000001

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

AMENDED: MONDAY, NOVEMBER 12, 2018 @ 6:00 PM

Agenda
Town of Lisbon & Village of Merton
Joint Planning Committee Meeting
Merton Community Center, W282N6996 Main Street
Thursday, November 15, 2018
6:30 P.M.

1. **Call to Order.**
2. **Roll Call.**
3. **Comments from Citizens Present.**
4. **Discussion and necessary action on minutes of Joint Planning Committee Meeting of August 5, 2015.**
5. **Joint Planning Areas**
   a. Discussion and necessary action on the Barnwood Conservancy Rezone, Conditional Use Planned Unit Development and Final Plat, LSBT 0217.998 and recommendation to Waukesha County of the same.
   b. Discussion and necessary action on the following requests for Jeff Stolz, for the property located at N56 W27476 Lisbon Road, LSBT 0264.998, and recommendation to Waukesha County of the same:
      i. Rezone LSBT 0244.999.003 from A-10 Agricultural District to A-5 Mini Farm District.
      ii. Certified Survey Map.
   c. Discussion and possible action on the Town of Lisbon/Village of Merton Joint Planning Area Map.
   d. Discussion and necessary action on a 9-acre parcel of land in the Village of Merton, at the northwest Corner of Lake Five Road and CTH V.V., MV 0218.032, currently zoned Neighborhood Business, but looking for suggestions for possible other uses of the property.
   e. Discussion and necessary action on the proposed subdivision development on land in the Village of Merton and Town of Lisbon, on CTH KE and Ainsworth Road; MV 0385.995.002 and LSBT 0262.999.
6. **Adjournment**

Joseph Osterman, Chairman
Town of Lisbon

Ron Reinowski, Village President
Village of Merton

Gina C. Gresch, MMC/WCPC, Administrator
Town of Lisbon

Tom Nelson, Administrator-Clerk-Treasurer
Village of Merton

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

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

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

Posted: 2018-11-08 *Clerk: DG*
X Website X Town Hall Bulletin Boards (2) X Sent to Newspapers

MINUTES OF THE VILLAGE OF MERTON –TOWN OF LISBON JOINT PLANNING COMMITTEE MEETING ON AUGUST 5, 2015

The meeting of the JPC was called to order by Ron Reinowski at 6:00 p.m. JPC members present were Jane Stadler-Hannah Heinritz-Ron Reinowski and Mark Baral. The last meeting of the JPC was several years ago and no minutes were available. Tom Nelson, Village of Merton, Administrator – Clerk-Treasurer, Matt Janecke, Town of Lisbon Administrator -Clerk and Joe Osterman, Town Chairman Town of Lisbon were also present at the meeting.

The JPC discussed the duties of the JPC as stated in the Boundary Agreement. We reviewed the deliberations and conclusions of past JPC meetings. We discussed present development in the area, Hardiman property, Dorn Property and the Meissner property.

It was decided to review and update the joint planning area land use plan. We should have a meeting as least once a year.

The meeting was adjourned at6:46 p.m.

_____
Thomas A. Nelson, Administrator-Clerk-Treasurer
Village of Merton

COUNTY CLERK'S OFFICE

WAUKESHA COUNTY

KATHLEEN O. NOVACK, MST
County Clerk

MELANIE PIETRUSZKA, CERA
Deputy Clerk

515 W. Moreland Blvd., Room 120
Waukesha, WI 53188

Phone: (262) 548-7010
Fax: (262) 548-7722
www.waukeshacounty.gov/departments/clerk

June 11, 2018

RECEIVED
JUN 14 2018
TOWN OF LISBON

Gina Gresch
Lisbon Town Clerk
W234N8876 Woodside Road
Lisbon, WI 53089

Re: File Number 173-004

Dear Ms. Gresch:

The Waukesha County Board of Supervisors, at its meeting on May 22, 2018, approved Ordinance 173-004, AMEND THE TEXT OF THE TOWN OF LISBON ZONING CODE BY CREATING A PUD OVERLAY DISTRICT AND REPEALING AND RECREATING VARIOUS SECTIONS RELATING TO PLANNED UNIT DEVELOPMENTS (ZT-1701E).

A certified copy of the ordinance and signature page is enclosed for your information. The "Staff Report and Recommendation" can be requested from the County Clerk's Office.

In the event you should have any questions, please do not hesitate call.

Respectfully,

Melanie Pietruszka
Deputy County Clerk

Enclosures

Cc: Kathy Brady, Department of Parks and Land Use

CERTIFICATE

STATE OF WISCONSIN)

:ss

WAUKESHA COUNTY)

I, Melanie Pietruszka, Deputy County Clerk in and for the County of Waukesha, State of Wisconsin, DO HEREBY CERTIFY that the attached Enrolled Ordinance 173-004 was adopted by the Waukesha County Board of Supervisors in regular session on the 22th day of May, 2018.

CERTIFIED this 11th day of June, A.D., 2018.

Melanie Pietruszka
Deputy County Clerk

ENROLLED ORDINANCE 173-004

AMEND THE TEXT OF THE TOWN OF LISBON ZONING CODE BY CREATING A PUD OVERLAY DISTRICT AND REPEALING AND RECREATING VARIOUS SECTIONS RELATING TO PLANNED UNIT DEVELOPMENTS (ZT-1701E)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Lisbon Town Board on March 12, 2018; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the text of the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on April 9, 2010, is hereby amended to create a PUD Overlay District and repeal and recreate various sections related to Planned Unit Developments, more specifically described in the "Staff Report and Recommendation" on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference ZT-1701E, is hereby approved.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Lisbon.

AMEND THE TEXT OF THE TOWN OF LISBON ZONING CODE BY CREATING A PUD OVERLAY DISTRICT AND REPEALING AND RECREATING VARIOUS SECTIONS RELATING TO PLANNED UNIT DEVELOPMENTS (ZT-1701E)

Presented by:
Land Use, Parks, and Environment Committee

David D. Zimmermann, Chair

Kathleen M. Cummings

Keith Hammitt

William A. Mitchell

Thomas J. Schellinger

Steve Whittow

Chuck Wood

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 5/22/18, Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:
Approved: X
Vetoed: _____
Date: 5-29-18, Paul Farrow, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Town of Lisbon Zoning Code, hereby recommends **approval** of **(ZT-1701E Town Board of Lisbon – Text Amendment)** in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION **April 19, 2018**

Richard Morris, Chairperson

James Siepmann, Vice Chairperson

William Mitchell, Secretary

Robert Peregrine

William Maslowski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
TEXT AMENDMENT

FILE NO.: ZT-1701E

DATE: April 19, 2018

TAX KEY NO.: N/A

PETITIONER: Town Board of Lisbon
Town of Lisbon Town Hall
W234 N8676 Woodside Road
Lisbon, WI 53089

REQUEST:
Amendment to the Town of Lisbon Zoning Ordinance creating a PUD Overlay District (Section 33) and repealing and/or recreating various other sections of the code (including the definition of a PUD) related to planned unit developments.

PUBLIC HEARING DATES: January 11, 2018 and March 12, 2018.

PUBLIC REACTION: January 11, 2018 – none. March 12, 2018 – none.

TOWN PLAN COMMISSION ACTION:
On March 8, 2018, the Town of Lisbon Plan Commission recommended approval to the Town Board of the proposed amendments to the Town of Lisbon Zoning Ordinance creating Section 33 and repealing /recreating various sections of the Town of Lisbon Zoning Code related to Planned Unit Developments as an Overlay District subject to the (minor) changes made by the Town Attorney and the Plan Commission.

TOWN BOARD ACTION:
On March 12, 2018, the Town of Lisbon Board of Supervisors unanimously approved the proposed amendments to the Town of Lisbon Zoning Ordinance creating Section 33 and repealing /recreating various sections of the Town of Lisbon Zoning Code related to Planned Unit Developments as an Overlay District, adopted an Ordinance outlining the same, and provided a recommendation to the Waukesha County Board of Supervisors to approve of the same.

STAFF ANALYSIS:
When the Town prepared their updated Zoning Ordinance in 2010, the administration at the time wanted to include a very detailed and specific Conditional Use (CU) process. Over the past several years, the Town has recognized that this process is perhaps not in the best interest of the Town and therefore set forth to streamline and simplify the more cumbersome CU process from an administrative procedural standpoint, as well as for the petitioner, while also allowing for continued public input. Therefore, the Town is bringing forth the subject amendments to their Zoning Ordinance to create a Planned Unit Development (PUD) Overlay District versus a Conditional Use that can be applied to any type of development project, which is more generalized, and only requires one public hearing. Then, when a development proposal is submitted, it will be reviewed and a custom PUD Ordinance will be drafted for each specific development. Each development will be mapped on the Town's Zoning Map for future identification. If the PUD Overlay District is approved, this will allow the Town to better regulate PUD uses in their community, the petitioners will benefit from a streamlined and more flexible process, and the public will still have input in the process. Each development must still comply with the Town and County Comprehensive Development Plans and relevant Zoning Codes, or a request made to amend said plans and codes if the proposal does not comply.

The PUD Overlay District, as proposed, will require a General Development Plan (GDP) to be submitted at which time the Town Plan Commission will hold a public hearing. If the base zoning district or comprehensive development plan requires an amendment, those applications can be filed at the same time. If the GDP is approved, it will be conditioned upon the submittal of a Specific Development Plan (SDP) which must be submitted within twelve (12) months of the effective date of the GDP. The SDP is reviewed by the Town Plan Commission and they make a recommendation to the Town Board after which the Town Board makes a final decision regarding the SDP.

While the proposed PUD Overlay District Ordinance allows for up to a thirty (30) percent maximum density bonus to the density otherwise permitted in the base zoning district, no minimum open space preservation requirements have likewise been provided in the PUD Overlay District Ordinance as are called for in both the adopted Town and County Comprehensive Development Plans for residential PUDs. The Town's existing PUD Conditional Use section also contains this 40% requirement, and SEWRPC generally advises that conservation designs should contain 40-50% open space.

The County previously recommended including the 40% standard to the Town and continues to do so. Without a standard, the Town will have to individually regulate the open space of every project that comes before them. However, the proposed PUD Overlay District Ordinance can still be effective without an open space standard in place as each project will go through the zoning change process whereby it will be reviewed for compliance of the open space standard with the Comprehensive Development Plan.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that the proposed amendments to the Town of Lisbon's Zoning Ordinance regarding the creation of a PUD Overlay District and related modifications be **approved** in accordance with the Town Board's decision and Ordinance approved on March 12, 2018.

In the time that has passed since the Town's comprehensive rezoning effort in 2010, the Town has recognized that their Planned Unit Development provisions need streamlining. The creation of an Overlay District and other modifications to the code will provide that efficiency. Having an Overlay District versus requiring a Conditional Use for every PUD request will allow the Town to be more flexible in their approach to considering such PUD requests within the Town while implementing the purpose and intent of the Zoning Ordinance which is to, in part, guide the proper location of various land uses and promote the safe, orderly and healthful development of the Town; provide for adequate light, air, sanitation, drainage, access, safety of public streets and from fire, floods, and other dangers; preserve and protect the natural environment, groundwater resources and open space; and preserve the general welfare of the community environment. Therefore, these amendments to the Town of Lisbon's Zoning Ordinance are consistent with the purpose and intent of the Zoning Ordinance as well as the Town's Comprehensive Development Plan.

Respectfully submitted,

Sandra L. Scherer

Sandy Scherer
Senior Planner

Attachment: Town Ordinance 01-18

N:\PRKANDLU\Planning and Zoning\Rezones\Staff Reports\1701E Text Amendment PUD Overlay lst.doc

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

Ord. 01-18

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

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

SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and Intent

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

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

(b) Identified objectives

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

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

(c) Relationship to other applicable regulations

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

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

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

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

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

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

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

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

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

(d) Procedural Requirements

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

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

   The General Development Plan shall include the following information:

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

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

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

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

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

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

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

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

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

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

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

   l. Conceptual provisions for storm water management.

3. Changes in Comprehensive Plan or Base Zoning District.

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

4. General Development Plan Hearing and Referral.

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

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

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

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

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

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

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

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

c. Plat or Certified Survey Maps.

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

6. Basis of Approval of Specific Development Plan Petition.

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 2 Definitions

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

Section 3(d)(2) Use regulations

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

Section 3(i)(3) Open Space

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

Section 3(i)(4) Residential Density

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

SECTION 9 UC UPLAND CORRIDOR DISTRICT
d. Conditional Uses

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

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

SECTION 13 A-10 AGRICULTURAL DISTRICT
d. Conditional Uses

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

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

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

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

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

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

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

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

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

SECTION 27 B-4 JCOMMERCIAL SPECIAL USE ZONING DISTRICT

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

(a) **Permitted Principal Uses**

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

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

(c) **Certain Incompatible Uses Prohibited**

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

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

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

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

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

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

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

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI.

RollCall-Pro Premium Tuesday, May 22, 2018 at 07:01 PM

D1 - Foti	AYE	D14 - Wood	AYE
D2 - Zimmermann	(M) AYE	D15 - Mitchell	(2) AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Paulson	Absent
D5 - Dondlinger	AYE	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Cummings	AYE
D7 - Grant	AYE	D20 - Schellinger	Absent
D8 - Michalski	AYE	D21 - Gaughan	AYE
D9 - Heinrich	AYE	D22 - Wysocki	AYE
D10 - Swan	AYE	D23 - Hammitt	AYE
D11 - Howard	AYE	D24 - Whittow	AYE
D12 - Wolff	AYE	D25 - Johnson	AYE
D13 - Decker	AYE		

173-O-002 Passed (23 Y - 0 N - 2 Absent) Majority Vote >

000019

COUNTY CLERK'S OFFICE

WAUKESHA COUNTY

KATHLEEN O. NOVACK, MST
County Clerk

MELANIE PIETRUSZKA, CERA
Deputy Clerk

515 W. Moreland Blvd., Room 120
Waukesha, WI 53188

Phone: (262) 548-7010
Fax: (262) 548-7722
www.waukeshacounty.gov/departments/clerk

August 6, 2018

RECEIVED
AUG 08 2018
TOWN OF LISBON

Gina Gresch
Lisbon Town Clerk
W234N8876 Woodside Road
Lisbon, WI 53089

Re: File Number 173-025

Dear Ms. Gresch:

The Waukesha County Board of Supervisors, at its meeting on May 22, 2018, approved Ordinance 173-025, AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE W ½ OF THE NE ¼ OF SECTION 19, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, TO ESTABLISH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (RZ12).

A certified copy of the ordinance and signature page is enclosed for your information. The "Staff Report and Recommendation" can be requested from the County Clerk's Office.

In the event you should have any questions, please do not hesitate call.

Respectfully,

Melanie Pietruszka
Deputy County Clerk

Enclosures

Cc: Meissner Family Farm, LLC
Chris Miller, Miller Marriott Construction Co.
Kathy Brady, Department of Parks and Land Use

CERTIFICATE

STATE OF WISCONSIN)

:ss

WAUKESHA COUNTY)

I, Melanie Pietruszka, Deputy County Clerk in and for the County of Waukesha, State of Wisconsin, DO HEREBY CERTIFY that the attached Enrolled Ordinance 173-025 was adopted by the Waukesha County Board of Supervisors in regular session on the 24th day of July, 2018.

CERTIFIED this 6th day of August, A.D., 2018.

Melanie Pietruszka
Deputy County Clerk

ENROLLED ORDINANCE 173-025

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE W ½ OF THE NE ¼ OF SECTION 19, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, TO ESTABLISH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (RZ12)

+

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Lisbon Town Board on May 29, 2018; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on April 9, 2010, is hereby amended to conditionally rezone and establish a Planned Unit Development Overlay District, for certain lands located in part of the W ½ of the NE ¼ of Section 19, T8N, R19E, Town of Lisbon, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference RZ12, is hereby approved, subject to the following conditions:

1. The number of Single Family Residential Dwelling Units shall not exceed fifty-two (52) units.

2. The minimum lot size shall be not less than one half (1/2) acre for any Single Family Residential Unit.

3. The minimum lot size, lot width, public road set back, and yard set backs may be modified from those minimum requirements contained in the underlying R-1 Suburban Single Family Residential Zoning Classification, such reductions, if any, to be determined by the Plan Commission and Town Board upon review and approval of a specific development plan.

4. This Zoning Ordinance is contingent upon the approval, not later than December 31, 2018, of a Specific Development Plan as required by the Town Zoning Code of the Town of Lisbon. In the event a Specific Development Plan implementing the Planned Unit Development authorized by this Ordinance is not adopted and approved by the Town Board on or before December 31, 2018, then this Ordinance shall lapse and the right to develop the Property as a Planned Unit Development under the terms of this Ordinance shall automatically terminate.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Lisbon.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE W ½ OF THE NE ¼ OF SECTION 19, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, TO ESTABLISH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (RZ12)

000023

Presented by:
Land Use, Parks, and Environment Committee

David D. Zimmermann, Chair

Kathleen M. Cummings

absent
Keith Hammitt

William A. Mitchell

Thomas J. Schellinger

Steve Whittow

Chuck Wood

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 7/24/18, Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X

Vetoed: _____

Date: 7/30/18, Paul Farrow, County Executive

Item 4E – Attachments

vierbicher
planners | engineers | advisors

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

November 8, 2018

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

Re: Barnwood Conservancy Subdivision Final Plat
Town of Lisbon

Dear Plan Commission Members:

The above-referenced Final Plat was received in our office for review on behalf of the Town of Lisbon. The proposed lots are situated south of Thousand Oaks Addition, west of Woodland Oaks and Stonehouse Woods, and east of the Village of Merton. The Final Plat is being proposed by Chris Miller, an authorized member of Barnwood Conservancy LLC. The land's existing zoning designation is R-1 and Planned Unit Development.

Final Plat Summary

The Final Plat consists of 52 lots and five outlots with an area of 76.52 acres including rights-of-way. Lots will be accessed along the extensions of Hansen Drive, Hickory Chasm Drive, and Denton's Run and by two new streets: Wren's Way and Pintail Court. The Final Plat is being proposed as an unsewered cluster subdivision with 13 R-1 Zoning single-family lots, with an average size of 44,002 square feet. The Plat proposes 39 PUD single-family lots with an average size of 31,541 square feet. The Final Plat proposes four outlots of common open space in the proposed subdivision. Outlots 1-4 measure 5.275, 1.539, 17.623, and 0.308 acres respectively. No lakes, water courses, rivers or streams are within the Plat. The Final Plat is within Zone X(minimal flooding), as designated by FEMA.

The remainder of this letter reviews the submitted Final Plat in accordance with the standards detailed in Chapter 12, Section 5: Final Plat, and other applicable sections of the Town of Lisbon Municipal Code.

Chapter 12 Review

The Plan Commission and Town Board previously approved the following design approaches during the preliminary plat the following:

- Cul-de-sac exceeding 500 linear feet in length.
- Lot lines slightly off 90 degrees from the lot line due to layout and preservation of open space.
- Several tangent lengths are slightly less than 100 due to layout and preservation of open space.

The Plan Commission and Town Board should reaffirm these findings in the Final Plat approval process.

The items listed below were found deficient or lacking information with regard to ordinance requirements. Items included in the Final Plat that are not listed below were found to be in compliance

with Chapter 12 of the Town of Lisbon Municipal Code. A specific code section exclusion from this review letter does not confer approval of the Final Plat, and additional information could be required at a later date if requested by the Town Board, Plan Commission, or Town Staff.

Final Plat "Cleanup" Items

- Sheet 1: Note 14 Shall include references to "Lots 1-4, as detailed on Sheet 2"
- Sheet 1: Illustrate all structures within 50' of the exterior plat. Staff identified several accessory buildings, drive areas, and homes within 50' of the exterior boundaries of the plat.
- Sheet 1: Add a space after Note 3.
- Sheet 2: Water Storage Easement area to be called out
- Sheet 2: Parking and pavilion area shall be labeled and detailed similar to the Water Storage Easement.
- Sheet 4: Waukesha County shall be added to the Surveyors and Owners signatures
- Sheet 4: All references to the Village of Sussex shall be removed and replaced with the Village of Merton on the Owners and Extraterritorial Village Board Approval Certificate
- Sheet 4: Village Board shall be replaced with Waukesha County is the Waukesha County Certificate.

Overall, the Applicant addressed the comments in our initial Preliminary Plat review letter. The Final Plat still must follow the Waukesha County plat review process. The Town should consider the items listed above, then either approve, conditionally approve, or hold over the Applicant's Final Plat application until any concerns have been met. Any action should also be contingent on Town Engineer review and County review and approval.

Therefore, we recommend Plan Commission approval subject to the following conditions.

1. Compliance with any approved PUD General Development Plan and Specific Implementation Plans.
2. Compliance with the signed and recorded development agreement between the Town and Barnwood Conservancy LLC. Any revisions to the Developers Agreement dues to timing shall be discussed with the Town Board prior to approval.
3. Recording of the approved deed restrictions.
4. Non-objection from Town Staff and other reviewing agencies.
5. If requested by the Town Engineer, street plans and profiles showing existing ground surface, proposed and established street grades, storm sewer plans and profiles showing the location, grades, sizes, cross-sections, elevations and materials of required facilities, where applicable, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested. All elevations shall be based upon mean sea level (1929) datum, and plans and profiles shall meet the approval of the Town Engineer.
6. Approval by the Lisbon-Merton Joint Plan Commission and subsequent Village and Town Board approvals.
7. Approval by Waukesha County.

The County approval process includes, but is not limited to submitting the following.

1. A completed Waukesha County Department of Parks and Land Use Subdivision Plat Submittal Form
2. A "Final Stormwater Management Plan" to the Land Resources Division, in accordance with the Waukesha County Storm Water Management and Erosion Control Ordinance.
3. A "Final Erosion Control Plan" to the Land Resources Division, in accordance with the Waukesha County Storm Water Management and Erosion Control Ordinance.
4. Review of the Land Division Checklist

Should the County approve or conditionally approve the Final Plat, the Applicant will then be able to record the document, obtain any necessary remaining permits, and commence construction.

The issues outlined above are meant to guide you in your discussions over whether to approve this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Public Hearing. I will be in attendance at the November 8 Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

000028

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 (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

W274N6942 LAKE FIVE RD — Property Address
HARTLAND, WI 53029-9595 — City, Zip

LSBT0217998 — Tax Key/Parcel ID #
76.5180 AC — Lot Size
R-1/R-1(PUD) — Current Zoning

Property Owner

Barnwood Conservancy LLC — Name / Company Name

Signature

249 Pawling Ave. STE 201 — Address

Hartland — City
WI — State
53029-2053 — Zip

847-456-2156 — Phone
cmiller@millermarriott.com — E-mail Address

Applicant

Don Chaput — Name

Chaput Land Surveys, LLC — Company

234 W. Florida St. STE 306 — Address

Milwaukee — City
WI — State
53204 — Zip

414-224-8068 — Phone
don@chaputlandsurveys.com — E-Mail Address

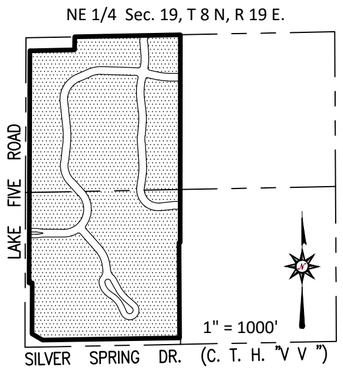
A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated 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.***

BARNWOOD CONSERVANCY

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

VICINITY MAP

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



NOTES

1. Dimensions along curves are arc lengths.
2. All dimensions are measured and shown to the nearest hundredth of a foot.
3. Bearings are referenced to the West line of the Northwest 1/4 of Section 19, Town 8 North , Range 19 East, Wisconsin State Plane Coordinate System, South Zone N.A.D. 1927, which bears N00°11'52"E.
4. Property is located within the FEMA flood map 55133C0068H, effective on 11/05/2014 and indicates it is within Zone X, areas of minimal flooding.
5. The Wisconsin DNR concurrence letter (WIC-SE-2017-68-03846) dated 12/28/17 for the Wetlands Determination and Delineation performed by Stantec on September 28, 2017 confirms that no wetlands are present on the site.
6. Lots to be serviced by wells and onsite soil absorption sewage disposal systems.
7. All streets to be improved with asphalt pavement with a rural cross section.
8. No direct vehicular access shall be allowed onto Lake Five Road from Lots 1, 2, 3 and 4 and Outlots 1, 2 and 3 and Silver Spring Drive (C.T.H. "VV") from Outlot 3.
9. It is recommended all wells be located within 50 ft. of the front lot line to ensure proper separation to septic systems and storm water management areas.
10. No grading or filling, except septic installation, below elevation (1001.6 for Lots 3-6 and 992.8 for Lots 15-16). For any building designed for human occupation on a regular basis, the ground surface at the lowest exposed portion of the building shall be above elevation (1001.6 for Lots 3-6 and 992.8 for Lots 15-16).
11. Each individual lot owner shall have an undivided fractional ownership in Outlots No. 1, 2, 3, 4 and 5. The Town of Lisbon or Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or outlot in the subdivision by reason of tax delinquency.
12. Vision Corner Easement: The height of planting berms, fences, signs & any other structure within the easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the lots in this subdivision to the public roads across the vision corner.
13. The 12 foot wide Public Access Easement containing an 8 feet wide asphalt trail is dedicated to the Town of Lisbon for public trail purposes and maintenance. See sheet 2
14. The 15 foot wide Landscape Buffer Easement is granted to the Barnwood Conservancy Homeowners Association.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

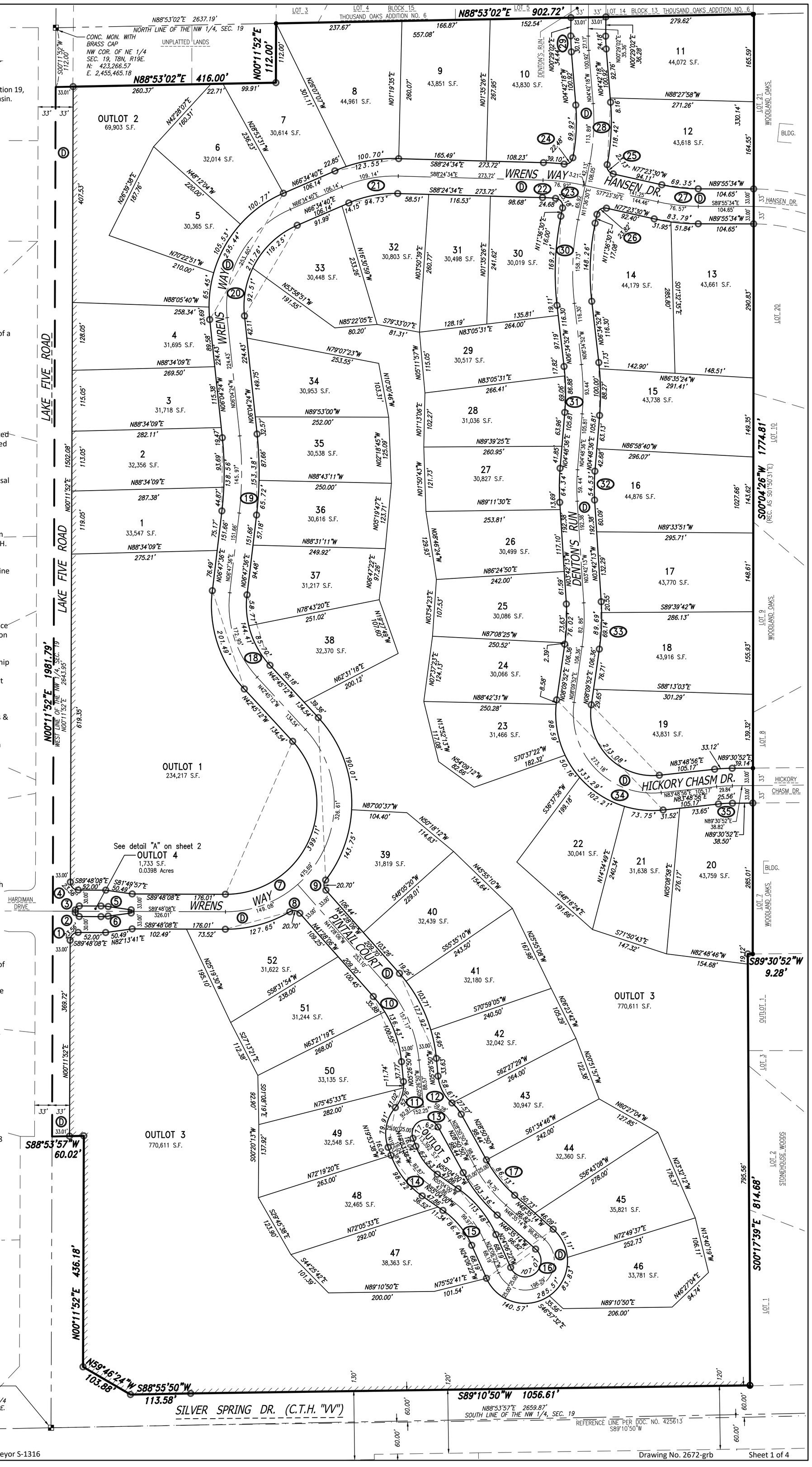
The titleholders of Lots 1 through 52 of the Barnwood Conservancy subdivision each shall hold 1/52 undivided interest in Outlots 1, 2 and 3 where the storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that applies to Outlots 1, 2 and 3 and stormwater easements. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.

In accordance with Chapter 14 - article viii of the Waukesha County Code of Ordinances ("Storm Water Ordinance"), the storm water permit holder is responsible for constructing the storm water management practices following plans approved by Waukesha County and is responsible for maintaining the storm water practices until permit termination by Waukesha County, upon termination of the storm water permit, the owners of Lots 1-52 shall be responsible for maintenance of the storm water management practices in accordance with the maintenance agreement.

LEGEND

- ◎ Indicates set 1.27" diameter iron rod, weight 4.303 lbs. per lineal foot, at least 18" in length.
- ● Indicates found 1.27" diameter iron rod.

  Unless noted all other lot corners have a 1" iron pipe, weight 1.68 lbs. per lineal foot, at least 18" in length, set.
- Ⓓ Indicates lands dedicated to the public for street purposes.
- Indicates no direct vehicular access to Lake Five Road and Silver Spring Drive (C.T.H. "VV")



WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

SEPTEMBER 21, 2018

GRAPHIC SCALE 0 100 200

1" = 100'

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

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 2672-grb

BARNWOOD CONSERVANCY

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

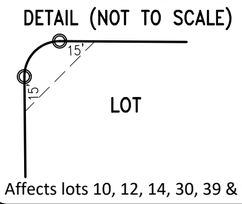
TRAIL EASEMENT CENTERLINE CURVE DATA

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
C1	19.26'	138.50'	N85°49'03"W	19.25'	7°58'11"
C2	20.42'	13.00'	S44°48'08"E	18.38'	90°00'00"
C3	17.54'	110.00'	N04°22'15"W	17.52'	9°08'14"
C4	85.28'	172.00'	N28°32'56"W	84.41'	28°24'31"
C5	17.95'	60.00'	S04°32'54"W	17.88'	17°08'32"
C6	100.35'	162.50'	N13°40'07"E	98.76'	35°22'58"
C7	15.33'	60.00'	S24°02'25"W	15.29'	14°38'23"
C8	81.24'	172.00'	N76°39'58"E	80.49'	27°03'48"
C9	67.02'	120.00'	N83°32'42"W	66.15'	31°59'58"
C10	58.37'	150.00'	S88°23'50"E	58.00'	22°17'42"
C11	76.66'	350.00'	N83°31'29"W	76.51'	12°33'00"
C12	19.18'	183.00'	S28°23'34"E	19.17'	6°00'20"
C13	35.29'	100.00'	N70°05'57"E	35.11'	20°13'10"
C14	38.68'	180.00'	S74°03'12"W	38.60'	12°18'42"
C15	35.24'	180.00'	N73°30'24"E	35.19'	11°13'06"
C16	41.92'	50.00'	S76°51'58"E	40.70'	48°02'10"
C17	55.75'	90.00'	S35°06'08"E	54.86'	35°29'32"
C18	46.23'	200.00'	S10°44'04"E	46.13'	13°14'36"
C19	15.68'	200.00'	S15°06'37"E	15.67'	4°29'30"
C20	30.55'	200.00'	S08°29'19"E	30.52'	8°45'06"
C21	42.21'	150.00'	S03°56'58"W	42.07'	16°07'27"
C22	29.16'	30.00'	N15°50'15"W	28.03'	55°41'53"
C23	14.66'	30.00'	S29°41'04"E	14.52'	28°00'14"
C24	61.74'	200.00'	S06°50'22"E	61.49'	17°41'11"
C25	37.70'	300.00'	S05°36'15"W	37.68'	7°12'01"
C26	25.19'	300.00'	N06°47'55"E	25.18'	4°48'41"
C27	51.77'	300.00'	N00°33'03"W	51.71'	9°53'15"
C28	82.97'	60.00'	N45°06'29"W	76.51'	79°13'38"
C29	78.55'	120.00'	S65°58'13"E	77.15'	37°30'12"
C30	59.24'	104.00'	N63°32'17"W	58.45'	32°38'21"
C31	31.90'	155.00'	N60°14'56"E	31.85'	11°47'33"
C32	49.78'	80.00'	S72°10'48"W	48.98'	35°39'18"
C33	44.13'	150.00'	N81°34'49"E	43.97'	16°51'17"
C34	27.20'	232.90'	S12°30'15"W	27.19'	6°41'33"
C35	16.29'	104.00'	N84°20'41"W	16.27'	8°58'26"
C36	59.70'	100.00'	S71°43'43"E	58.82'	34°12'22"
C37	92.09'	150.00'	N72°12'45"W	90.65'	35°10'28"
C38	78.50'	238.00'	N33°18'15"W	78.15'	18°53'54"
C39	49.25'	167.00'	S17°13'03"W	49.07'	16°53'44"

TRAIL EASEMENT CENTERLINE LINE TABLE

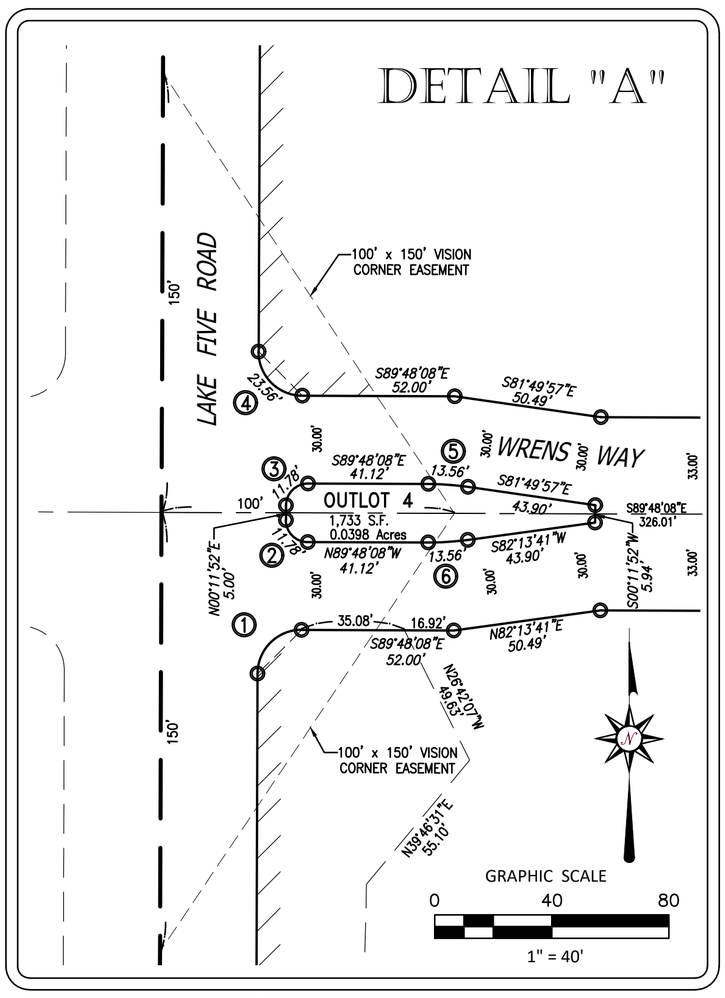
LINE #	BEARING	DISTANCE
L1	N67°32'43"W	17.34'
L2	S80°27'19"W	30.33'
L3	N89°47'59"W	20.58'
L4	N00°11'53"E	49.73'
L5	S59°59'22"W	11.77'
L6	S80°12'33"W	12.87'
L7	S67°53'51"W	23.59'
L8	S79°06'57"W	21.56'
L9	N52°50'54"W	43.14'
L10	N17°21'22"W	30.92'
L11	N04°06'46"W	17.56'
L12	N12°00'42"E	15.94'
L13	N43°41'11"W	6.07'
L14	S15°40'57"E	67.02'
L15	S02°00'14"W	88.27'
L16	S09°12'15"W	47.06'
L17	S04°23'35"W	81.24'
L18	S05°29'40"E	61.48'
L19	S84°43'18"E	72.73'
L20	S47°13'07"E	46.86'
L21	S79°51'28"E	14.57'
L22	S79°51'28"E	21.77'
L23	S88°49'54"E	18.47'
L24	S54°37'32"E	30.13'
L25	S89°47'59"E	38.00'
L26	N66°08'42"E	28.44'

VISION CORNER EASEMENT DETAIL (NOT TO SCALE)

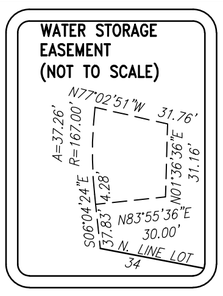


Affects lots 10, 12, 14, 30, 39 & 52

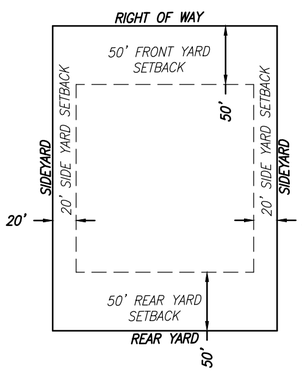
DETAIL "A"



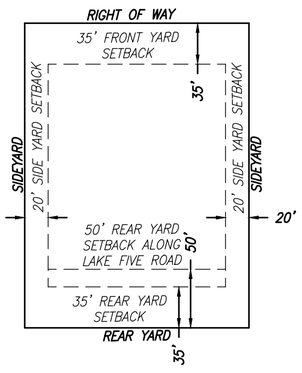
WATER STORAGE EASEMENT (NOT TO SCALE)



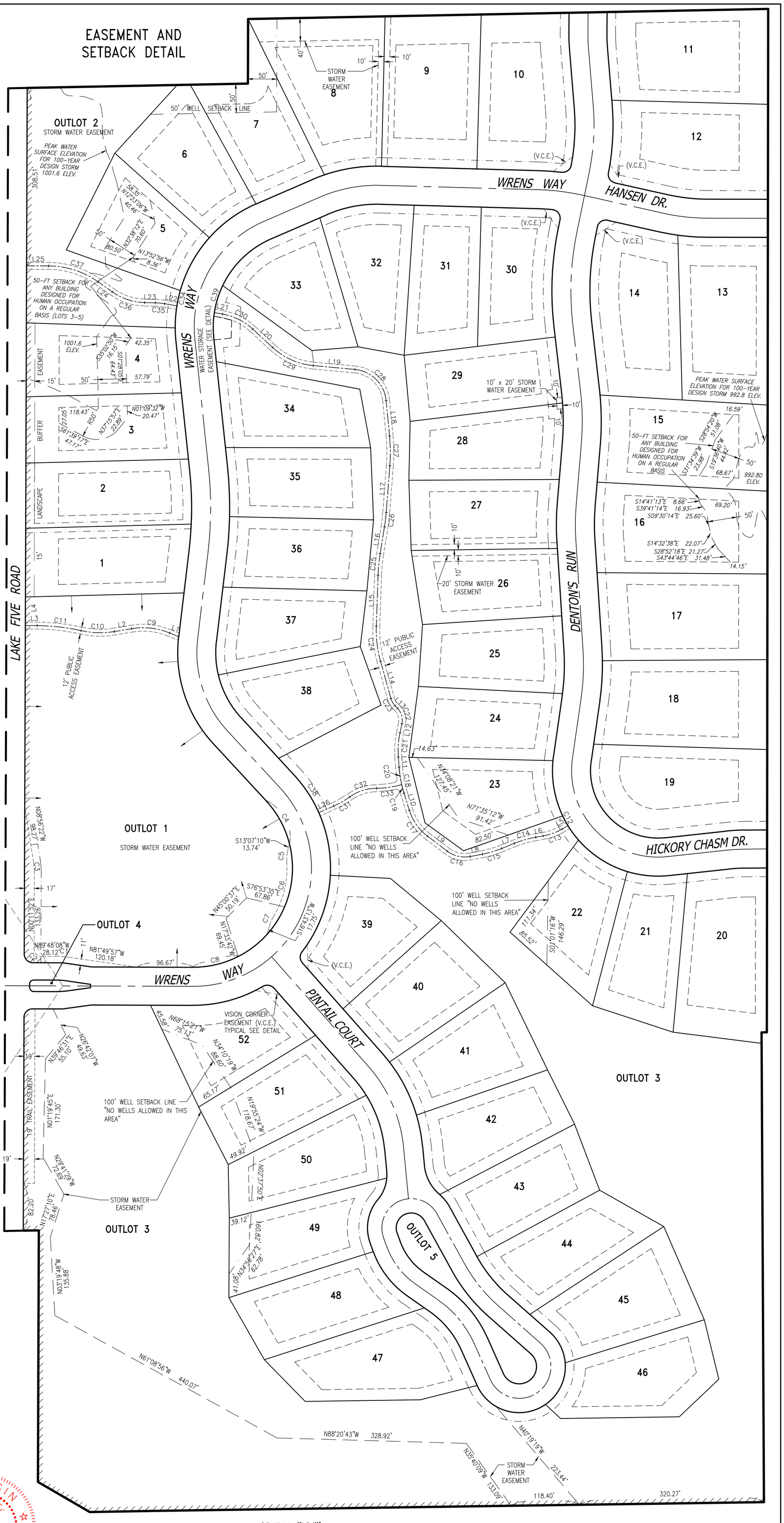
TYP. SETBACK DETAILS, ZONE R-1 (LOTS 8-20)



TYP. SETBACK DETAILS, ZONE R-1 (PUD) (LOTS 1-7, 21-52)



EASEMENT AND SETBACK DETAIL



BASEMENT RESTRICTION - GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

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WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

SEPTEMBER 21, 2018

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 2672-grb

BARNWOOD CONSERVANCY

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

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	OUTLOT 3	23.56'	15.00'	S45°11'52"W	21.21'	90°00'00"	N89°48'08"W	S00°11'52"W
2	OUTLOT 4	11.78'	7.50'	S44°48'08"E	10.61'	90°00'00"	S00°11'52"W	S89°48'08"E
3	OUTLOT 4	11.78'	7.50'	N45°11'52"E	10.61'	90°00'00"	N89°48'08"W	S00°11'52"W
4	OUTLOT 1	23.56'	15.00'	S44°48'08"E	21.21'	90°00'00"	S00°11'52"W	S89°48'08"E
5	OUTLOT 4	13.56'	97.50'	N85°49'02.5"W	13.55'	7°58'11"	N81°49'57"W	N89°48'08"W
6	OUTLOT 4	13.56'	97.50'	N86°12'46.5"E	13.55'	7°58'11"	S89°48'08"E	N82°13'41"E
7 WEST	OUTLOT 1	399.11'	172.00'	N23°43'20"E	315.41'	132°57'04"	S89°48'08"E	N42°45'12"W
7 CL	TOTAL	475.69'	205.00'	N23°43'20"E	375.92'	132°57'04"	S89°48'08"E	N42°45'12"W
7 CL	CL	149.08'	205.00'	N69°21'53"E	145.81'	41°39'58"	S89°48'08"E	N48°31'54"E
7 CL	CL	326.61'	205.00'	N02°53'21"E	293.15'	91°17'06"	N48°31'54"E	N42°45'12"W
7 SOUTH	52	127.65'	238.00'	N74°49'59"E	126.12'	30°43'46"	S89°48'08"E	N59°28'06"E
7 EAST	TOTAL	333.76'	238.00'	N02°34'45"W	307.07'	80°20'54"	N37°35'42"E	N42°45'12"W
7 EAST	39	143.75'	238.00'	N20°17'32.5"E	141.57'	34°36'19"	N37°35'42"E	N02°59'23"E
7 EAST	OUTLOT 3	190.01'	238.00'	N19°52'54.5"W	185.00'	45°44'35"	N02°59'23"E	N42°45'12"W
8	52	20.70'	15.00'	N81°00'00"W	19.10'	79°03'48"	N41°28'06"W	S59°28'06"W
9	39	20.70'	15.00'	S01°56'12"E	19.10'	79°03'48"	S37°35'42"W	S41°28'06"E
10 EAST	TOTAL	136.43'	217.00'	N23°27'28"W	134.19'	36°01'16"	N05°26'50"W	N41°28'06"W
10 EAST	51	35.88'	217.00'	N36°43'53"W	35.84'	9°28'26"	N31°59'40"W	N41°28'06"W
10 EAST	50	100.54'	217.00'	N18°43'15"W	99.65'	26°32'50"	N05°26'50"W	N31°59'40"W
10 CL	CL	157.17'	250.00'	N23°27'28"W	154.60'	36°01'16"	N05°26'50"W	N41°28'06"W
10 WEST	TOTAL	177.92'	283.00'	N23°27'28"W	175.00'	36°01'16"	N05°26'50"W	N41°28'06"W
10 WEST	40	19.26'	283.00'	N39°31'06"W	19.26'	3°54'00"	N37°34'06"W	N41°28'06"W
10 WEST	41	103.71'	283.00'	N27°04'13"W	103.13'	20°59'46"	N16°34'20"W	N37°34'06"W
10 WEST	42	54.95'	283.00'	N11°00'35"W	54.86'	11°07'30"	N05°26'50"W	N16°34'20"W
11	TOTAL	52.76'	66.00'	N17°27'07.5"E	51.36'	45°47'55"	N40°21'05"E	N05°26'50"W
11	50	11.74'	66.00'	N00°21'11.5"W	11.72'	10°11'17"	N04°44'27"E	N05°26'50"W
11	49	41.02'	66.00'	N22°32'46"E	40.36'	35°36'38"	N40°21'05"E	N04°44'27"E
12	42	58.61'	76.00'	S27°32'21"E	57.17'	44°11'02"	S05°26'50"E	S49°37'52"E
13 WEST	49	79.91'	76.00'	S10°13'43.5"W	76.28'	60°14'43"	S40°21'05"W	S19°53'38"E
13 EAST	43	27.57'	76.00'	N39°14'21"W	27.42'	20°47'02"	N28°50'50"W	S49°37'52"E
13 CL	TOTAL	152.25'	51.00'	S65°37'46"W	101.69'	171°02'48"	N28°50'50"W	S19°53'38"E
13 CL	CL	92.97'	51.00'	S32°19'46"W	80.62'	104°26'48"	S84°33'10"W	S19°53'38"E
13 CL	CL	59.28'	51.00'	N62°08'50"W	56.00'	66°36'00"	N28°50'50"W	S84°33'10"W
13 SOUTH	OUTLOT 5	77.62'	26.00'	S65°37'46"W	51.84'	171°02'48"	N28°50'50"W	S19°53'38"E
14 WEST	48	98.22'	160.00'	S37°28'49"E	96.69'	35°10'22"	S19°53'38"E	S55°04'00"E
14 CL	CL	82.87'	135.00'	S37°28'49"E	81.58'	35°10'22"	S19°53'38"E	S55°04'00"E
14 EAST	OUTLOT 5	67.53'	110.00'	S37°28'49"E	66.47'	35°10'22"	S19°53'38"E	S55°04'00"E
15 WEST	47	86.46'	160.00'	N39°35'11"W	85.41'	30°57'38"	N24°06'22"W	N55°04'00"W
15 CL	CL	99.97'	185.00'	N39°35'11"W	98.76'	30°57'38"	N24°06'22"W	N55°04'00"W
15 EAST	OUTLOT 5	113.48'	210.00'	N39°35'11"W	112.10'	30°57'38"	N24°06'22"W	N55°04'00"W
16 SOUTH	TOTAL	285.51'	80.00'	N53°39'12"E	156.36'	204°28'52"	S24°06'22"E	N48°35'14"W
16 SOUTH	OUTLOT 3	140.57'	80.00'	S74°26'36"E	123.17'	100°40'28"	S24°06'22"E	N55°13'10"E
16 SOUTH	46	83.83'	80.00'	N25°11'57"E	80.05'	60°02'26"	N55°13'10"E	N04°49'16"W
16 SOUTH	45	61.11'	80.00'	N26°42'15"W	59.63'	43°45'58"	N04°49'16"W	N48°35'14"W
16 CL	CL	196.29'	55.00'	N53°39'12"E	107.50'	204°28'52"	S24°06'22"E	N48°35'14"W
16 NORTH	OUTLOT 4	107.07'	30.00'	N53°39'12"E	58.64'	204°28'52"	S24°06'22"E	N48°35'14"W
17 EAST	44	86.13'	250.00'	S38°43'02"E	85.71'	19°44'24"	S28°50'50"E	S48°35'14"E
17 CL	CL	94.75'	275.00'	S38°43'02"E	94.28'	19°44'24"	S28°50'50"E	S48°35'14"E
17 WEST	OUTLOT 4	103.36'	300.00'	S38°43'02"E	102.85'	19°44'24"	S28°50'50"E	S48°35'14"E
18 WEST	OUTLOT 1	201.49'	233.00'	S17°58'48"E	195.27'	49°32'48"	S06°47'36"W	S42°45'12"E
18 CL	CL	172.95'	200.00'	S17°58'48"E	167.61'	49°32'48"	S06°47'36"W	S42°45'12"E
18 EAST	TOTAL	144.41'	167.00'	S17°58'48"E	139.96'	49°32'48"	S06°47'36"W	S42°45'12"E
18 EAST	38	85.70'	167.00'	S28°03'06.5"E	84.76'	29°24'11"	S13°21'01"E	S42°45'12"E
18 EAST	37	58.71'	167.00'	S03°16'42.5"E	58.41'	20°08'37"	S06°47'36"W	S13°21'01"E
19 WEST	TOTAL	138.56'	617.00'	N00°21'36"E	138.27'	12°52'00"	N06°47'36"E	N06°04'24"W
19 WEST	1	44.87'	617.00'	N04°42'35.5"E	44.86'	4°10'01"	N06°47'36"E	N02°37'35"E
19 WEST	2	93.69'	617.00'	N01°43'24.5"W	93.59'	8°41'59"	N02°37'35"E	N06°04'24"W
19 CL	CL	145.97'	650.00'	N00°21'36"E	145.66'	12°52'00"	N06°47'36"E	N06°04'24"W
19 EAST	TOTAL	153.38'	683.00'	N00°21'36"E	153.06'	12°52'00"	N06°47'36"E	N06°04'24"W
19 EAST	36	65.72'	683.00'	N04°02'12.5"E	65.69'	5°30'47"	N06°47'36"E	N01°16'49"E
19 EAST	35	87.66'	683.00'	N02°23'47.5"W	87.60'	7°21'13"	N01°16'49"E	N06°04'24"W
20 WEST	TOTAL	295.44'	233.00'	S30°15'08"W	276.05'	72°39'04"	S66°34'40"W	S06°04'24"E
20 WEST	4	23.69'	233.00'	S03°09'36.5"E	23.68'	5°49'35"	S00°14'49"E	S06°04'24"E
20 WEST	OUTLOT 2	65.45'	233.00'	S07°48'02"W	65.24'	16°05'42"	S15°50'53"W	S00°14'49"E
20 WEST	5	105.53'	233.00'	S28°49'25"W	104.63'	25°57'04"	S41°47'57"W	S15°50'53"W
20 WEST	6	100.77'	233.00'	S54°11'18.5"W	99.98'	24°46'43"	S66°34'40"W	S41°47'57"W
20 CL	CL	253.60'	200.00'	S30°15'08"W	236.95'	72°39'04"	S66°34'40"W	S06°04'24"E
20 EAST	TOTAL	211.76'	167.00'	S30°15'08"W	197.85'	72°39'04"	S66°34'40"W	S06°04'24"E
20 EAST	OUTLOT 3	92.51'	167.00'	S09°47'45.5"W	91.33'	31°44'19"	S25°39'55"W	S06°04'24"E
20 EAST	33	119.25'	167.00'	S46°07'17.5"W	116.73'	40°54'45"	S66°34'40"W	S25°39'55"W
21 NORTH	TOTAL	123.55'	283.00'	S79°05'03"W	122.57'	25°00'46"	N88°24'34"W	S66°34'40"W
21 NORTH	7	22.84'	283.00'	S68°53'24"W	22.83'	4°37'28"	S71°12'08"W	S66°34'40"W
21 NORTH	8	100.70'	283.00'	S81°23'47"W	100.17'	20°23'18"	N88°24'34"W	S71°12'08"W
21 CL	CL	109.14'	250.00'	S79°05'03"W	108.27'	25°00'46"	N88°24'34"W	S66°34'40"W
21 SOUTH	32	94.73'	217.00'	S79°05'03"W	93.98'	25°00'46"	N88°24'34"W	S66°34'40"W
22 NORTH	10	39.10'	433.00'	N85°49'21"W	39.09'	5°10'26"	N83°14'08"W	N88°24'34"W
22 CL	CL	76.92'	400.00'	N82°54'02"W	76.80'	11°01'04"	N77°23'30"W	N88°24'34"W
22 SOUTH	30	24.68'	367.00'	N86°28'59"W	24.67'	3°51'10"	N84°33'24"W	N88°24'34"W
23	30	25.18'	15.00'	N36°28'27"W	22.32'	96°09'54"	N11°36'30"E	N84°33'24"W
24	10	22.48'	15.00'	N53°49'46"E	20.44'	85°52'12"	S83°14'08"E	N10°53'40"E
25	12	23.13'	15.00'	S33°12'50"E	20.91'	88°21'20"	S10°57'50"W	S77°23'30"E
26	14	23.82'	15.00'	S57°06'30"W	21.40'	91°00'00"	N77°23'30"W	S11°36'30"W
27 NORTH	12	69.35'	317.00'	S83°39'32"E	69.21'	12°32'04"	S77°23'30"E	S89°55'34"E
27 CL	CL	76.57'	350.00'	S83°39'32"E	76.42'	12°32'04"	S77°23'30"E	S89°55'34"E
27 SOUTH	TOTAL	83.79'	383.00'	S83°39'32"E	83.62'	12°32'04"	S77°23'30"E	S89°55'34"E
27 SOUTH	14	31.95'	383.00'	S79°46'54.5"E	31.94'	4°46'49"	S77°23'30"E	S82°10'19"E
27 SOUTH	13	51.84'	383.00'	S86°02'56.5"E	51.79'	7°45'15"	S82°10'19"E	S89°55'34"E
28 WEST	10	99.92'	367.00'	N03°05'41"E	99.61'	15°35'58"	N10°53'40"E	N04°42'18"W
28 CL	CL	113.89'	400.00'	N03°27'06"E	113.50'	16°18'48"	N11°36'30"E	N04°42'18"W
28 EAST	12	118.42'	433.00'	N03°07'46"E	118.05'	15°40'08"	N10°57'50"E	N04°42'18"W
29 WEST	10	30.16'	333.00'	S02°06'38"E	30.15'	5°11'20"	S00°29'02"W	S04°42'18"E
29 CL	CL	27.17'	300.00'	S02°06'38"E	27.16'	5°11'20"	S00°29'02"W	S04°42'18"E
29 EAST	11	24.18'	267.00'	S02°06'38"E	24.17'	5°11'20"	S00°29'02"W	S04°42'18"E
30 WEST	30	169.21'	533.00'	S02°30'49"W	168.50'	18°11'22"	S11°36'30"W	S06°34'52"E
30 CL	CL	158.73'	500.00'	S02°30'49"W	158.07'	18°11'22"	S11°36'30"W	S06°34'52"E
30 EAST	14	148.26'	467.00'	S02°30'49"W	147.63'	18°11'22"	S11°36'30"W	S06°34'52"E
31 WEST	TOTAL	86.88'	437.00'	N00°53'08"W	86.74'	11°23'28"	N04°48'36"E	N06°34'52"W
31 WEST	29	17.82'	437.00'	N05°24'47"W	17.82'	2°20'10"	N04°14'42"W	N06°34'52"W
31 WEST	28	69.06'	437.00'	N00°16'57"E	68.99'	9°03'18"	N04°48'36"E	N04°14'42"W
31 CL	CL	93.44'	470.00'	N00°53'08"W	93.29'	11°23'28"	N04°48'36"E	N06°34'52"W
31 EAST	TOTAL	100.00'	503.00'	N00°53'08"W	99.84'	11°23'28"	N04°48'36"E	N06°34'52"W
31 EAST	14	11.73'	503.00'	N05°54'47.5"W	11.73'	1°20'09"	N05°14'43"W	N06°34'52"W
31 EAST	15	88.27'	503.00'	N00°13'03.5"W	88.16'	10°03'19"	N04°48'36"E	N05°14'43"W
32 WEST	27	64.34'	433.00'	S00°33'11.5"W	64.28'	8°30'49"	S04°48'36"W	S03°42'13"E
32 CL	CL	59.44'	400.00'	S00°33'11.5"W	59.38'	8°30'49"	S04°48'36"W	S03°42'13"E
32 EAST	16	54.53'	367.00'	S00°33'11.5"W	54.48'	8°30'49"	S04°48'36"W	S03°42'13"E
33 WEST	TOTAL	76.02'	367.00'	N02°13'49.5"E	75.88'	11°52'05"	N08°09'52"E	N03°42'13"W
33 WEST	25	73.63'	367.00'	N02°02'36.5"E	73.50'	11°29'39"	N07°47'26"E	N03°42'13"W
33 WEST	24	2.39'	367.00'	N07°58'39"E	2.39'	0°22'26"	N08°09'52"E	N07°47'26"E
33 CL	CL	82.86'	400.00'	N02°13'49.5"E	82.71'	11°52'05"	N08°09'52"E	N03°42'13"W
33 EAST	TOTAL	89.69'	433.00'	N02°13'49.5"E	89.53'	11°52'05"	N08°09'52"E	N03°42'13"W
33 EAST	17	20.55'	433.00'	N02°20'37.5"W	20.55'	2°43'11"	N00°59'02"W	N03°42'13"W
33 EAST	18	69.14'	433.00'	N03°35'25"E	69.06'	9°08'54"	N08°09'52"E	N00°59'02"W
34 WEST	TOTAL	333.29'	183.00'	S44°00'36"E	289.10'	104°20'56"	S08°09'52"W	N83°48'56"E
34 WEST	24	8.58'	183.00'	S06°49'15.5"W	8.58'	2°41'13"	S08°09'52"W	S05°28'39"W
34 WEST	23	98.59'	183.00'	S09°57'22.5"E	97.40'	30°52'03"	S05°28'39"W	S25°23'24"E
34 WEST	OUTLOT 3	50.16'	183.00'	S33°14'31"E	50.00'	15°42'14"	S25°23'24"E	S41°05'38"E
34 WEST	22	102.21'	183.00'	S57°05'36.5"E	100.88'	31°59'57"	S41°05'38"E	S73°05'35"E
34 WEST	21	73.75'	183.00'	S84°38'19.5"E	73.25'	23°05'29"	S73°05'35"E	N83°48'56"E
34 CL	CL	273.18'	150.00'	S44°00'36"E	236.96'	104°20'56"	S08°09'52"W	N83°48'56"E
34 EAST	19	213.08'	117.00'	S44°00'36"E	184.83'	104°20'56"	S08°09'52"W	N83°48'56"E
35 SOUTH	20	26.56'	267.00'	S86°39'54"W	26.55'	5°41'56"	S89°30'52"W	S83°48'56"W
35 CL	CL	29.84'	300.00'	S86°39'54"W	29.83'	5°41'56"	S89°30'52"W	S83°48'56"W
35 NORTH	19	33.12'	333.00'	S86°39'54"W	33.11'	5°41'56"	S89°30'52"W	S83°48'56"W

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

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SEPTEMBER 21, 2018

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 2672-grb

BARNWOOD CONSERVANCY

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

SURVEYORS CERTIFICATE

I, Donald C. Chaput, a Wisconsin Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped "Barnwood Conservancy", being part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin bounded and described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 19, thence South 00°11'52" West along the West line of said Northwest 1/4 Section 112.00 feet to the point of beginning of the lands hereinafter described; thence North 88°53'02" East 416.00 feet to a point; thence North 00°11'52" East 112.00 feet to a point on the Southerly line of "Thousand Oaks Addition No. 6"; thence North 88°53'02" East along said South line 902.72 feet to a point on the West line of "Woodland Oaks"; thence South 00°04'26" West along said West line 1774.81 feet to a point on the North line of "Stonehouse Woods"; thence South 89°30'52" West along said North line 9.28 feet to a point on the West line of "Stonehouse Woods"; thence South 00°17'39" East along said West line 814.68 feet to a point on the North line of Silver Spring Drive (C. T. H. "VV"); thence South 89°10'50" West along said North line 1056.61 feet to a point; thence South 88°55'50" West along said North line 113.58 feet to a point; thence North 59°46'24" West along said North line 103.88 feet to a point on the East line of Lake Five Road; thence North 00°11'52" East along said East line 436.18 feet to a point; thence South 88°53'57" West 60.02 feet to a point on the West line of said Northwest 1/4 Section; thence North 00°11'52" East along said West line 1981.79 feet to the point of beginning. Said lands contain 76.5180 acres.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the subdivision thereof made.

I further certify that I have made such a survey, land division and plat by the direction of Barnwood Conservancy LLC.

That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Lisbon, in surveying, dividing and mapping the same.

Dated this 21ST day of SEPTEMBER , 2018

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C Chaput

Donald C. Chaput
Professional Land Surveyor S-1316

OWNERS CERTIFICATE

Barnwood Conservancy LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the the subdivision regulations of the Town of Lisbon, and Chapter 236 of the Wisconsin Statutes.

Barnwood Conservancy LLC, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

1. Town of Lisbon
2. Village of Sussex
3. Waukesha County
4. The Wisconsin Department of Administration

IN WITNESS WHEREOF, Barnwood Conservancy LLC, has caused these presents to be signed by the hand of Chris Miller, its Managing Member, on this _____ day of _____, 2018

In the presence of:

_____
Chris Miller, Managing Member

STATE OF WISCONSIN}
:SS
_____COUNTY}

Personally came before me this ___ day of _____, 2018, _____, of the above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said limited liability company and acknowledged the same.

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedications of the land descrin this plat and does hereby consent to the above certification of the owners.

IN Witness whereof said _____ has caused these presents to be signed by _____ , its _____ and its corporate sealto be hereunto affixed this day of _____ , 2018.

STATE OF WISCONSIN}
:SS
_____COUNTY}

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

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

_____, Grantor, to **WISCONSIN ELECTRIC POWER COMPANY** and **WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee,

_____Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

SUSSEX EXTRA-TERRITORIAL VILLAGE BOARD APPROVAL CERTIFICATE

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Barnwood Conservancy LLC, a Wisconsin limited liability company, owner is hereby approved by the Village Board.

Date: _____ Approved_____
Gregory Goetz - Village President

Date: _____ Signed _____
Gregory Goetz - Village President

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex, on this _____ day of _____, 2018

_____
Casen Griffiths - Village Clerk/Treasurer

COUNTY OF WAUKESHA APPROVAL

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Wisconsin, which has been filed for approval be and hereby approved as required by Chapter 236 of the Wisconsin State Statues.

Barnwood Conservancy LLC., a Wisconsin limited liability company, owner is hereby approved by the Village Board.

Date: _____ _____
Dale R. Shaver,
Department of Parks and Land Use Director

TOWN BOARD APPROVAL CERTIFICATE

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Barnwood Conservancy LLC, a Wisconsin limited liability company, owner is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____ , 2018

Date: _____ Signed _____
Joe Osterman - Town Chairman

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon.

Date: _____ Signed _____
Joe Osterman - Town Chairman

Date: _____ Signed _____
Dan Green - Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE

Resolved that the plat of "Barnwood Conservancy" in the Town of Lisbon, Barnwood Conservancy LLC, a Wisconsin limited liability company, owner is hereby approved by the Town Plan Commission.

Date: _____ Signed _____
Joe Osterman - Town Chairman

Date: _____ Signed _____
Jane Stadler - Plan Commission Secretary

TOWN TREASURER CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, Amy Buchman, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2018 affecting the lands included in the plat of "Barnwood Conservancy".

_____ _____
Date Amy Buchman - Town Treasurer

COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2018 affecting the lands included in the plat of "Barnwood Conservancy".

_____ _____
Date Pamela Reeves - County Treasurer

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

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

vierbicher
planners | engineers | advisors

N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
www.vierbicher.com

November 8, 2018

Town of Lisbon
Plan Commission
W234 N8676 Woodside Road
Lisbon, WI 53089-1545

RE: Stolz Shady Maple Farm Certified Survey Map and Rezone Review

Introduction

This letter reviews the Certified Survey Map (CSM) and rezone application submitted by Jeff Stolz (Applicant) on October 23, 2018 for the property located at N56 W27476 Lisbon Road in the Town. The property in question is approximately 115 acres and is currently zoned A-10 (Agricultural), with a C-1 (Conservancy Wetland) area in the northeast corner of the parcel. The Applicant is seeking to split off a 5.44 acre portion in the southwestern corner of the parcel along Lisbon Road from the other 109.5 acres of farm field. The 5.44 acre portion that is the subject of this application currently contains an existing house, barn, and several outbuildings. In addition to the land division, the Applicant is seeking to rezone the 5.44 acre property from A-10 to A-5.

Pertinent details with respect to this application, the Town of Lisbon Ordinances, and the Wisconsin Statutes are included below.

Rezone

The Applicant's submittal materials did not indicate what zoning district they are seeking for the property in question. Correspondence between the Town and the Applicant indicates the Applicant is seeking to rezone the property to A-5 (Mini-Farm). A statement indicating this understanding on behalf of the Town is enclosed along with this review letter. After reviewing A-5 requirements under the Zoning Code, we have the following comments related to the Applicant's proposal:

- The proposed rezone must be consistent with the Town of Lisbon Community Development Plan Future Land Use Map, which calls for the area to be low-density residential (LDR) with a minimum lot size of 20,000 square feet and maximum density of 1.4 acres per dwelling unit. The rezoning to the A-5 district is appropriate, because the property still could rezoning and further divide the land in the future.

- A-5 Districts permit limited agriculture and farm uses including raising of crops, orchards, horticulture, floriculture and other uses under Section 14(b)1 of the Zoning Code.

- A-5 Districts permit stables, barns, or poultry houses as an accessory use on lots at least 5 acres in size, provided that no outbuilding housing farm animals is closer than 50 feet to a lot line. The CSM shows two existing sheds less than 30 feet from the western boundary of the property. Correspondence between the Town and the Applicant indicates intention to use the property for certain agricultural uses along with residence. The Applicant shall confirm that these existing

sheds will not be used to house livestock, poultry, or other animals.

- Regarding any new construction, the A-5 Districts require a minimum offset of 30 feet. Additionally, A-5 Districts limit the height of Forty five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.

The issues outlined above are meant to guide you in discussions about issues you think need to be addressed in order to approve this proposal.

Therefore, we recommend Plan Commission approval of the rezoning from A-10 to A-5 based on the rezoning exhibit submitted in the application. Town Planner recommends approving the rezoning to coincide with any CSM approvals.

CSM

- Section 6.01 of Chapter 12 states that all minor land divisions require a CSM prepared by a registered land surveyor, and shall comply with the design standards and improvement requirements set forth in Sections 7.00 and 8.00, and Addendum A of the Town Code.

- Section §6.02 of Chapter 12 states that maps shall show information required by Sections 4.01, 4.02, and 5.02 of Chapter 12 along with all existing buildings and structures, drives, streams and watercourses, drainage ditches, drainage easements, marshes, wooded areas, railroad tracks, and other pertinent features. After reviewing for compliance with these requirements, we have the following comments:

    - The CSM does not show the existing driveway accessing the property from Lisbon Road. The Applicant shall amend the CSM to show this feature per the requirement of Ordinance §6.02 of Chapter 12.

    - A street-level photo of the property appears to show a drainage ditch and culvert at the southern edge of the parcel fronting Lisbon Road. The Applicant shall amend the CSM to mark these features per the requirements of Ordinance §6.02 of Chapter 12.

    - Ordinance §4.02(f) requires land dividers to show the type, width, and elevation of any existing street pavements immediately adjacent to the land division. The Applicant omitted this information for Lisbon Road, located directly south of the site.

    - Ordinance §4.02(b) requires land dividers to show the existing and proposed contours not exceeding intervals of 2 feet for the land to be subdivided and adjoining land as may be necessary. The Applicant did not show this information, and shall either amend the CSM to show it or seek a waiver for this requirement under Ordinance §2.05 of Chapter 12 of the Town Code.

    - Ordinance §4.02(k) requires Applicants to show any land dedicated to the public. The CSM shows a 33 foot wide strip of land along the southern edge of the lot marked "Dedicated to the Public for Road Purposes." This should be confirmed with Waukesha County for the proper dimensions and verification sent to the Town for review.

  Other Land Division Checklist items that need to be addressed include:

        - Note on the CSM requiring soil testing for all new basements.

- Septic system and soil borings to be reviewed by Waukesha County Environmental Health.
- Note on the CSM stating Highway K is identified on the Waukesha County Park and Open Space Acquisition Plan for County Proposed Trail.
- Note on the CSM that no additional access points to Highway K without the approval of Waukesha County.
- Illustration of all structures within 50' of the CSM boundary (neighboring property to the west).
- Two foot contours need to be included on the face of the CSM.

These items should be address prior to approval by the Town Board. The Plan Commission may condition the approval subject to the issues and conditions listed above.

The issues outlined above are meant to guide you in your discussions over whether to approve this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Public Hearing. I will be in attendance at the November 8 Plan Commission meeting to answer any questions.

Sincerely,

Daniel Lindstrom, AICP
Town Planner

AP

Enclosures: Statement on Rezone

000036

RECEIVED
By Gina Gresch at 12:39 pm, Sep 10, 2018

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 (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

N 56 W 27476 CTH K (LISBON RD) — Property Address
LISBON, WI — City
53089-4510 — Zip

LSBT0264998 — Tax Key/Parcel ID #
5 ac — Lot Size
A-10 — Current Zoning

Property Owner

Jeff stolz — Name / Company Name
jeff stolz — Signature (Digitally signed by jeff stolz Date: 2018.09.05 20:11:15 -04'00')
BOWEN GLOBAL INVESTMENTS INC — Address
633 S 4TH ST STE 7 — City
NV — State
89101-6631 — Zip
LAS VEGAS — Phone
E-mail Address

Applicant

Jeff stolz — Name
c/o Conor Leedom — Company
Axley Brynelson, LLP — Address
N20W22961 Watertown Rd — City
wi — State
53186 — Zip
Waukesha, — Phone
CLeedom@axley.com — 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.*

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

Ord. 12-18

ORDINANCE REZONING LSBT 0264.998, FROM A-10 AGRICULTURAL DISTRICT TO A-5 MINI FARM DISTRICT IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

WHEREAS, Property owner Jeff Stolz petitioned the Town of Lisbon to rezone property from A-10 Agricultural District to A-5 Mini Farm District; and

WHEREAS, the change in zoning is consistent with the Town of Lisbon Comprehensive Plan land-use element; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, November 8, 2018.

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

SECTION 1: The following described property is rezoned from A-10 Agricultural District to A-5 Mini Farm District:

SW. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SEC 30, T.8N., R.19E.
ALSO KNOWN AS LSBT 0264.998

SECTION 2: All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect upon passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 12th day of November, 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:

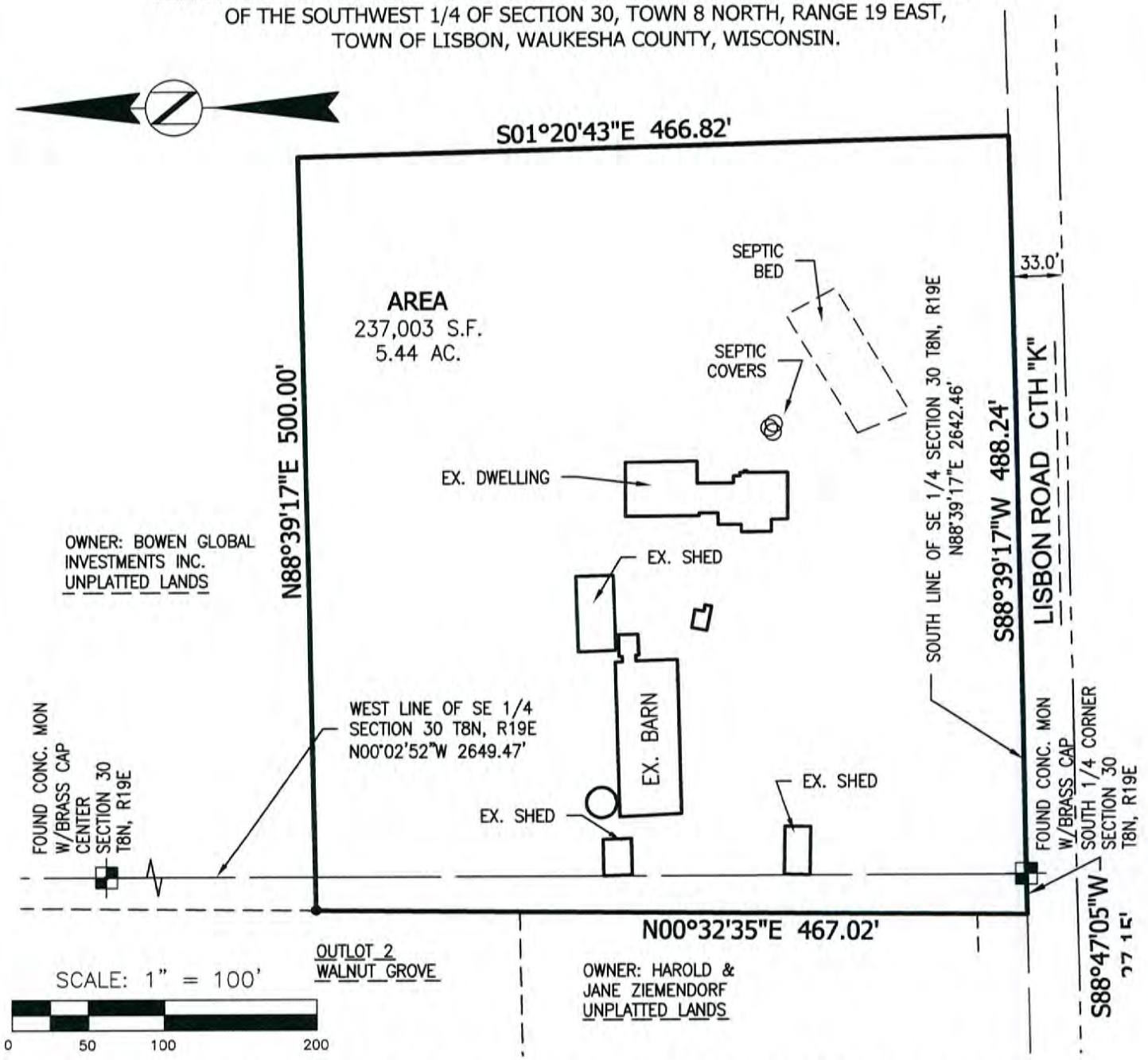
BY: _____
Dan Green, WCMC
Town Clerk

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

RECEIVED
By Gina Gresch at 12:39 pm, Sep 10, 2018

REZONE EXHIBIT

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.



BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 30; THENCE S88°47'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 27.15 FEET; THENCE N00°32'35"E, 467.02 FEET; THENCE N88°39'17"E, 500.00 FEET; THENCE S01°20'43"E, 466.82 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE S88°39'17"W ALONG SAID SOUTH LINE 488.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 237,003 SQ.FT. OR 5.44 ACRES.

CONCRETE MONUMENT W/ BRASS CAP FOUND

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT STOLJ #146706

Rezone of Parcel at N56 W27476 Lisbon Road (LSBT0264998)

The Applicant did not indicate on their submittal materials which zoning district they are seeking for the rezone. The current zoning designation is A-10. Conversations between the Applicant and the Town concluded with the Applicant seeking to rezone the property to A-5. This review was completed with the understanding that the Applicant is seeking to rezone to A-5.

- Aaron Prichard
Vierbicher

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE SE 1/4 OF SECTION 30-T8N-R19E AS N00°02'52"E.

LOCATION MAP

1"=2000'

SE. 1/4 & SW. 1/4
SEC. 30-T8N-R19E

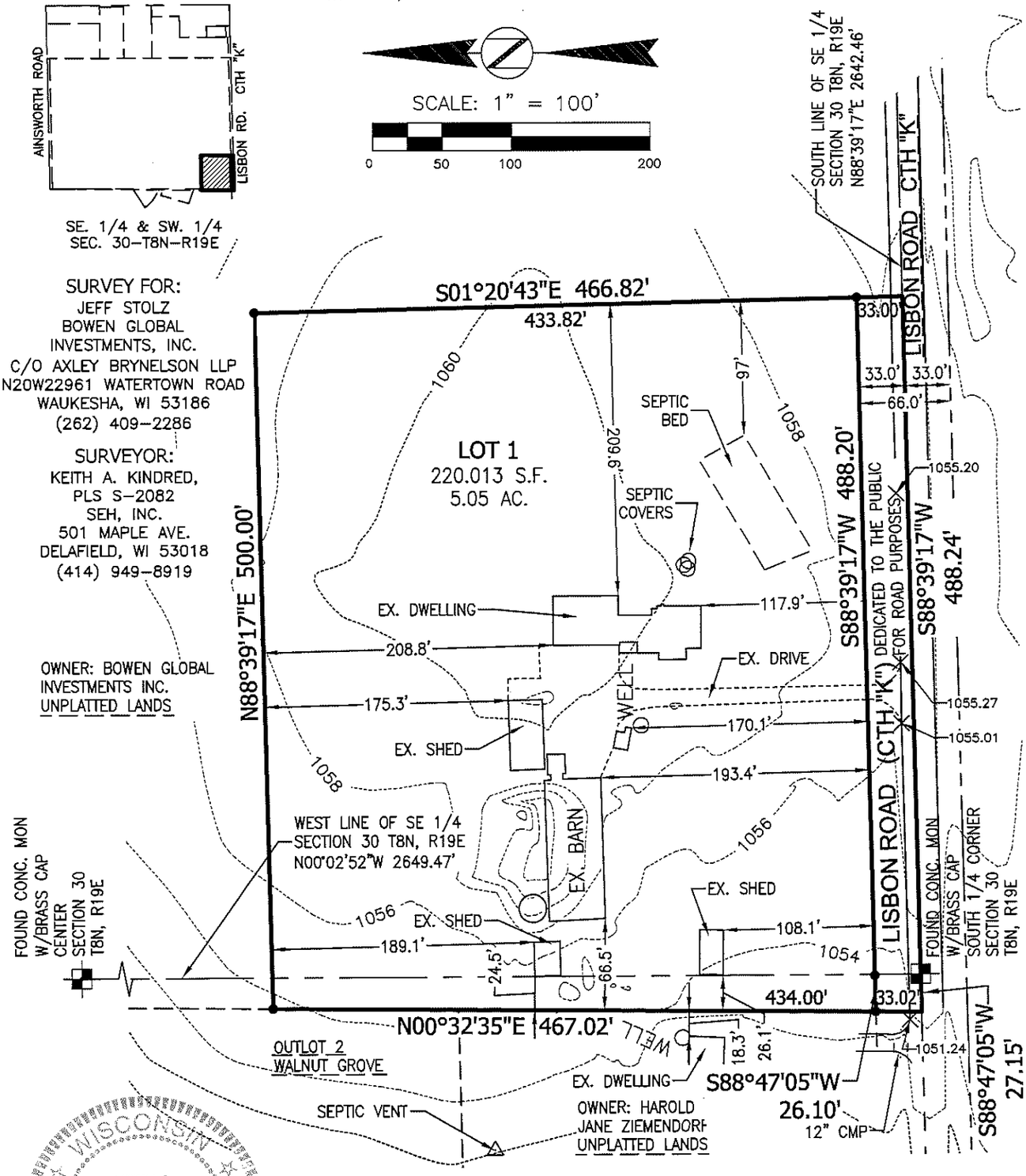
SCALE: 1" = 100'

0 50 100 200

SURVEY FOR:
JEFF STOLZ
BOWEN GLOBAL INVESTMENTS, INC.
C/O AXLEY BRYNELSON LLP
N20W22961 WATERTOWN ROAD
WAUKESHA, WI 53186
(262) 409-2286

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

OWNER: BOWEN GLOBAL INVESTMENTS INC.
UNPLATTED LANDS



NOTES:
1. SOIL TESTING IS NECESSARY FOR ANY NEW BASEMENTS.
2. CTH "K" IS IDENTIFIED ON THE WAUKESHA COUNTY PARK AND OPEN SPACE ACQUISITION PLAN FOR A COUNTY PROPOSED TRAIL.
3. ADDITIONAL ACCESS POINTS TO CTH "K" REQUIRES APPROVAL BY WAUKESHA COUNTY.

LEGEND
- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

WISCONSIN KEITH A. KINDRED S-2082 WAUKESHA, WI LAND SURVEYOR

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

DATED 10TH DAY OF SEPTEMBER 2018
REVISED 12TH DAY OF NOVEMBER 2018

PROJECT NO. STOLJ #146706

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 30, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 corner of Section 30; thence S88°47'05"W along the South line of the Southwest 1/4 of Section 30 a distance of 27.15 feet; thence N00°32'35"E, 467.02 feet; thence N88°39'17"E, 500.00 feet; thence S01°20'43"E, 466.82 feet to the South line of the Southeast 1/4 of Section 30; thence S88°39'17"W along said South line 488.24 feet to the point of beginning.

Said lands contain 237,003 Sq.Ft. or 5.44 Acres.

That I have made such survey, land division and Certified Survey Map by the direction of Bowen Global Investments, Inc., owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Lisbon, Village of Merton and Waukesha County in surveying, dividing and mapping the same.

Dated this 10th day of September, 2018.
Revised this 12th day of November, 2018.

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

Keith A Kindred, RLS 2082

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, Bowen Global Investments, Inc. does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certifiy that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) TOWN OF LISBON
2) VILLAGE OF MERTON

Date:_____ Signed: _____
Jeff Stolz, President

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Jeff Stolz, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____

WISCONSIN
KEITH A. KINDRED S-2082 WAUKESHA, WI
LAND SURVEYOR

DATED 10TH DAY OF SEPTEMBER 2018
REVISED 12TH DAY OF NOVEMBER 2018

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of_____, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

_____ _____
Name Title

_____ _____
Name Title

STATE OF _____)
_____COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ and _____ to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED 10TH DAY OF SEPTEMBER 2018
REVISED 12TH DAY OF NOVEMBER 2018

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SW. 1/4 OF THE SE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 30, T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20___.

Date:_____ Signed_____

Joseph Osterman, Town Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon.

Date:_____ Signed_____

Gina Gresch, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20___.

Date:_____ Signed_____

Joseph Osterman, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of Lisbon.

Date:_____ Signed_____

Jane Stadler, Secretary

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED 10TH DAY OF SEPTEMBER 2018
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EXTRATERRITORIAL VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Village Board of the Village of Merton.

All conditions have been met as of the _____ day of _____, 20___.

Date:_____ Signed_____

Ron Reinowski, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Merton.

Date:_____ Signed_____

Tom Nelson, Administrator, Clerk -Treasurer

EXTRATERRITORIAL PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Lisbon, is hereby approved by the Village of Merton Plan Commission.

Approved as of the _____ day of _____, 20___.

Date:_____ Signed_____

Ron Reinowski, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Merton.

Date:_____ Signed_____

Tom Nelson, Administrator, Clerk-Treasurer

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED 10TH DAY OF SEPTEMBER 2018
REVISED 12TH DAY OF NOVEMBER 2018

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DELAFIELD, WI 53018-9351
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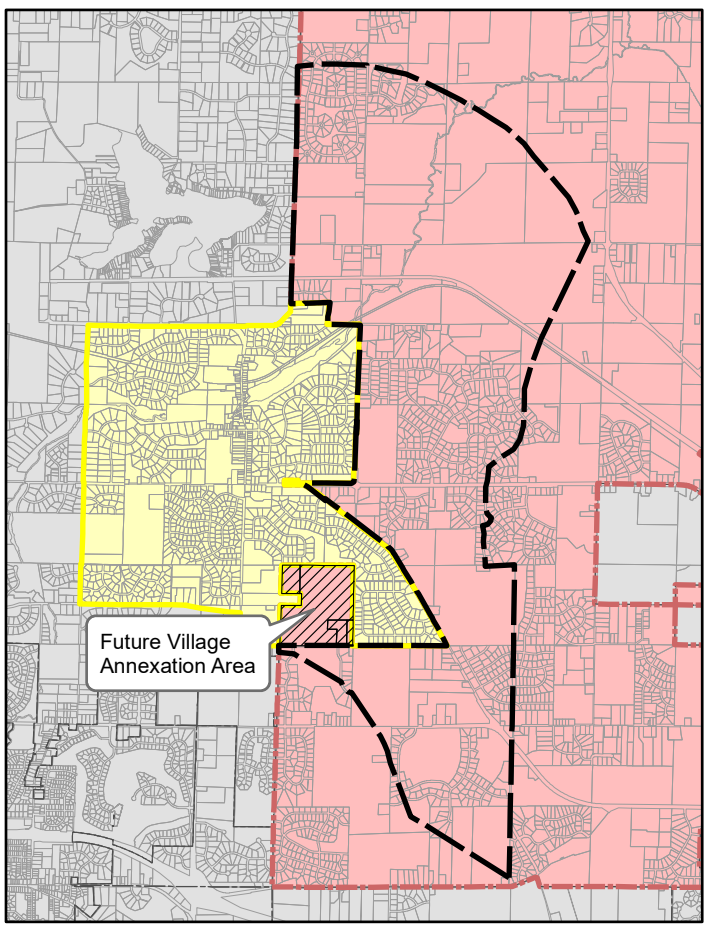
From: Keith Kindred
To: Conor Leedom
Subject: Draiange way
Date: Tuesday, November 13, 2018 8:55:04 AM

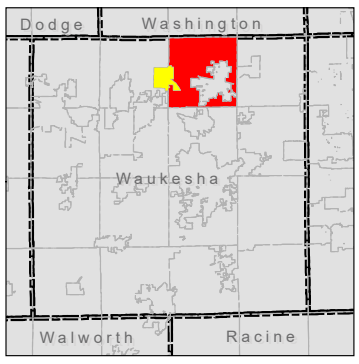
We do not have culvert under our existing driveway. The contour do show a ditch running east and west of this drive, I assume no culvert was required because this is a high point in the road. There is an existing culvert just west of out property and we show and label the 12" CMP

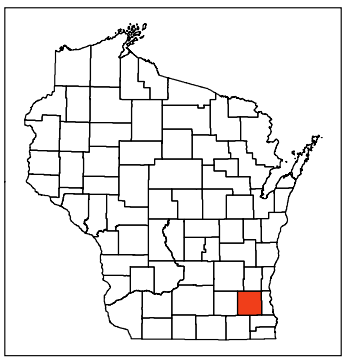
Keith A. Kindred, PLS
Associate, Senior Professional Land Surveyor
SEH
501 Maple Ave.
Delafield, WI 53018-9351
414.949.8919 direct
262.370.0165 cell
sehinc.com

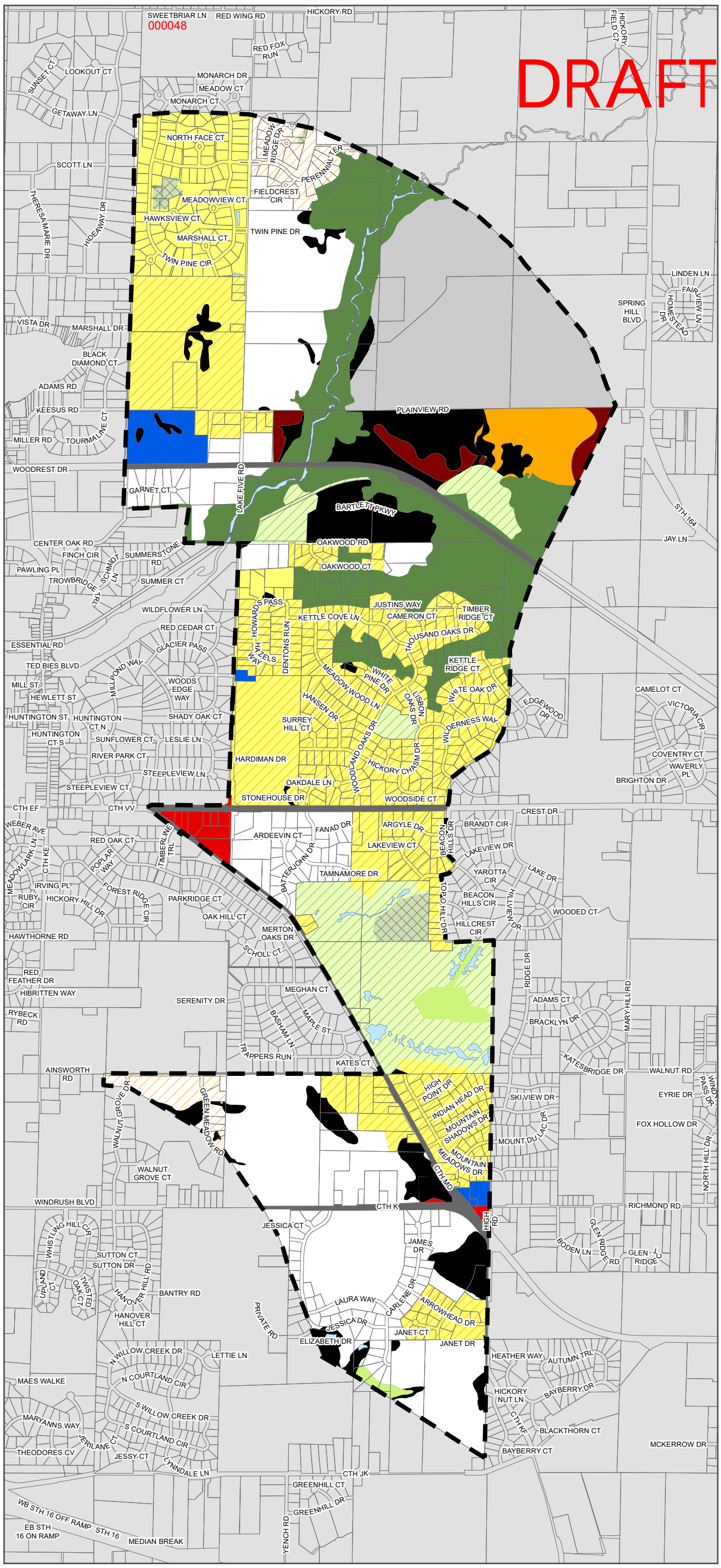
Building a Better World for All of Us®

- Joint Planning Area Boundary
- Village/Town Map Discrepencies (Other Open Lands to be Preserved)
- High Denisty Residential (Less than 6,000 square feet of area per dwelling unit)
- Medium Density Residential (6,000-19,999 square feetof area per dwelling unit)
- Low Density Residential 20,000 square feet to 1.4acres of area per dwelling unit)
- Suburban Density I Residential (1.5 to 2.9 acres of area per dwelling unit)
- Suburban Density II Residential (3.0 to 4.9 acres of area per dwelling unit)
- Rural Density and Other Agricultural Land ((5.0 to 34.9 acres of area per dwelling unit or equivalent density)
- Farmland Preservation (>35 acres of area per dwelling unit)
- Farmland Preservation w/ EC (>35 acres of area per dwelling unit)
- Other Open Lands to be Preserved
- Recreational
- Primary Environmental Corridor
- Secondary Enviornmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Governmental and institutional
- Commercial and Office Park
- Mixed Use
- Industrial
- Transportation, communication and utilities
- Highway Rights of Way
- Landfill
- Extractive









Date Created: 03/21/2018
Date Amended:

0 0.15 0.3 0.6 Miles

Data Sources:

Joint Planning Area - Land Use Plan
Town of Lisbon in Village of Merton Extra-Territorial Area

Town of Lisbon

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

File Path: M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning\2018 Tasks\2018.10 - Merton Boundary Map

Joint Planning Area Boundary

- High Denisty Residential (Less than 6,000 square feet of area per dwelling unit)
- Medium Density Residential (6,000-19,999 square feetof area per dwelling unit)
- Low Density Residential 20,000 square feet to 1.4acres of area per dwelling unit)
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- Commercial and Office Park
- Mixed Use
- Industrial
- Transportation, communication and utilities
- Highway Rights of Way
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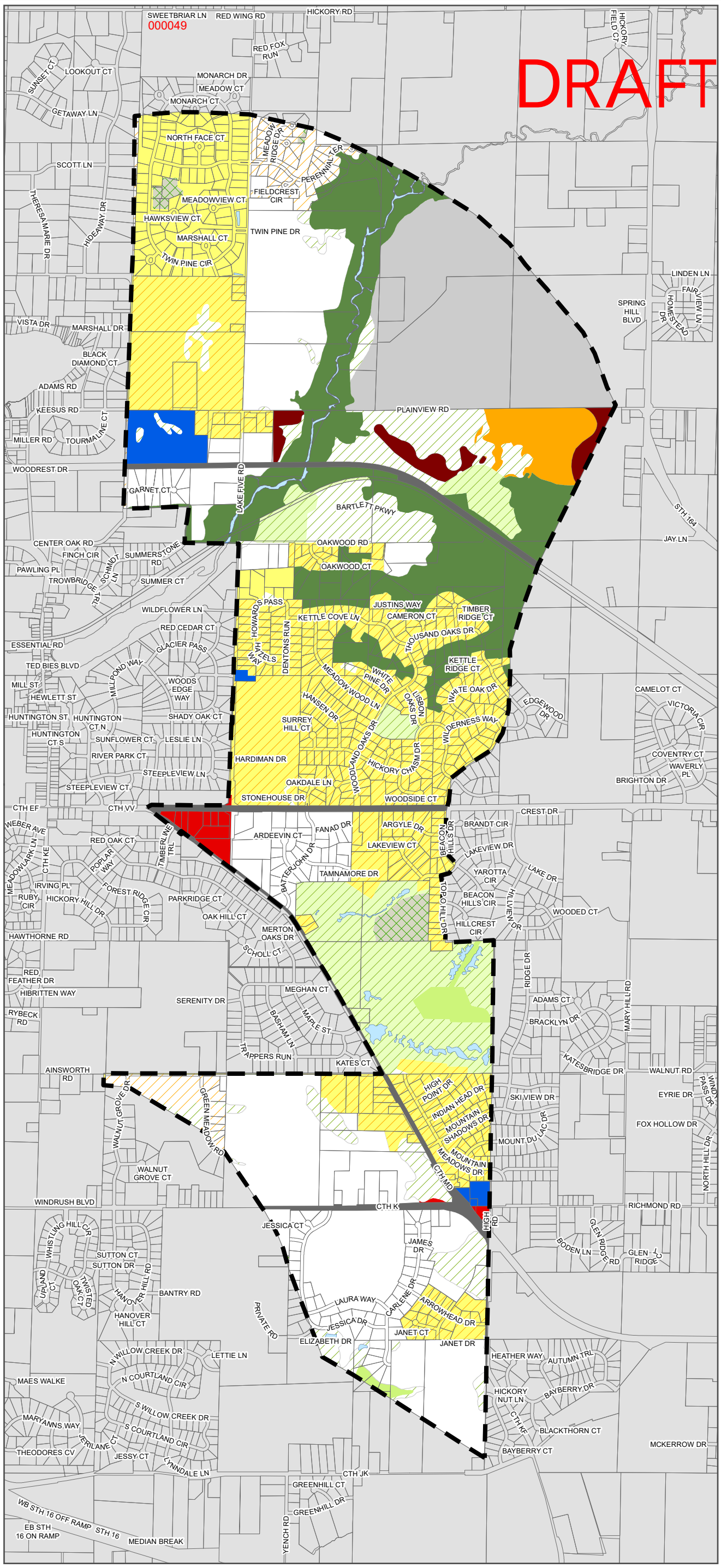
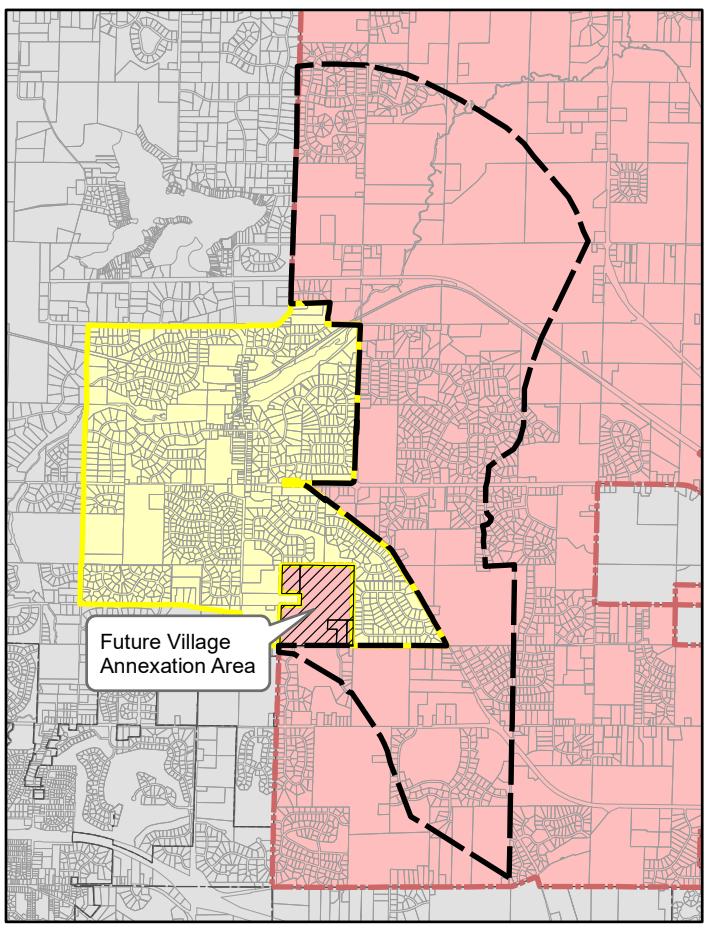
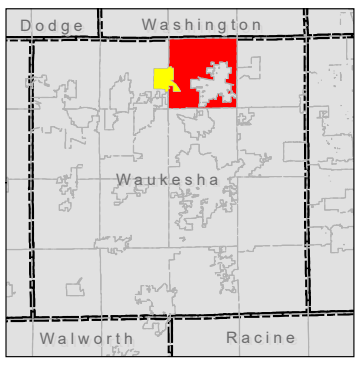
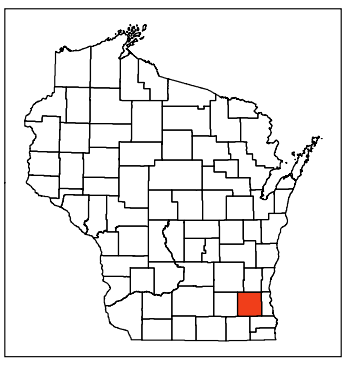
- Extractive









Date Created: 03/21/2018
Date Amended:

0 0.15 0.3 0.6 Miles

Data Sources:

Joint Planning Area - Land Use Plan
Town of Lisbon in Village of Merton Extra-Territorial Area
Town of Lisbon

vierbicher
planners | engineers | advisors
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999 Fourier Drive, Suite 201, Madison, WI 53717
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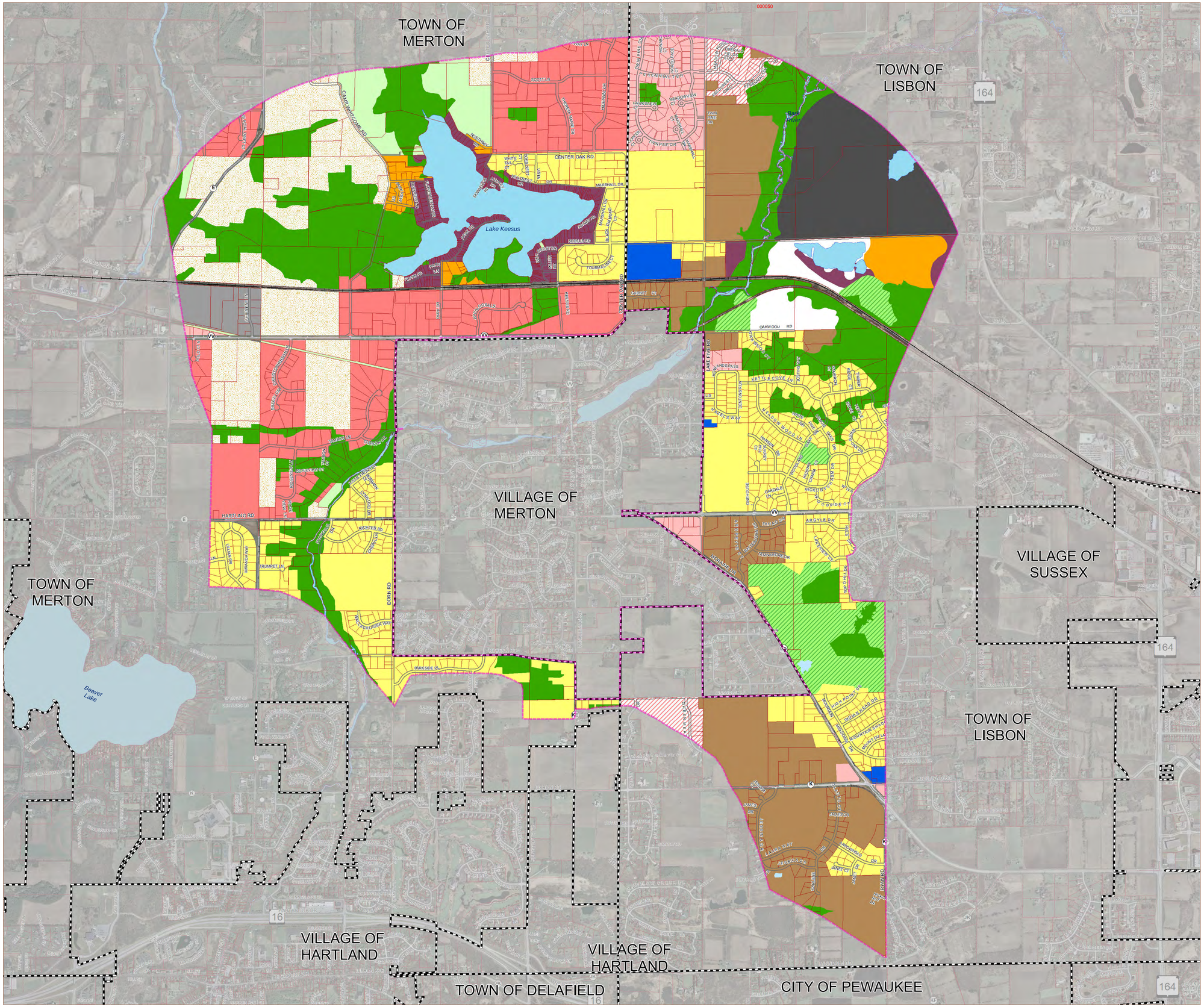
File Path: M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning\2018 Tasks\2018.10 - Merton Boundary Map



VILLAGE OF MERTON

Map 7-4
PLANNED LAND USE 2034
EXTRATERRITORIAL PLANNING AREA

Land Use Categories

- Commercial
- Historic Downtown
- Public
- Cemeteries
- Government and Institutional
- Industrial; Light Industrial/Professional Office
- Extractive
- Low Density Residential
- Cluster Devel. Low Density SF
- Medium Density Residential
- High Density Residential
- Suburban Estate
- Suburban I Density Residential
- Suburban II Density Residential
- Mixed Use
- Mixed Use - Residential/Senior Citizen
- Existing Public Park and Recreational
- Proposed Public Park and Recreational
- Rural Lands
- Rural Density Residential
- Other Open Lands to be Preserved
- Environmental Resource Designations
- Woodlands
- Surface Water
- Wetlands

- Village Extraterritorial Planning Area
- Civil Divisions
- TaxParcel
- Surface Water

0 1,250 2,500 3,750 5,000 Feet

1 inch = 1,250 feet
Not to Scale

Prepared by the Waukesha County Department of Parks and Land Use June 2013.

NO.	BY	DATE	REVISIONS

SEH FILE NO.	HALQA
PROJECT NO.	146836
ISSUE DATE	10/4/18
DRAWN BY:	DW
DESIGNED BY:	KAK
CHECKED BY:	---

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com
SEH

STONE RIDGE

SHEET
1