance to review the updated site plan and with major changes to the storm water plan he recommends postponing all action to the August Plan Commission meeting. Engineer Downing states she appreciates the feedback and will come back next month to present a better plan. There was some discussion about noise coming from the pumps. There will be speakers but they shouldn't be too loud. Also, there are no semi-truck pumps.

Planner Lindstrom brought up a few other items of concern that arose because of the B4 zoning district's higher standards. The first one is Casey's requires a wider driveway opening than what B4 allows. Another issue is they don't need as many parking stalls as required. The same goes for landscaping. The code requires many more tree plantings than what they have room for. All three of these issues will require Zoning Board of Appeals waivers. There is plenty of landscaping planned as a buffer to the adjacent lot. The Village of Sussex's Architectural Review Board has already reviewed the project and is comfortable with the upgrades to the building materials, smaller building elements and signage and recommends approval to the Town and Joint Planning Commission. The Village didn't have any comments on the storm water and grading plans since those will change due to the driveway

placements and widths. Hazardous materials will be in the next Plan Commission packet for the Fire Department and Building Inspection review. Any conditions set by the Plan Commission should include their review comments. The Board of Appeals meeting probably won't meet until after the August Plan Commission meeting; however, the approval of the Plan Commission doesn't dictate approvals for Board of Appeals variances. Commissioner Meyer is in favor of expressing to the Board of Appeals that the Plan Commission supports a wider driveway entrance.

Attorney Clark reminded the applicant that the Plan Commission's approval is subject to Waukesha County's approval. Chairman Osterman asked Ms. Downing if she wants to continue with the rezone approval only or wait until the Board of Appeals meets, then act on everything at the same time. Planner Lindstrom stated postponing action won't hold up Casey's process at all.

**Conditional Use Permit request for an Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales in the B-4 Commercial Special Use Zoning District.**

**Conditional Use for a Major Grading Permit.**

*Motion by Chairman Osterman to postpone action on all three agenda items for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003, to allow the Board of Appeals time to act on required variances. Seconded by Commissioner Samanske. Motion carried, 7-0.*

**Presentation on conceptual plan for a Comprehensive Land Use Plan Change for the property known as the Reimer Property, located on STH 164, south of Jay Lane, LSBT 0207.998.001, 0226.999, 0207.999, 0207.998.002 and 0212.994.**

Planner Lindstrom stated this is an updated version of what the Plan Commission was presented last December. The Neumann Development Team wants to move forward with another concept which would require a comprehensive land use plan amendment and a rezoning. No action is needed; this is informational only.

Kevin Anderson, Neumann Developments stated the plan was updated to include residential, senior care/independent living and a small flexible area for something commercial, or condominiums, or maybe different sized lots for single family residential. This development would require sewer and water. Planner Lindstrom stated the Town hired S.E.H. to conduct a sewer analysis. Dual force mains can handle this development, but it's a matter of serving the site through infrastructure of lift stations and sewer extension. The bigger issue is trying to figure out the water side of this. This large of an area has to be serviced to water, and if it can't, then the development will be a typical subdivision on well and septic and that isn't what the Comprehensive Land Use Plan calls for in this area. The applicant has the land under contract to develop and needs direction from the Plan Commission; either find a new site or move forward to develop this one.

Kevin Anderson stated Neumann Development is very interested in putting together options, but the first plan requires water. They could move forward with the seller for a single-family residential development but then the land value is lower. With water, the plan is functional, however engineering can't begin until it is confirmed there will be water available.

Plan Commission members discussed the plan and brought up the following concerns. There is only one way in and out, there are wetlands on the site, how will water be accessed/provided and the proposed quarter acre lots are too small. Accessing the development via STH 164 will be difficult, Waukesha County and the WISDOT needs to be involved. Kevin Anderson stated it could be two years until this area is developed due to the water issue. If something isn't available, they would move on to a single-family residential development with well and septic. He would like to run parallel processes to keep things moving

forward; he could bring back a well and septic plan to the next meet and will work with Waukesha County to get the process going.

### **Town Clerk & Town Planner**

#### **Overview of June Planning Appointments & Current Task/Project list.**

Planner Lindstrom stated the two items on tonight's agenda is what he and the Clerk have been working on.

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

Interim Administrator Gresch stated while working with Planner Lindstrom she has found some inconsistencies in our application fees. For example, why is a new Site Plan and Plan of Operation cost more than a Conditional Use Permit? A Conditional Use Permit requires publication, mailings, more review time, etc. She did a quick fee comparison to other municipalities in Waukesha County and found there is another option for fees, but isn't sure if it will work here. Some municipalities charge a larger upfront fee and then deduct fees as they are invoiced to the town and either require more fees or issue a refund at the end of the process. She isn't sure which process would be better or require more work, could be a wash. She will work with Planner Lindstrom on this and bring more information back to the Plan Commission. Another item she and the Planner would like to bring to the Plan Commission's attention is many of the signage and plans of operation amendment applications could be reviewed and approved by staff, provided they met all of the zoning code requirements. That would free up the Plan Commission's time to work on larger projects, like the one presented tonight or to work on addressing the zoning code updates. Plan Commission members commented they wouldn't mind if we worked toward that. Changing the process for signage applications would require amending Chapter 13 which isn't as intense as amending the Zoning Code.

#### **Requests from members to put future items on the agenda.**

Commissioner Stadler asked when the Plan Commission will begin reviewing the Zoning Code; we really should be making time at our meetings to do so. Chairman Osterman stated the whole code needs to be re-done.

#### **Adjournment.**

*Motion by Commissioner Nelson to adjourn the Thursday, July 12, 2018 Plan Commission Meeting at 8:31 P.M. Seconded by Chairman Osterman. Motion carried, 7-0.*

Respectfully submitted,

Gina Gresch, MMC/WCPC  
Town of Lisbon Interim Administrator

**Minutes of the Plan Commission Meeting  
Town of Lisbon, Town Hall  
Thursday, September 13, 2018  
6:30 PM**

Chairman Osterman called the Plan Commission meeting to order at 6:30 P.M.

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

**Comments from citizens present pertaining to items on the agenda.**

**Kenneth Heun, N56W22164 Silver Spring Drive,** thanked Casey's for moving their dumpster enclosure further to the east. He did express concerns regarding hours of operations which Casey's is requesting 24 hours of operation. He asks Casey's to be open from 5 AM until 10 PM due to their isolated location. Mr. Heun also expressed concerns that this could become a regular hangout resulting in vandalism and loud noise. Mr. Heun asked that a privacy fence be set up along the property. He has not seen details of this fence. He also expressed concerns about the lighting spillover from the Silver Spring entryway. He also asked if the culvert proposed would be big enough for the amount of storm water runoff on their property which runs underneath his driveway. If they do not address these questions, he asked the Plan Commission to deny their request.

**Unfinished Business**

**Discussion and necessary action on the following requests for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003:**

**Ordinance 08-18, An Ordinance Rezoning LSBT 0244.999.003 from A-3 Agricultural Residential Estate District to B-4 Commercial Special Use Zoning District, and recommendation to the Town Board of the same.**

Lauren Downing, Civil engineer from ArcDesign, went through the previous site layout and what changes were made including the dumpster enclosure. She also explained that though 24 hour operation is preferred, they would work with the Town for more restrictive hours. Storm water has been reviewed by the Town's engineer and they are required to meet Waukesha County requirements. Casey's cannot send more water to the culvert than what is already there, and in this case there is a slight reduction. Casey's also proposed revised lighting with .2 foot candles and single head lights. The Board of Appeals have reviewed and approved variances for the driveway and landscaping.

Ms. Downing explained the fence surrounding the property would be Cedar. The Plan Commission expressed concerns about deterioration and asked if there would be a maintenance schedule. Ms. Downing explained that is handled on a store to store basis and Town ordinances may restrict fences in disrepair.

Planner Lindstrom read his comments into the record which are attached to the minutes. Applicant has made adjustments based on the concerns of the Plan Commission and residents. Mr. Lindstrom also brought forward Casey's signage packet for their monument sign. The hours of operation will have to be determined by the Plan Commission in reviewing their Conditional Use Permit.

*Motion by Commissioner Nelson to approve Ordinance 08-18, An Ordinance Rezoning LSBT 0244.999.003 from A-3 Agricultural Residential Estate District to B-4 Commercial Special Use Zoning District, for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003, and recommendation to the Town Board of the same. Seconded by Commissioner Samanske. Motion carried, 6-0.*

**Conditional Use Permit requests for an Automobile, Gasoline, Service Station and Convenience Stores associated with gasoline sales in the B-4 Commercial Special Use Zoning District and a Major Grading Permit for the same and Site Plan and Plan of Operation.**

Chairman Osterman stated that the hours of operation is still an issue and the Plan Commission did not support the idea of a 24 hour operation for Casey's. They supported hours of operation from 5:00 AM until 10:00 PM. Ms. Downing explained that the request for 24 hours was only an available option. Chairman Osterman asked if this Casey's delivered pizzas and if there would be a late crowd. Every store operates differently, some deliver and some do not. The commission did not want to extend hours longer on weekends. Chairman Osterman asked what Kwik Trips hours of operation are. Commission asked if anyone gets there earlier than 5 AM to cook donuts. Ms. Downing explained that a single person does need to be there an hour early. In the same token, the store employees will need to stay past the hours of operation for closing. Mr. Osterman explained he would like to see everyone in the store out of there by 11:00 PM.

Reviewing the hours of operation of the Kwik Trip on Silver Spring near Merton allows 5 AM to 11 PM. Mr. Osterman asked if there would be a lot of disturbances for the neighbor past the closing hours including taking out garbage past closing hours. The Commission suggested setting up hours of operation and additionally employee hours where the store is closed but employees are allowed to open and close the store. It was determined by Ms. Downing that an hour before and an hour after the hours of operation would be enough time to allow adequate time for opening and closing.

The Commission determined what hours of operation they would want to restrict Casey's considering the Commission allowed Kwik Trip to be open until 11 PM. Ms. Downing explained that two people usually close down the store. The Commission also inquired as to how late Casey's would serve pizzas so that a late customer does not extend the closing time of the business. Mr. Nelson explained that he would like to see the hours of operation from 5:00 am until 10 pm with an hour allotted before and after for opening and closing the store. Commissioner Samanske agreed with the morning hours and thought either 10 or 11 PM would be acceptable for him. Commissioner Stadler agreed with the operating hours from 5 AM until 10 PM. Commissioner Plotecher explained that if we allowed Kwik Trip to be open until 11 PM, we should allow Casey's the same. Commissioner Stadler explained that Kwik Trip does not have a house right next door as does Casey's. Commissioner Meyer and Chairman Osterman agreed to the hours of 5 AM until 11 PM to keep things fair. It was a unanimous consent to allow the hours of operation from 5:00 AM until 11:00 PM with employee hours to be from 4:00 AM until 12:00 AM and 24 hours pay at the pump operations.

Planner Lindstrom read his comments regarding all of the recommended conditions.

Commissioner Stadler expressed concerns with Casey's being open until 11 PM. The Commission considered reviewing these hours after 3 months. Chairman Osterman explained that the review of this CUP was covered in the first conditional use.

*Motion by Commissioner Nelson to approve the Conditional Use Permit requests for an Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales in the B-4 Commercial Special Use Zoning District and a Major Grading Permit for the same and Site Plan and Plan of Operation, for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003, subject to the following conditions:*

- A. *The Town of Lisbon retains the ability to annually review the CUP for compliance.*
- B. *Hours of operation: Customer hours not to be established outside the hours of 5:00 am to 11:00 pm Monday through Sunday. Employee hours not to be established outside the hours of 4:00 am to 12:00 am. Hours of operation not to be restrictive of fuel and supply delivery typical of convenience store with fuel pumps operation.*
- C. *Fuel Canopy to be classified and allowed as accessory building, as shown at a height of 25 feet.*
- D. *No outdoor storage to be allowed, except propane storage and ice chests.*
- E. *Sign package to be approved by the SCA*
- F. *Comply with parking plan and variance request, as approved by Board of Appeals.*
- G. *Comply with landscape plan and variance request, as approved by Board of Appeals.*
- H. *Comply with driveway plan configuration and variance request, as approved by Board of Appeals.*
- I. *Obtain non-objection from the Fire Department and correction of any deficiencies prior to issuance of the Conditional Use Permit.*
- J. *Obtain non-objection from the Building Inspector and correction of any deficiencies prior to issuance of the Conditional Use Permit.*
- K. *Obtain non-objection from the Waukesha County and correction of any deficiencies prior to issuance of the Conditional Use Permit.*
- L. *Show compliance with any Joint Plan Commission review comments.*
- M. *Approval of grading CUP.*
- N. *County approval of final Stormwater Management Agreement.*
- O. *Final site plan/plan of operation approval shall be required to be obtained from the Plan Commission prior to issuance of a Certificate of Occupancy.*
- P. *Waukesha County Rezoning Approval*

*Seconded by Commissioner Oelhafen. Motion carried, 5-1 with Commissioner Stadler opposing.*

## **New Business**

**Discussion and necessary action on the Certified Survey Map for Halquist Stone Company, for the property located at N51W23563 Lisbon Road, Lisbon, WI 53089, LSBT 0281.996 and LSBT 0283.999, and recommendation to the Town Board of the same.**

Planner Dan Lindstrom presented the three lot CSM to make an additional lot for development and establish lot lines to differentiate those uses. Mr. Lindstrom explained Waukesha County will have final review and approval and assumes they will restrict or deny access to CTH F. Commissioner Sadler concerned about putting buildings and homes on top of existing sites and if this would restrict quarrying to the bedrock beyond that. The Planner explained that the zoning prohibits that area from being used for quarry purposes and the environmental corridor would be too problematic for extending that Q-1 zoning. Mr. Halquist also explained that the area may be developed in the future if someone wants to buy it, but has not intentions right now. Commissioner Samanske asked if lot lines needed to be straight. Mr. Lindstrom explained that the lot line follow the natural features of the earth and along the river. The property line also uses the existing drainage which also ties into the existing quarry. Mr. Halquist explained that soils tests were not done; however, soils will be tested if any development occurs on the property.

*Motion by Chairman Osterman to approve the Certified Survey Map for Halquist Stone Company, for the property located at N51W23563 Lisbon Road, Lisbon, WI 53089, LSBT 0281.996 and LSBT 0283.999, and recommendation to the Town Board of the same, subject to the following conditions:*

1. *Waukesha County has final approval.*
2. *Contours as shown on the Certified Survey Map.*
3. *All other comments from the planner*
4. *Soil testing waived*

*Seconded by Commissioner Nelson. Motion carried, 6-0.*

### **Town Clerk & Town Planner**

**Overview of August Planning Appointments & Current Task/Project list.** None.

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

Dan Waukesha County have focus group on making consistent processes, will bring to October meeting.

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

### **Adjournment.**

*Motion by Commissioner Samanske to adjourn the Thursday, September 13, 2018 Plan Commission Meeting at 7:35 P.M. Seconded by Commissioner Oelhafen. Motion carried, 6-0.*

Respectfully submitted,

Gina Gresch, MMC/WCPC  
Town of Lisbon Administrator

**TOWN OF LISBON, WI  
2019 TAX INCREMENTAL DISTRICT NO. 1 2017 STATUTE 60.23-60.85 CREATION  
Proposed Timetable - 8/29/18**

| <u><b>ACTION DATE</b></u> | <u><b>STEP</b></u>   |
|---------------------------|--|
|                           | <b>Town will provide</b> Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc.  |
|                           | <b>Ehlers will</b> prepare & provide the Town with a feasibility analysis report, options, and/or draft project plan document  |
|                           | Plan Commission makes a motion to call for a public hearing (optional)   |
| Sept. 18                  | <b>Ehlers' will</b> e-mail a Notice to Official Town Newspaper of organizational JRB meeting & public hearing. (cc: Town)  |
|                           | <b>Ehlers will</b> mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the Town. (cc: Town & attorney) <i>(Letters must be postmarked prior to first publication).</i>  |
| Sept. – Oct.              | <b>Ehlers will</b> provide Town, overlapping taxing entities, and/or Town Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (Town to post) & resolution (Town to distribute) for first meetings, and will also request legal opinion of the plan.  |
| Sept. 26                  | First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice &amp; at least 5 days prior to JRB meeting)</i>   |
| Oct. 3                    | Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>  |
| Oct. 4 @ 4:30             | Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>   |
| Oct. 11 @ 6:30            | Plan Commission Public Hearing on Project Plan and approval of TID boundary. <i>(Within 14 days of second publication)</i>   |
|                           | Plan Commission reviews plan & approval of District Project Plan and boundaries.   |
| Oct. – Nov.               | <b>Ehlers will</b> provide Town & Town Attorney with revised draft Project Plan, if necessary, as well as agenda language (Town to post) & resolution (Town to distribute) for Town Board meeting.   |
| Nov. 26 @ 6:30            | Town Board reviews Plan & adopts resolution approving District Project Plan and boundaries. <i>(at least 14 days after hearing)</i>  |
| TBD                       | <b>Ehlers' will</b> e-mail a Class 1 Notice to Official Town Newspaper of JRB meeting. (cc: Town)  |
|                           | <b>Ehlers will</b> mail notices & required attachments to JRB of the final meeting, along with the Agenda (Town to post). (cc: Town & Attorney) <i>(Letters must be postmarked prior to publication).</i>  |
| TBD                       | Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>  |
| TBD                       | Joint Review Board consideration.<br><i>(Within 45 days of notification of meeting / receipt of Plan Commission &amp; Town Board resolutions)</i>  |
| Jan. – Oct., 2019         | <b>Ehlers will</b> notify the DOR within 60 days of approval that the TID creation took place. Ehlers will then gather prepare, and submit state forms & required documents to the state, once the <b>2019</b> assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. <b>from the Town. DOR filing deadline October 31.</b> |

*Plan Commission meets: 2<sup>nd</sup> Thursday's @ 6:30pm*

*Town Board meets: 2<sup>nd</sup> & 4<sup>th</sup> Monday's @ 6:30pm*

*Town publishes in the Lake Country Now and Northwest Now and the paper only charges us once. They re-structured their paper boundaries and split Lisbon right down the middle. Publications are on Wednesdays. [legal@jmg.com](mailto:legal@jmg.com)*

**NOTICE OF PUBLIC HEARING  
AND JOINT REVIEW BOARD MEETING  
REGARDING THE PROPOSED CREATION OF  
TAX INCREMENTAL DISTRICT NO. 1  
IN THE TOWN OF LISBON, WISCONSIN**

Notice is Hereby Given that the Town of Lisbon will hold an organizational Joint Review Board meeting on October 4, 2018 at 4:30 p.m. at the Lisbon Town Hall, located at W234 N8676 Woodside Road. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 1 (the “District”).

Notice is Hereby Given that the Plan Commission of the Town of Lisbon will hold a public hearing on October 11, 2018 at 6:30 p.m. at the Lisbon Town Hall, located at W234 N8676 Woodside Road, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries of the District would be within an area generally as detailed on the map below.



The District is expected to be a mixed-use district based on the identification and classification of the property proposed to be included within the District.

Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the Town Clerk at the Lisbon Town Hall, located at W234 N8676 Woodside Road, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the Town of Lisbon, Wisconsin

*Published September 26, 2018 & October 3, 2018*



September 25, 2018

# Project Plan for the Creation of Tax Incremental District No. 1

## TOWN OF LISBON, WISCONSIN

|   |                                  |
|---|----------------------------------|
| Organizational Joint Review Board Meeting Held:       | Scheduled for: October 4, 2018   |
| Public Hearing Held:                                  | Scheduled for: October 11, 2018  |
| Consideration for Approval by Plan Commission:        | Scheduled for: October 11, 2018  |
| Consideration for Adoption by Town Board:             | Scheduled for: November 26, 2018 |
| Consideration for Approval by the Joint Review Board: | Scheduled for: TBD               |



# Tax Incremental District No. 1 Creation Project Plan

## Town of Lisbon Officials

### Town Board

Joseph Osterman

Tedia Gamino

Marc Moonen

Linda Beal

Rebecca Plotecher

Town Board Chair

Supervisor

Supervisor

Supervisor

Supervisor

### Town Staff

Gina Gresch

Dan Green

James Hammes

Town Administrator

Town Clerk

Town Attorney

### Plan Commission

Joseph Osterman

Bryan Oelhafen

Ed Nelson

Chad Samanske

Becky Plotecher

Jane Stadler

Mark Meyer

### Joint Review Board

Town Representative

Waukesha County

Waukesha Area Technical College District

Hamilton School District

Public Member



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# SECTION 1: Executive Summary

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## Authority

The Town of Lisbon, being a Town with a population greater than 3,500, along with an equalized valuation in excess of \$500 million, has the authority to create Tax Incremental Districts in accordance with the provisions of Wisconsin Statutes Section 60.23. Furthermore, and as required, the Town will extend sanitary sewer service to the proposed District prior to use or operation of the improvements to be installed within it. The District is within an approved sewer service area will receive sewer service via the Village of Sussex.

## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 1 (the “TID” or “District”) is proposed to be created by the Town of Lisbon (“Town”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

### Estimated Total Project Expenditures.

The Town anticipates making total project expenditures of approximately \$4,238,917 to undertake the projects listed in this Project Plan. The Town anticipates completing the projects in two phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Town Board (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with a combination of General Obligation Bonds issued by the Town, however, the Town may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Town, or provide other advantages as determined by the Town Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

### Economic Development

As a result of the creation of this District, the Town projects that additional land and improvements value of approximately \$29,716,906 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table which details assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

### Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2037; 4 years earlier than the 20-year maximum life of this District. In addition, under sec. 60.23(32)(f)(2), Wis. Stats, the Town will commit to utilizing no more than one-half of the available expenditure period for this District.

## Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Town.** In making this determination, the Town has considered the following information:
  - Some of the sites proposed for development and/or redevelopment have remained vacant for eight years due to lack of adequate infrastructure, and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Town that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Town.
  - In order to make the areas included within the District suitable for development and/or redevelopment, the Town will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the Town has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the Town finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
  - Due to its geographic location and market conditions, the Town has seen little growth or new investment in the community. Net new construction within the Town for the period of 2014 to 2018 has averaged only 1.61%. Absent the use of Tax Increment Financing (TIF), this trend is likely to continue. Use of TIF will provide the Town with the means to stimulate new development.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Town has considered the following information:
  - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
  - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2019. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after

January 1, 2019 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Town reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise less than 35% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
  5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
  6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
  7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Town, does not exceed 12% of the total equalized value of taxable property within the Town.
  9. The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
  10. The Project Plan for the District in the Town is feasible and is in conformity with the master plan of the Town.

## SECTION 2: Type and General Description of District

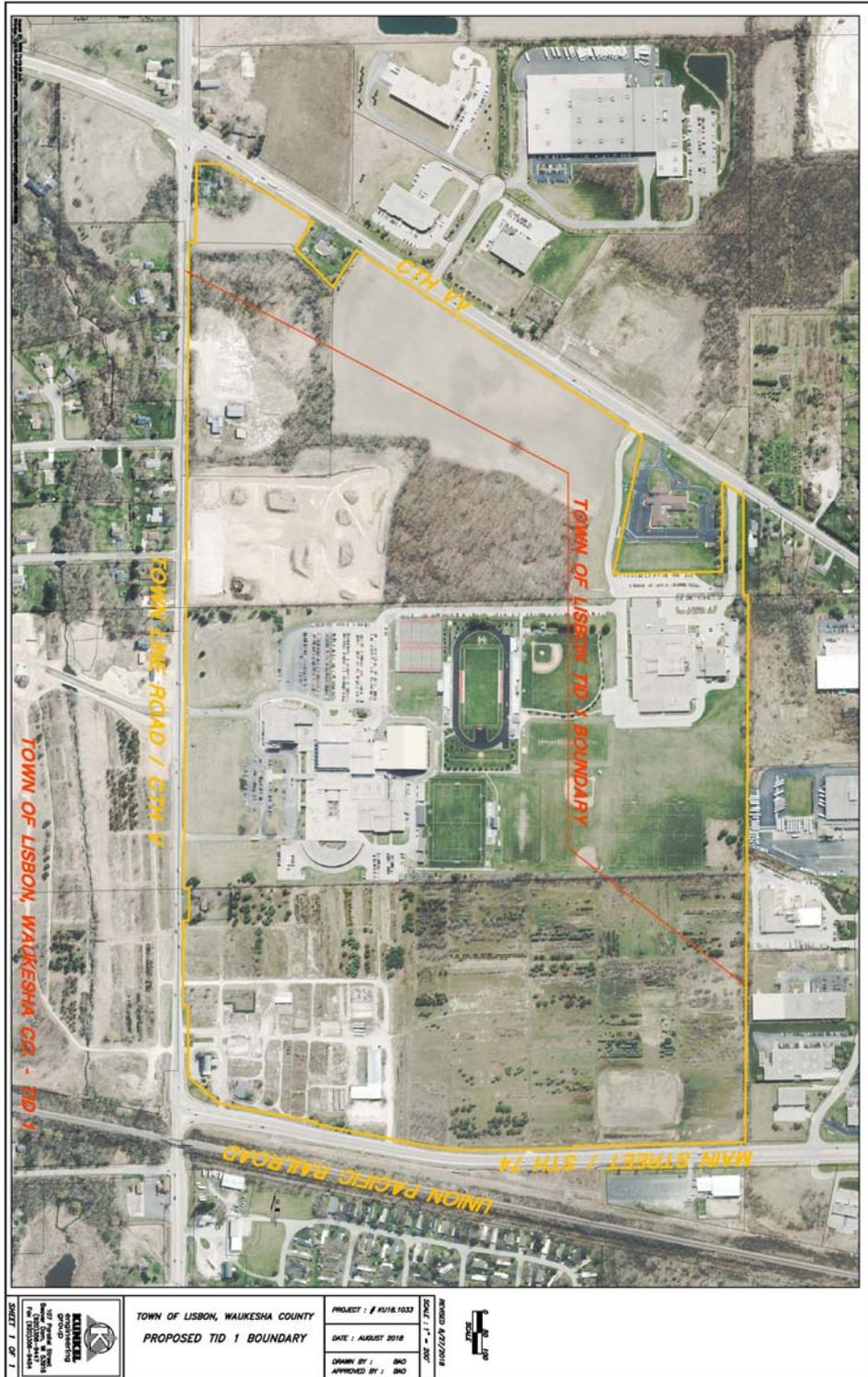
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The District is being created by the Town under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise less than 35% of the area of the District. To the extent that project costs will be incurred by the Town for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

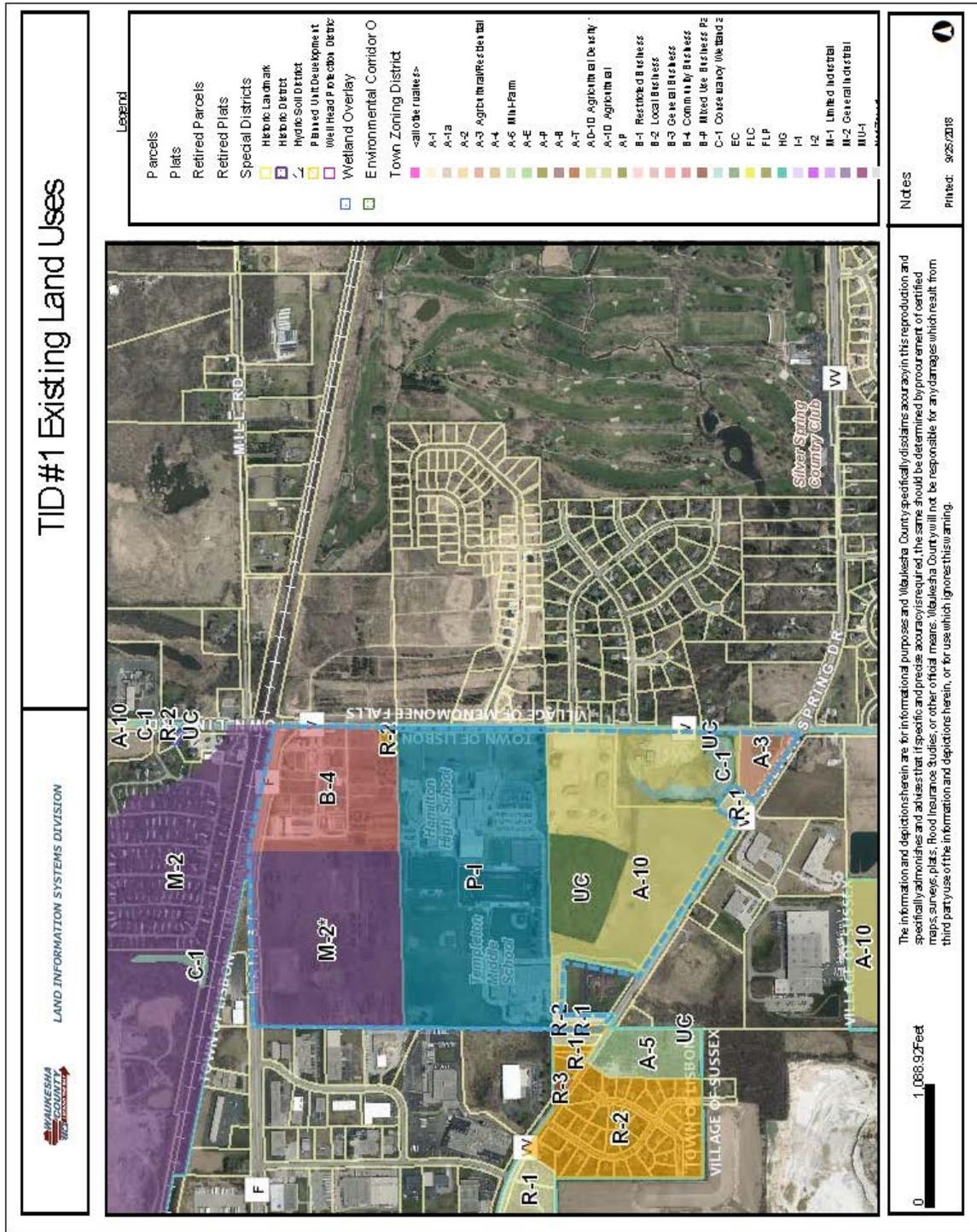
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Town intends that TIF will be used to assure that a combination of private industrial, commercial and residential development occurs within the District consistent with the Town’s development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Town. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

# SECTION 3: Preliminary Map of Proposed District Boundary



# SECTION 4: Map Showing Existing Uses and Conditions



# SECTION 5: Preliminary Parcel List and Analysis

| Town of Lisbon            |                             | Tax Increment District #1 |                |                |          |                |                       |                |                |          |                             | District Classification         |                     |                      |                           |                        |             |
|---------------------------|-----------------------------|---------------------------|----------------|----------------|----------|----------------|-----------------------|----------------|----------------|----------|-----------------------------|---------------------------------|---------------------|----------------------|---------------------------|------------------------|-------------|
| Base Property Information |                             | Assessment Information    |                |                |          |                | Equalized Value       |                |                |          |                             | District Classification         |                     |                      |                           |                        |             |
| Parcel Number             | Owner                       | Acreage                   | Land           | Imp            | PP       | Total          | Equalized Value Ratio | Land           | Imp            | PP       | Total                       | Industrial (Zoned and Suitable) | Commercial/Business | Existing Residential | Newly Platted Residential | Suitable for Mixed Use |             |
| LSB0241999                | Town of Lisbon              | 72.00                     | 0              | 0              | 0        | 0              | 90.28%                | 0              | 0              | 0        | 0                           | 0                               | 36                  | 36                   | 0.69                      | 0.69                   | 72.00       |
| LSB0241998                | Christopher & Emily Dennert | 0.69                      | 54,500         | 124,000        | 0        | 178,500        | 90.28%                | 60,368         | 137,350        | 0        | 197,718                     | 0                               | 0                   | 0                    | 0                         | 0                      | 0.69        |
| LSB0241997                | Hamilton School District    | 80.72                     | 0              | 0              | 0        | 0              | 90.28%                | 0              | 0              | 0        | 0                           | 0                               | 0                   | 0                    | 0                         | 0                      | 0.00        |
| LSB0244999004             | Hamilton School District    | 50.96                     | 0              | 0              | 0        | 0              | 90.28%                | 0              | 0              | 0        | 0                           | 0                               | 0                   | 0                    | 0                         | 0                      | 0.00        |
| LSB024499901              | Duane Hyland                | 17.21                     | 272,000        | 109,500        | 0        | 381,500        | 90.28%                | 301,285        | 121,289        | 0        | 422,574                     | 0                               | 17.21               | 17.21                | 0                         | 0                      | 17.21       |
| LSB0244999003             | Thomas Gengler              | 3.33                      | 67,500         | 127,100        | 0        | 194,600        | 90.28%                | 74,767         | 140,784        | 0        | 215,552                     | 0                               | 0                   | 0                    | 0                         | 0                      | 0.00        |
| <b>Total Acreage</b>      |                             | <b>224.91</b>             | <b>394,000</b> | <b>360,600</b> | <b>0</b> | <b>754,600</b> |                       | <b>436,420</b> | <b>399,424</b> | <b>0</b> |                             | <b>16.01%</b>                   | <b>53.21</b>        | <b>23.66%</b>        | <b>0.69</b>               | <b>0</b>               | <b>89.9</b> |
|                           |                             |                           |                |                |          |                |                       |                |                |          | <b>Estimated Base Value</b> |                                 | <b>835,844</b>      |                      |                           |                        |             |

## SECTION 6: Equalized Value Test

The following calculations demonstrate that the Town is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Town.

The equalized value of the increment of existing tax incremental districts within the Town, plus the base value of the proposed District, totals \$835,844. This value is less than the maximum of \$148,970,124 in equalized value that is permitted for the Town of Lisbon. The Town is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

| Town of Lisbon                            |   |                  |                   |                                      |
|---|---|------------------|-------------------|--------------------------------------|
| Tax Increment District #1                 |   |                  |                   |                                      |
| Valuation Test Compliance Calculation     |   |                  |                   |                                      |
| District Creation Date                    | 10/1/2018                                     |                  |                   |                                      |
|   | Valuation Data<br>Currently Available<br>2018 | Dollar<br>Charge | Percent<br>Change | Valuation Data<br>Est. Creation Date |
| Total EV (TID In)                         | 1,241,417,700                                 |                  |                   | 1,241,417,700                        |
| 12% Test                                  | 148,970,124                                   |                  |                   | 148,970,124                          |
| Total Existing Increment                  | 0   |                  |                   | 0                                    |
| Projected Base of New or Amended District | 835,844                                       |                  |                   | 835,844                              |
| Total Value Subject to 12% Test           | 835,844                                       |                  |                   | 835,844                              |
| Compliance                                | <b>PASS</b>                                   |                  |                   | <b>PASS</b>                          |

## SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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The following is a list of public works and other TIF-eligible projects that the Town expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

### Property, Right-of-Way and Easement Acquisition

#### Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the Town from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Town to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

#### Acquisition of Rights-of-Way

The Town may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire rights-of-way are eligible Project Costs.

#### Acquisition of Easements

The Town may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire easement rights are eligible Project Costs.

#### Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

### Site Preparation Activities

#### Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Town related to environmental audits, testing, and remediations are eligible Project Costs.

## Demolition

In order to make sites suitable for development and/or redevelopment, the Town may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

## Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The Town may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

## Utilities

### Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development and/or redevelopment to occur, the Town may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; including capacity in the Lannon Interceptor; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

### Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development and/or redevelopment to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation

of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs.

### **Electric Service**

In order to create sites suitable for development and/or redevelopment, the Town may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Town to undertake this work are eligible Project Costs.

### **Gas Service**

In order to create sites suitable for development and/or redevelopment, the Town may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Town to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

In order to create sites suitable for development and/or redevelopment, the Town may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Town to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the Town may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the Town may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Town are eligible Project Costs.

## **Miscellaneous**

### **Cash Grants (Development Incentives)**

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Town executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

## Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Town may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Town's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The Town intends to make the following project cost expenditures outside the District: capacity in the Lannon Interceptor, which is a sanitary sewer interceptor pipe that the Town will be purchasing capacity in for the District to allow for wastewater to be transported from the District to the Sussex Wastewater Treatment Facility. A portion of the interceptor runs down Hwy 74, which is the northern border of the District, as it comes from the Village of Lannon to the Village of Sussex.

## Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

## Administrative Costs

The Town may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Town employees in connection with the implementation of the Plan.

## Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

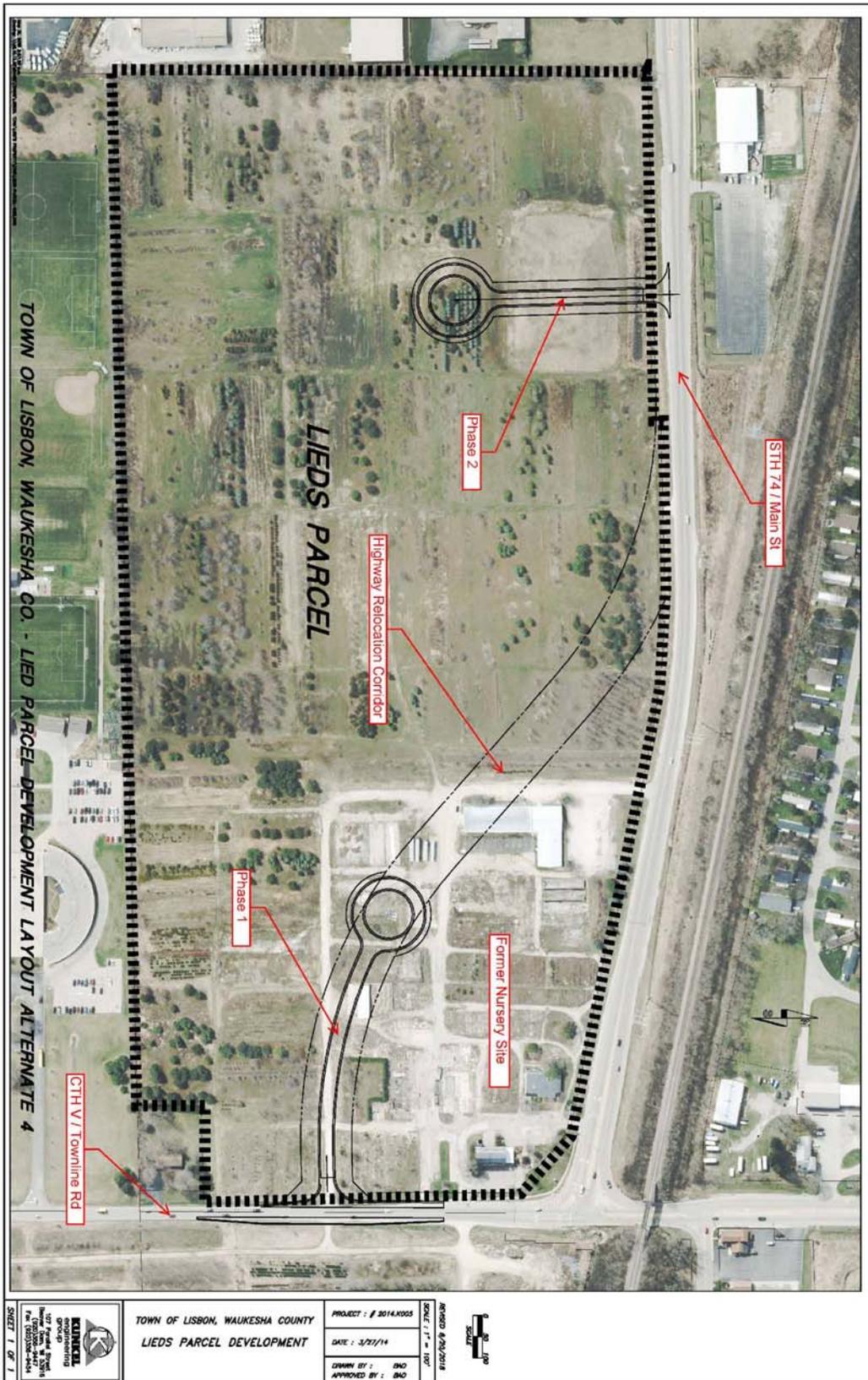
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Town ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Town for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

**The Town reserves the right to implement only those projects that remain viable as the Plan period proceeds.**

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Town and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.






  
 KIMBERL
   
 1077 Frank & Town
   
 Madison, WI 53713
   
 (608) 261-1444
   
 PROJECT # 2014.0005
   
 DATE: 3/22/14
   
 DRAWN BY: JG
   
 CHECKED BY: JG
   
 APPROVED BY: JG
   
 SHEET 1 OF 1

TOWN OF LISBON, WAUKESHA COUNTY
   
 LIEDS PARCEL DEVELOPMENT

PROJECT : # 2014.0005
   
 DATE : 3/22/14
   
 DRAWN BY : JG
   
 CHECKED BY : JG
   
 APPROVED BY : JG



## SECTION 9: Detailed List of Project Costs

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All costs are based on 2019 prices and are preliminary estimates. The Town reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. The Town also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

**This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Town retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Town Board, without amending the Plan.**

# Proposed TIF Project Cost Estimates

| Town of Lisbon<br>Tax Increment District #1<br>Estimated Project List |   |                  |                  |                  |
|---|---|------------------|------------------|------------------|
| Project ID  | Project Name/Type                                 | Phase I<br>2019  | Phase II<br>2019 | Total (Note 1)   |
| 1   | <u>Phase I</u>                                    |                  |                  |                  |
| 2   | Nursery Site Demo & Site Prep                     | 212,750          |                  | 212,750          |
| 3   | Off-site sanitary sewer extension                 | 93,179           |                  | 93,179           |
| 4   | Well & Water infrastructure                       | 718,750          |                  | 718,750          |
| 5   | East CTHV/Townline Road Entrance                  | 1,207,167        |                  | 1,207,167        |
| 6   | Lannon Interceptor Capacity (Note 3)              | 227,000          |                  | 227,000          |
| 7   | <u>Phase II</u>                                   |                  |                  |                  |
| 8   | Site Preparation                                  |                  | 125,000          | 125,000          |
| 9   | Phase 1 to 2 Water and Wastewater Connection/main |                  | 498,650          | 498,650          |
| 10  | STH 74/Main Street Entrance                       |                  | 1,121,421        | 1,121,421        |
| 11  | District creation expense                         |                  | 35,000           | 35,000           |
| <b>Total Projects</b>   |   | <b>2,458,846</b> | <b>1,780,071</b> | <b>4,238,917</b> |

**Notes:**

- Note 1** Project costs are estimates and are subject to modification
- Note 2** Source: Kunkel Engineering, 6/22/2018.
- Note 3** Lannon interceptor capacity is cost for capacity in the "Lannon Interceptor" which runs from the Village of Lannon to the Sussex WWTP and is via an intermunicipal agreement with the Village of Sussex, Village of Lannon and the Town of Lisbon.

## SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Town has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Town expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

### Available Financing Methods

The following is a list of the types of obligations the Town may choose to utilize.

#### General Obligation (G.O.) Bonds or Notes

The Town may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Town has a G.O. debt limit of \$62,070,885, of which \$50,962,826 is currently unused and could be made available to finance Project Costs.

#### Bonds Issued to Developers (“Pay as You Go” Financing)

The Town may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Town’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Town and, therefore, do not count against the Town’s statutory borrowing capacity.

## Tax Increment Revenue Bonds

The Town has the authority to issue revenue bonds secured by the tax increments to be collected. Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Town and therefore do not count against the Town's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Town may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

## Utility Revenue Bonds

The Town can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the Town that represent service of the system to the Town. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the Town must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Town utilizes utility revenues other than tax increments to repay a portion of the bonds, the Town must reduce the total eligible Project Costs in an equal amount.

## Special Assessment "B" Bonds

The Town has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Town determines that special assessments are appropriate, the Town can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Town's statutory borrowing capacity. If special assessments are levied, the Town must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

## Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the Town and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Town reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the Town reserves the right to use alternate financing solutions for the projects as they are implemented.**

Implementation and Financing Timeline

| <h2 style="text-align: center;">Town of Lisbon</h2> <h3 style="text-align: center;">Tax Increment District #1</h3> <h4 style="text-align: center;">Estimated Financing Plan</h4> |                                      |         |                                   |
|--|--------------------------------------|---------|-----------------------------------|
|  | Bond<br>Anticipation<br>Note<br>2019 |         | G.O.<br>Refunding<br>Bond<br>2022 |
|  | 5/1/2019                             |         | 5/1/2022                          |
| Projects   |                                      |         |                                   |
| Phase I  | 2,458,846                            |         | 4,840,000                         |
| Phase II   | 1,780,071                            |         |                                   |
| <b>Total Project Funds</b>   | <b>4,238,917</b>                     |         | <b>4,840,000</b>                  |
| Estimated Finance Related Expenses   |                                      |         |                                   |
| Municipal Advisor  | 15,500                               |         | 27,400                            |
| Bond Counsel   | 15,000                               |         | 15,000                            |
| Disclosure Counsel   | 9,000                                |         | 9,000                             |
| Rating Agency Fee  | 10,500                               |         | 10,500                            |
| Paying Agent   | 675                                  |         | 675                               |
| Underwriter Discount   | 10.00 48,400                         | 12.50   | 62,000                            |
| Capitalized Interest   | 508,200                              |         |                                   |
| <b>Total Financing Required</b>  | <b>4,846,192</b>                     |         | <b>4,964,575</b>                  |
| Estimated Interest   | 0.25%                                | (5,299) | 0.25%                             |
| Assumed spend down (months)  | 6                                    |         | 6                                 |
| Rounding   |                                      | (893)   | 1,475                             |
| <b>Net Issue Size</b>  | <b>4,840,000</b>                     |         | <b>4,960,000</b>                  |
| Notes:   |                                      |         |                                   |

# Development Assumptions

## Town of Lisbon Tax Increment District #1 Development Assumptions

| Construction Year |      | Assisted Living   | Commerical /Mercantile | Industrial       | Annual Total      | Construction Year |    |
|-------------------|------|-------------------|------------------------|------------------|-------------------|-------------------|----|
| 1                 | 2019 |                   |                        |                  | 0                 | 2019              | 1  |
| 2                 | 2020 | 776,320           |                        | 253,367          | 1,029,687         | 2020              | 2  |
| 3                 | 2021 | 6,361,840         |                        | 728,203          | 7,090,043         | 2021              | 3  |
| 4                 | 2022 | 776,320           |                        | 752,876          | 1,529,196         | 2022              | 4  |
| 5                 | 2023 | 6,361,840         | 795,456                | 739,529          | 7,896,825         | 2023              | 5  |
| 6                 | 2024 |                   | 2,442,460              | 798,120          | 3,240,580         | 2024              | 6  |
| 7                 | 2025 |                   | 1,229,029              | 965,768          | 2,194,797         | 2025              | 7  |
| 8                 | 2026 |                   | 1,227,090              | 773,951          | 2,001,041         | 2026              | 8  |
| 9                 | 2027 |                   | 368,127                | 725,294          | 1,093,421         | 2027              | 9  |
| 10                | 2028 |                   | 1,227,090              | 450,882          | 1,677,972         | 2028              | 10 |
| 11                | 2029 |                   | 368,127                |                  | 368,127           | 2029              | 11 |
| 12                | 2030 |                   | 1,227,090              |                  | 1,227,090         | 2030              | 12 |
| 13                | 2031 |                   | 368,127                |                  | 368,127           | 2031              | 13 |
| 14                | 2032 |                   |                        |                  | 0                 | 2032              | 14 |
| 15                | 2033 |                   |                        |                  | 0                 | 2033              | 15 |
| 16                | 2034 |                   |                        |                  | 0                 | 2034              | 16 |
| 17                | 2035 |                   |                        |                  | 0                 | 2035              | 17 |
| 18                | 2036 |                   |                        |                  | 0                 | 2036              | 18 |
| 19                | 2037 |                   |                        |                  | 0                 | 2037              | 19 |
| 20                | 2038 |                   |                        |                  | 0                 | 2038              | 20 |
| Totals            |      | <u>14,276,320</u> | <u>9,252,596</u>       | <u>6,187,990</u> | <u>29,716,906</u> |                   |    |

**Notes:**

**Note 1** Source: Master Plan Memorandum, dated March 27, 2018, prepared by JSD Professional Services. The residential estimates prepared by JSD were modified to assisted living facilities.

# Increment Revenue Projections

| Town of Lisbon                     |                 |           |                          |         |                     |  |  |  |  |  |
|------------------------------------|-----------------|-----------|--------------------------|---------|---------------------|--|--|--|--|--|
| Tax Increment District #1          |                 |           |                          |         |                     |  |  |  |  |  |
| Tax Increment Projection Worksheet |                 |           |                          |         |                     |  |  |  |  |  |
| Type of District                   | Mixed Use       |           | Base Value               | 835,844 |                     |  |  |  |  |  |
| District Creation Date             | October 1, 2018 |           | Appreciation Factor      | 0.00%   | Apply to Base Value |  |  |  |  |  |
| Valuation Date                     | Jan 1,          | 2019      | Base Tax Rate            | \$19.20 |                     |  |  |  |  |  |
| Max Life (Years)                   | 20              |           | Rate Adjustment Factor   |         |                     |  |  |  |  |  |
| Expenditure Period/Termination     | 15              | 10/1/2033 | Tax Exempt Discount Rate | 3.75%   |                     |  |  |  |  |  |
| Revenue Periods/Final Year         | 20              | 2040      | Taxable Discount Rate    | 5.25%   |                     |  |  |  |  |  |
| Extension Eligibility/Years        | Yes             | 3         |                          |         |                     |  |  |  |  |  |
| Recipient District                 | No              |           |                          |         |                     |  |  |  |  |  |

| Construction Year | Valuation Year    | Inflation Increment | Total Increment                  | Revenue Year     | Tax Rate | Tax Increment | Tax Exempt NPV Calculation | Taxable NPV Calculation |  |  |
|-------------------|-------------------|---------------------|----------------------------------|------------------|----------|---------------|----------------------------|-------------------------|--|--|
| 1                 | 2019              | 0                   | 0                                | 2021             | \$19.20  | 0             | 0                          | 0                       |  |  |
| 2                 | 2020              | 1,029,687           | 0                                | 2022             | \$19.20  | 19,769        | 17,062                     | 16,110                  |  |  |
| 3                 | 2021              | 7,090,043           | 0                                | 2023             | \$19.20  | 155,892       | 146,745                    | 136,812                 |  |  |
| 4                 | 2022              | 1,529,196           | 0                                | 2024             | \$19.20  | 185,251       | 295,281                    | 273,090                 |  |  |
| 5                 | 2023              | 7,896,825           | 0                                | 2025             | \$19.20  | 336,863       | 555,619                    | 508,540                 |  |  |
| 6                 | 2024              | 3,240,580           | 0                                | 2026             | \$19.20  | 399,079       | 852,891                    | 773,563                 |  |  |
| 7                 | 2025              | 2,194,797           | 0                                | 2027             | \$19.20  | 441,218       | 1,169,673                  | 1,051,953               |  |  |
| 8                 | 2026              | 2,001,041           | 0                                | 2028             | \$19.20  | 479,636       | 1,501,590                  | 1,339,488               |  |  |
| 9                 | 2027              | 1,093,421           | 0                                | 2029             | \$19.20  | 500,629       | 1,835,513                  | 1,624,637               |  |  |
| 10                | 2028              | 1,677,972           | 0                                | 2030             | \$19.20  | 532,844       | 2,178,078                  | 1,912,997               |  |  |
| 11                | 2029              | 368,127             | 0                                | 2031             | \$19.20  | 539,912       | 2,512,641                  | 2,190,607               |  |  |
| 12                | 2030              | 1,227,090           | 0                                | 2032             | \$19.20  | 563,471       | 2,849,182                  | 2,465,879               |  |  |
| 13                | 2031              | 368,127             | 0                                | 2033             | \$19.20  | 570,539       | 3,177,628                  | 2,730,701               |  |  |
| 14                | 2032              | 0                   | 0                                | 2034             | \$19.20  | 570,539       | 3,494,202                  | 2,982,313               |  |  |
| 15                | 2033              | 0                   | 0                                | 2035             | \$19.20  | 570,539       | 3,799,334                  | 3,221,375               |  |  |
| 16                | 2034              | 0                   | 0                                | 2036             | \$19.20  | 570,539       | 4,093,437                  | 3,448,511               |  |  |
| 17                | 2035              | 0                   | 0                                | 2037             | \$19.20  | 570,539       | 4,376,909                  | 3,664,318               |  |  |
| 18                | 2036              | 0                   | 0                                | 2038             | \$19.20  | 570,539       | 4,650,136                  | 3,869,360               |  |  |
| 19                | 2037              | 0                   | 0                                | 2039             | \$19.20  | 570,539       | 4,913,487                  | 4,064,174               |  |  |
| 20                | 2038              | 0                   | 0                                | 2040             | \$19.20  | 570,539       | 5,167,319                  | 4,249,271               |  |  |
| <b>Totals</b>     | <b>29,716,906</b> | <b>0</b>            | <b>Future Value of Increment</b> | <b>8,718,873</b> |          |               |                            |                         |  |  |

Notes:

- Actual results will vary depending on development, inflation of overall tax rates.
- NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).
- Base tax rate is the current 2018 tax rate plus a \$1.37/\$1,000 increase for the successful Hamilton school district referendum.

# Cash Flow

| Town of Lisbon<br>Tax Increment District #1<br>Cash Flow Projection |                          |                  |                   |   |           |  |           |                     |        |                       |                      |                          |       |
|---|--------------------------|------------------|-------------------|---|-----------|--|-----------|---------------------|--------|-----------------------|----------------------|--------------------------|-------|
| Year  | Projected Revenues       |                  |                   | Expenditures                                    |           |  |           |                     |        | Balances              |                      |                          |       |
|   | Tax<br>Increments        | Bond<br>Proceeds | Total<br>Revenues | Bond Anticipation Note<br>4,840,000<br>05/01/19 |           | G.O. Refunding Bond<br>4,960,000<br>05/01/22 |           | Project<br>Expenses | Admin. | Total<br>Expenditures | Annual<br>Cumulative | Principal<br>Outstanding | Year  |
|   | Dated Date:<br>Principal | Est. Rate        | Interest          | Dated Date:<br>Principal                        | Est. Rate | Interest                                     |           |                     |        |                       |                      |                          |       |
| 2019  |                          |                  |                   |   |           |  |           |                     |        |                       |                      |                          |       |
| 2020  | 4,747,117                | 4,747,117        | 84,700            |   |           |  | 0         | 4,238,917           | 3,000  | 4,323,617             | 423,500              | 4,840,000                | 2019  |
| 2021  | 0                        | 0                | 169,400           | 3.50%   | 3.50%     | 169,400                                      | 0         | 3,000               | 3,000  | 172,400               | (172,400)            | 4,840,000                | 2020  |
| 2022  | 19,769                   | 4,840,000        | 84,700            | 3.50%   | 3.50%     | 84,700                                       | 0         | 3,000               | 3,000  | 172,400               | (172,400)            | 4,840,000                | 2021  |
| 2023  | 155,892                  | 155,892          |                   |   |           |  | 0         | 3,000               | 3,000  | 4,927,700             | (67,931)             | 4,960,000                | 2022  |
| 2024  | 185,251                  | 185,251          |                   |   |           |  | 0         | 3,000               | 3,000  | 238,685               | (82,733)             | 4,960,000                | 2023  |
| 2025  | 336,863                  | 336,863          |                   |   |           |  | 0         | 3,000               | 3,000  | 160,123               | (46,896)             | 4,960,000                | 2024  |
| 2026  | 399,079                  | 399,079          |                   |   |           |  | 100,000   | 3,000               | 3,000  | 259,023               | 77,840               | 4,860,000                | 2025  |
| 2027  | 441,218                  | 441,218          |                   |   |           |  | 250,000   | 3,000               | 3,000  | 404,986               | (5,906)              | 4,610,000                | 2026  |
| 2028  | 479,636                  | 479,636          |                   |   |           |  | 250,000   | 3,000               | 3,000  | 398,923               | 42,295               | 4,360,000                | 2027  |
| 2029  | 500,629                  | 500,629          |                   |   |           |  | 300,000   | 3,000               | 3,000  | 441,868               | 37,768               | 4,060,000                | 2028  |
| 2030  | 532,844                  | 532,844          |                   |   |           |  | 300,000   | 3,000               | 3,000  | 433,813               | 66,816               | 3,760,000                | 2029  |
| 2031  | 539,912                  | 539,912          |                   |   |           |  | 300,000   | 3,000               | 3,000  | 425,398               | 107,446              | 3,460,000                | 2030  |
| 2032  | 563,471                  | 563,471          |                   |   |           |  | 300,000   | 3,000               | 3,000  | 416,683               | 123,229              | 3,160,000                | 2031  |
| 2033  | 570,539                  | 570,539          |                   |   |           |  | 300,000   | 3,000               | 3,000  | 407,728               | 155,743              | 2,860,000                | 2032  |
| 2034  | 570,539                  | 570,539          |                   |   |           |  | 320,000   | 3,000               | 3,000  | 398,518               | 172,021              | 2,560,000                | 2033  |
| 2035  | 570,539                  | 570,539          |                   |   |           |  | 350,000   | 3,000               | 3,000  | 408,686               | 161,853              | 2,240,000                | 2034  |
| 2036  | 570,539                  | 570,539          |                   |   |           |  | 350,000   | 3,000               | 3,000  | 427,584               | 142,955              | 1,890,000                | 2035  |
| 2037  | 570,539                  | 570,539          |                   |   |           |  | 350,000   | 3,000               | 3,000  | 415,562               | 154,977              | 1,540,000                | 2036  |
| 2038  | 570,539                  | 570,539          |                   |   |           |  | 390,000   | 3,000               | 3,000  | 403,242               | 167,297              | 1,190,000                | 2037  |
| 2039  | 570,539                  | 570,539          |                   |   |           |  | 400,000   | 3,000               | 3,000  | 429,857               | 140,682              | 800,000                  | 2038  |
| 2040  | 570,539                  | 570,539          |                   |   |           |  | 400,000   | 3,000               | 3,000  | 425,320               | 145,219              | 400,000                  | 2039  |
| Total   | 8,718,873                | 9,587,117        | 18,305,990        | 4,840,000                                       | 3.73%     | 7,460  | 4,960,000 | 4,238,917           | 63,000 | 16,502,574            | 1,803,416            | 0                        | 2040  |
|   |                          |                  |                   |   |           |  |           |                     |        |                       |                      |                          | Total |

Notes: Projected TID Closure

## SECTION 11: Estimate of Property to be Devoted to Retail Business

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Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## SECTION 12: Proposed Zoning Ordinance Changes

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The Town anticipates that a portion of the District will be rezoned prior to development.

## SECTION 13: Proposed Changes in Master Plan, Map, Building Codes and Town of Lisbon Ordinances

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It is expected that this Plan will be complementary to the Town's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other Town ordinances for the implementation of this Plan.

## SECTION 14: Relocation

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It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Town will follow applicable Wisconsin Statutes Section chapter 32.

## SECTION 15: Orderly Development and/or Redevelopment of the Town of Lisbon

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The District contributes to the orderly development and/or redevelopment of the Town by providing the opportunity for continued growth in tax base, job opportunities and general economic activity. Portions of the District have been vacant or underutilized for several years. Specifically, the former Lied's Nursery site has been vacant for many years and is in need of significant redevelopment. The property sits on a significant traffic generating intersection for the Town, as does the intersection of Silver Spring and Townline Road. Both properties if properly developed can result in increases to the Town's tax base and job base.

## SECTION 16: List of Estimated Non-Project Costs

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Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

### Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Town does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 17:  
Opinion of Attorney for the Town of Lisbon Advising  
Whether the Plan is Complete and Complies with  
Wisconsin Statutes 66.1105

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September 27, 2018

**SAMPLE**

Joseph Osterman, Town Board Chair  
Town of Lisbon  
W234 N8676 Woodside Road  
Lisbon, Wisconsin 53089

**RE: Town of Lisbon, Wisconsin Tax Incremental District No. 1**

Dear Town Board Chair:

As Town Attorney for the Town of Lisbon, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney James Hammes  
Town of Lisbon

# Exhibit A: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

| Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction. |                 |                                      |                  |                                    |                                      |  |                  |              |  |  |
|---|-----------------|--------------------------------------|------------------|------------------------------------|--------------------------------------|--|------------------|--------------|--|--|
| Statement of Taxes Data Year:   |                 | 2017                                 |                  | Percentage                         |                                      |  |                  |              |  |  |
| Waukesha County   |                 | 2,644,541                            |                  | 18.34%                             |                                      |  |                  |              |  |  |
| Town of Lisbon Sanitary District # 1  |                 | 44,000                               |                  | 0.31%                              |                                      |  |                  |              |  |  |
| Town of Lisbon  |                 | 4,049,921                            |                  | 28.09%                             |                                      |  |                  |              |  |  |
| School District of Hamilton Lisbon  |                 | 5,421,171                            |                  | 37.60%                             |                                      |  |                  |              |  |  |
| UHS District of Arrowhead Union High  |                 | 1,817,642                            |                  | 12.61%                             |                                      |  |                  |              |  |  |
| Waukesha County Area Technical College  |                 | 439,646                              |                  | 3.05%                              |                                      |  |                  |              |  |  |
| Total   |                 | 14,416,921                           |                  |                                    |                                      |  |                  |              |  |  |
| Revenue Year  | Waukesha County | Town of Lisbon Sanitary District # 1 | Town of Lisbon   | School District of Hamilton Lisbon | UHS District of Arrowhead Union High | Waukesha County Area Technical College | Total            | Revenue Year |  |  |
| 2021  | 0               | 0                                    | 0                | 0                                  | 0                                    | 0                                      | 0                | 2021         |  |  |
| 2022  | 3,626           | 60                                   | 5,553            | 7,434                              | 2,492                                | 603                                    | 19,769           | 2022         |  |  |
| 2023  | 28,596          | 476                                  | 43,792           | 58,620                             | 19,654                               | 4,754                                  | 155,892          | 2023         |  |  |
| 2024  | 33,981          | 565                                  | 52,040           | 69,660                             | 23,356                               | 5,649                                  | 185,251          | 2024         |  |  |
| 2025  | 61,792          | 1,028                                | 94,630           | 126,670                            | 42,471                               | 10,273                                 | 336,863          | 2025         |  |  |
| 2026  | 73,204          | 1,218                                | 112,107          | 150,065                            | 50,315                               | 12,170                                 | 399,079          | 2026         |  |  |
| 2027  | 80,934          | 1,347                                | 123,944          | 165,910                            | 55,627                               | 13,455                                 | 441,218          | 2027         |  |  |
| 2028  | 87,981          | 1,464                                | 134,737          | 180,357                            | 60,471                               | 14,627                                 | 479,636          | 2028         |  |  |
| 2029  | 91,832          | 1,528                                | 140,634          | 188,251                            | 63,118                               | 15,267                                 | 500,629          | 2029         |  |  |
| 2030  | 97,741          | 1,626                                | 149,684          | 200,365                            | 67,179                               | 16,249                                 | 532,844          | 2030         |  |  |
| 2031  | 99,038          | 1,648                                | 151,669          | 203,022                            | 68,070                               | 16,465                                 | 539,912          | 2031         |  |  |
| 2032  | 103,359         | 1,720                                | 158,287          | 211,881                            | 71,041                               | 17,183                                 | 563,471          | 2032         |  |  |
| 2033  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2033         |  |  |
| 2034  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2034         |  |  |
| 2035  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2035         |  |  |
| 2036  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2036         |  |  |
| 2037  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2037         |  |  |
| 2038  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2038         |  |  |
| 2039  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2039         |  |  |
| 2040  | 104,656         | 1,741                                | 160,273          | 214,539                            | 71,932                               | 17,399                                 | 570,539          | 2040         |  |  |
| <u>1,599,330</u>  |                 | <u>26,610</u>                        | <u>2,449,257</u> | <u>3,278,543</u>                   | <u>1,099,249</u>                     | <u>265,883</u>                         | <u>8,718,873</u> |              |  |  |

Notes:  
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

## RESOLUTION 05-18

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**RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1, TOWN OF LISBON, WISCONSIN**

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**WHEREAS**, the Town of Lisbon (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

**WHEREAS**, Tax Incremental District No. 1 (the "District") is proposed to be created by the Town as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

**WHEREAS**, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Town;
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, the Hamilton - Lisbon School District, and the Waukesha County Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 11, 2018 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Town of Lisbon that:

1. It recommends to the Town Board that Tax Incremental District No. 1 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Town Board.
3. Creation of the District promotes orderly development in the Town.

**PASSED AND ADOPTED** by the Plan Commission of the Town of Lisbon, Waukesha County, Wisconsin this 11<sup>th</sup> day of October, 2018.

PLAN COMMISSION, TOWN OF LISBON  
WAUKESHA COUNTY, WISCONSIN

BY: \_\_\_\_\_  
JOSEPH OSTERMAN, Plan Commission Chairman

BY: \_\_\_\_\_  
JANE STADLER, Plan Commission Secretary

ATTEST:

BY: \_\_\_\_\_  
Dan Green, WCMC  
Town Clerk



**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 1  
TOWN OF LISBON**

THIS CAN BE FOUND IN THE PROJECT PLAN

**EXHIBIT B -**

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY

## Ord. 10-18

**AN ORDINANCE REPEALING AND RECREATING CHAPTER 11, SECTION 4 OF  
THE ZONING CODE OF THE TOWN OF LISBON RELATING TO ISSUANCE OF  
CONDITIONAL USE PERMITS**

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The Town Board of the Town of Lisbon, Waukesha County, Wisconsin, does ordain as follows:

**SECTION 1:** Chapter 11, Section 4 is repealed and recreated to read as follows:

**SECTION 4 CONDITIONAL USES**

(a) **Approval Required**

Certain uses and situations which are of a special nature, or are so dependent upon actual contemporary circumstances as to make impractical the predetermination of permissibility or the detailing in this ordinance of the specific standards, regulations, or conditions which would permit such determination in each individual conditional use type, subject to the requirements hereinafter specified for each conditional use type, the approval of the Town Board, unless otherwise designated herein, and subject to any conditions as deemed appropriate in the approval process.

(b) **Definitions** in this subsection:

1. **Conditional Use** means a use allowed under a Conditional Use Permit, special exception, or other special zoning permission issued by a Town, but does not include a variance.
2. **Substantial Evidence** means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Conditional Use Permit and that a reasonable person would accept in support of a conclusion.

(c) **Application**

Application for Conditional Use Permits may be made by an individual property owner or group of owners or by a municipality, lake management district, sanitary district, or similar agency on behalf of a larger property area where said proposal may benefit a larger group or entire community. Application shall be made to the Town Clerk and shall include:

1. A plat of survey (preferably a topographic survey), or an accurate map of the property drawn to a scale of not less than two hundred (200) feet to one (1) inch, and properly dimensioned showing: all lands within 500' of the subject property; the land in question; its legal description and location; location and use of existing buildings, sanitary systems, and private water supplies on such land; the ordinary high water mark of any navigable waters within one hundred (100) feet of the boundaries of the land in question; the location and use of any proposed buildings;

sanitary systems and private water supplies on such land and within one hundred (100) feet of the land in question. Contact the Town Hall as to the number of copies required.

2. Names and complete mailing addresses, including zip codes, of the owners of all properties within five hundred (500) feet of any part of the land included in the proposed change. When the project is to include a larger area and number of property owners and the applicant is the municipality or other governmental agency representing a large number of properties, the necessity of including names and addresses for the owners of land within five hundred (500) feet of the project area is not required although there must be a listing of all properties directly included by the project. Notice of hearing will only be required to be sent to the community, DNR, and other agencies of government as set forth elsewhere in this ordinance, and the notice shall be published in the newspaper as a class 3 type notice.
3. Site Plans and Plan of Operation as required by Sub. Sec. (d) of this Ordinance.
4. A fee, as established and periodically modified by the Town under Section 37 (b) 5 shall accompany each application, except those submitted by a governmental body or agency. Such fee shall be paid by cash, check, or money order to the Town of Lisbon to defray the cost of official notification and positing of the public hearing. Costs incurred by the Town of Lisbon in obtaining legal, planning, engineering, and/or other technical and professional advice in connection with the review of conditional use applications and preparation of conditions to be imposed on such uses, shall also be charged to the applicant.
5. Where necessary, to comply with the Waukesha County Shoreland and Floodland Protection Ordinance, and certain regulations established by the Wisconsin Statutes and the federal government, applications will be required to be submitted to the Waukesha County Planning and Zoning Division, the state Department of Natural Resources, and the U.S. Army Corps of Engineers.

(d) **Site Plan and Plan of Operation**

1. **Purpose, Scope and Intent.** For the purpose of promoting compatible development, stability of property values, and to prevent impairment or depreciation of property values, issuance of a conditional use shall require the submittal, review and approval of a Site Plan and Plan of Operation.

The Town Plan Commission shall review and recommend to the Town Board, and the Town Board shall approve, conditional approve or reject the Site Plan and Plan of Operation as a part of the review process undertaken when reviewing the application for issuance of a Conditional Use Permit. The Town shall review the site, existing and proposed structures, detail architectural plans, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation.

The Town Plan Commission may recommend changes to any proposed Site Plan and Plan of Operation, and the Town Board may approve amendments to the

submitted Site Plan and Plan of Operation provided that the Town Board determines that amendments to the Site Plan and Plan of Operation are necessary to conform with the purpose and intent of this Ordinance promoting health, safety and general welfare of the citizens by preserving and enhancing the Town's natural environment, facilitating the creation of an attractive and harmonious community, protecting and enhancing property values, and encouraging the appropriate use and orderly development of land.

2. **Site Plan.** The Site Plan shall include the following information:
  - A. Site Plan drawn to a recognized engineering scale not to exceed 1" = 60 feet.
  - B. Name of project noted.
  - C. Applicants name and address.
  - D. Total number of parking spaces and layout, including driveways and access to adjacent public roads or rights of way.
  - E. The type, size, and location of all structures with all building dimensions and distances from property lines shown.
  - F. Other information as requested by the Town.
3. **Plan of Operation.** The proposed Plan of Operation relating to any conditional use shall include the following information:
  - A. The proposed use of the land and/or structures.
  - B. Activities to occur both inside and outside all principal and accessory structures.
  - C. The frequency and duration of all activities.
  - D. The number of employees of any commercial or industrial enterprise.
  - E. The estimated number of occupants of a residential use.
  - F. The number, size and type of all vehicles associated with the use.
  - G. Plans for compliance with the performance standards set forth in this Ordinance.
  - H. The season, days and hours of operation.
  - I. The expected starting and completion dates of construction.
  - J. The proposed phasing of the project, if appropriate.
  - K. Other information as requested by the Town.

(e) **Plan Commission Review**

The Town Plan Commission shall hold a public hearing, and shall publish notice of said hearing once each week for two (2) consecutive weeks in a newspaper of general circulation in the area of the proposed conditional use. The notice of the public hearing shall contain the purpose, time and place of the meeting. Notice of the public hearing shall be given by regular mail to the owners of all lands within five hundred (500) feet of

any part of the land included in such conditional use at least seven (7) days before such public hearing.

The Town Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed plan of operation. Conditions such as landscaping, architectural design, dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be recommended by the Town Plan Commission; provided however, that any condition recommended by the Plan Commission must be related to the purpose of the Ordinance and be based upon substantial evidence.

(f) **Final Determination and basis for Approval or Denial**

The Town Board may, after receiving the recommendation of the Plan Commission, approve issuance of a Conditional Use Permit for conditional uses if any applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this Ordinance, and any additional provisions required by the Town Board, provided however, that any condition required by the Town Board must be related to the purpose of the Ordinance and based on substantial evidence.

The decision of the Town Board to approve or deny a Conditional Use Permit must be supported by substantial evidence, and the Town shall notify the applicant, in writing, of any decision to approve or deny issuance of the Conditional Use Permit.

(g) **Issuance of Conditional Use Permit**

Upon approval of a Conditional Use Permit, the Town shall issue a Conditional Use Permit in recordable form. Any requirement or condition required for issuance of the Conditional Use Permit must be reasonable, and to the extent practical, measurable and may include conditions such as the permits duration, transfer or removal. The Conditional Use Permit shall not be issued unless or until the applicant demonstrates that the applications and all requirements and conditions established by the Town Board relating to the Conditional Use Permit are or will be satisfied, both of which must be supported by substantial evidence.

(h) **Compliance**

Conditional Use Permit, once issued, shall remain in effect as long as the conditions upon which the permit were issued are followed. Issuance of any Conditional Use Permit shall be contingent upon compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, signage, and highway access requirements.

(i) **Existing Permits**

All uses existing at the effective date of this Ordinance which would be classified as a conditional use in the district concerned if they were to be established after the effective date of this Ordinance, are hereby declared to be conforming conditional uses to the extent of their existing operation. Any proposed change in the existing operation shall

be subject to the conditional use procedures as if such use were being established anew.

(j) **Amendments**

Changes subsequent to the initial issuance of a Conditional Use Permit which would result in a need to change the initial conditions shall require an amendment to the Conditional Use Permit. Enlargement of a conditional use shall be considered an amendment. The procedure and standard governing issuance of a Conditional Use Permit shall be followed when considered any amendment to an existing Conditional Use Permit.

(k) **Termination or Expiration of Conditional Use Status**

Any Conditional Use Permit shall terminate upon occurrence of any of the following events:

1. The conditional use authorized by the Conditional Use Permit did not commence within twelve (12) months after issuance of the Conditional Use Permit.
2. The conditional use authorized by the Conditional Use Permit has been discontinued for a period of twelve (12) consecutive months.
3. The term of any Conditional Use Permit shall have expired.

(l) **Revocation of Conditional Use Permit**

Should a permit applicant, his heirs or assigns, fail to comply with the conditions of the permit issued by the Town or should the use, or characteristics of the use be changed without prior approval by the Town, the Conditional Use Permit may be revoked. The procedure for revocation of a Conditional Use Permit shall follow the same procedure required when granting a Conditional Use Permit. The holder of the Conditional User Permit shall be provided notice of any reason or reasons that will be considered by the Town as a basis for revoking the Conditional Use Permit, a Public Hearing shall be conducted by the Plan Commission, and the holder of the Conditional Use Permit shall have an opportunity to appear before the Town Plan Commission and present evidence and testimony opposing any recommendation to revoke the Conditional Use Permit. The Town Board shall review any recommendation of the Plan Commission to revoke the Conditional Use Permit, and the Town Board may, after reviewing that recommendation, revoke the Conditional Use Permit provided that there exists substantial evidence to support the revocation of the Permit. Any decision of the Town Board to revoke the Conditional Use Permit shall be reduced to writing and provided to the holder of the Conditional Use Permit.

**SECTION 7:** All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

**SECTION 8:** 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 \_\_\_\_\_ 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: \_\_\_\_\_  
Dan Green, WCMC  
Town Clerk





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

**TOWN OF LISBON  
NOTICE OF JOINT PUBLIC HEARING  
WAUKESHA COUNTY, WISCONSIN**

**NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, October 11, 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 amendments to the text of the Town of Lisbon Zoning Ordinance in accordance with Wisconsin State Statutes including, Chapter 11, Section 4, relating to Conditional Use Permits.

Copies of the exhibits are available at the Lisbon Town Hall or on the Town's website, <http://www.townoflisbonwi.com/266/Public-Notices> for review. All interested parties will have the opportunity to be heard at said time and place.

Dated this 17<sup>th</sup> day of September, 2018.

Dan Green, WCMC  
Town of Lisbon Clerk  
Waukesha County

Publish: Lake Country Now & Northwest Now – Wednesdays, October 3 & September 26, 2018



October 4, 2018  
Chairperson Osterman and Members of the Town Plan Commission  
Town of Lisbon  
W23N8676 Woodside Road  
Lisbon, WI 53089

RE: Sign Permit Application Review for Globe Contractors

### Introduction

This review addresses the sign permit application submitted by Globe Contractors (Applicant) for a new sign in front of their business at N50 W23076 in the Town. The Applicant stated that the sign will be attached to a concrete slab that will hold the slab in place. The Applicant's cover letter stated the following pertinent details:

- The sign is made of lannon stone
- Height and width vary slightly due to the design, but the sign is 8 feet 10 inches by 6 feet 3 inches by 5 inches at its maximum points
- Gross surface area of the sign is approximately 55.44 square feet
- The sign is a natural lannon stone color with black lettering
- The sign will be surrounded by landscaping on all sides
- The sign will contain no lighting
- The sign will be attached to a concrete slab that is 9 feet by 4 feet by 1 foot
- The slab will be poured into the ground approximately 4 feet deep
- Four 1-inch steel rods will be secured in the slab to hold it in place
- 12 inches of the rods will be exposed and inserted into the base of the sign
- The rods will be placed 19 inches apart

The property where the sign will be located is 3.68 acres and is currently zoned M-2 (General Industrial). Other pertinent details with respect to this application and Town of Lisbon Ordinances are included below.

### Zoning Code and Sign Code Review

After reviewing the application for compliance with Chapter 11 – Zoning Code and Chapter 13 – Sign Code of the Town of Lisbon Ordinances, we have the following comments:

1. Under Sign Code Sec. 13.03, the proposed sign fits the definitions for a ground sign.
2. Zoning Code, Sec. 32(b)5 states that the M-2 District allows signs as permitted under Zoning Code Sec. 24(b)3 (B-1 District). This section states that no ground sign shall exceed a total height of 10 feet or total area of 50 square feet. The proposed sign is 6 feet 3 inches tall, which complies with the height limitations stated above. However, the proposed sign's gross surface area – 55.44 square feet, exceeds the allowable area permitted under this section.

3. Sec. 13.12(c)(3) of the Sign Code specifies the requirements for freestanding ground/monument signs. This section states that no more than one sign is permitted for each principal building, the gross surface area shall not exceed 60 square feet, a sign may not be located closer than 10 feet to a property line, right-of-way line, or driveway edge, and a sign shall not exceed 20 feet in height. Based on the drawing provided on the last page of the submittal, the proposed sign meets all of these requirements.

It should be noted that the height and surface area requirements for Sign Code Sec. 13.12(c)(3) differ from the requirements specified under Zoning Code Sec. 24(b), which also pertains to this proposed sign. Under Sign Code Sec. 13.12(c)(3), the proposed sign meets the maximum surface area standard, whereas under Zoning Code Sec. 24(b)3, the proposed sign does not meet the maximum surface area standard.

Zoning Code Sec. 24(b)3.F. states that all signs shall be in accordance with the Sign Code unless otherwise regulated by the Zoning Ordinance, therefore, giving precedence to the dimensional requirements listed under Zoning Code Sec. 24(b)3. The Town should determine whether it wishes to grant an exemption to the maximum gross surface area standard of 50 square feet, listed under Zoning Code Sec. 24(b)3.

4. Sign Code Sec. 13.10(a)(1) states that a landscape area shall extend a minimum of five feet from the base of ground signs in all directions. The Applicant included a sketch of the proposed landscape area surrounding the sign as part of their submittal. The dimensions on the sketch appear to meet the 5-foot requirement. The Town may wish to confirm this interpretation of the sketch with the Applicant.
5. Sign Code Sec. 13.14(a)(1) requires all signs to be designed, constructed, erected, and maintained to safely withstand wind pressure as specified by Wisconsin Statutes and applicable administrative code. The Applicant did not comment on the wind pressure standards for the proposed sign in their application letter. While the proposed materials of the sign (lannon stone) likely mean this will not be a concern, the Town may wish to confirm this conclusion with the Applicant.

The Applicant appears to have met all other applicable regulations of the Zoning Code and Sign Code. The issues listed above are meant to serve as a guide for your discussion of the Applicant's proposed sign plan. I will be in attendance at the October 11, 2018 Plan Commission meeting to answer any questions.

Sincerely,

Daniel Lindstrom, AICP  
Town Planner  
Vierbicher

cc: Gina Gresch, Administrator, Town of Lisbon  
Daniel Green, Clerk, Town of Lisbon



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

# Plan Commission Application

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

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

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

- Accessory Building Waiver: \$100 (Size/Location/Architectural Review)
- After the Fact Application: Double Fees
- Certified Survey Map: \$200 + \$10 Per lot
  - Dedication Fee (Per lot): \$2,658 (Paid upon receipt of signed CSM)
- Conditional Use Permit: \$350
  - Amendment / Original
  - Major Grading Permit
- Deed Restriction: \$100
- Developer's Agreement: \$250
- Groundwater Separation Waiver: \$100
- Land Use Amendment: \$300
- Conceptual: \$100
- Plat Review:
  - Final - \$200
  - Preliminary - \$500
- Re-Submittal: \$200
- Rezone: \$350
- Sign Permit Application: \$30 + Sign Fees **\$138.00** (See Adopted Fee Schedule)
- Site Plan/Plan of Operation:
  - Amendment: \$250
  - Original: \$500
  - Temporary: \$125
- Special Meeting: \$600
- Waivers/Modification from Land Division and Development Ordinance: \$200

## Property Information

N50W23076 Betker Dr. Pewaukee 53072  
 Property Address City Zip

0284.995.004 3.68 acres M-2  
 Tax Key/Parcel ID # Lot Size Current Zoning

## Property Owner

Dan and Bob Olson - Globe Contractors /  
 Name / Company Name Boo Master

\_\_\_\_\_  
 Signature

N50W23076 Betker Dr  
 Address

Pewaukee WI 53072  
 City State Zip

414-828-8972 dan@.globecontractors  
 Phone E-mail Address .com

## Applicant

Tracey Olson  
 Name

Globe Contractors  
 Company

N50W23076 Betker Dr  
 Address

Pewaukee WI 53072  
 City State Zip

414-828-6680 dan@.globe  
 Phone E-Mail Address contractors.  
.com

A **complete application** along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered **complete**, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*





**SIGN PERMIT APPLICATION**

**Property Information**

N50 W23076 Betker Dr. Pewaukee  
Property Address

0284.995.004  
Tax Key/Parcel ID #

3.68 acres  
Lot Size

M-2  
Current Zoning

**Property Owner**

Dan and Bob Olson  
Name

Globe Contractors/BoreMaster  
Company

N50 W23076 Betker Dr  
Address

Pewaukee WI 53072  
City State Zip

414-828-6680 dano@globecontractors.com  
Phone Fax E-mail Address

**Applicant / Agent**

Tracey Olson  
Name

Globe Contractors/BoreMaster  
Company

same  
Address

Pewaukee WI 53072  
City State Zip

414-828-6680 dano@globecontractors.com  
Phone Fax E-Mail Address

**Description of Sign**

Include the following:

- A site plan of the property showing proposed sign location (including setbacks).
- Color rendering of the sign showing dimensions.

The applicant agrees to comply with Wisconsin Uniform Dwelling Code and Municipal Ordinance and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied on the Department or Municipality; and certified that all the above information is true and correct. ***I understand that all fees are non-refundable.***

Tracey Olson 9-13-18  
Applicant Signature & Date

As the property owner, I give permission for the above sign to be installed on my property.

Dan Olson  
Property Owner Signature & Date

**INTERNAL USE ONLY**

|                      |               |                           |
|----------------------|---------------|---------------------------|
| Amount Due: \$ _____ | Check # _____ | Date Paid: ____/____/____ |
|----------------------|---------------|---------------------------|





**PROFESSIONAL SERVICE REIMBURSEMENT FEES:**

Pursuant to the Town of Lisbon Municipal Code Section 1.14, the Town of Lisbon Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Treasurer shall charge one hundred and five percent of the cost of that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. The additional five percent cost above the cost of the service is levied to cover Town administrative charges. Also, pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges, however, is subject to the property owner's appeal rights as described in the Town of Lisbon Municipal Code Section 1.14

The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

**RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:**

NAME Globe Contractors  
ADDRESS N50W23076 Better Dr Pewaukee 53072  
DATE 9-13-18 SIGNATURE \_\_\_\_\_  
PHONE 414-828-6680 EMAIL dano@globecontractors.com

**PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:**

NAME Dan Olson  
ADDRESS N50W23076 Better Dr Pewaukee 53072  
DATE 9-13-18 SIGNATURE \_\_\_\_\_  
PHONE 414-828-8972 EMAIL dano@globecontractors.com

PROJECT NAME Globe Sign





N50 W23076 BETKER RD. • P.O. BOX 450 • PEWAUKEE, WISCONSIN 53072  
262-246-0600 • FAX: 262-246-0730

October 12, 2018

Town of Lisbon  
Attn: Sign Permit Application  
W234N8676 Woodside Rd  
Sussex, WI 53089

To Whom It May Concern,

We are requesting permission to erect a sign in front of our place of business, Globe Contractors/Bore Master located at N50W23076 Betker Dr, Pewaukee, WI 53072. We jointly own the land and building.

The sign is made of lannon stone. The height and length vary slightly because of the design, but at the longest points it is 8' 10" x 6' 3" x 5". The gross surface area is roughly 55.44 sq ft. It is a natural lannon stone color with black lettering. The sign will be surrounded by landscaping on all sides. The sign will contain no lighting. A picture of the sign, proposed landscaping and scaled drawing to indicate placement on the property are attached.

The sign will be attached to a concrete slab 9' x 4' x 1'. The slab will be poured into the ground approximately 4' deep. To hold the sign in place, four, 1 inch steel rods will be secured in the slab. Twelve inches of the rods will be exposed and inserted into the base of the sign. The rods are placed 19 inches apart based on the recommendations of the sign creators.

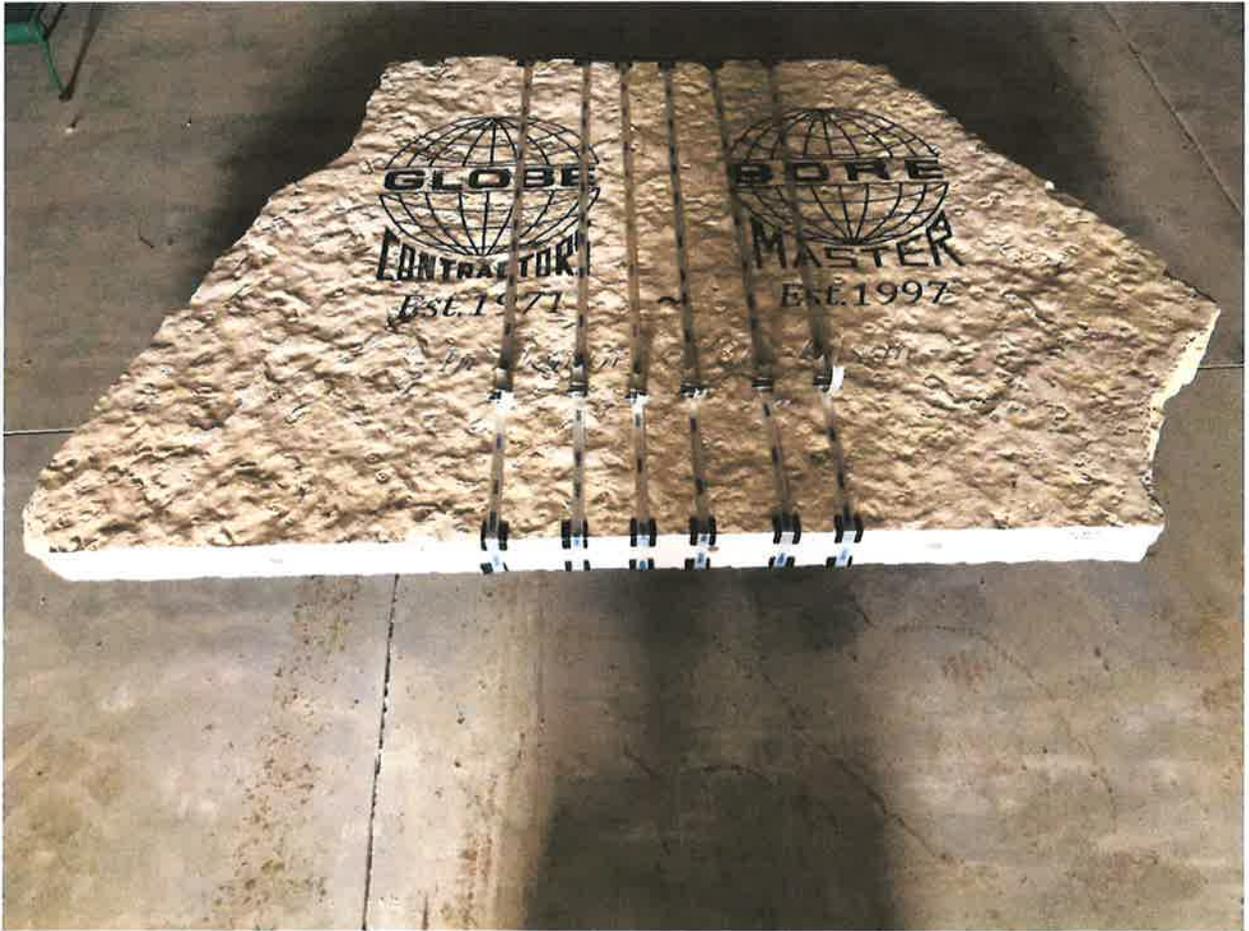
Tracey Olson will be our contact person for this job. She can be reached at 414-828-6680.

Regards,

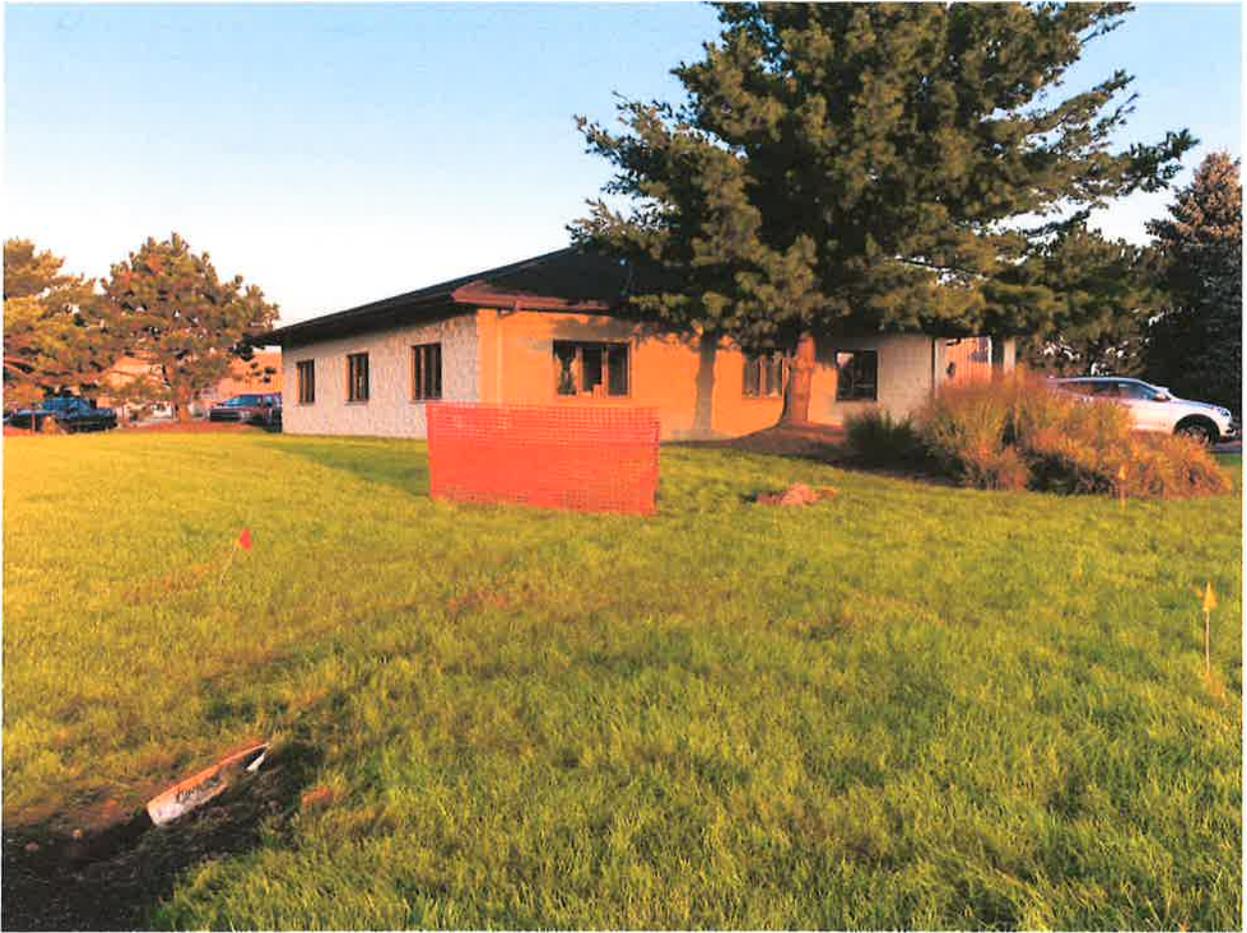
Bob Olson  
President  
Globe Contractors  
414-828-8971

Dan Olson  
President  
Bore Master  
414-828-8972

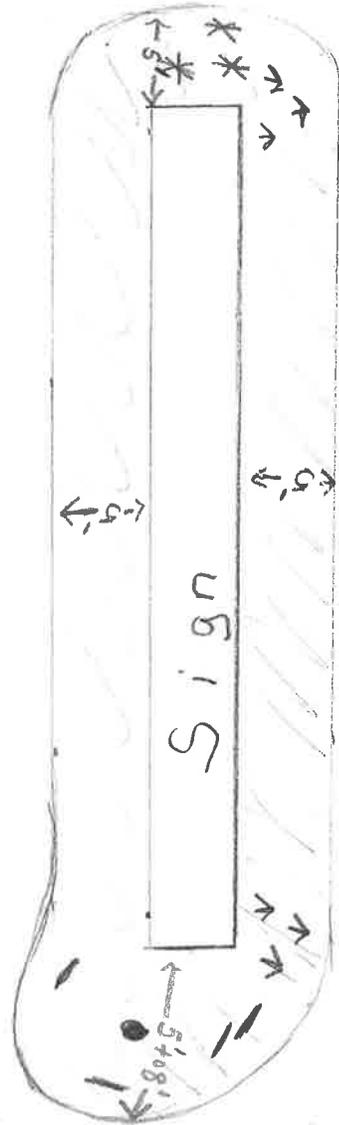






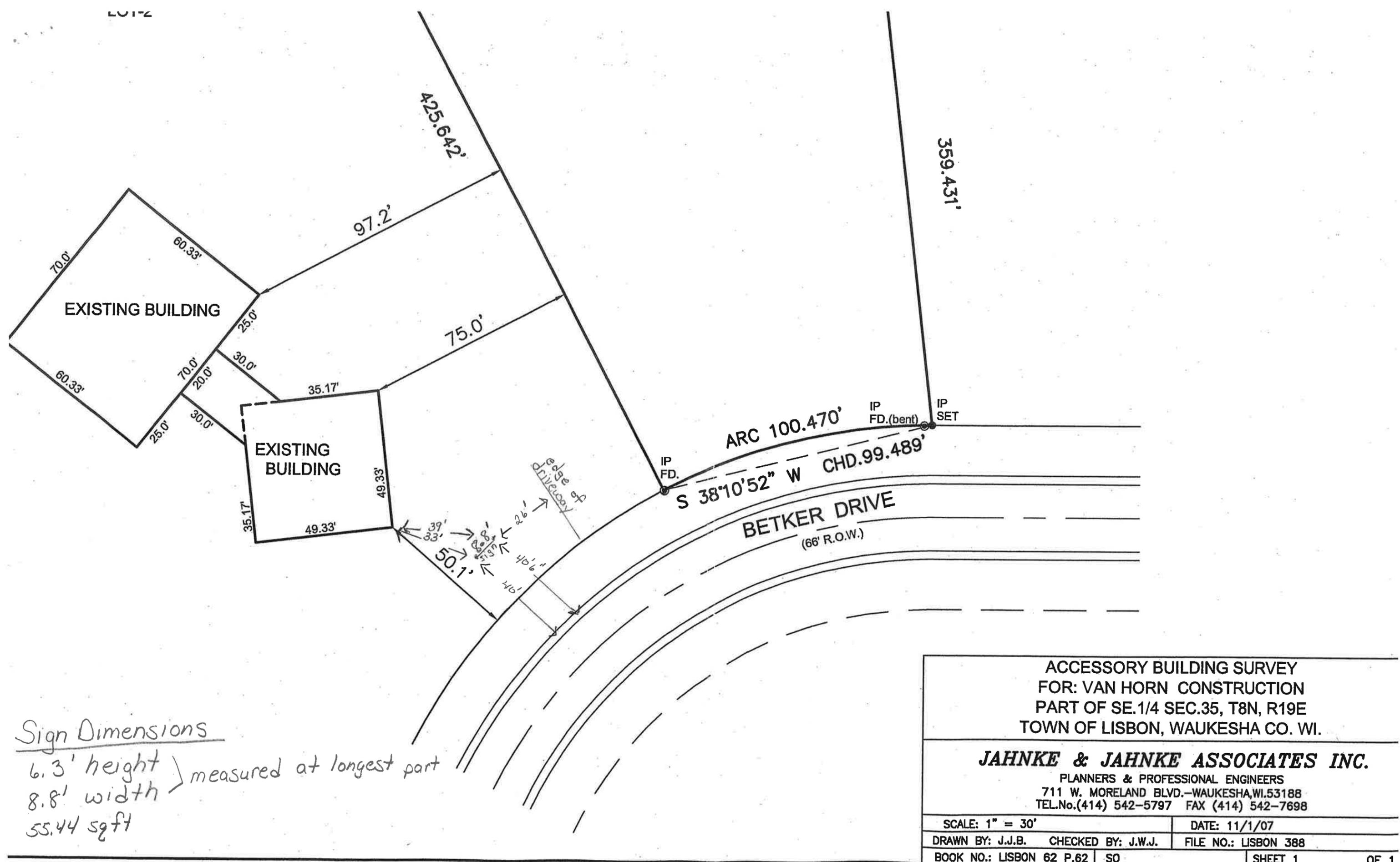






Road





Sign Dimensions  
 6.3' height } measured at longest part  
 8.8' width }  
 55.44 sq ft

|  |                    |                      |
|--|--------------------|----------------------|
| ACCESSORY BUILDING SURVEY<br>FOR: VAN HORN CONSTRUCTION<br>PART OF SE. 1/4 SEC. 35, T8N, R19E<br>TOWN OF LISBON, WAUKESHA CO. WI.  |                    |                      |
| <b>JAHNKE &amp; JAHNKE ASSOCIATES INC.</b><br>PLANNERS & PROFESSIONAL ENGINEERS<br>711 W. MORELAND BLVD.-WAUKESHA, WI. 53188<br>TEL. No. (414) 542-5797 FAX (414) 542-7698 |                    |                      |
| SCALE: 1" = 30'  | DATE: 11/1/07      |                      |
| DRAWN BY: J.J.B.   | CHECKED BY: J.W.J. | FILE NO.: LISBON 388 |
| BOOK NO.: LISBON 62 P.62   | SO                 | SHEET 1 OF 1         |





RECEIVED  
By Gina Gresch at 12:50 pm, Sep 11, 2018

Town of Lisbon Plan Commission  
W234N8676 Woodside Road  
Lisbon, WI 53089

Dear Plan Commissioners,

Lannon Stone Products (LSP) would like to propose an update to our current access at our Lisbon operation, W220N6807 Town Line Road (Tax Key: LSBT0237965), to make it safer for the general public, our customers, our vendors and our employees entering and exiting on Town Line Road. The legal description of the above property is: *PT NE1/4 SEC 24 T8N R19E; COM E1/4 COR N 165 FT; W 264 FT; S 165 FT; E 264 FT TO BGN.*

The current access to our operation abuts our neighbor's property and customer trucks must drive adjacent to his home and driveway. As customer trucks exit the property heading south on Town Line Rd., they are forced to turn partially into the northbound lane to complete their turn.

LSP proposes the construction of an asphalt entrance road that would bypass the current access. The pavement would be constructed to give customer trucks and public motorists clearer lines of sight when exiting our facility onto Town Line Rd.

We've been working with Waukesha County to find a solution to remedy these hazards and they have issued a permit based on our proposed design. We believe the updates will be safer and lessen the impact of our customer traffic on our nearest neighbors and local motorists

In addition to our proposed updates, a landscaped area would be constructed and an etched stone sign and flag pole erected no less than 10' from north property line and no less than 10' from edge of proposed pavement and right-of-way. Illumination for flag pole will meet Town standards for illumination.

The proposed modification will have no effect on LSP's hours of operation per the Plan of Operation (6:00 a.m. to 8:00 p.m. M-F and 6:00 a.m. to 4:00 p.m. on Saturdays with no operation on Sundays or legal holidays), number of employees, traffic patterns beyond the proposed access, parking, trash removal, etc.

Attached you will find all items referenced in the "Project Review Checklist" portion of the Plan Commission Application. Please don't hesitate to contact me if you require more information. Thank you for your consideration.

Sincerely,

Paul M. Giles

Mine Engineer

Lannon Stone Products, Inc.

(505) 463-4085

[paulg@lannonstone.net](mailto:paulg@lannonstone.net)



000073



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

# Plan Commission Application

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

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

- Accessory Building Waiver: \$100  
(Size/Location/Architectural Review)
- After the Fact Application: Double Fees
- Certified Survey Map: \$200 + \$10 Per lot
  - Dedication Fee (Per lot): \$2,658  
(Paid upon receipt of signed CSM)
- Conditional Use Permit: \$350
  - Amendment / Original
  - Major Grading Permit
- Deed Restriction: \$100
- Developer's Agreement: \$250
- Groundwater Separation Waiver: \$100
- Land Use Amendment: \$300
- Conceptual: \$100

- Plat Review:
  - Final - \$200
  - Preliminary - \$500
- Re-Submittal: \$200
- Rezone: \$350
- Sign Permit Application: \$30 + Sign Fees  
(See Adopted Fee Schedule)
- Site Plan/Plan of Operation:
  - Amendment: \$250
  - Original: \$500
  - Temporary: \$125
- Special Meeting: \$600
- Waivers/Modification from Land Division and  
Development Ordinance: \$200

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

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

## Property Information

|                         |             |                |
|-------------------------|-------------|----------------|
| W220N6807 Town Line Rd. | Lisbon      | 53089-2803     |
| Property Address        | City        | Zip            |
| LSBT0237965             | 1.514999999 | Residential    |
| Tax Key/Parcel ID #     | Lot Size    | Current Zoning |

## Property Owner

Moraine Development LLC

Name / Company Name

Signature

N52W23096 Lisbon Rd.

Address

Sussex WI 53089

City State Zip

(262) 251-1520 paulg@lannonstone.net

Phone E-mail Address

## Applicant

Paul Giles

Name

Lannon Stone Products

Company

N52W23096 Lisbon Rd.

Address

Sussex WI 53089

City State Zip

(262) 251-1520 paulg@lannonstone.net

Phone E-Mail Address

A **complete application** along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered **complete**, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*



**SIGN PERMIT APPLICATION**

**Property Information**

W220N6807 Town Line Rd,  
Property Address  
LSBT0237965  
Tax Key/Parcel ID #

1.514999999  
Lot Size

Residential  
Current Zoning

**Property Owner**

Moraine Development LLC  
Name  
Moraine Development LLC  
Company  
N52W23096 Lisbon Rd.  
Address  
Sussex WI 53089  
City State Zip  
(262) 251-1520 (262) 251-9339 paulg@lannonstone.net  
Phone Fax E-mail Address

**Applicant / Agent**

Paul Giles  
Name  
Lannon Stone Products  
Company  
N52W23096 Lisbon Rd.  
Address  
Sussex WI 53089  
City State Zip  
(262) 251-1520 (262) 251-9339 paulg@lannonstone.net  
Phone Fax E-Mail Address

**Description of Sign**

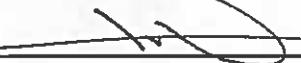
- Include the following:
- A site plan of the property showing proposed sign location (including setbacks).
  - Color rendering of the sign showing dimensions.

N52W23096 Lisbon Rd.

The applicant agrees to comply with Wisconsin Uniform Dwelling Code and Municipal Ordinance and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied on the Department or Municipality; and certified that all the above information is true and correct. *I understand that all fees are non-refundable.*

 8/30/18  
Applicant Signature & Date

As the property owner, I give permission for the above sign to be installed on my property.

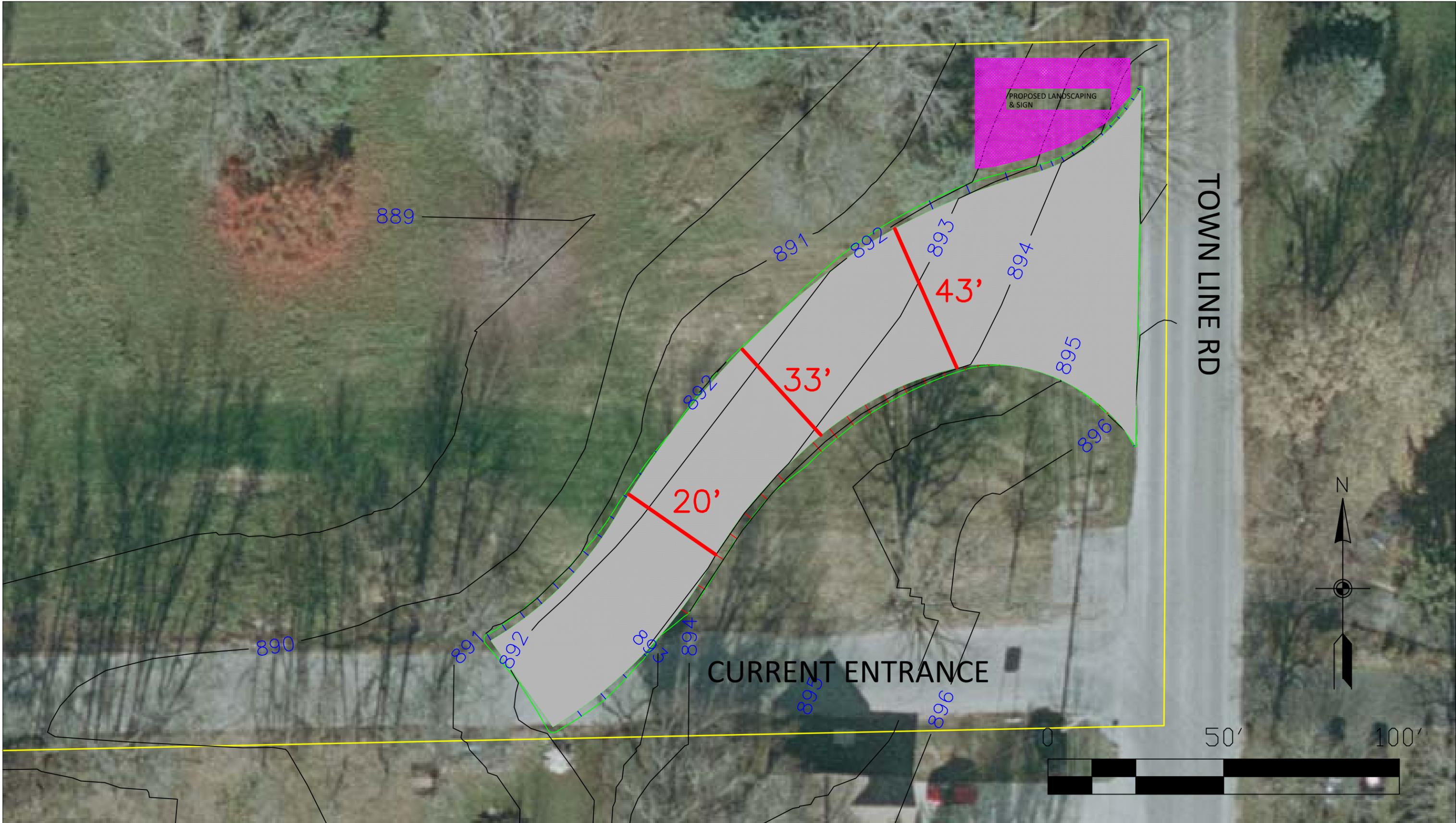
 8/30/18  
Property Owner Signature & Date

**INTERNAL USE ONLY**

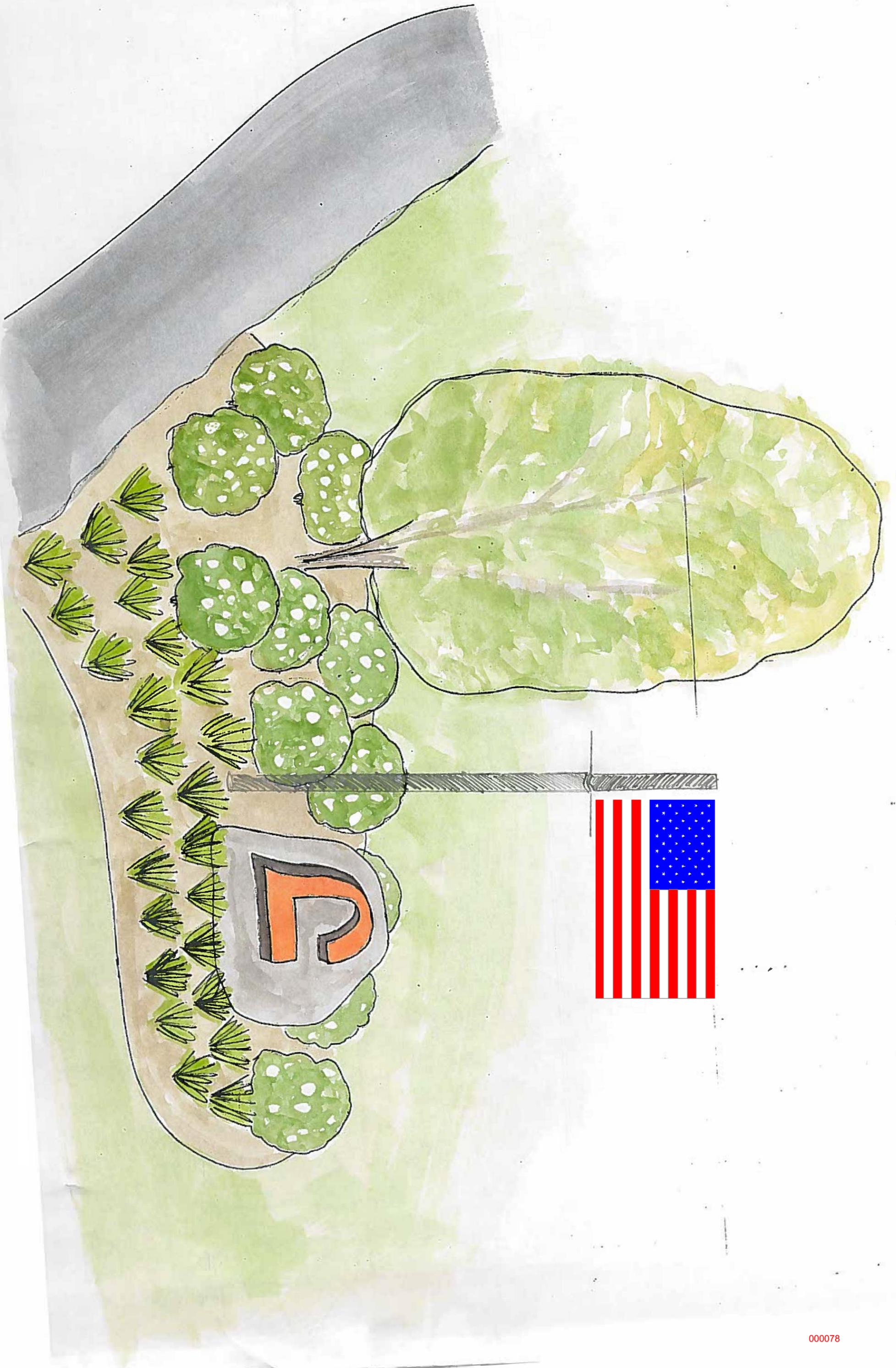
Amount Due: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Date Paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

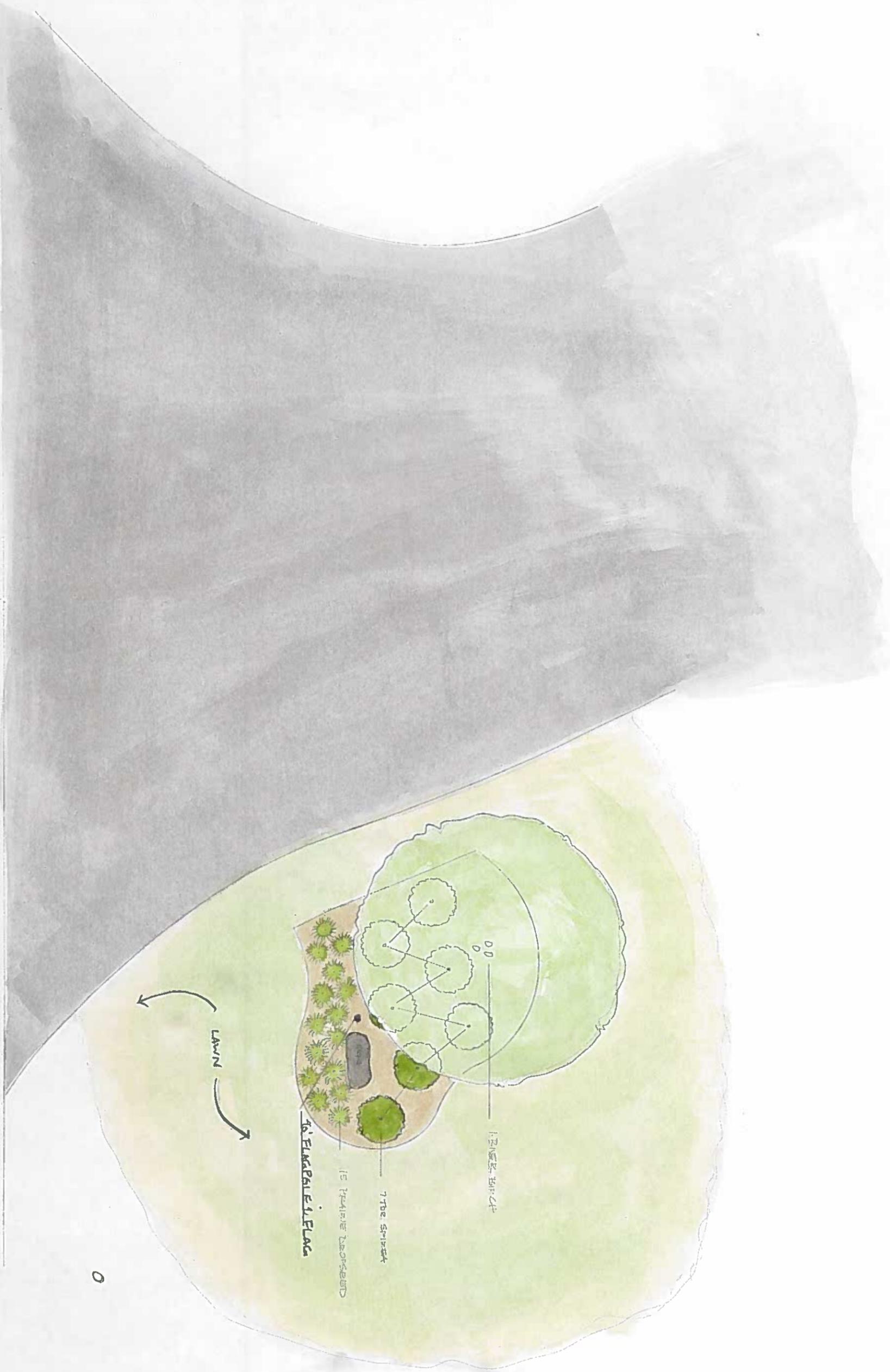


|  |  |                         |   |
|--|--|-------------------------|---|
|  | <b>Lisbon Current Site Condition</b><br>Town of Lisbon, Waukesha County, Wisconsin |                         | SHEET<br><b>1</b>                           |
|  | AUGUST 28, 2018  | DRAWN BY:<br><b>PMG</b> | <b>Lisbon-2018</b><br><small>000076</small> |



|  |  |                         |  |
|--|--|-------------------------|--|
|  | <b>Lisbon Proposed Entrance Modification</b><br>Town of Lisbon, Waukesha County, Wisconsin |                         | SHEET<br><b>2</b><br><small>000077</small> |
|  | JULY 9, 2018   | DRAWN BY:<br><b>PMG</b> | <b>Lisbon-2018</b>                         |





0



|   |                          |   |
|---|--------------------------|---|
|  <b>JOHNSON'S NURSERY INC.</b><br>W100 N6273 Liberty Road, Menomonie Falls, WI 54851<br>Phone 762-252-4188 www.johnsonsnursery.com |                          | <b>LANNON STONE PRODUCTS</b><br>W220 N6799 TOWN LINE ROAD<br>SUSSEX, WI 53089 |
| SCALE: 1" = 4'  | DRAWN BY: Sam Thomas     |   |
| DATE: 09/20/2018  | SERVICES: LANSING SQUARE |   |

# ARF FIXTURE



DC SOLAR POWERED LIGHT FIXTURE

## ARF Fixture Overview

The ARF flood fixture assembly is a medium flood style fixture and comes complete with LEDs and driver used to operate the fixture from the solar charged batteries. The ARF fixture is typically used for Signs, Façade, Landscape accents or Area Illumination and typically uses our SH - Side of Pole Horn bracket to attach to a pole below the solar power assembly or the FB - fixture bracket 60" direct burial.



SEPCO solar light fixtures are used in our complete solar lighting systems and includes the solar power assembly with mounting, battery assembly, fixture and fixture mounting bracket. SEPCO can also provide a pole to meet wind load specifications.

## Features & Benefits:

- The ARF fixture uses solid state / light emitting diode (LED) light source
- 12 VDC electronic dimming drivers
- Die cast aluminum housing
- Multiple light distributions available

**APPLICATIONS:** Signs, Façade, Billboards, Flags, Landscape Accents or Area Illumination

**HOUSING:** Die Cast Aluminum

**FINISH:** Bronze, Black, White, Gray, Platinum Silver

**OPTICAL ASSEMBLY:** High Impact UV Stabilized Acrylic Outer Lens

**LAMPING:** 10 – 50 Watt LED NEMA 3x3, 4x4, 5x4, 6x6 Distribution

**DIMENSIONS:** 9.63" Long x 4.53" Wide x 6.8" High

**WEIGHT:** 4 lbs

**EPA:** .54 sq ft

Project Name: \_\_\_\_\_

Project Notes: \_\_\_\_\_

Wattage - \_\_\_\_\_

Distribution - \_\_\_\_\_

Color - \_\_\_\_\_

Finish - \_\_\_\_\_



WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS

PERMIT NO. A2018-39

PERMIT FOR MINOR ALTERATIONS ALONG COUNTY TRUNK HIGHWAYS  
PERMIT TO CONSTRUCT PRIVATE ACCESS OR PUBLIC ROAD ENTRANCE  
PERMIT TO EXCAVATE AND/OR FILL ON HIGHWAY RIGHT OF WAY

Name and Address of Permittee  
Paul Giles  
Lannon Stone Products, INC  
N52 W23096 Lisbon Road  
Sussex, WI 53089

Purpose of Proposed Work  
Relocate the existing driveway access.

County Trunk Highway V

Location NE 1/4 Sec. 24 T 8 N R 19 E

Pipe Size for Private or Public Road Access

Permit Expiration Date 11/1/2018

Diameter: in. X in. Length: ft.

Apron Endwalls Required: No

Detailed Description of Work and/or Special Conditions

Construct access in accordance with the permit stipulations listed below as well as those on the attached conditions.

The proposed work has been inspected by a representative of the Waukesha County Department of Public Works, as provided by Section 86.07 (2) Wisconsin Statutes. A Permit therefore is granted, subject to the following conditions and any attached hereto.

1. Payment of the permit fee in the amount of \$135.00 Permit approved date: 7/18/2018
2. The roadway shall be kept open for traffic on a minimum of one (1) lane in each direction at all times. There shall be no interference with traffic due to the placing of excavated material or machinery on the lanes kept open for traffic. Should such work be necessary, proper barricades, signs, lights, and flagmen shall be provided and maintained at all locations where construction and maintenance work interferes with the normal traffic use of the highway. All marking and signing provided for traffic control shall conform to the standards and specifications of the current use of the Manual of Uniform Control Devices, Part VI, Construction and Maintenance.
3. The Applicant, his successors or assigns, AGREES TO HOLD HARMLESS the County of Waukesha and its duly appointed agents and employees against any action for personal injury of property damage sustained by reason or exercise of this permit.
4. Any work performed by reason or exercise of this permit must comply with all Wisconsin laws and regulations as well as with all provisions of the Waukesha County Ordinance 146.56, as amended.
5. The entire cost of constructing, maintaining, removing, altering, or replacing the facility installed under this permit shall be the sole responsibility of the Applicant, his successors or assigns. The Department of Public Works does not assume any responsibility for the removal of clearance of snow, ice, or sleet of the opening of windrows of such material, upon any portion of any access point along any county trunk highway, even though snow, ice, or sleet, is deposited windrowed on said access point by its authorized representatives engaged in normal winter maintenance operations.
6. The Department of Public Works reserves the right to make such changes, additions and relocations within the statutory limits on the right of way as it may at any time be considered necessary to permit the relocation, reconstruction, widening, and maintaining of the highway, or to provide protection to life and properties along the highway.
7. All damages to the highway shall be repaired, including the roadway surface, shoulders, slopes, ditches, and so on, and shall further be restored to the equivalent of the original condition and accepted by the Director. The cost and expense of this work shall be the sole responsibility of the Applicant, his successor or assigns, for a period of two (2) years from the date of completion.
8. All disturbed areas within the highway right of way shall receive a minimum of four (4) inches of topsoil and shall be seeded (or sodded), fertilized, and mulched. Seed and fertilizer shall be applied at a rate of (2) pounds and ten (10) pounds per 1000 square feet respectively.
9. The slope of the driveway or public road shall be at least 3 inches below the elevation of the edge of the pavement at a distance of 6 feet away from it.

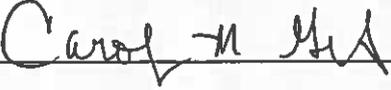
The Department of Public Works shall have access to the work at all times for the purpose of inspection. The completed work, including all highway restorations, shall be acceptable to the director or authorized representative.

Signature of Owner/Developer: 

Date: 7-19-2018

Approved:   
Senior Civil Engineering Technician

Date: 7/18/18

Approved: 

Date: 7/18/18

THE APPLICABLE CONDITIONS FOR THIS PERMIT ARE MARKED WITHIN THE APPROPRIATE PARENTHESES.

MISCELLANEOUS WORK WITHIN HIGHWAY RIGHT OF WAY

- (X) The driveway and approaches shall be constructed in accordance with the submitted sketch. Existing driveway shall be removed and right of way restored, proposed driveway shall not exceed 35 feet in width and there shall be no landscaping or signage within the existing highway right of way.
- (X) Upon completion of the project, the permittee shall notify the area superintendent listed below to arrange for a final inspection.

|     | Superintendent | Telephone No. |
|-----|----------------|---------------|
| ( ) | Jack Nissen    | 262.424.9008  |
| ( ) | Neal Fjerstad  | 262.424.9006  |
| ( ) | Hans Guderyon  | 262.424.9003  |
| (X) | Dave Heil      | 262.424.9004  |

If the superintendent cannot be reached by the direct numbers listed above, the applicant may call the dispatcher at the Waukesha County Department of Public Works Main Shop at 262.548-7736 and leave a message for the superintendent to contact the permittee.

TRAFFIC CONTROL

- (X) Traffic control for all work within the right of way of the County Trunk Highway shall be in accordance with the current State of Wisconsin Manual of Uniform Traffic Control Devices.
- (X) All barricades, traffic control drums, and cones used for traffic control during nighttime operations or that are necessary to remain in place during hours of darkness shall be reflectorized.
- (X) Through traffic shall be maintained over at least one (1) lane at all times during the construction operations allowed under this permit. Multi-lane roadways shall be required to have at least one (1) lane in each direction open to through traffic at all times. During non-working hours, all normal traffic lanes must be open to through traffic.

RESTORATION

- (X) Any damaged pavement cause during construction shall be repaired by the applicant. All existing pavements to be removed shall be full-depth saw cut prior to removal.
- (X) The applicant or their contractor shall take measures to ensure that the roadway pavement is kept clean of mud, dirt, or stones caused by trucking operations during construction.
- (X) The gravel shoulder along the county highway shall be restored in kind with crushed aggregate base course if disturbed during construction.
- (X) All existing drainage patterns must be maintained and restored if disturbed by construction operations.
- (X) All grassed areas shall be replaced with a minimum of four (4) inches of topsoil, seed, fertilizer, and mulch.