

**Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, December 13, 2018
6:30 P.M.**

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

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

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

Discussion and necessary action on the minutes.

Motion by Commissioner Nelson to approve the November 8, 2018 Plan Commission minutes. Seconded by Commissioner Samanske. Motion carried, 5-0.

New Business

Discussion and necessary action on the request for West Shore Holdings, for the property located at N49W22900 Commerce Centre Dr., Pewaukee, LSBT 00287.985.002, (Allegis Corporation, Suite B) for a non-illuminated wall sign.

Chad Schultz from Innovative signs was present to answer any questions from the Commission. The applicant explained the dimension and composition of the sign which will be non-illuminated.

Motion by Chairman Osterman to approve the request for West Shore Holdings, for the property located at N49W22900 Commerce Centre Dr., Pewaukee, LSBT 00287.985.002, (Allegis Corporation, Suite B) for a non-illuminated wall sign. Seconded by Commissioner Oelhafen. Motion carried, 5-0.

Presentation by Mike Kaerek of Kaerek Homes for the conceptual subdivision development of the Pauline Haass land.

Tony Zanon was present on behalf of Mike Kaerek and presented the conceptual drawing of the proposed subdivision with an updated map showing a 3 acre property being incorporated into the development. Mr. Kaerek has an offer to purchase this property which allows the development to have two additional lots and to move the entrance of the subdivision off of Lake Five Road. The builder reached out to Waukesha County and received comments about storm water, identifying potential issues including past flooding issues north of Hickory Road. The developer plans to infiltrate as much water as he can on the site as with the amount of impervious surface on the site. The town planner saw no red flags with the proposed development and also pointed out an additional connection to Twin Pines subdivision. The land has the least amount of encumbrances and should be consistent with the comprehensive plan of 1.5 acre density.

The developer stated they are looking at 1,800 square foot ranch style homes and 2,300 square foot two story homes. Soil tests will be done next month and Waukesha County will be determining ground water elevation. Mr. Oelhafen stated that convincing people from across the street that you will not flood them out. The town planner also reminded the developer to make sure there is enough right of way buffer and to be mindful of double frontage lots. The developer will be back to the Plan Commission with the rezone and next steps.

Town Clerk & Town Planner

Overview of November and December Appointments & Current Task/Project list.

Dan Lindstrom reviewed the list of applicants and current tasks. Mr. Nelson questioned an opinion by the Attorney General regarding alcohol in wedding barns. Attorney Clark stated this is just an opinion and not law.

Kevin, in regards to opinion of alcohol in wedding barns. Opinion at this point. Non-binding. Law hasn't changed yet, but an opinion.

Development Guide Update

Postpone until next meeting.

Discussion regarding Accessory Uses and Limited Family Businesses

The town planner explained to the board that the Plan Commission approved a conditional use for a limited family business earlier this year relating to auto repair. This use was outside of Waukesha County Wetland jurisdiction and the Town Code states that it is up to the discretion of the Commission to allow for a limited family business. A similar scenario was brought forward through the County process and because it was in wetland jurisdiction, the County's code prohibits this specific use as a limited family business. The town planner asked the Commission for guidance as to how they would like to approach these limited family businesses.

Mr. Lindstrom suggested limiting certain family businesses to a specific land use or zoning. The Commission discussed other ways of handling these uses including code amendments or writing a letter stating that the Plan Commission does or does not allow specific limited family businesses in the Town. Attorney Clark stated that a code amendment could be the solution and any discrepancies between the County and the Town would only be enforced when the County has jurisdiction. The Commission directed the town planner to amend the Town Code to add additional language regarding limited repair shops as conditional uses in certain zoning districts. Mr. Osterman stated we want to be in line as much as we can with the County on this issue and Mr. Lindstrom stated he would do more research into a similar conditional use that is allowed inside wetland jurisdiction.

Requests from members to put future items on the agenda.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, December 13, 2018 Plan Commission Meeting at 7:24 P.M. Seconded by Supervisor Samanske. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk