



**Agenda**  
**Joint Plan Commission and Town Board of Supervisors Public Hearing**  
**Followed by the Regular Plan Commission Meeting**  
**Town of Lisbon, Town Hall**  
**Thursday, February 14, 2019**  
**6:30 PM**

- 1. Roll Call.**
- 2. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, February 14, 2019 beginning at 6:30 P.M. at the Lisbon Town Hall, W234N8676 Woodside Rd., Lisbon, WI 53089, to solicit public comments on the rezoning from A-10 Agricultural District to A-5 Mini-Farm District, for the property owned by John Matter, for the property located at W263N6314 Ridge Drive, Lisbon, CERT SURV 2953 PT NE1/4 SEC 29 T8N

**Agenda**  
**Plan Commission Meeting**  
**Town of Lisbon, Town Hall**  
**Thursday, February 14, 2019**  
**6:30 PM or (Following Public Hearing(s) beginning at 6:30 PM)**

- 1. Roll Call**
- 2. Comments from citizens present pertaining to items on the agenda.** Citizens are invited to share their questions, comments, or concerns with the Plan Commission. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. If a response would involve discussion of Plan Commission policy or decisions that might be of interest to citizens not present at the meeting, the commission may place the item on a future meeting agenda.
- 3. Discussion and necessary action on January 10, 2019 Plan Commission Public Hearing & Meeting minutes.**
- 4. New Business**
  - Discussion and necessary action on the request for Lannon Stone Products, Inc. for a list of properties outlined by the applicant for a Plan of Operation amendment.
  - Discussion and necessary action on the request for John Matter, for the property located at W263N6314 Ridge Drive, Lisbon, LSBT 0257.995.001:
    - Ordinance 04-19, An Ordinance Rezoning LSBT 0257.995.001 from A-10 Agricultural District to A-5 Mini-Farm District, and recommendation to the Town Board of the same.
    - Certified Survey Map and recommendation to the Town Board of the same.
  - Discussion and necessary action on the request from Donald Schneider for the property located at W220N4879 Townline Road, LSBT 0288.987.001 for a 3-Lot Certified Survey Map and recommendation to the Town Board of the same.

- d. Discussion and necessary action on the request for Nathan Ceschi for the property located at N68W27820 Hwy VV, LSBT 0218992, for a plan of operation amendment for a light duty automotive service and repair shop.

## 5. Town Clerk & Town Planner

- a. Overview of January and February Appointment & Current Task/Project list.

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

## 7. Adjournment.

Joseph Osterman  
Chairman

Jane Stadler  
Secretary

Posted: 2019-02-08

Clerk: D.G.

X Website

X Town Hall Bulletin Boards (2)

X Sent to Newspapers

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

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

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

**Minutes of the Plan Commission Meeting  
Town of Lisbon, Town Hall  
Thursday, January 10, 2019  
6:30 P.M.**

Chairman Osterman called the Plan Commission meeting to order at 6:34 P.M.

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

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

**Discussion and necessary action on the December 13, 2018 minutes.**

*Motion by Commissioner Oelhafen to approve the December 13, 2018 Plan Commission minutes. Seconded by Commissioner Nelson. Motion carried, 4-1 with Meyer abstaining.*

**New Business**

**Discussion and necessary action on the request for Casey's General Store, for the property located at N56W22100 Silver Spring Drive, LSBT 0244.999.003, for two building and wall signs, 3 canopy signs and one brick monument sign.**

Mr. Lindstrom gave an update to the Commission. Casey's signage should have been approved at the same time as the design approval. With nothing changing from the original, it is the Commission's decision to approve or deny their signage. Staff is currently working on the signage ordinance that will make this process easier for the applicant.

Mr. Lindstrom explained that the front logo sign is back illuminated as well as the two signs on the left and right side of the building (items 3 and 4). Mr. Nelson questioned the aesthetics of items 3 and 4 against an otherwise nice looking brick facade. The other commissioners explained that Casey's is being consistent with their brand and they're marketing plan. It was also noted that Casey's has been accommodating to the Town's request in the past, and despite some questions brought up in the Planner's report they had no further issues with moving forward.

*Motion by Commissioner Meyer to approve the request for Casey's General Store, for the property located at N56W22100 Silver Spring Drive, LSBT 0244.999.003, for two building and wall signs, 3 canopy signs and one brick monument sign. Seconded by Commissioner Nelson. Motion carried, 5-0.*

**Town Clerk & Town Planner**

**Overview of December and January Appointment & Current Task/Project list.**

Mr. Lindstrom gave an update to the Commission on Planner appointments held in December and January for that will be coming to the February Plan Commission. Mr. Green gave an update as to applications that were received in time for the February Plan Commission as well. Administrator Gresch discussed the Hauss land subdivision review meeting that was held on January 9. This was a productive meeting bringing 15 individuals in one place to ensure a smooth process.

### **Development Guide Update**

Administrator Gresch gave a background on why the Town wanted to develop a comprehensive guide for applicants to follow that would address any and all concerns. The guide condenses all of our current processes, procedures and applications into one easy to use packet with a flow chart for each type of application. Staff worked with Waukesha County to include everything requirement that they also would address in reviewing these applications. Mr. Lindstrom explained there are still improvements and staff will continue to make changes as we finalize the document.

Commissioner Meyer suggested adding an explanation on the first page of the packet as to its purpose and intent. He also suggested removing the phrase "Town of Lisbon" and replacing it with "Lisbon". Some other suggestions were to include a contact list and a line number for the fee schedule as a reference. The Commission also discussed updating the Town fees and how other municipalities charge for their Plan Commission fees.

**Requests from members to put future items on the agenda.** None

### **Adjournment.**

*Motion by Chairman Osterman to adjourn the Thursday, January 10, 2019 Plan Commission Meeting at 7:03P.M. Seconded by Commissioner Meyer. Motion carried, 5-0.*

Respectfully submitted,

Dan Green, WCMC  
Town of Lisbon Clerk



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

N52W23564 LISBON RD SUSSEX 53089  
 Property Address City Zip

SEE ATTACHED ~ 430 acres Q1  
 Tax Key/Parcel ID # Lot Size Current Zoning

## Property Owner

Hans Dawson / Lannon Stone Products, INC  
Name / Company Name

Signature

N52W23096 LISBON RD  
Address

SUSSEX WI 53089  
City State Zip

(262) 251-1520 hans@lannonstone.net  
Phone E-mail Address

## Applicant

Paul Giles  
Name

Lannon Stone Products, INC.  
Company

N52W23096 LISBON RD  
Address

SUSSEX WI 53089  
City State Zip

(262) 251-1520 paulg@lannonstone.net  
Phone E-Mail Address

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

RECEIVED  
MAY 19 1964  
U.S. AIR FORCE  
HEADQUARTERS  
WASHINGTON, D.C.



W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023  
 E-mail: [townhall@townoflisbonwi.com](mailto:townhall@townoflisbonwi.com) • Website: [www.townoflisbonwi.com](http://www.townoflisbonwi.com)

## SITE PLAN AND PLAN OF OPERATION

Please fill out the entire application all questions need a response. If something does not apply please put N/A. Incomplete applications will not be processed or put on the agenda. The completion of this application form must be accompanied by one copy of an up to date and detailed Site Plan drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Town Hall, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall also be emailed as a PDF. Future revisions to the approved Site Plan/Plan of Operation will require new approvals.

New business in existing building or on existing site       New Owner       Temporary Use

Change in Operations (summarize below what is changing; days/hours, etc)

NONE

Change in Use (summarize below prior and new use below)

NONE

### BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number SEE ATTACHED      Acres \_\_\_\_\_      Zoning \_\_\_\_\_

Business Name & Contact Person: LANNON STONE PRODUCTS, INC. - PAUL GILES

Full Address (include City & Zip): N52 W23564 LISBON RD SUSSEX, WI 53089

Phone Number & Email: (262) 251-1520 paulg@lannonstone.net

Signature & Date: [Signature]      1-2-2019

\*\*\*\*\*

Property Owner Name: LANNON STONE PRODUCTS, INC. HANS DAWSON

Full Address (include City & Zip): N52 W23096 LISBON RD. SUSSEX, WI 53089

Phone Number & Email: (262) 251-1520 hans@lannonstone.net

Signature & Date: [Signature]      1/3/19

1. Is this business replacing another business?  Yes  No

a. If yes, what is the prior business' name: Halquist Stone Company

2. Is this an expansion of an existing Town approved/based operation?  Yes  No

a. If yes, please explain: \_\_\_\_\_

**HOURS OF OPERATION & OPERATING SPECIFICS**

3. Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property. If items are produced, please provide a separate explanation of the production process.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Days & Times of Operation:

a. Days & Times: \_\_\_\_\_

5. Employees (if self-employed please count yourself)

a. Full-Time \_\_\_\_\_

b. Part-Time \_\_\_\_\_

**FOOD / BEVERAGE / LIQUOR**

6. Is there any food & beverage / liquor service?  Yes  No

a. If yes, please explain: \_\_\_\_\_



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

Dear Plan Commissioners,

On December 28<sup>th</sup>, 2018, Lannon Stone Products (LSP) closed on the purchase of Halquist Stone's Quarry located at N52W23564 Lisbon Road. Below are the tax keys included in the purchase:

Acres	Parcel Tax ID	Parcel Address
34.3	LSBT0281996	N52 W23438 LISBON ROAD
69.2825	LSBT0283999	N51 W23563 LISBON ROAD
78.2655	LSBT0283998	N51 W23995 LISBON ROAD
44.747	LSBT0280992	N51 W24011 LISBON ROAD
0.7872	LSBT0280999001	N51 W24051 LISBON ROAD
8.7333	LSBT0280999	N51 W24073 LISBON ROAD
4.7455	LSBT0280998	N51 W24107 LISBON ROAD
4.7387	LSBT0280997	N51 W24139 LISBON ROAD
9.3609	LSBT0280995	N51 W24237 LISBON ROAD
1.5022	LSBT0281996001	W233 N5233 STATE ROAD 164
0.3793	LSBT0281994	N52 W23416 LISBON RD
8.0562	LSBT0282996	N52 W23564 LISBON RD
0.4983	LSBT0282994	N52 W23672 LISBON RD
7.8446	LSBT0282978	NOT ASSIGNED
4.1182	LSBT0281997	N52 W23564 LISBON RD
31.1314	LSBT0281996	N52 W23438 LISBON ROAD
7.891	LSBT0282995	NOT ASSIGNED
3.1095	LSBT0282997	N52 W23564 LISBON RD
5.1627	LSBT0282998	NOT ASSIGNED
30.414	LSBT0282999	N52 W23564 LISBON RD
35.0301	LSBT0281997	N52 W23564 LISBON RD
31.6088	LSBT0247997	NOT ASSIGNED

It is LSP's intention to operate the quarry in accordance with the current Plan of Operation on file with the Town. We would like to propose amending the Plan of Operation to reflect current ownership of the quarry. Please don't hesitate to contact me with any questions or concerns. Thank you very much for your consideration.

Sincerely,

Paul M. Giles

Director of Technical Services

Lannon Stone Products, Inc.

(505) 463-4085

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







**PROFESSIONAL SERVICE REIMBURSEMENT FEES:**

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

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

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

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

NAME PAUL M. GILES  
 ADDRESS N52W23096 LISBON RD SUSSEX, WI 53089  
 DATE 1-3-2019 SIGNATURE [Signature]  
 PHONE (262) 251-1520 EMAIL paulg@lannonstone.net

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

NAME HANS DAWSON  
 ADDRESS N52W23096 LISBON RD SUSSEX, WI 53089  
 DATE 1/3/19 SIGNATURE [Signature]  
 PHONE (262) 251-1520 EMAIL hans@lannonstone.net

**PROJECT NAME** WEST QUARRY SITE PLAN/P.O.O. AMMENDMENT


**SITE INSPECTION NOTIFICATION:**

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

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

NAME PAUL M. GILES  
 ADDRESS N52W23096 LISBON RD SUSSEX, WI 53089  
 DATE 1-3-2019 SIGNATURE [Signature]  
 PHONE (262) 251-1520 EMAIL paulg@lannonstone.net

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

NAME HANS DAWSON  
 ADDRESS N52W23096 LISBON RD SUSSEX, WI 53089  
 DATE 1/3/19 SIGNATURE [Signature]  
 PHONE (262) 251-1520 EMAIL hans@lannonstone.net

**COMMENTS:**

contact Paul G @ (505) 463-4085 anytime for a tour!

Town Official Accepting Form

Date



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

Dear Plan Commissioners,

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31.6088	LSBT0247997	NOT ASSIGNED

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Sincerely,

Paul M. Giles

Director of Technical Services

Lannon Stone Products, Inc.

(505) 463-4085

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







N27 W23957 Paul Road, Suite 105  
Pewaukee, WI 53072  
(262) 875-5000 phone  
(608) 826-0530 fax  
www.vierbicher.com

February 7, 2019

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

Re: Lannon Stone Plan of Operation Review

Dear Plan Commission Members:

The above-referenced Site Plan/Plan of Operation (SPPOO) was received by our office for review on behalf of the Town of Lisbon. Certain permitted and conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. This review will document the permit file and determine the adequacy of the submitted information in describing permitted and accessory uses and buildings proposed. This review will also document the plan and method of operation to enable the Town to make a determination of compatibility with the Ordinance and consideration of approval.

#### **Pertinent Reviewed Materials – Summary Overview**

Property Owner:	Hans Dawson c/o Lannon Stone Products, Inc.
Business Name:	Lannon Stone Products, Inc.
Tax Key:	0281996, 0283999, 0283998, 0280992, 0280999001, 0280999, 0280998, 0280997, 0280995, 0281996001, 0281994, 0282996, 0282994, 0282978, 0281997, 0281996, 0282995, 0282997, 0282998, 0282999, 0247997
Zoning:	Q-1 Quarrying District C-1 Conservancy A-10 (Portion of Parcel LSBT0280995) UC (Portion of Parcel LSBT0280995) Wetland Substantial portions also in Waukesha County Shoreland Jurisdiction
New or Existing Business:	Existing
New or Existing Structure:	Existing
Replacing an Existing Business:	Yes
Change of Use or Operation	Change in ownership, but no change of use or operation.

vision to reality

February 7, 2019  
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Operation Summary: The site is an active quarry.  
Hours of Operation: Unchanged  
Full-Time Employees: Unchanged  
Part-Time Employees: Unchanged

#### **Pertinent Reviewed Materials – Operation Details**

Outdoor Storage of Materials: Unchanged  
Parking: Unchanged  
Outdoor Lighting: Unchanged  
Signage: Unchanged  
Trash/Recycle Impacts: Unchanged  
Stormwater Impacts: Unchanged  
County Shoreland Zoning Review Required: Yes, the site falls within the Shoreland Zoning Jurisdictional Boundary and will require Waukesha County Approval for change of ownership  
Odor, Smoke, Noise from Operation: Unchanged  
Chemical, Hazardous Waste, Solvents Stored On-Site: Unchanged  
Storage/Sale of Gasoline or Petroleum Products: Unchanged  
Fire Department Inspection Date: Not applicable. A fire inspection has not been completed, but shall be required as a condition of approval.  
State Approved Building Plans Date: Plans under development, State and/or local building plan approval is a condition of approval.

#### **Additional Comments:**

- Where a change in use, change of ownership or operator, or a new use of a building or premises is proposed in any Business, Industrial, Quarrying, or Public and Institutional District, or at the site of a legal non-conforming use or a conditional use, a Site Plan and Plan of Operation shall be prepared for review and approval pursuant to Section 3 (b) 5 of this Ordinance. Applicant shall work with the Town Staff to review and update the previous agreement to reflect the change of ownership. The previous agreements have been included within the agenda packet.
- The previous agreement is assignable and shall be binding upon successors, heirs and assigns of the owner.
- The Applicant shall obtain Site Plan/Plan of Operation approval from Waukesha County prior to commencement of any operations by the Applicant.

The comments mentioned above are intended to guide the Town's consideration of this application. The Town should approve, deny, or conditionally approve the SPPOO.

If the Town Plan Commission elects to grant approval Planning Staff would recommend the following conditions.

1. All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon and Waukesha County.

February 7, 2019  
Page 3

2. The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.
3. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.
4. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.
5. Approval by Waukesha County Environmental Health Division.
6. Change in business signage shall be required to obtain signage approval.
7. Applicant shall work with the Town, Village, and Waukesha County to update and record the previous approved plans to reflect the new ownership.
8. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

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 February 14th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP  
Town Planner

AP:

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

AGREEMENT

BETWEEN  
TOWN OF LISBON  
AND  
HALQUIST STONE COMPANY, INC.

OCTOBER 26, 1992

AGREEMENT

The parties to this agreement are as follows; Town of Lisbon, Wisconsin (hereinafter "Lisbon"), and Halquist Stone Company, Inc. (hereinafter "Halquist");

WHEREAS, Halquist has for over sixty (60) years operated Stone quarries in Lisbon; further, Whereas it is the desire of the parties that Halquist operations continue for the mutual benefit of the parties and to ensure the continuing supply of stone products to the southeastern Wisconsin market; Whereas, Halquist is presently involved in its quarrying operations pursuant to a conditional use permit, and it is the purpose and intent of this agreement to re-state matters in respect to this existing conditional use permit and convey upon the parties rights that are contractual in nature; accordingly it is therefore agreed as follows:

1. Attached hereto as Exhibit A is a diagram of the subject properties owned and controlled by Halquist; that this agreement relates and respects Halquist operations and activities in the areas identified on Exhibit A as "Existing North Quarry", "Existing South Quarry", and "Proposed Quarry Expansion Area". Respecting the Halquist land south of Highway K, it is recognized that the area identified on Exhibit A as "Existing South Quarry" consists of approximately eighty (80) acres. Further, it is recognized that the area identified as "Proposed Quarry Expansion Area" consists of approximately

eighty (80) areas. It is further recognized that in respect to the "Proposed Quarry Expansion Area" that only approximately 55 acres will ultimately be quarried due to proposed protection of wetland and environmental corridor land and setbacks on the north and south side of the property. It is further recognized that Halquist also owns properties West of this area described on Exhibit A as "Possible Future Quarry Area", said area potentially being available for incorporation into the quarry and restoration plan of Halquist. Respecting the properties identified on Exhibit A as "Existing North Quarry", "Existing South Quarry", and "Proposed Quarry Expansion Area", presently zoned A-2, Lisbon expressly recognizes Halquist rights to quarry such identified lands pursuant to Lisbons applicable zoning requirements. Regarding Halquist operations on these properties, the following additional provisions are agreed to by the parties.

2. a. The parties recognize that dust control is a desirable objective in respect to Halquist operations. Accordingly, it is agreed that Halquist shall comply with all standards imposed by the Wisconsin Department of Natural Resources (hereinafter "DNR") in respect to dust control. Additionally, Halquist shall not move its crushing equipment without the permission of the DNR.

b. Water flushing will occur from either trucks or on-site pumps to control dust as warranted during times of nonfreezing temperatures. Opacity readings shall be conducted

as frequently as is required by the DNR. If opacity readings on any such reading would exceed the standard imposed by the DNR at the quarry property line, operations will be shut down by Halquist. The duration of the shutdown will last until compliance with DNR standards can be achieved.

c. Halquist will continue its practice of utilizing pressurized or cascading water systems which will be used on all stationary rock crushing equipment during times of nonfreezing temperatures.

d. Halquist will continue its practice in that all travelled ways within the quarry will be watered down in times of non-freezing temperatures when necessary to eliminate dust caused by motorized vehicles.

e. Halquist will continue its practice of dust collection or suppression systems that will be used on all pneumatic and hydraulic drill rigs.

f. Halquist shall comply at all times with all present and future requirements of the DNR in respect to filing of air quality compliance plans. Halquist shall comply with the requirements of its Fugitive Emission Compliance Plan submitted to the DNR dated September, 1992 (attached Exhibit B).

g. Fencing will be employed, installed and/or maintained around the perimeter of the Halquist properties as required by the Town of Lisbon.

h. Halquist will maintain no underground petroleum

tanks and will perform all actions as required by the DNR to maintain groundwater quality and levels.

i. Halquist will comply with all requirements of the Town of Lisbon as defined in the "Plan of Operation and Site Restoration" prepared by Warzyn (Exhibit C).

3. a. Use of stationary crushing equipment shall be confined to the hours between 6:00 a.m. and 6:00 p.m. central time, Monday through Saturday. Failure to adhere to this practice shall result in Halquist being subject to fines and penalties pursuant to Lisbon Ordinance 22.02(1).

b. Blasting shall conform with state and federal law and shall be confined to the hours between 11:00 a.m. and 3:00 p.m. central time, except with permission of town engineer, Monday through Friday. Violation of this provision shall subject Halquist to fines and/or penalties pursuant to the applicable Town of Lisbon ordinance.

c. All other quarry operations, excluding machine maintenance, shipping and aggregate washing, are confined to the regular hours of operation, 6:00 a.m. to 6:00 p.m. Monday through Saturday, with penalties for non-compliance as specified in the Lisbon ordinances.

d. All blasting shall be within the requirements and limitations imposed by the State of Wisconsin, Federal Government, and Town of Lisbon.

e. Halquist Shall continue its practice of monitoring noise and vibration levels generated during

blasting, and same shall be measured and recorded by Halquist for each blasting event in accordance with state and federal guidelines. Instrumentation used to measure vibrations will be a seismograph and/or other devices which meet current industry standards and regulations.

f. Halquist shall continue its practice that all seismograph and blasting records shall be filed with Lisbon's clerk on a regular basis.

g. Timing "delays" will be used during blasting to reduce noise and vibration from individual blasting events so that the resulting P.P.V. conforms to Town of Lisbon Ordinance Chapter 33.04.

h. Halquist shall continue its practice that all noise levels from all blasting air blasts shall be maintained below state and local noise level guidelines. Halquist shall work and cooperate with Lisbon's engineer to modify blasting procedures in the event that problems are encountered with blast generated vibration or noise.

4. Halquist shall maintain general liability insurance with the following specified dollar limits: \$1,000,000.00. Written evidence of the existence of such coverage shall be provided to Lisbon at all times. Said general liability insurance policy shall specifically provide for responsibility to residences in the Town of Lisbon and/or other neighboring property owners that can establish that Halquist was causally negligent in having such neighbors experience a lowering of the

water level in their private wells.

5. Halquist has adopted an Environmental Statement (attached as Exhibit D) which sets forth Halquist's general philosophy in respect to the environment. Halquist will in a commercially reasonable manner and in its discretion comply with these general policies.

6. It is recognized, that although Part 3, Figure 4, of the Halquist Stone Plan of Operation and Site Restoration prepared by Warzyn Inc., reflects a depth of quarrying to 35 feet during the initial phases (Phase I through III) of expansion, Halquist Stone does have the right to mine stone to the depth of reaching the Maquoketa Formation (shale and dolomite).

It is also recognized that the limits of the depth of the quarry may be regulated by the Town of Lisbon's annual permit review.

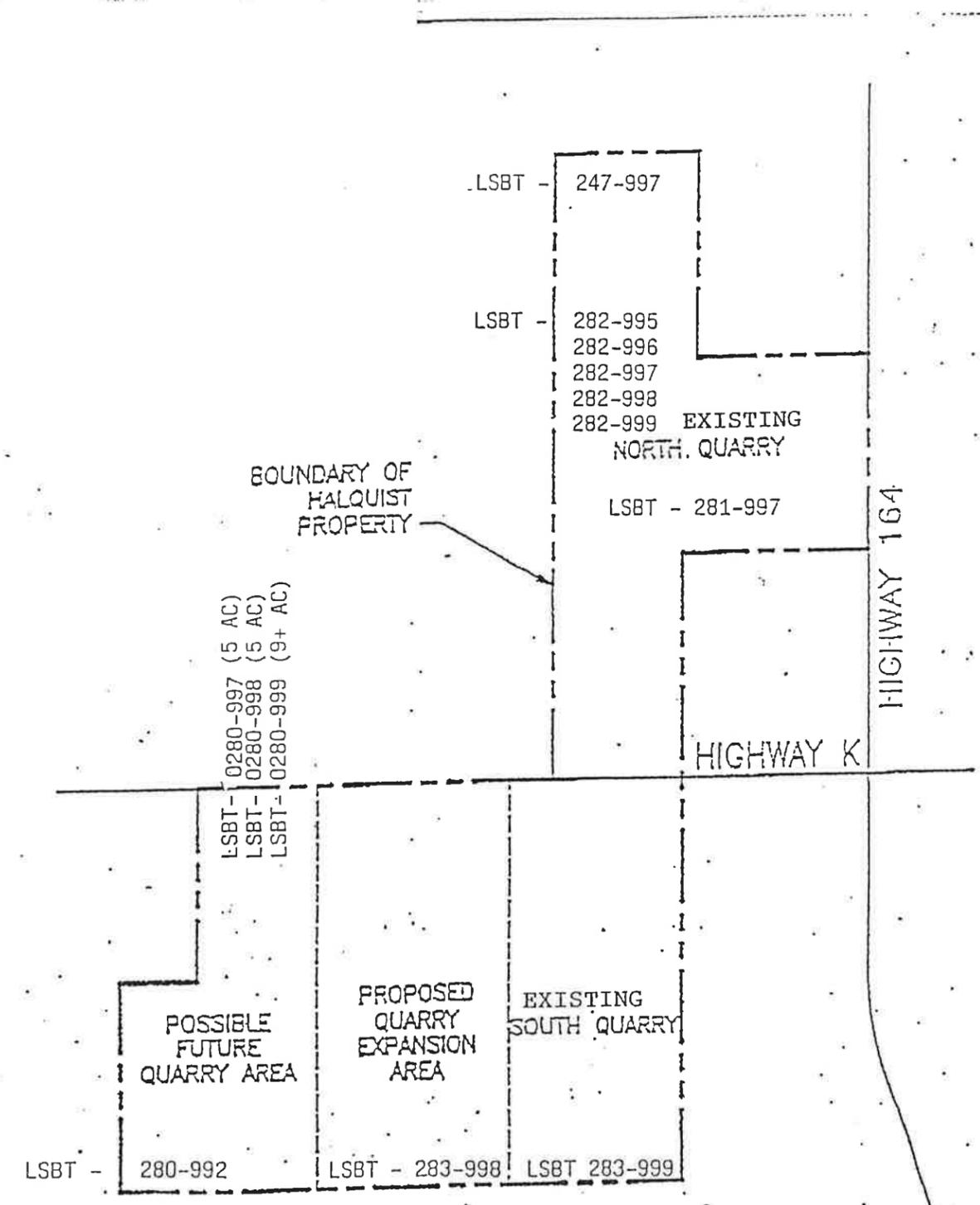
Dated this 26 day of OCTOBER, 1992.

TOWN OF LISBON

By: Donald A. Holt

HALQUIST STONE COMPANY

By: Thomas J. [Signature]



**PLAN OF OPERATION FOR  
HALQUIST STONE COMPANY, INC. QUARRY  
IN THE TOWN OF LISBON**

This agreement made by and between HALQUIST STONE COMPANY, INC., hereinafter referred to as "Halquist", and the TOWN OF LISBON, hereinafter referred to as "Town". The record street address for the property subject to this agreement is W221 N6981 Townline Road. The locations together contain approximately 88 acres.

I. Quarry Agreement

1. This agreement by Halquist is submitted to the Town for its quarrying operation and fabrication facility located on the property hereafter described and in accordance with the provisions of Sec. 12 and Sec 3.08 and other provisions of the municipal code of the Town of Lisbon related to quarrying, fabrication and blasting operation in the Town. The term "quarrying" shall mean any activities or enterprise, the purpose of which to remove rock, slate, gravel, sand, topsoil, or other natural material from the earth by excavating, stripping, blasting, leveling or other similar process. Submitted hereto is a site plan prepared by the engineering firm of Graef Anhalt Schloemer and Associates Inc. dated June 7, 1998, Job No. 98020.

2. Energy Ratio and Particle Velocity. The allowable vibration of any blast at the nearest occupied or used building or mobile homes as hereinafter provided shall not exceed an energy ratio of 0.5 based on the following formula or resultant particle velocity of 1.35 inches per second.

Energy ratio =  $0.5 - 10.823f^2 A^2$  where:

f = frequency in cycles per second

A = Amplitude or displacement in inches

Energy Ratio =  $0.274 V^2$  (V = resultant particle velocity expressed in inches per second)

3. Blasting Procedure. The operator of the quarry operation shall, upon the request of the Town chairman, submit data to substantiate compliance with the above formula. This verification shall be performed by a seismograph engineering firm acceptable to the Town. Instrumentation shall be by seismograph similar to VME Seismolog Model "E" or an approved equivalent. All expenses for these tests shall be paid by the quarry operator. Halquist shall notify the Town engineer at least two (2) hours before any blast whether for building stone or crushed stone. This notice provision shall also apply to the area within the existing quarry as hereinafter described. Halquist shall give a warning blast of sufficient volume in accordance with State and Federal regulations. Such notice shall be given before any blast occurs. The type and volume of such warning signal shall be approved by the Town Engineer before it is used.

a.) Blasting Log. A log in duplicate shall be kept of each blast. The original copy of this blasting log shall be filed with the Town Clerk within 48 hrs. after the blast, and a copy shall be kept on file at the quarry office.

b.) Measurement of Air Blasts. The decibel level of all air blasts shall be measured. Decibel levels shall not regularly exceed 130 at the nearest occupied or used building. The reasonable cost of such monitoring shall be paid by Halquist. Measurement to be by a firm acceptable to the Town and such measurement can be done by the firm measuring ground vibrations.

4. Location of Stockpiles. Halquist shall locate the stockpiles as necessary for the efficient conduct of the quarry operation, taking reasonable steps to locate such stockpiles in

positions which will minimize negative aesthetic impacts.

5. Blasting.

a. In the event that any problems or difficulties are encountered that relate to vibration, air blasts, noise, dust, etc. then Halquist agrees to work with the Town Engineer to revise blasting procedures.

b. All blasting is to be done by a state-licensed professional blaster.

c. Halquist shall be liable to pay all costs to correct any problems with wells in the area within 1,000 feet of the quarry that are caused by its quarry operations. Such problems shall include a drop in the water level to the point where service is impaired and water quality is decreased or an influx of waters into or out of the wells and/or sewer mains in the area of their quarry in which a blast occurs, provided that such damage is caused by quarry operations or quarry site conditions. Should problems develop, or in the event that a complaint is received from the owner of a well or water and/or sewer main in the Town of Lisbon, then the same shall be investigated by a licensed well driller or inspector acceptable to the Town and Halquist who shall determine if a problem exists, and if so, to what extent it was caused by quarry operations or site activities or conditions of non-quarry properties, and what is required to correct the problem. Halquist shall establish a surety fund in the sum of \$20,000.00 in a bank account when the depth of any section of the quarry reaches 860 feet above sea level. Halquist shall notify the Town to pay any expenses as provided in this paragraph. The bank in which such fund is established shall give written notice of the Town of its acceptance of such fund under the conditions herein specified. Halquist shall be entitled to the interest earned on such fund. The liability for wells or water and/or sewer mains in the area of the quarry shall include those wells or water and/or sewer

mains which currently exist within 1,000' of the quarry within the same boundaries specified in the Plan of Operation. Such liability also covers any damage done to the water mains and services incidental to such wells and/or mains. The parties to this Agreement acknowledge that the mechanical and other parts of the water supply system have a finite useful life and are subject to such influences as normal wear and tear, electrolysis, etc. Also, that it is possible that portions of any well or water and/or sewer system may have been improperly installed, ab initio. The person or firm acceptable to the Town and Halquist shall prepare a report determining causation and liability. The Town and Halquist shall be supplied with a copy of the resulting report. Such inspector shall consider the established body of expert literature which has been published concerning the damage potential of ground and/or air vibrations of varying intensities. Halquist, to the extent of its liability, shall pay all reasonable costs and expenses incident to inspectors and reports by a well driller or inspector employed as a specified in this paragraph. The purpose of these provisions is to require that those who cause deterioration in water quality or quantity will bear the expense of investigation and correction in proportion to their causing such deterioration.

In the event that prior experience indicated a need for additional security, the Town reserves the right to increase the amount of the surety fund herein provided above the sum of \$20,000.00, and if the Town elects to increase such surety fund as herein provided, notice thereof shall be given by the Town to Halquist, and after the opportunity to be heard, the additional amount of such surety will be provide by Halquist within thirty (30) days form the date of such notice, and the Town Engineer shall be notified in writing when such additional surety has been provided. In the event the total security provided by Halquist is insufficient to pay expenses required or to replace any water well or water and/or sewer main, notice of

such deficiency shall be given to Halquist who shall then pay such deficiency to the Town within thirty (30) days of the date of such notice.

All remaining funds in the aforementioned surety account upon completion of all quarrying operations and of reclamation operations for the quarry shall be returned to the operator.

Halquist shall provide a certificate of liability insurance to the Town providing evidence that it has liability insurance of at least \$1,000,000.00.

6. Location of Blast Areas. No blasting or crushing shall be done within 400 feet of the southerly property line except where there is a zero set back adjacent to the adjoining parcel legally described as follows and as further explained in the restoration plan:

The S 60 acres of the E 1/2 of the SW 1/4 excepting therefrom the railroad right of way and the W 1/2 of the NW 1/4 of the SE 1/4 and part of the W 1/2 of the W 1/2 of the SE 1/4 excepting therefrom the transfer set forth in Vol. 314, Page 600 in Sec. 24, Township 8 North, Range 19 East, also the W 1/2 of the SW 1/4 of Sec. 24, Township 8 North, Range 19 East, including part of the SE 1/4 of Sec. 24, Township 8 North, Range 19 East commencing at the E 1/4 corner section 30.01 feet S 88° 18' W 2014.15 feet, thence N 4' W 30.01 feet, thence N 88° 18' E 2014.18 feet to the point of beginning.

Removal of the building stone is to be done primarily with a fork lift and loaders except that building stone shall not be removed closer than 200 feet from the southern property line as explained in the restoration plan. There is a zero set back on the west property line, a two hundred foot set back on east and north property line. Prima cord, black powder, coalite, or like substances can be used for building stone removal.

7. Time for Blasting. Blasts for crushed and building stone may be detonated between the hours of 11:00 AM and 3:00 PM Monday through Friday, so long as prior notice is provided to the Town of Lisbon.

8. Method of Blasting. All blasting will be done with a machine regulated sequence so that the charges are detonated in sequence rather than simultaneously to lessen the effect of the shock and noise.

a.) The blasting will be regulated as to safeguard all adjoining property owners from ever being subject to a barrage of flying stone or rock.

b.) Quarry operator agrees not to charge any drill hole closer than 5 to 6 feet to the surface to lower the intensity of noise and shock. No drill hole shall be greater than 3.5 inches in diameter and no more than 60 holes are to be included in a blast. The maximum number of holes included in the blast may be decreased as ordered by the Town Engineer.

#### 9. Quarrying Operation

a.) Hours of operation. The hours of operation will be from 6:00AM to 6:00PM, Monday through Friday and from 6:00AM to 2:00PM on Saturday. There shall be no operation on Sundays or legal holidays. There shall be no crushing before 6:00AM. If business conditions require additional hours of operation for a limited period of time and owner establishes unique circumstances warranting such, the owner shall make written application to the Town Chairman and the Town Plan Commission for additional hours. If the request made by owner is for a period of time of three working days or less, the Town Chairman shall have the authority to grant the additional hours of operation. Any period requiring greater than three working days shall be referred to the Plan Commission for approval.

b.) Location of rock crusher. The rock crusher will be located as needed to practically process the materials. Halquist shall prepare a survey of the portion of the quarry

property covered by this agreement which shall be filed with the Town clerk. Halquist shall also provide a legal description of the area involved which shall be filed with the Town clerk and such survey and legal description of the property involved is incorporated herein by reference and made a part of this plan with the same force and effect as though attached hereto. The legal description for the parcel is as set forth below:

PT NE 1/4 & NW 1/4 SEC 24 T8N, R19E COM E 1/4 COR S88° W 400 FT  
 THE BGN S88 17°W2270.30 FT S88 42° W662.39 FT N 02°E 1321.69 FT  
 N 88 28° E 666.22 FT S 10° W 406.71 FT E 2266.88 FT S 850.03 FT TO  
 BGN VOL 1089/515 DEEDS EX E 7 AC ALSO PT E 1/2 NE 1/4 SEC 24 10  
 AC ALSO PT NE 1/4 SEC 24 COM E 1/4 COR N 838.1 FT W 658 FT THE  
 BGN W 2008.7 FT N 10° E 330.12 FT S83 44° W 398 FT S 79 55° W 1637  
 FT S 661.25 FT E TO BGN ALSO PT W 1/2 SE 1/4 NW 1/4 SEC 24 EX  
 RRR 42/422 110.78 AC M/L, Town of Lisbon, Waukesha County, Wisconsin.

10. Conditions of Operations. It is understood that the permit granted by the Town for quarrying, blasting, fabrication, and crushing, to Halquist is issued in accordance with the section 33.03 of the Town of Lisbon Zoning Code.

A site operation plan and reclamation plan as prepared by the engineering firm of Graef Anhalt Schloemer and Associates Inc. has been filed with the Town Clerk. Final reclamation shall begin within 6 months after the quarry has been completed and terminated, and shall be performed as shown on the plan as mutually approved.

An annual report shall be filed in writing with the Town Engineer and the Town Planning Commission on or before February 1st of each year. Said annual report shall include, as a minimum, a survey of the quarry operations for the last calendar year, a listing of all materials removed from the quarry in the last calendar year, copy of any written complaints received during the last calendar year, and any other information as required by the Town Engineer and Plan Commission.

11. Maintenance of Berm Banks. Halquist agrees to maintain the existing berm banks as delineated on the Operations Plan prepared by the engineering firm of Graef Anhalt Schloemer and Associates Inc. The berms will be seeded and planted with the appropriate vegetation. Berms shall be constructed in accordance with the reclamation plan. The berm shall be permitted to grow native to the area similar to that surrounding it in the undeveloped area. Fencing, berms, or barriers shall be installed where reasonably necessary from time to time as required by the Town Plan Commission. Fencing, berms or other suitable barriers shall be of a type approved by the Town Plan Commission.

12. Access Road. The road from Town Line Road into the quarry shall be located as it presently is. Such road will be surfaced with bituminous concrete or otherwise treated to reduce any dust problems up to the point that the road enters the active site of the quarry operations or where it reaches the scale. All access to the quarry and the quarry operation shall be through the existing access on Town Line Road. There shall be no crossing the Bug Line Trail. The legal description for this access road is as follows:

That part of the North East one-quarter (1/4) of Section Twenty-four (24), Town Eight (8) North, Range Nineteen (19) East, in the Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the East one-quarter (1/4) corner of Section Twenty-four (24), Town Eight (8) North, Range Nineteen (19) East, thence due North eight hundred thirty-eight and ten one-hundredths (838.10) feet to the place of beginning; thence due West four hundred sixty (460.00) feet; thence due North sixty (60.00) feet; thence due East four hundred sixty (460.00) feet to the East one-quarter (1/4) line; thence due South sixty (60.00) feet along the East one-quarter (1/4) line to the place of beginning.

13. Dust Control. The crusher and drill rig shall be maintained in good operating condition, and dust control measures shall be used on the crusher and drill rig to minimize the dust. No crushing or drilling shall be performed if said dust control measures are

ineffective. All machinery and equipment shall be constructed, maintained and operated in such a manner as to minimize dust, noise and vibration. Dust control measures shall be used on all roads. Access haulage roads on the quarry site and leading therefrom shall be maintained in a dust free condition on all traffic routes. The speed of vehicles shall not exceed 15 mph on the quarry property. The Town reserves the right to increase amount and method of dust control measures being used. Air pollution control measures may be required from time to time by the Town should fugitive dust become a nuisance to the neighbors. Such measure may include sweeping of access roads and adjacent public streets, paving of portions of haul roads, water or chemical control, if allowed by law of dust at materials handling operations, control of dust from storage piles and application of calcium chloride solutions to all roads and the pit floor if allowed by law. The operation must meet EPA and DNR requirements concerning air quality. If deemed necessary in order to assure air pollution control, all outside conveyor transfer points will have some water spray dust suppression systems and all screening processors will have water spray system or hooded air borne dust system.

14. Location of Monuments. As part of the blasting and quarrying of stone on this site, Halquist shall maintain at least 4 monuments in accordance with legal descriptions provided on the lands in the Town.

15. Compliance with Agreement. Halquist agrees to comply with all the terms and conditions of this Agreement, zoning ordinances and Chapter 33 of the Town of Lisbon. In the event of any alleged breach, the Town shall notify Halquist and good faith compliance within a reasonable time shall be required upon receipt of such notice.

In the event of any breach which is not corrected after receipt of such notice, the

Town may proceed in the manner provided by law to enforce this Agreement or Town ordinances or Chapter 33 of the Town of Lisbon Municipal Code and such covenants by means of a proceeding at law or in equity to revoke the permit, obtain injunctive relief, damage or forfeitures, or such other relief as the Town may deem appropriate.

In the event the Town is named as a defendant in any litigation as a result of approval of this Plan of Operation, the said quarry operator shall, in connection there with, defend and indemnify the town.

16. Permit Fee. Halquist shall pay an annual permit fee as required by the Town of Lisbon municipal code. These permit fees represent prepayment for all anticipated expenses of monitoring the operation, legal fees, engineering charges, inspection charges and all other administrative expenses.

17. Quarry operator agrees to submit, each five years or sooner if available through SEWRPC, an aerial photo demonstrating the location of its quarry limits and the location of adjacent land uses. Such photo shall be interpreted to demonstrate the depth of the quarry, in lieu of which an affidavit by the operator shall satisfy such latter requirement. The ultimate depth of the quarry shall be the Maquoketa shale. Halquist shall file with the Town Engineer and with the Plan Commission, upon approval of this Plan of Operation, the aerial photograph required above.

18. Restoration.

The restoration plan has been filed with the Town and with Waukesha County pursuant to Wisconsin Administrative Code NR 135.

## II. Fabrication Site:

1. Overview. The Halquist Ideal location contains a dimensional stone quarry and a

facility for the manufacture of a variety of consumer stone products.

2. Site Location and Size. The Ideal quarry is located directly west of Townline Road and south of the Bug Line Trail in the Town of Lisbon. The Ideal location is segregated into two separate sections. One is a quarry (West Side) and another the fabricating (East Side). The quarry is located west of the stream that separates these two sections. As it is an existing quarry, the east property is below street elevation.

3. Site Zoning. The site is currently zoned General Industrial.

4. Operating Hours. Outside operations for the Manufacturing Plant excluding those activities set forth in Article 5 below are limited to the hours of 6:00AM to 7:00PM, Monday through Friday, and 6:00AM to 2:00PM on Saturdays. In the manufacturing building, doors shall be shut at 7:00 PM to help control any indoor noise. The 16 windows located within the building measuring approximately 23" x 23" in size may be left open to obtain air flow and air circulation within the premises. The windows shall be subject to further review by the Plan Commission on or about August 1, 1999. If the overhead doors to the manufacturing facility are opened after 7:00PM, manufacturing within the building will be temporarily halted until such time as the overhead doors are again closed. There shall be no loading or unloading of materials outside of the building after 7:00PM.

The manufacturing facility will be operated 24 hours a day, six days per week.

The tumbler shall only be operated between 7:00AM and 5:00PM Monday through Friday. There shall be no tumbling on Saturdays, Sundays or legal holidays.

The site has a natural noise barrier in that it is a depression of Lannon Stone and is surrounded by berming and vegetation. Operation of outdoor equipment, including the operation of vehicles with backup alarms, is limited to regular operating hours. The noise

level study dated November 2, 1998 performed by the St. Paul Companies shall remain on file with the Town of Lisbon and owner shall use all reasonable efforts to maintain operations within the noise levels set forth in the study referred to above. Owner shall provide noise level readings in October of each year and shall file the results on or before November 1 of each year with the Town Clerk.

5. Truck Activity. Truck activity is a result of pickup and delivery of materials. The loading and unloading of stone is restricted to the hours of 6:00AM to 7:00PM, Monday through Friday and 6:00AM to 2:00PM on Saturdays.

6. Lighting. The building is currently lit in darkness for safety and security purposes.

7. Existing Buildings. The existing buildings that sit on the East side of the property are primarily used for stone storage, sawing, buffing, grinding, planing, finishing and other stone processing activities along with having a breakroom and office. This building is equipped with two wells. All of these activities are done on a daily basis and production needs determine which one is done more than the other.

8. Equipment.

There are a variety of forklifts used to handle stone products.

There are front-end loaders used for stone handling.

There is a mobile scale to weigh loads along with a mobile loading ramp.

There are storage bins used to store stone. These may be moved around.

There is one tumbler, cement mixers, and screens used to finish stone products.

They are used to put a finished texture on the stone.

There is a settling pond used to recycle water to help cool the stone cutting process.

There are fuel tanks used to store fuel.

Parking is done throughout the yard and drives.

There are two main drives leading to the facility.

There may also be other production equipment and tools used.

9. Crushing. There will be a portable crusher brought to the fabricating location no more than once a year to recycle stone scraps. Crushers will be utilized to crush tailings from the manufacturing operation. A 30-day permit will be secured from the Town of Lisbon prior to crushing on the East side. Crushing shall be conducted between September 15 through May 30 of the year. No crushing on the East Side shall be done in June, July or August. This crushing will be done between the hours of 7:00AM and 6:00PM Monday through Friday and 7:00 AM to 2:00PM on Saturday.

### III. MISCELLANEOUS PROVISIONS

1. Compliance with Agreement. Halquist agrees to comply with all the terms and conditions of this agreement and the Town of Lisbon ordinances as may be validly enacted. In the event of any alleged breach, the Town shall notify Halquist and strict compliance within a reasonable time shall be required upon receipt of such notice.

2. This plan of operation as submitted by Halquist and approved by the Town is the result of a process of compromise and agreement on the part of both Halquist and the Town. By means of its entry into this agreement, Halquist claims to have relinquished various legal rights to which it believed it was otherwise entitled. The Town, on its part, has acted to protect the interests of its residents and, in particular, has been concerned with the health, safety, and welfare of the persons who occupy the adjoining parcels. It is acknowledged that in addition to the restrictions imposed by this plan of

operation, the Town through its police powers has the continuing right to enact ordinances and enforce police regulations that would further regulate and possibly restrict the operation of the quarry.

Halquist reserves any rights that it has or claims to have with reference to the regulation of the quarry operations by the Town under future regulations not consistent with the terms and provisions of this agreement.

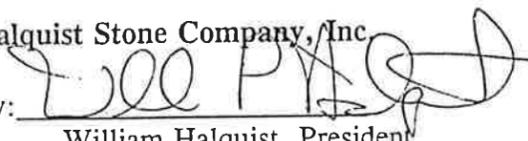
3. This Agreement is assignable and shall be binding upon successors, heirs and assigns of the owner.

4. Halquist is required to comply with all local, county, state and federal rules, orders, regulations, ordinances including those dealing with quarrying blasting, water discharge and air quality standards.

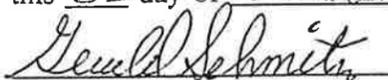
Dated this 16 day of December, 1998

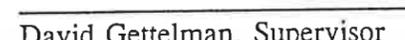
Halquist Stone Company, Inc

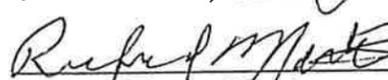
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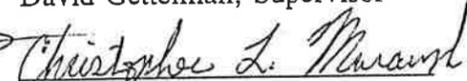
  
William Halquist, President

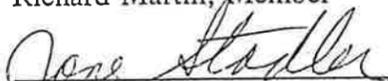
Approved by the Plan Commission of the Town of Lisbon, Waukesha County, Wisconsin, this 3rd day of December, 1998.

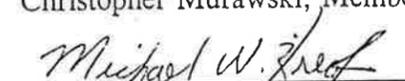
  
Gerald Schmitz, Chairman

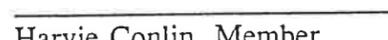
  
David Gettelman, Supervisor

  
Richard Martin, Member

  
Christopher Murawski, Member

  
Jane Stadler, Member

  
Michael Ziegler, Member

  
Harvie Conlin, Member

Approved by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin,  
this 14<sup>th</sup> day of DECEMBER, 1998.

Town of Lisbon

By: <u>Gerald Schmitz</u> Gerald Schmitz Town Board Chairman	By: <u>Jeffrey Musche</u> Jeffrey Musche Town Clerk
By: <u>Peter C. Chycinski</u> Peter C. Chycinski	By: <u>Teryl Williamson</u> Teryl Williamson
By: <u>David Gettelman</u> David Gettelman	By: <u>Daniel Meissner</u> Daniel Meissner

Approved as to form

Kathryn Gutenkunst  
Kathryn Gutenkunst  
Town of Lisbon Attorney





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AGREEMENT

The parties to this agreement are as follows; Town of Lisbon, Wisconsin (hereinafter "Lisbon"), and Halquist Stone Company, Inc. (hereinafter "Halquist");

WHEREAS, Halquist has for over sixty (60) years operated Stone quarries in Lisbon; further, Whereas it is the desire of the parties that Halquist operations continue for the mutual benefit of the parties and to ensure the continuing supply of stone products to the southeastern Wisconsin market; Whereas, Halquist is presently involved in its quarrying operations pursuant to a conditional use permit, and it is the purpose and intent of this agreement to re-state matters in respect to this existing conditional use permit and convey upon the parties rights that are contractual in nature; accordingly it is therefore agreed as follows:

1. Attached hereto as Exhibit A is a diagram of the subject properties owned and controlled by Halquist; that this agreement relates and respects Halquist operations and activities in the areas identified on Exhibit A as "Existing North Quarry", "Existing South Quarry", and "Proposed Quarry Expansion Area". Respecting the Halquist land south of Highway K, it is recognized that the area identified on Exhibit A as "Existing South Quarry" consists of approximately eighty (80) acres. Further, it is recognized that the area identified as "Proposed Quarry Expansion Area" consists of approximately

eighty (80) areas. It is further recognized that in respect to the "Proposed Quarry Expansion Area" that only approximately 55 acres will ultimately be quarried due to proposed protection of wetland and environmental corridor land and setbacks on the north and south side of the property. It is further recognized that Halquist also owns properties West of this area described on Exhibit A as "Possible Future Quarry Area", said area potentially being available for incorporation into the quarry and restoration plan of Halquist. Respecting the properties identified on Exhibit A as "Existing North Quarry", "Existing South Quarry", and "Proposed Quarry Expansion Area", presently zoned A-2, Lisbon expressly recognizes Halquist rights to quarry such identified lands pursuant to Lisbons applicable zoning requirements. Regarding Halquist operations on these properties, the following additional provisions are agreed to by the parties.

2. a. The parties recognize that dust control is a desireable objective in respect to Halquist operations. Accordingly, it is agreed that Halquist shall comply with all standards imposed by the Wisconsin Department of Natural Resources (hereinafter "DNR") in respect to dust control. Additionally, Halquist shall not move its crushing equipment without the permission of the DNR.

b. Water flushing will occur from either trucks or on-site pumps to control dust as warranted during times of nonfreezing temperatures. Opacity readings shall be conducted

as frequently as is required by the DNR. If opacity readings on any such reading would exceed the standard imposed by the DNR at the quarry property line, operations will be shut down by Halquist. The duration of the shutdown will last until compliance with DNR standards can be achieved.

c. Halquist will continue its practice of utilizing pressurized or cascading water systems which will be used on all stationary rock crushing equipment during times of nonfreezing temperatures.

d. Halquist will continue its practice in that all travelled ways within the quarry will be watered down in times of non-freezing temperatures when necessary to eliminate dust caused by motorized vehicles.

e. Halquist will continue its practice of dust collection or suppression systems that will be used on all pneumatic and hydraulic drill rigs.

f. Halquist shall comply at all times with all present and future requirements of the DNR in respect to filing of air quality compliance plans. Halquist shall comply with the requirements of its Fugitive Emission Compliance Plan submitted to the DNR dated September, 1992 (attached Exhibit B).

g. Fencing will be employed, installed and/or maintained around the perimeter of the Halquist properties as required by the Town of Lisbon.

h. Halquist will maintain no underground petroleum

tanks and will perform all actions as required by the DNR to maintain groundwater quality and levels.

i. Halquist will comply with all requirements of the Town of Lisbon as defined in the "Plan of Operation and Site Restoration" prepared by Warzyn (Exhibit C).

3. a. Use of stationary crushing equipment shall be confined to the hours between 6:00 a.m. and 6:00 p.m. central time, Monday through Saturday. Failure to adhere to this practice shall result in Halquist being subject to fines and penalties pursuant to Lisbon Ordinance 22.02(1).

b. Blasting shall conform with state and federal law and shall be confined to the hours between 11:00 a.m. and 3:00 p.m. central time, except with permission of town engineer, Monday through Friday. Violation of this provision shall subject Halquist to fines and/or penalties pursuant to the applicable Town of Lisbon ordinance.

c. All other quarry operations, excluding machine maintenance, shipping and aggregate washing, are confined to the regular hours of operation, 6:00 a.m. to 6:00 p.m. Monday through Saturday, with penalties for non-compliance as specified in the Lisbon ordinances.

d. All blasting shall be within the requirements and limitations imposed by the State of Wisconsin, Federal Government, and Town of Lisbon.

e. Halquist Shall continue its practice of monitoring noise and vibration levels generated during

blasting, and same shall be measured and recorded by Halquist for each blasting event in accordance with state and federal guidelines. Instrumentation used to measure vibrations will be a seismograph and/or other devices which meet current industry standards and regulations.

f. Halquist shall continue its practice that all seismograph and blasting records shall be filed with Lisbon's clerk on a regular basis.

g. Timing "delays" will be used during blasting to reduce noise and vibration from individual blasting events so that the resulting P.P.V. conforms to Town of Lisbon Ordinance Chapter 33.04.

h. Halquist shall continue its practice that all noise levels from all blasting air blasts shall be maintained below state and local noise level guidelines. Halquist shall work and cooperate with Lisbon's engineer to modify blasting procedures in the event that problems are encountered with blast generated vibration or noise.

4. Halquist shall maintain general liability insurance with the following specified dollar limits: \$1,000,000.00. Written evidence of the existence of such coverage shall be provided to Lisbon at all times. Said general liability insurance policy shall specifically provide for responsibility to residences in the Town of Lisbon and/or other neighboring property owners that can establish that Halquist was causally negligent in having such neighbors experience a lowering of the

water level in their private wells.

5. Halquist has adopted an Environmental Statement (attached as Exhibit D) which sets forth Halquist's general philosophy in respect to the environment. Halquist will in a commercially reasonable manner and in its discretion comply with these general policies.

6. It is recognized, that although Part 3, Figure 4, of the Halquist Stone Plan of Operation and Site Restoration prepared by Warzyn Inc., reflects a depth of quarrying to 35 feet during the initial phases (Phase I through III) of expansion, Halquist Stone does have the right to mine stone to the depth of reaching the Maquoketa Formation (shale and dolomite).

It is also recognized that the limits of the depth of the quarry may be regulated by the Town of Lisbon's annual permit review.

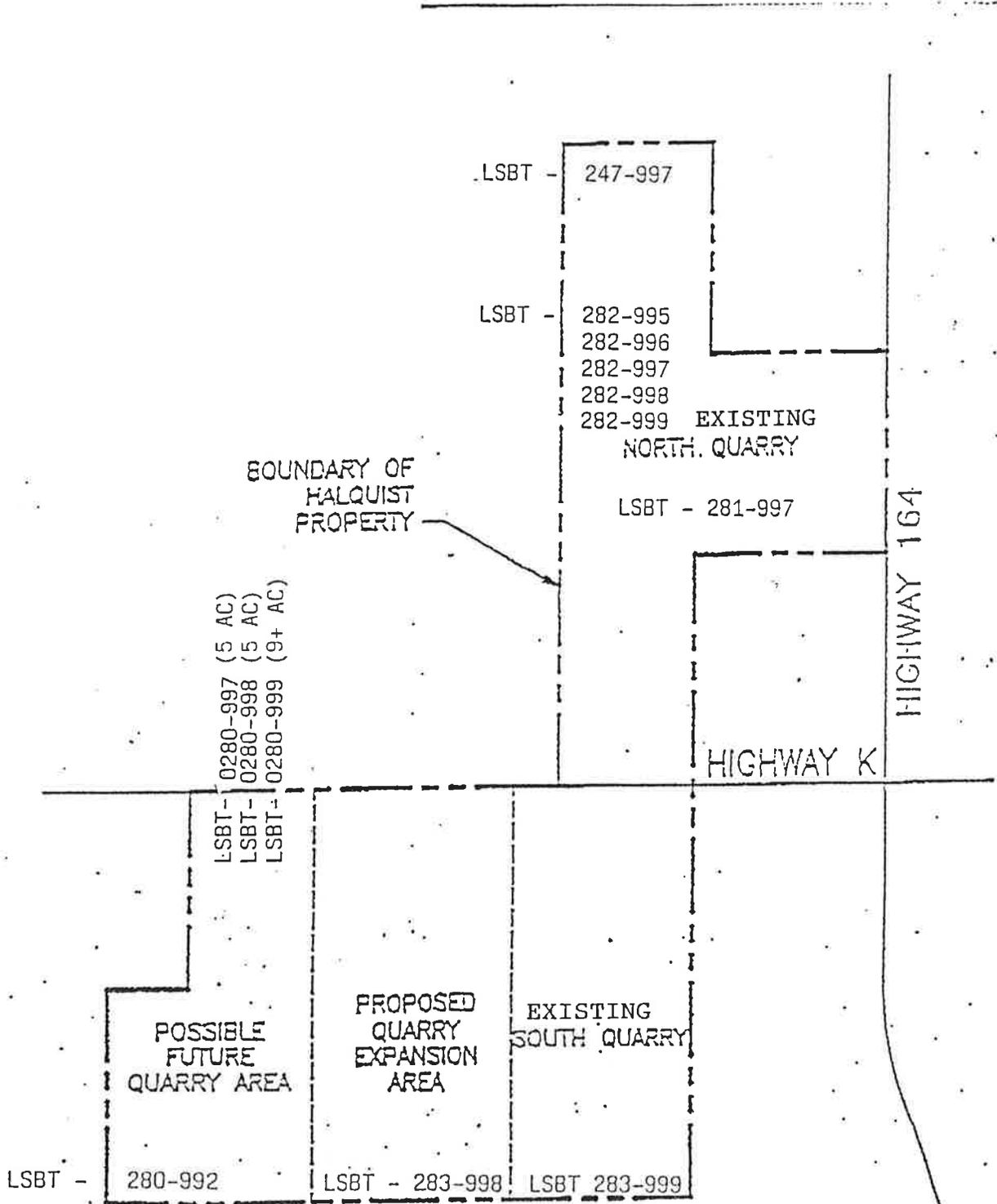
Dated this 26 day of OCTOBER, 1992.

TOWN OF LISBON

By: Donald S. Holt

HALQUIST STONE COMPANY

By: Thomas J. Quinn



HALQUIST

STONE

*Company Inc.*

PRODUCERS OF DISTINCTIVE LANNON STONE

SUSSEX, WISCONSIN 53089 • PHONE 414-246-3561

October 5, 1992

VIA Certified Mail

Mr. Mike Griffin  
Southeastern District  
Department of Natural Resources  
2300 North Martin Luther King Drive  
Milwaukee, WI 53212

RE: Fugitive Emission Compliance Plan  
Halquist Stone Operations Sussex/Lannon, WI

Dear Mike,

Included herewith is the completed Fugitive Emission Compliance Plan for Halquist Stone Company, Inc. The Sussex and Lannon Operations are described and Attached to the Plan. (Sussex: Attachment "A-1 and A-2"; Lannon: Attachment "B").

As we have discussed, Halquist Compliance Plan is submitted to the Department of Natural Resources for review and acceptance. We understand that the acceptance of this Plan by the Department of Natural Resources will generate an administrative order and require compliance by Halquist Stone.

Part F of the Plan lists the compliance schedule. The only item not completed at this point in time is the truck tire wash at the Sussex facility. The installation of the truck tire wash is in process and will actually be completed and operational by October 19, 1992.

In a effort to reduce fugitive dust at the source, Halquist has focused on the issues of emissions created by various sources within our facilities and have initiated several source reducing methods.

EXHIBIT B

Mike Griffin, DNR  
October 5, 1992  
Page 2 of 2

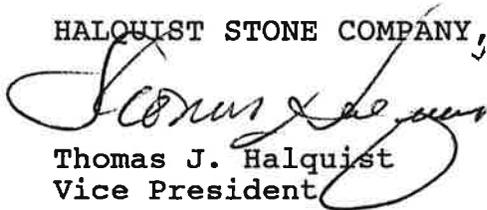
Examples of source reducing methods would be:

- \* Enclosure of a chip plant and tertiary (Sussex).
- \* Water wash/spray at primary and secondary crusher stage.
- \* \$100,000 water truck in service (Sussex).
- \* Wash plant 100% efficiency.
- \* Reduced hauling by installing a new conveyor (Sussex) primarily for asphalt material.
- \* Wheel wash (Sussex).

If you have any questions concerning this Plan, please contact me or Linda Baumann at 246-3561.

Sincerely yours,

HALQUIST STONE COMPANY, INC.



Thomas J. Halquist  
Vice President

Enclosure

**HALQUIST STONE COMPANY, INC.**

**FUGITIVE EMISSION COMPLIANCE PLAN**

SUSSEX OPERATION - ATTACHMENT A-1 and A-2  
LANNON OPERATION - ATTACHMENT B

SEPTEMBER 1992

**HALQUIST STONE COMPANY, INC.  
FUGITIVE EMISSION COMPLIANCE PLAN**

SEPTEMBER 1992

SUSSEX OPERATION - ATTACHMENT A-1 (Crushing Operation)  
A-2 (Rip-Rap Operation)

LANNON OPERATION - ATTACHMENT B

**A. DEFINITIONS**

The following terms used in this plan are defined as:

1. Paved Road: Any paved surface for vehicular traffic lying on the property of, or owned by Halquist Stone.
2. Unpaved Road: Any unpaved surface or right-of-way designed for or used for vehicular traffic lying on the property of, or owned by, Halquist Stone.
3. Clean: To operate, in accordance with manufacturer's specifications, combined flushing and/or mechanical sweeping machine over all of the paved roads specified in the plan.
4. As Needed: For those sources listed in the plan requiring the use of wet suppression, namely water sprays or water and additive solution sprays, all sources will be cleaned or treated as specified in the plan, except as listed below:
  - i. No cleaning or treatment will be required if greater than 0.1 inch of rain is recorded in the preceding 24 hours or recorded on all days since the last cleaning or treatment.
  - ii. No cleaning or treatment will be required if snow covers the ground or the average daily temperature is less than 40° F.
  - iii. Cleaning or treatment will be conducted on a more frequent basis than specified, when no measurable rain was recorded each day during the previous week, or if atmospheric conditions which cause visible emissions from sources persist.
5. Treat:
  - i. To treat an unpaved road means: to apply water at a rate of 0.3 to 1.0 gallons per square yard.

- ii. To treat the material handling system means: to apply 0.2 to 1.0 gallons of water per ton of material per process location.
- iii. To treat a storage pile means: to apply water to the pile surface at a rate of 0.3 to 1.0 gallons per square yard. No treatment will be required if the pile is snow covered or frozen.

## **B. PROCESS DESCRIPTION**

Figure 1 (Attachment A-1) is a schematic diagram of stone handling and processing at the Sussex plant.

Rock is drilled and blasted from the face and loaded into a 50 ton haul truck by front-end loader (FEL). The rock is hauled to a hopper feeding a primary jaw crusher. Approximately 6000 tons of rock are processed daily. The rock flows from the dump hopper over a "grizzly" where -8 inch stone is screened out and bypasses the crusher. Oversize, or +8 inch stone, enters the primary crusher where it is broken to a top size of about 8 inches. The undersize flow and crushed stone are then combined onto a conveyor which reports to two triple deck coarse screens at a rate of about 700 TPH.

The coarse screens size the stone at 3", 2" and 3/4". Oversize, +3 inches, reports to a secondary crusher. The 3" and 2" stone, may be placed into stock or conveyed to a distribution bin feeding two secondary cone crushers. Undersize, the 3/4 x 0 fraction, is placed into a storage pile. The stone placed into stock may be sold directly as product, blended with other size, or employed as surge capacity.

Stone conveyed to secondary crushing is reduced to a top size of 3/4" and fed to twin triple deck scalping screens at a rate of 4-500 TPH. Oversize, +3/4" is returned to secondary crushing. The 3/4 x 0 fraction is discharged to two conveyors that feed the "chip" plant.

The enclosed chip plant consists of four triple deck screens which size the stone to 3/4", 3/8", and 1/4" products. These are loaded out to bins. Undersize material, 8 x 0 mesh, is conveyed to a radial stacker, placed into a pile, and sold as agricultural lime. Oversize is returned to the scalping screens.

Bins holding 3/4", 3/8", 1/4" chip, and agricultural limestone, can discharge directly to (1) delivery trucks, (2) radial stackers placing material in separate stockpiles, or (3) a blending belt discharging to a stockpile.

## **C. CONTROL STRATEGY**

The control strategy for compliance with the applicable sections of the Wisconsin Administrative Code is described as follows by source:

1. Paved Roads

- i. Plant speed limits shall be 10 mph and posted prominently at or near the plant entrance and enforced by management.
- ii. A sign shall be prominently posted at or near the plant entrance to the effect that dust emissions produced by truck traffic must be reduced and that drivers operating vehicles in excess of the posted speed limit will be reprimanded.
- iii. All paved roads will be cleaned twice daily or as needed.

2. Unpaved Roads

- i. Plant speed limits shall be 10 mph and posted at the access to unpaved road surface.
- ii. Unpaved road surfaces will be treated twice daily or as needed.

3. Storage piles

- i. Storage piles of products containing 5% to 20% minus 200 mesh particles by weight shall be treated daily by means of a water tanker equipped with a high pressure pump and articulated spray cannon or as needed.
- ii. Access areas surrounding storage piles containing > 5% minus 200 mesh particles shall be treated twice daily or as needed.
- iii. No treatment or affected storage piles will be required if the pile is snow covered or frozen.

4. Material Handling

- i. "Shot" rock, that is, stone blasted from the mine face, shall be treated by means of a water tanker equipped with a spray cannon or as needed.
- ii. The treatment at the primary crusher will be applied by means of a pump having a minimum discharge pressure of 100 psi through nozzles located at the crusher discharge.

- iii. The material flow through treatment of each of three secondary crushers will be applied by means of a pump having a minimum discharge pressure of 100 psi through nozzles located at the crusher inlet.
- iv. The screen decks, or "chip plant", are enclosed by means of metal building.
- v. A transfer chute directing the flow of Aglime from conveyor to radial stacker has been installed.

5. Miscellaneous

- i. Front-end loader operators will be instructed to minimize drop heights to truck beds.
- ii. Front-end loader and truck operators will be instructed not to overfill.
- iii. A truck tire wash station will be installed by no later than 10-31-92 to clean and remove excess dirt and mud from trucks departing the quarry. Trucks will use in weather at or above 40°F.
- iv. Spillage and deposits of settled dust in and around the material handling system will be removed as promptly as possible.

D. COMMENTS AND CLARIFICATIONS

- i. Treatment of the material flow through primary and secondary crushers is intended to suppress fugitive emissions not only at the source to which treatment is applied but to sources at remote locations. Treatment at the primary crusher is expected to control emissions throughout the conveying and screening circuitry up to the secondary crushers. Treatment at the secondary crushers is anticipated to suppress dust at the scalping screens and chip plant.

E. FUGITIVE DUST CONTROL PLAN

- i. The individual responsible for implementing the fugitive dust control plan for Halquist Stone Company, Inc. is Thomas J. Halquist, Vice President.
- ii. Inspection and routing maintenance of dust control system will be performed at the end of each operating day.
  - a) The dust control system items to be checked

will include:

- 1) water (spray) points;
  - 2) nozzle functions.
- b) Dust control system materials, equipment and spare parts that will be maintained in inventory are to include:
- 1) spray nozzle;
  - 2) hose clamps;
  - 3) hoses;
  - 4) seals.

This inventory could change depending upon lead time of suppliers.

Water pumps are readily available.

#### F. COMPLIANCE SCHEDULE

The following is a listing of completion dates for the implementation of controls listed in this plan:

<u>Source</u>	<u>Item</u>	<u>Completion Date</u>
C.1 Paved Roads	C.1.i-Speed limits	Completed
	C.1.ii-Notice	Completed
	C.1.iii-Cleaning	Completed
C.2 Unpaved Roads	C.2.i-Speed limits	Completed
	C.2.ii-Treatment	Completed
C.3 Storage Piles	C.3.i,iv-Treatment	Completed
	C.3.ii,v-Treatment	Completed
C.4 Material Handling	C.4.i-Treatment of "shot" rock	Completed
	C.4.ii-Treatment of primary crusher	Completed
	C.4.iii-Treatment of secondary crushers.	Completed
	C.4.iv,v-Enclosures	Completed
C.5 Miscellaneous	C.5.i,ii-loader operations	Completed
	C.5.iv-Clean-up	Completed
	C.5.iii-truck tire wash	10-31-92

(File: Complian.doc)



PROJECT  
2731900

# PLAN OF OPERATION AND SITE RESTORATION

PROPOSED QUARRY EXPANSION  
SOUTH SUSSEX QUARRY  
HALQUIST STONE COMPANY  
SUSSEX, WISCONSIN

JUNE 1992

*PREPARED FOR:*  
HALQUIST STONE COMPANY  
*SUSSEX, WISCONSIN*

• • •

*PREPARED BY:*  
WARZYN INC.  
*MILWAUKEE, WISCONSIN*



PROJECT  
2731900

# PLAN OF OPERATION AND SITE RESTORATION

PROPOSED QUARRY EXPANSION  
SOUTH SUSSEX QUARRY  
HALQUIST STONE COMPANY  
SUSSEX, WISCONSIN

JUNE 1992

PREPARED FOR:  
HALQUIST STONE COMPANY  
SUSSEX, WISCONSIN

• • •

PREPARED BY:  
WARZYN INC.  
MILWAUKEE, WISCONSIN

  
Cyrus W. Ingraham, P.E.  
Project Manager

  
John E. Guhl, CPG  
Environmental Geologist



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Appendix A	Town of Lisbon Application for Quarrying Operations
Appendix B	Wisconsin Department of Natural Resources Letter Accepting Revised Wetland Delineation

## 1

## INTRODUCTION

Halquist Stone Company, Inc. (Halquist) has proposed expanding their current quarry operations located in the Town of Lisbon, Wisconsin. The proposed expansion area includes an 80 acre parcel located immediately west of the present Halquist South Sussex Quarry, southwest of the intersection of State Highway 164 and County Highway K in Waukesha County, Wisconsin. The proposed expansion area along with Halquist's existing permitted land would provide approximately 100 years of stone reserves for supplying the future needs of the metropolitan Milwaukee area.

The Lisbon area has long been known as one of the best sources of quarried limestone bedrock in the State of Wisconsin. With the availability of potential quarry areas quite limited, and with the need to supply stone products to the southeastern Wisconsin market, it is important to make use of the potential quarry site owned by Halquist. Operations of the proposed quarry would provide long-term benefits to the community, including employment of approximately 100 persons, an important tax base for the community, and a long-term supply of stone products for the vicinity.

In order to facilitate the proposed quarry expansion, Halquist requested Warzyn Inc. (Warzyn) to prepare a plan of operation for the anticipated long-term quarrying activities and subsequent site restoration. This plan of operation and site restoration provide supplemental information to the Town of Lisbon Application for Quarrying Operation included in Appendix A.

The purpose of the plan of operation is to provide guidance for future operational decisions in order to minimize visual and environmental impact to the area while providing a needed stone resource. Following the quarry activities the proposed site restoration will provide enhancement to the community through the development of multi-use public and private lands.

## BACKGROUND

Halquist has operated surface stone quarries at N52 W23564 Lisbon Road in the Town of Lisbon, Wisconsin (Figure 1) for over 60 years. These quarry operations currently produce valuable stone products including crushed stone aggregates, decorative facing stone, building stone, and dimension stone used in shore protection applications. Halquist employs over 100 local employees in its quarrying, retail, hired trucking, and manufacturing operations.

Halquist's main quarry (north quarry) is located northwest of the intersection of County Highway (CTH) K and State Highway (STH) 164 in the town of Lisbon, Wisconsin. An additional 80 acre parcel located southwest of CTH K and STH 164 is currently permitted for quarrying operations, with approximately 20 acres (south quarry) being actively quarried.

The proposed quarry expansion area is located in the southwest quarter, Section 35, Township 8N, Range 19E in the Town of Lisbon, Wisconsin (Figure 2). The quarry expansion area is 80 acres in size, and is located adjacent to the current 80 acre south quarry. However, only a portion of the southern property (approximately 55 acres) will ultimately be quarried due to the proposed protection of wetland and environmental corridor land and setbacks on the north and south side of the property. Halquist also owns properties west of the proposed quarry expansion area which may potentially be incorporated into the quarry and restoration plan in the future.

The quarry expansion area is currently vacant and zoned for quarrying by the Town of Lisbon. The property is bounded by CTH K to the north; Halquist's south quarry to the east; vacant woodland and agricultural land to the south; and vacant agricultural land (also owned by Halquist) to the west. Other development in the vicinity includes the Vulcan Materials Company's quarry to the northeast, as well as sparse residential development.

In September 1990, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) issued an Environmental Impact Evaluation of the proposed quarry expansion. The findings of this evaluation are described in *Town of Lisbon, Southeast Area Quarry Operations, Environmental Impact Evaluation, Memorandum Report Number 44, dated September 1990*. These findings have been formally amended and accepted by Halquist. The Town of Lisbon has

accepted SEWRPC's findings as well as the amendments presented by Halquist in October, 1991. The following plan of operation and restoration plan were developed in general accordance with the recommendations outlined in this memorandum and adopted by the Town of Lisbon.

The plan of operation and restoration plan presented in the following sections were developed based on the recommendations described in the SEWRPC evaluation and subsequent planning meetings attended by the Town of Lisbon, the Town of Pewaukee, SEWRPC, and Waukesha County.

## PLAN OF OPERATION

### QUARRYING OPERATIONS

Quarrying operations would begin after the necessary permits are received and the pre-quarrying amenities have been constructed. All quarrying will comply with local ordinances (Section 308 (4)(M) and Section 12, Town of Lisbon Municipal Code). The existing conditions and proposed plan of operation are shown on Figure 3 and 4, respectively. Access to the quarry would be through the existing south quarry entrance on the south side of CTH K. The working face of the quarry would begin in the existing south quarry and move to the west and north in phases across the expansion area over time.

Quarrying activities will involve the routine use of explosives to remove rock from quarry faces. Work with explosives will be performed by Wisconsin licensed blasters subcontracted to Halquist. All blasting operations shall conform to regulations specified by the United States Mine Safety and Health Administration.

The blasting subcontractor may use a variety of explosives depending on degree of fragmentation desired, existing field conditions, and economic considerations. Explosives used may include AN-FO, cartridge slurries, and dynamite. Blasting parameters, including bench height, burden, spacing, charge density, initiation devices, stemming, use of delays, delay sequencing, and intervals will be selected by the blasting subcontractor. The blasting parameters will be selected to maximize economy in stone production while maintaining fragmentations requirements and minimizing noise and vibration concerns.

Equipment such as pneumatic drills, front end loaders, and quarry trucks will routinely be used during the blasting and subsequent transportation of shot rock. During quarrying in the proposed expansion area, the rock crushing and processing plant will remain at its current location in the north quarry. Stone will initially be transported to the processing plant by truck across CTH K and eventually through a tunnel under the highway. Halquist has petitioned to the County for the installation of a traffic warning light and signage to provide safety to the normal public traffic use in the area. The petition was granted by the County and will be implemented. Halquist has also petitioned the Town of Lisbon to reduce speed limits along CTH K to further provide for safety and

traffic control. Quarrying activities will be performed in accordance with local, state, and federal regulations.

The stone crushing operation in the north quarry will continue to consist of a primary crusher used to break the larger pieces of shot rock, followed by a secondary crusher used to produce marketable sized aggregates. A washing and screening processing plant is used to sort the various manufactured rock materials, with a conveyor system used to transport the materials from the processing plant to the respective stockpiles. Wash water from the processing plant will discharge to a settling basin for removal of fine material. The finished stone products will be transported from the quarry to the various stone markets by truck. Stockpiled stone will be loaded onto trucks in the existing quarry using front end loaders.

Production from the south quarry and expansion area is expected to remain approximately the same as the output from the current facility. Consequently, the volume of truck traffic, noise levels, and airborne particulates is not expected to increase. The ultimate horizontal limits of the proposed quarry expansion are shown on Figure 4. The quarry will be extended vertically to a depth of 35 ft during the initial phases (Phase I through III) of expansion.

A number of potential environmental impacts have been identified by SEWRPC which routinely occur during quarrying activities. Halquist will take necessary steps to minimize these concerns as stated in the following sections.

### **NOISE AND VIBRATION CONTROL**

Varying levels of noise are generated by heavy equipment, blasting procedures, processing operations, and truck traffic during day to day quarrying operations. In addition, vibrations are created during blasting of quarry faces. In order to minimize annoyance from quarry generated noise and vibrations, Halquist currently implements the following measures:

- Use of vegetated earthen berms around the perimeter of active quarry operations.
- Limiting most quarry operations to between the hours of 6:00 a.m. and 6:00 p.m. Monday through Saturday in accordance with local ordinances.
- Maintaining buffer zones between active quarry areas and property lines.
- Blasting is to be performed between the hours of 11:00 a.m and 3:00 p.m., Monday through Friday.

- Use of delays during blasting to reduce noise and vibrations from an individual blasting event.

Earthen berms have been constructed along the north, west, and portions of the south borders of the expansion area to serve as a visual and noise barriers. The earthen berms are approximately 20 feet in height, covered with a layer of topsoil, and have been revegetated with grasses, shrubs, and trees for aesthetic purposes. These berms will be maintained throughout the active life of the quarry.

General quarrying operations (i.e., rock processing, truck loading, etc.) will generally be performed during normal business hours (6:00 a.m. to 6:00 p.m., Monday through Saturday) to minimize disturbance to the surrounding vicinity. Quarrying operations will not be performed on Sundays. Blasting will generally be performed from 11:00 a.m. to 3:00 p.m. on weekdays only. Quarrying operations will be performed in accordance with the provisions of Chapter 33 Wisconsin Statutes, and the Town of Lisbon municipal codes relating to quarrying and blasting operations in the town.

Noise and vibration levels generated during blasting will be measured and recorded by Halquist's blasting subcontractor for each blasting event in accordance with state and federal guidelines. Copies of the blasting log will be filed with the town clerk within 48 hours after each blast. Instrumentation used to measure vibrations will be a seismograph similar to a VME Seismalog Model "E" or an approved equivalent. Allowable vibration levels at the nearest occupied or used building shall not exceed an energy ratio of 0.5 based on the following formula:

$$\text{Energy Ratio} = 0.5 - 10.283 fA$$

f = Frequency in cycles per second

A = Amplitude (displacement) in inches

Noise levels from all blasting air blasts shall be maintained below local noise level guidelines. Halquist agrees to work with the Town of Lisbon engineer to modify blasting procedures in the event that problems are encountered with blast generated vibration or noise.

## DUST CONTROL

Quarrying operations may emit varying quantities of particulate matter (dust) to the atmosphere. Particulate matter may be generated by each phase of the quarrying operation depending on the amount of material processed, the method of processing, the moisture content of the material, the method of transfer of the material, the degree to which the operation is enclosed, and the use of dust control measures. Halquist currently uses a number of dust control measures at their north and south quarries in order to maintain air quality including:

- Use of a pressurized watering system in the primary and secondary rock crusher (located in the existing north quarry) and on various conveyor systems.
- Use of misting systems in portable rock crushers (if used) and pneumatic drill rigs.
- Maintaining and watering of quarry haul roads.
- Use of a street sweeper on entrance roads and on CTH K two times per day or as conditions require. †
- Use of an enclosed screening tower for rock processing.

Halquist has also recently filed an air quality compliance plan with WDNR as part of an effort to improve its dust control measures.

Halquist proposes to continue using the dust control measures currently being implemented when the proposed quarry expansion occurs. Additional air quality improvements, including the installation of a wheel wash system, will be implemented by Halquist prior to expansion of quarry activities. Air quality will be monitored periodically by Halquist during the proposed quarrying activities. The monitoring program will conform with air quality compliance guidelines established for the site by the WDNR. Halquist will continue to work proactively with the WDNR to meet the air quality guidelines established for their facility.

## GROUNDWATER MANAGEMENT

Quarrying activities usually require either continuous or intermittent dewatering of the quarry excavation, because the quarry floor is often below the existing water table. The proposed quarry expansion would remove rock from the regional

Silurian dolomite unit, with the quarry floor extending below the existing water table. Thus, dewatering will be expected in the proposed quarry expansion area.

*The Town of Lisbon, Southeast Area Quarry Operations, Environmental Impact Evaluation, dated September 1990* prepared by SEWRPC indicates that groundwater drawdowns resulting from the expanded quarry operations would likely be 10 feet at a distance of about 2,500 feet, and decrease to zero at about 4,000 to 5,000 feet from the quarry excavation. Maximum drawdown levels are expected to be about 20 feet at a distance of about 500 feet from the quarry excavation. Review of the data from the SEWRPC evaluation indicates that drawdowns are expected in the range of 10 to 20 feet in areas of current residential development (located to the northwest) during quarry expansion activities.

In addition, a review by SEWRPC of available well logs for the vicinity indicates that most of the drinking water wells are constructed deep enough (greater than 30 feet below the predicted groundwater table elevations) in the dolomite aquifer to provide continued water supply despite quarry-related drawdowns. However, in some cases, it may be necessary for some homeowners to have their well pumps lowered in order to maintain an adequate water column height above the pumps.

In an effort to monitor groundwater levels, four groundwater monitoring wells will be installed by Halquist around the perimeter of the proposed quarry expansion area prior to the expansion of quarrying activities. The water levels in the monitoring wells will be measured and recorded by Halquist on a quarterly basis during quarrying to determine groundwater drawdown (if any) due to dewatering activities. This information will be used to assess potential impacts to private residential wells in the vicinity. In the event that private residential wells are impacted by quarry dewatering procedures, Halquist will make reparations necessary to correct the problem.

## 4

## SITE RESTORATION

Upon receiving approval for the proposed quarry expansion, Halquist would proceed with site restoration activities outside the expansion area. Initial site restoration activities would include defining protection buffer zones for sensitive wetland areas along the south expansion boundary and implementation of groundwater and air quality monitoring programs adjacent to the expansion area. The site restoration activities will continue during and immediately after the quarry activities. The conceptual design of the site restoration plan is shown on Figure 5, with details of proposed restoration activities outlined below.

### WETLANDS/ENVIRONMENTAL CORRIDORS

In 1985, a wetland delineation (based on aerial photography) by SEWRPC showed that approximately 22 acres of lowland hardwood wetlands were present in the southwest portion of the proposed quarry expansion area. This delineation was based on air photograph interpretation, with no field identification of wetland plants, hydric soils, or wetland hydrology performed. To evaluate the accuracy of this delineation, a field delineation of the wetland boundary was performed by Country Wetlands Nursery (CWN) and Warzyn.

Based on this delineation, the actual extent of wetlands in the southwest corner of the proposed quarry expansion area was found to be approximately 12 acres, with the remaining 10 acres of woodland classified as a primary environmental corridor in accordance to SEWRPC specifications. The Wisconsin Department of Natural Resources (WDNR) and SEWRPC have reviewed the field staking of the wetland area and have concurred with the modified wetland boundaries (refer to WDNR October 1991 letter and SEWRPC April 1992 letter in Appendix B).

Wetlands are currently regulated by the State of Wisconsin under NR 103 Wisconsin Administrative Code and at the federal level by the United States Army Corps of Engineers (COE) and United States Environmental Protection Agency (EPA) under Section 404 of the Clean Water Act.

Primary environmental corridors are classified as containing a composite of the best remaining elements of the natural resource base in the area. Natural resource base elements considered in the identification of the environmental corridors

include: lakes and streams and their associated shoreland and floodlands; wetlands; woodlands; wildlife habitat areas; areas covered by wet, poorly drained, or organic soils; and rugged terrain and high relief topography. Primary environmental corridors, which include a variety of the above-mentioned natural resource and natural resource-related elements, are, by definition, at least 400 acres in size, 2 miles in length, and 200 feet in width. Primary environmental corridors are currently designated by local zoning offices and SEWRPC, but are not regulated on a state or federal level.

The area delineated as wetlands (based on field staking) will be left undisturbed throughout the proposed quarry expansion operations, and will remain undisturbed as part of the final site restoration plan. However, portions of the primary environmental corridor outside of the delineated wetland will be included in the proposed quarry expansion area. A majority of the existing environmental corridor would be left undisturbed during the expansion of the south quarry. At a minimum, a 100 foot wide buffer zone would be left adjacent to the wetland area. This buffer zone would allow quarrying to proceed with minimal effect on the wetland. The portions of the environmental corridor to be removed will facilitate safe and effective quarrying along the south expansion boundary. The portion of the corridor to be removed will provide a smooth linear quarry face which is required for safe quarrying. An irregular quarry face may allow stone to be dislodged after blasting due to unstable quarry face conditions and therefore must be avoided. These areas are shown on Figure 3.

### **SITE DEVELOPMENT**

Upon completion of quarrying activities in the proposed expansion area, the site will be restored to provide permanent recreational areas to the Town of Lisbon and the vicinity. The focal point of the restoration project will be the 110 acre lake created from the quarry excavation (Figure 6). During construction of the lake, the quarry walls will be blasted to eliminate vertical walls along the lake waterline. A shallow bench will be blasted around the perimeter of the lake and backfilled with clean engineered fill to provide gentle stable near shore slopes. Non-hazardous clean fill materials will be used around the perimeter of the lake to create peninsulas, bays, and beach areas. The maximum depth of the lake will be approximately 240 feet in the center, resulting in high quality lake conditions (i.e., clear water, lack of suspended sediment, lack of algal blooms, cold temperatures in the deep water zone).

Game fish would be stocked in the lake, with species such as trout, walleye, and perch expected to thrive at the greater depths. The shallow areas will provide

habitat for largemouth bass, northern pike, and bluegills. Aquatic vegetation along the shoreline will also provide cover and food for migratory waterfowl.

To maximize recreational use of the lake by Town of Lisbon residents, a town park will be constructed on the northeast side of the lake (Figure 7). The park will provide boat access, parking, and picnic facilities. The town park will be situated to provide access from CTH K and focus high density land use activities away from the natural habitat areas to the south. The parkland will also be near the existing recreational park north of CTH K and proposed for parkland for construction during restoration of Halquist's north quarry.

The south and southwest shore of the lake will be maintained as a primary environmental corridor, and will be comprised of woodland, wetland, and open prairie habitat. A nature trail and nature park will make these wildlife areas accessible to the public. The nature trail will wind from the town park at the northeast side of the lake around the south shore to the nature park. The nature park will provide access to a variety of wildlife habitats for the public.

Upon completion of lake and park construction, portions of the perimeter of the quarry expansion area will be developed for residential and commercial uses (northwest shore). The residential development would consist of low to moderate density developments such as single-family homes and multi-family condominiums (Figure 8). Residences will have access to the lake and park amenities described earlier. The residences will have access to CTH K, via a residential drive.

## 5

## SUMMARY

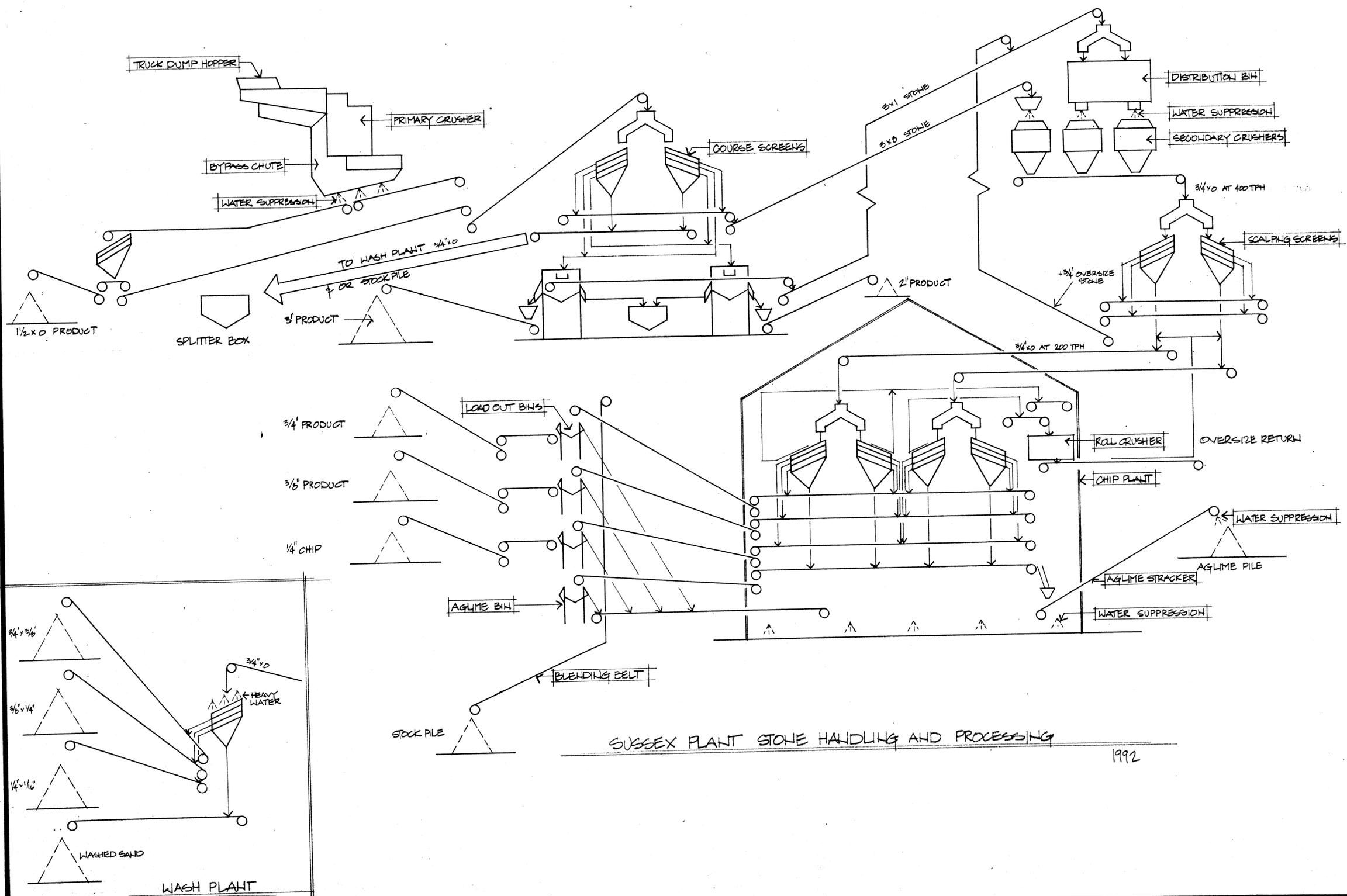
The proposed expansion of the Halquist Stone Company, Inc. south quarry in the Town of Lisbon, Wisconsin would provide the region with needed rock material for construction, agriculture, shore protection, and ornamental purposes over a 50 to 75 year period of time. Local employment would be available to approximately 100 people due to the proposed expansion activities, with resulting economic benefits to the local communities. By following the proposed plan of operation, overall environmental impacts to the surrounding vicinity are expected to be minimal and mitigated by implementing a restoration plan.

Upon completion of the proposed quarrying activities, the site restoration plan will enhance the area by providing permanent recreational and aesthetic assets to the Town of Lisbon. Prime residential land will also be made available upon completion of the project.

In order to realize the potential long-term benefits to the community and region from use of a much needed stone resource, review and approval of the Application for Quarry Operations for the proposed quarry expansion is needed. Halquist proposes to continue its long-standing cooperative relationship with the Town of Lisbon during subsequent quarrying operations in the proposed expansion area in order to maximize benefits to the community, while minimizing negative environmental impacts to the surrounding vicinity.

JEG/kms/GJK/CWI  
[mil-611-77A]  
27319.00

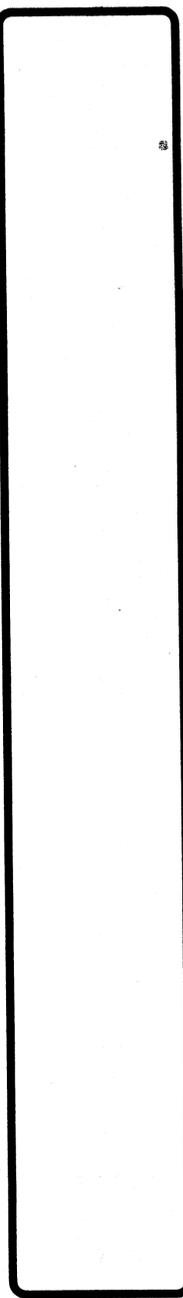
REVISIONS	BY



SUSSEX PLANT STONE HANDLING AND PROCESSING

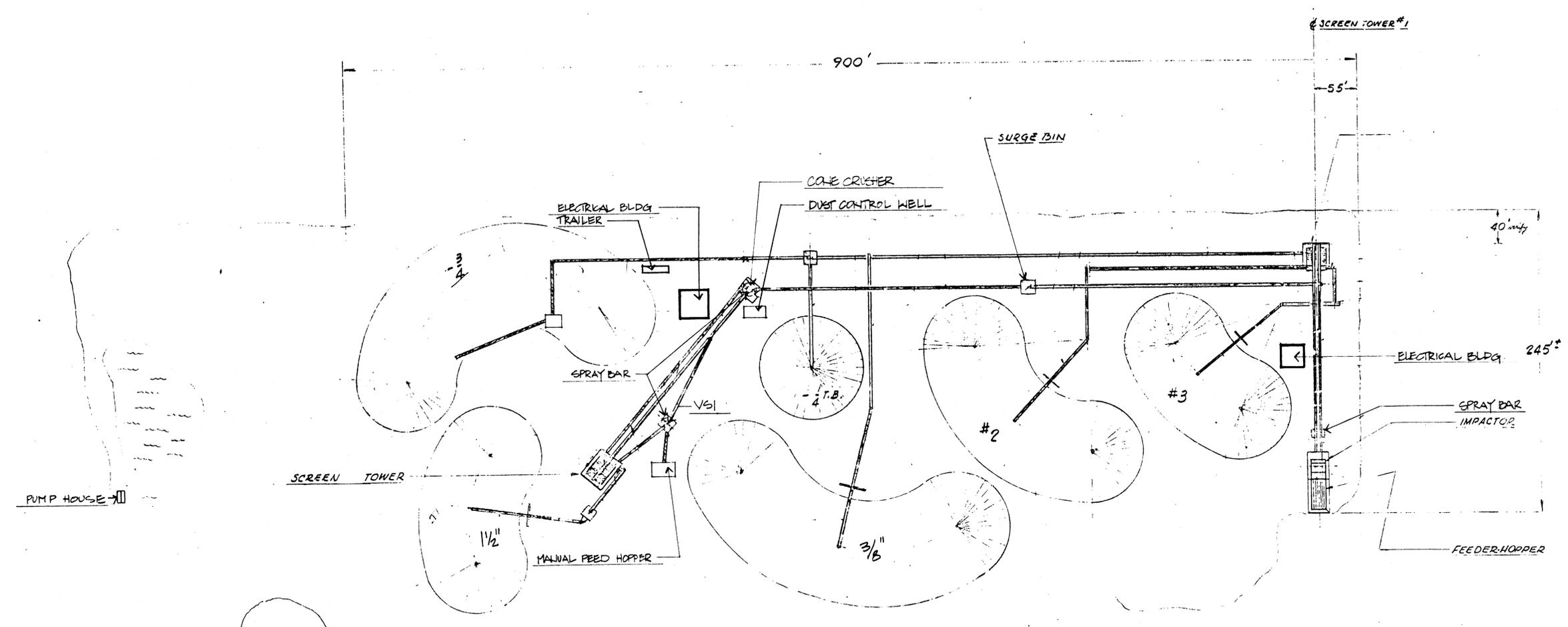
1992

EXHIBIT A-1

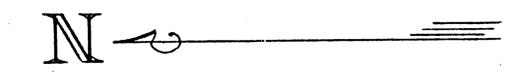


DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS

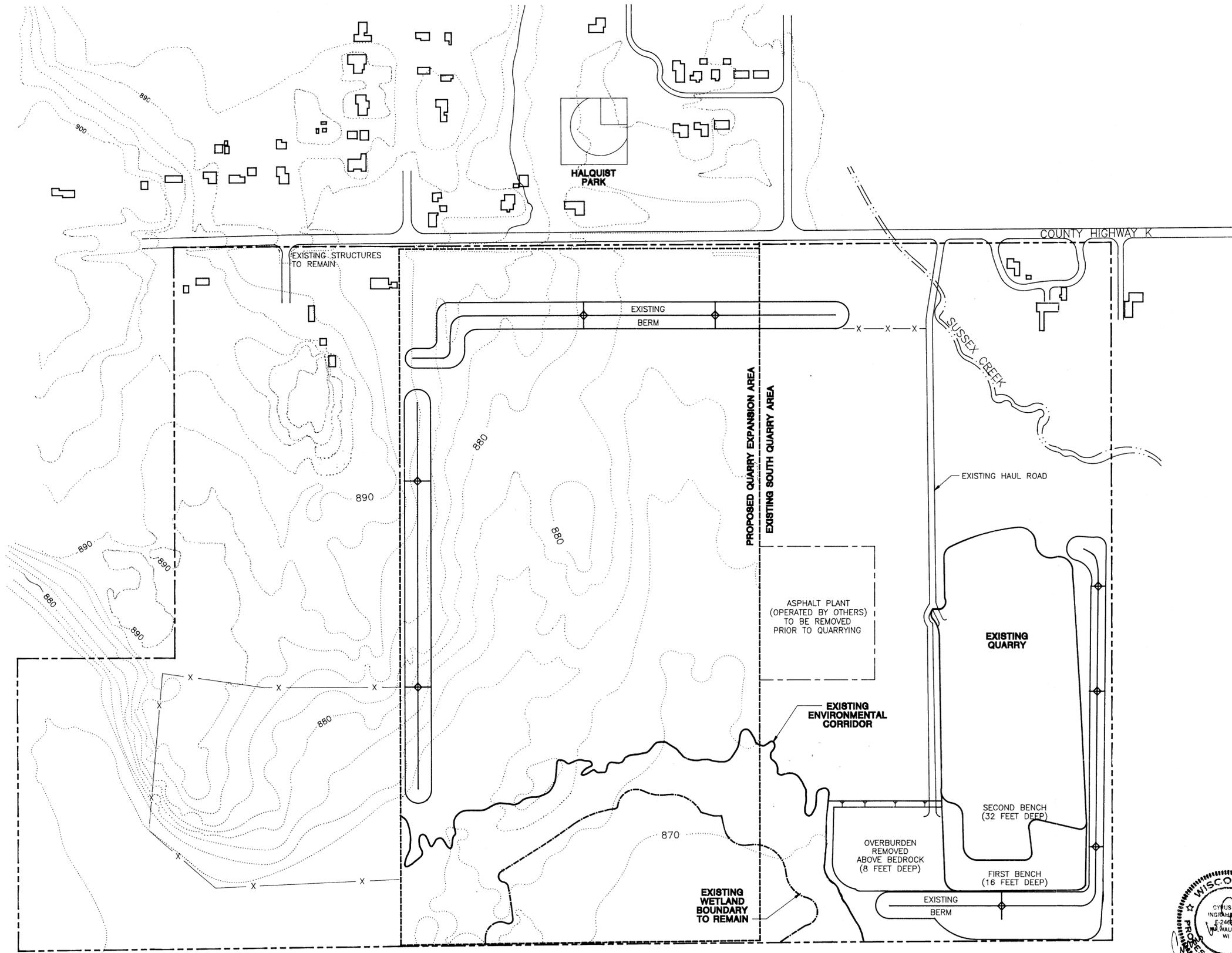




LANNON PLANT STONE HANDLING & PROCESSING



1992

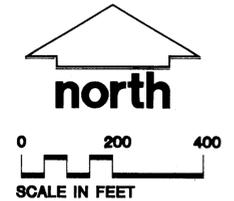


**LEGEND**

— — — — —	PROPERTY LINE
- - - - -	WETLAND BOUNDARY
- . - . - .	RIVER LINE
- - - - -	PROPOSED QUARRY EXPANSION AREA BOUNDARY
- x - x - x -	FENCE LINE
.....	TOPOGRAPHIC CONTOUR LINE

**NOTES**

1. BASE MAP DEVELOPED FROM STEREOPHOTOGRAMMATIC MAP OF SECTION 35, T8N, R19E APRIL 1976 SUPPLIED BY THE VILLAGE OF SUSSEX AND SECTION 34, T8N, R19E 1967 AND 1981 SUPPLIED BY THE WAUKESHA COUNTY PARKS AND PLANNING COMMISSION.
2. CONTOURS IN EXISTING QUARRY AREA BASED ON MARCH 1990 AERIAL PHOTOGRAPH SUPPLIED BY THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND SITE OBSERVATIONS PERFORMED BY WARZYN INC. ON MARCH 13, 1992.



Developed By: *CWZ/JEG* Drawn By: CCM  
 Approved By: *Greg W. Szymanski* Date: *6/18/92*  
 Reference:  
 Revisions:

**EXISTING CONDITIONS**

PLAN OF OPERATION AND SITE RESTORATION  
 PROPOSED QUARRY EXPANSION  
 SOUTH SUSSEX QUARRY  
 HALQUIST STONE COMPANY  
 SUSSEX, WISCONSIN

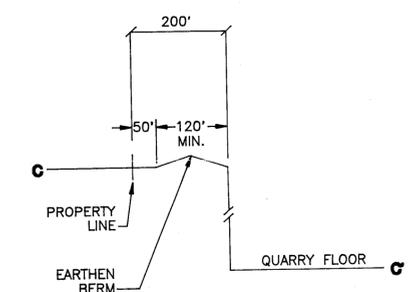
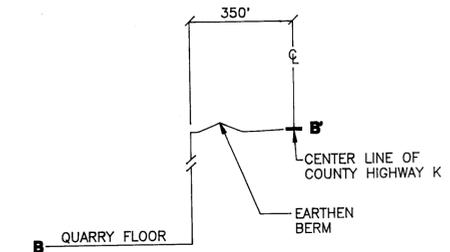
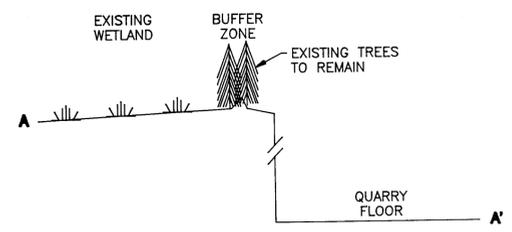
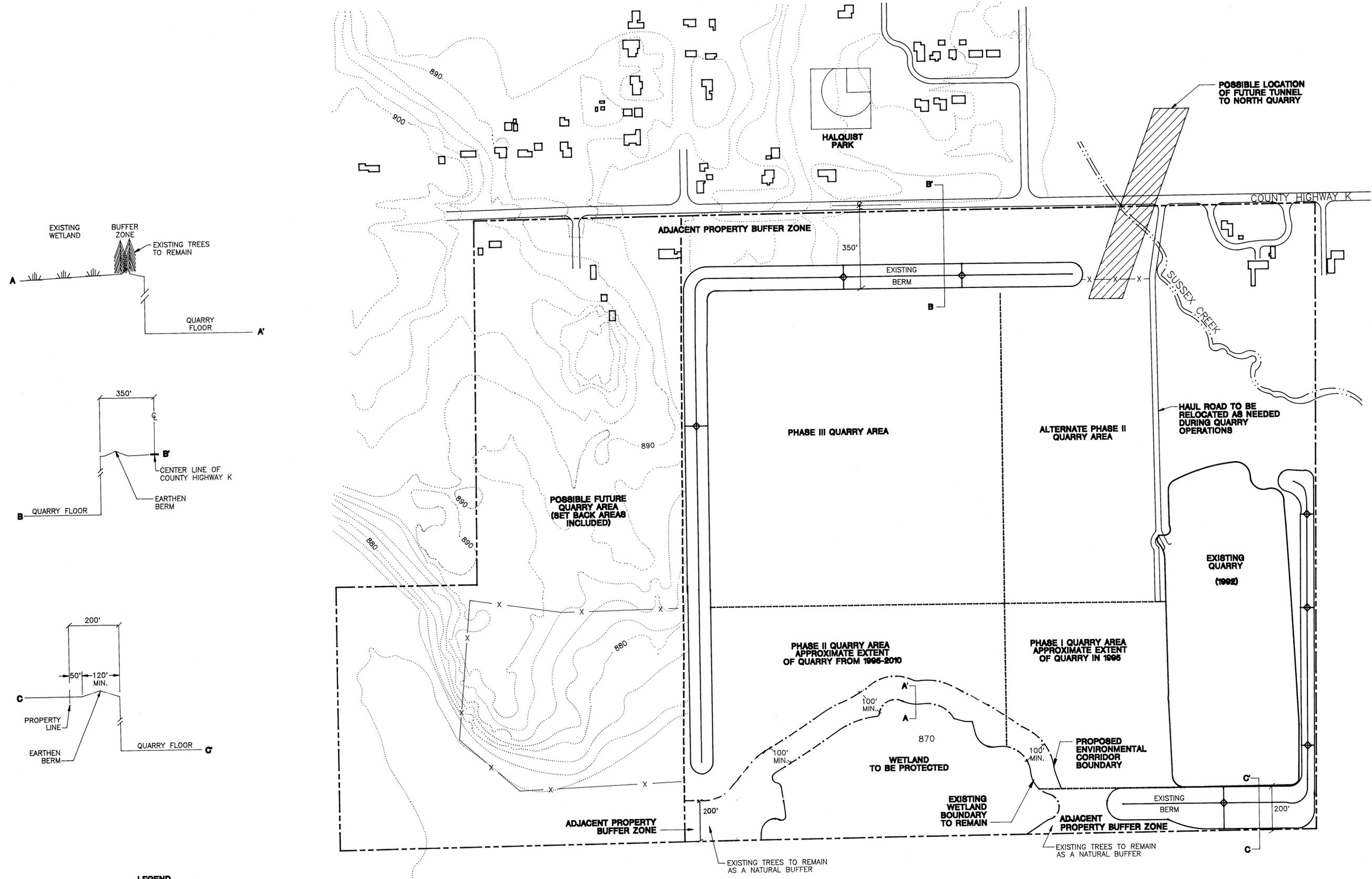
Printed

Sheet Number  
 of  
 Drawing Number  
 27319 **D1**

**WARZYN**

FIGURE 3

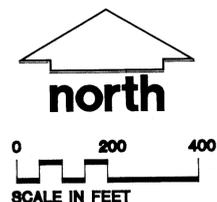
Management Review  
 Other  
 Technical Review  
 Project Manager  
 Quality Standards  
 Control  
 Lead Professional



**LEGEND**

-----	PROPERTY LINE
- - - - -	WETLAND AND ENVIRONMENTAL CORRIDOR BOUNDARY
.....	RIVER LINE
-----	PROPOSED QUARRY LIMITS
-x-x-x-	FENCE LINE
.....	TOPOGRAPHIC CONTOUR LINE

- NOTES**
1. BASE MAP DEVELOPED FROM STEREOPHOTOGRAMMATIC MAP OF SECTION 35, T8N, R19E APRIL 1976 SUPPLIED BY THE VILLAGE OF SUSSEX AND SECTION 34, T8N, R19E 1967 AND 1981 SUPPLIED BY THE WAUKESHA COUNTY PARKS AND PLANNING COMMISSION.
  2. EXTENT OF EXISTING QUARRY AREA BASED ON MARCH 1990 AERIAL PHOTOGRAPH SUPPLIED BY THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND SITE OBSERVATIONS PERFORMED BY WARZYN INC. ON MARCH 13, 1992.



Developed By: CW/JEG  
 Approved By: *[Signature]*  
 Date: 6/18/92  
 Reference:  
 Revisions:

**PLAN OF OPERATION**  
 PLAN OF OPERATION AND SITE RESTORATION  
 PROPOSED QUARRY EXPANSION  
 SOUTH SUSSEX QUARRY  
 HALQUIST STONE COMPANY  
 SUSSEX, WISCONSIN

Printed  
 Sheet Number  
 of  
 Drawing Number  
 27319 **D2**  
**WARZYN**

FIGURE 4

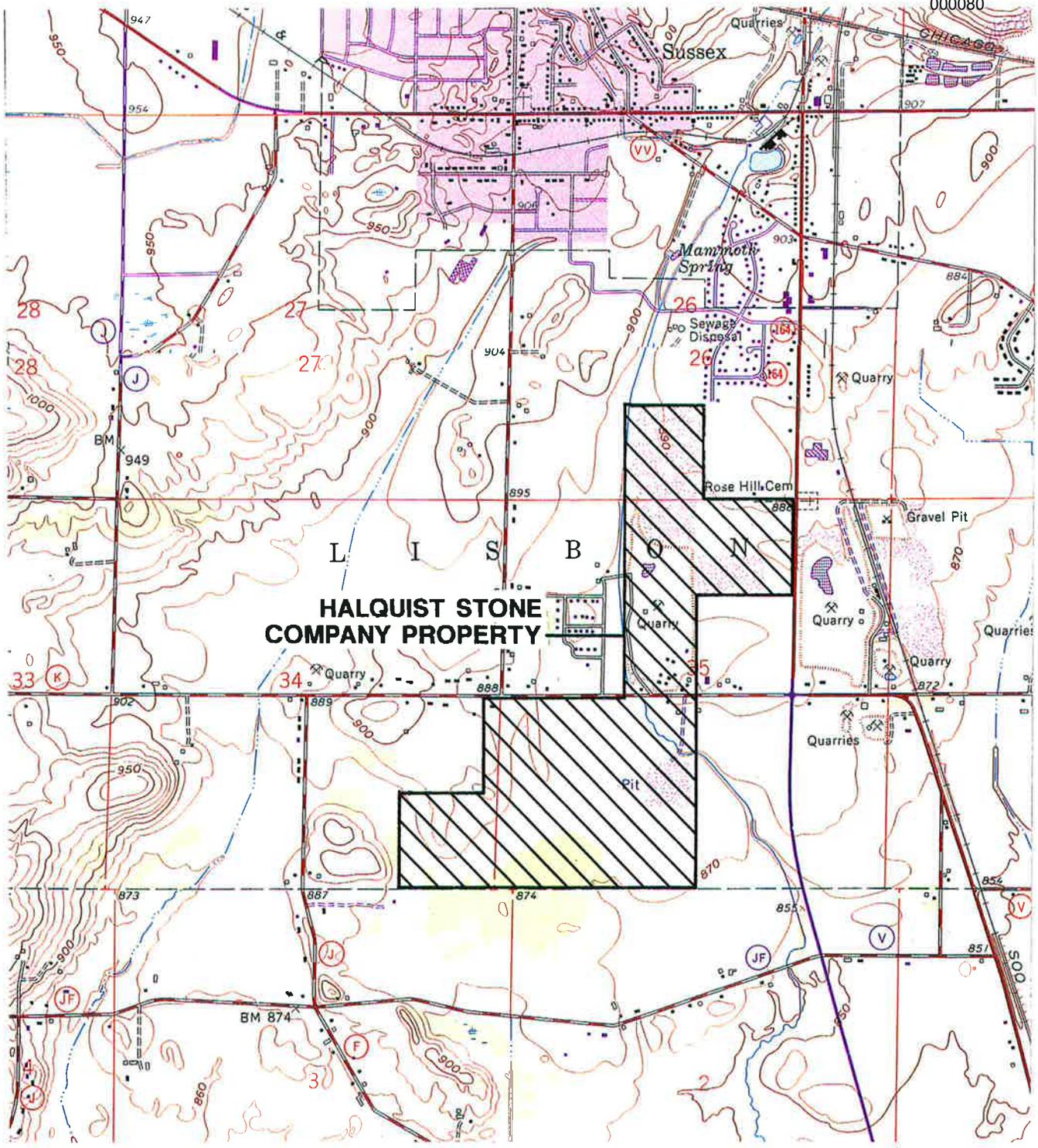
WARZYN INC.

Management Review  
Other

Technical Review  
Project Manager

Graphic Standards  
Lead Professional

QUALITY CONTROL



**NOTES**

BASE MAP DEVELOPED FROM THE SUSSEX, WISCONSIN AND THE WAUKESHA, WISCONSIN 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAPS, DATED 1959, PHOTOREVISED 1971.



QUADRANGLE LOCATION



**FIGURE 1**

Developed By:	Drawn By: <i>DEM</i>
Approved By:	Date:
Reference:	
Revisions:	

**SITE LOCATION MAP**

PLAN OF OPERATION AND SITE RESTORATION  
PROPOSED QUARRY EXPANSION  
SOUTH SUSSEX QUARRY  
HALQUIST STONE COMPANY  
SUSSEX, WISCONSIN

Drawing Number  
**2731900 A1**



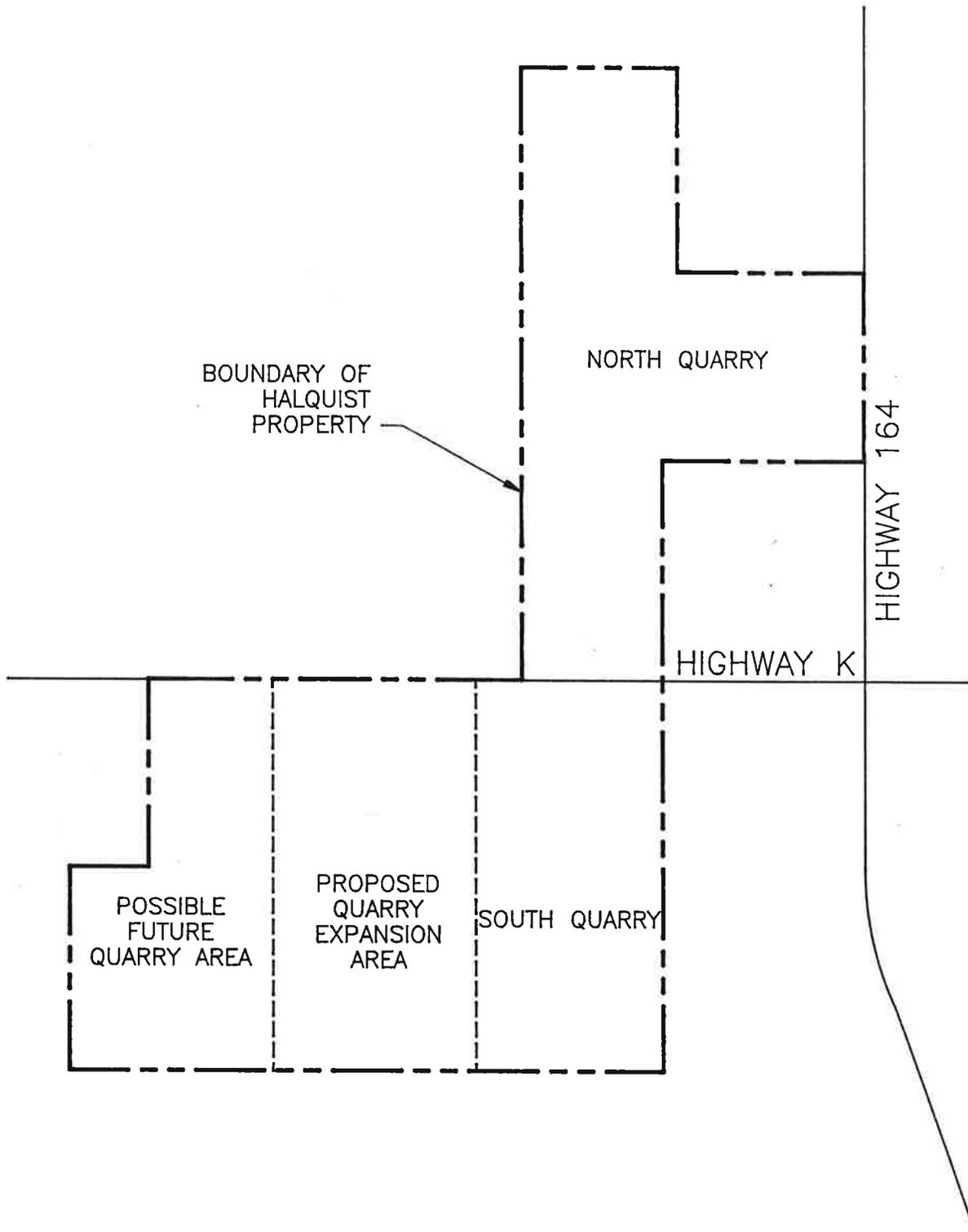
WARZYN INC.

Management Review  
Other

Technical Review  
Project Manager

Graphic Standards CCM 6-17-92  
Lead Professional

QUALITY CONTROL



NOT TO SCALE

FIGURE 2

Developed By: JEG

Drawn By: CCM

Approved By: *Cynthia Co. Dreyer* Date: 6/18/92

Reference:

Revisions:

VICINITY MAP

PLAN OF OPERATION AND SITE RESTORATION  
PROPOSED QUARRY EXPANSION  
SOUTH SUSSEX QUARRY  
HALQUIST STONE COMPANY  
SUSSEX, WISCONSIN

Drawing Number

2731900 **A2**

**WARZYN**

WARZYN INC.

### SITE RESTORATION PLAN

The restoration of the proposed quarry expansion area will include creation of a 110 acre lake, enhancement of existing wetland and wildlife areas, as well as land for residential, development, and commercial. Parklands will provide the community with a high quality recreational resource.

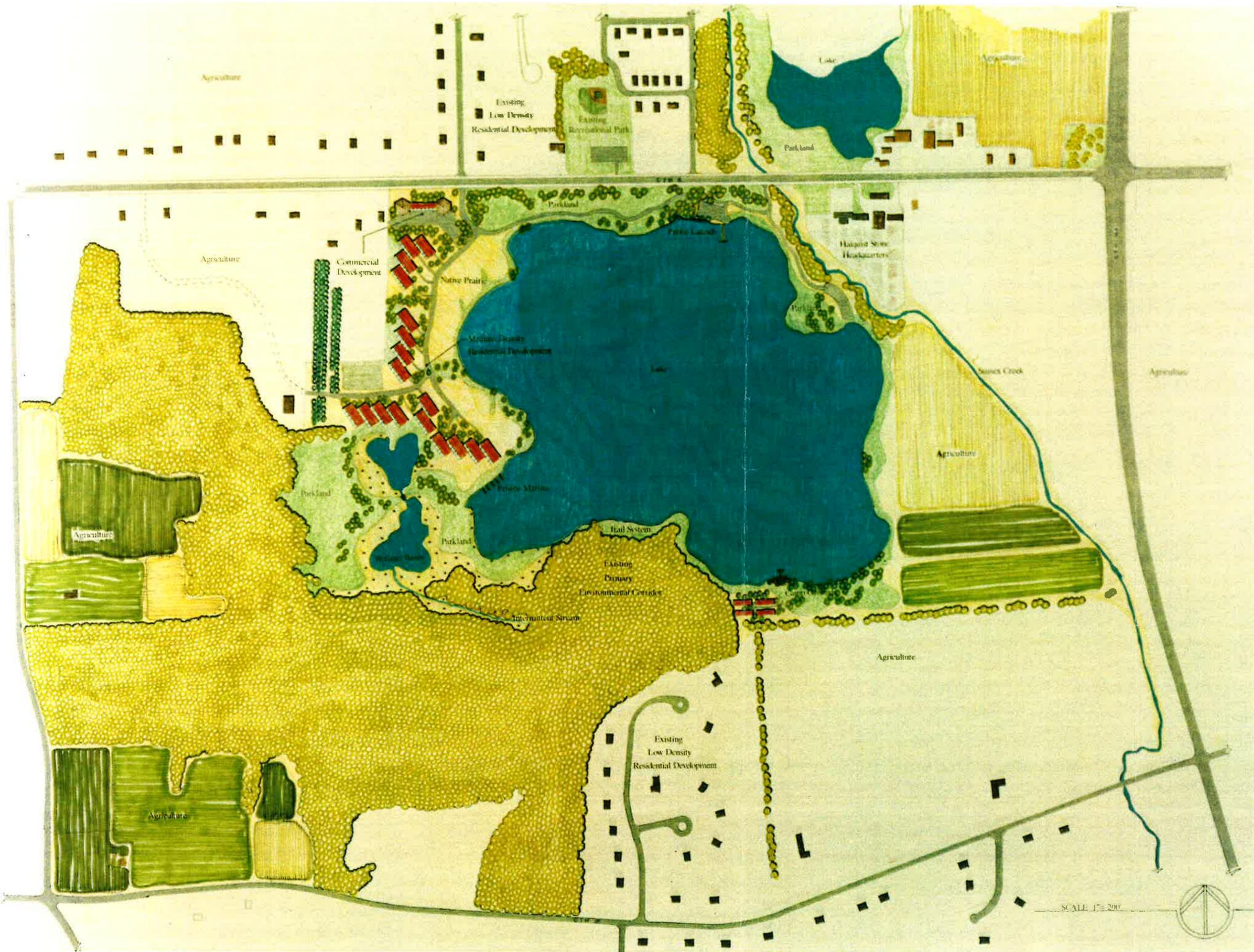


FIGURE 5



LAKE

The focal point of the proposed quarry expansion site restoration will be a 110 acre lake created from the quarry excavation. The lake perimeter will be filled during construction to create gentle underwater slopes, peninsulas, bays, and beach areas. The lake will provide fishing, swimming, water-skiing, and other recreational uses to the community. In addition, the lake and surrounding natural amenities will eventually be incorporated into the environmental corridor which exists south of the expansion area.

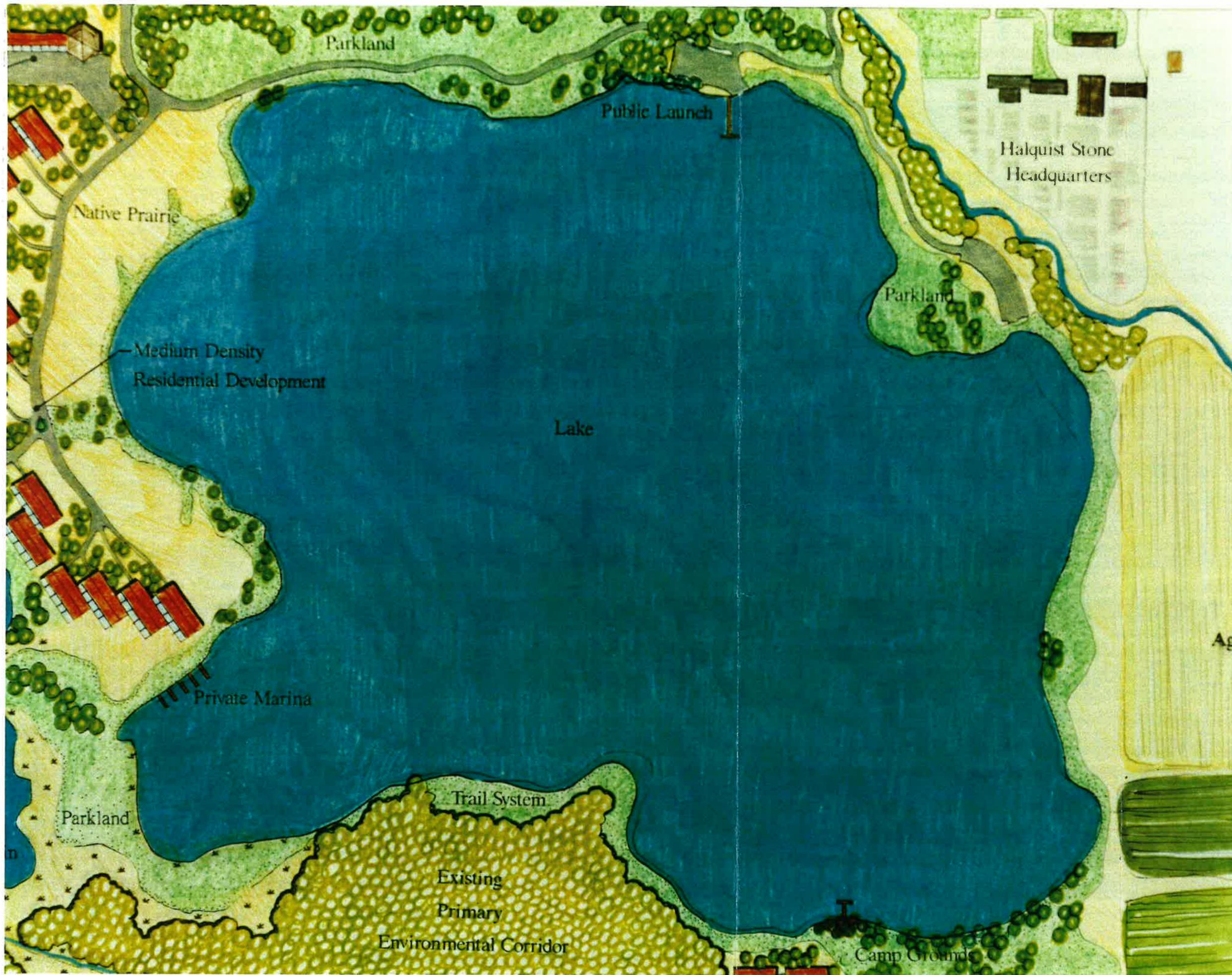


FIGURE 6



### PARKLANDS

A variety of public parklands will be created during restoration of the proposed quarry expansion site. The parklands will include a public boat launch, nature trails, and picnicking areas. These parklands will provide access to the lake, wetland, and wildlife areas to community residents.

The public parklands will be located on the northern edge of the lake to provide access from CTH K. These lands will be contiguous with other public areas envisioned for the restoration of Halquist's north quarry.

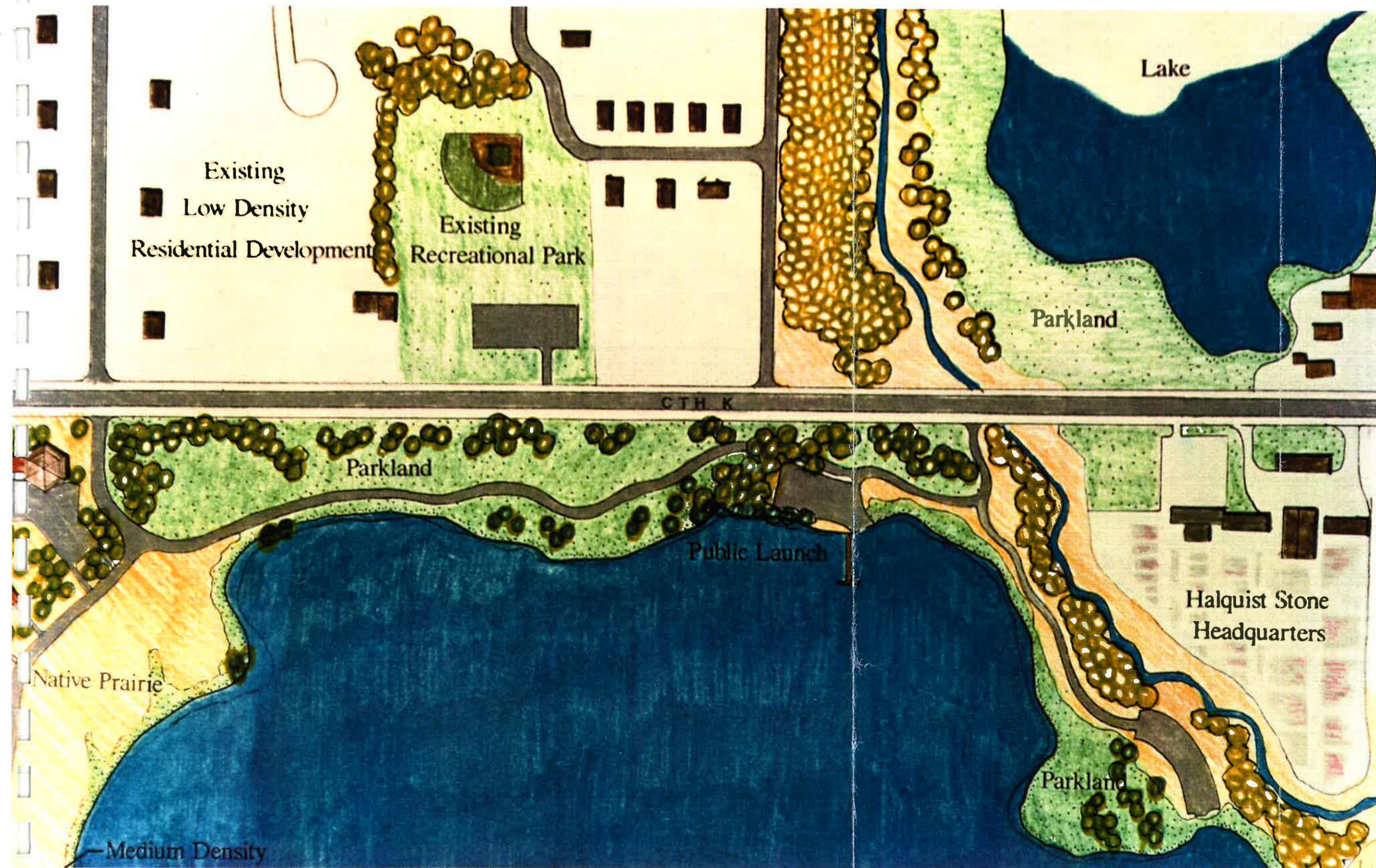
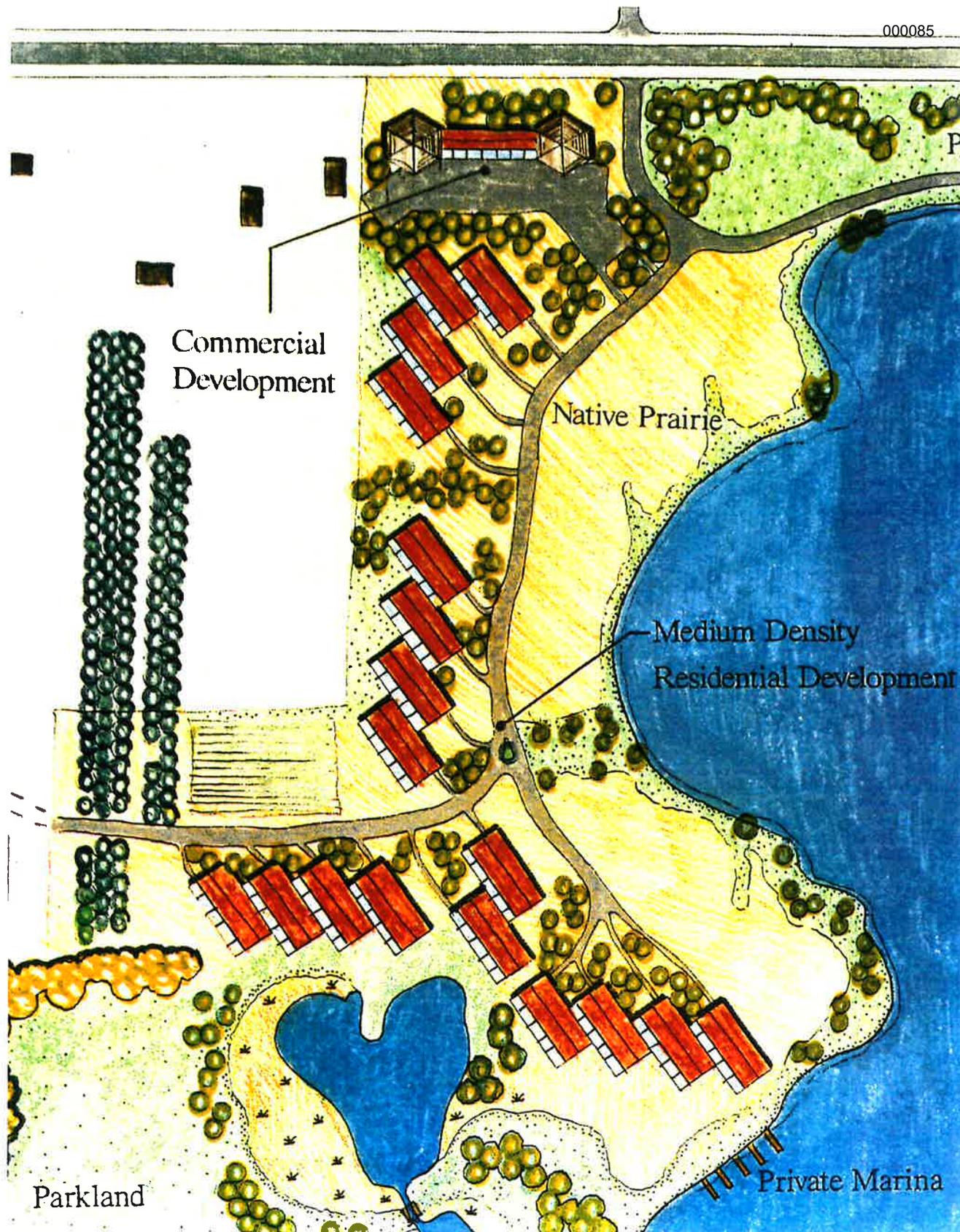


FIGURE 7



### COMMERCIAL AND RESIDENTIAL DEVELOPMENT

Upon completion of quarrying and restoration activities, the northwest shore of the lake will be developed for commercial and residential uses. Multi-family condominiums will be developed, with residents having access to lake and park amenities. Commercial development will occur between County Highway K and the new residential area.

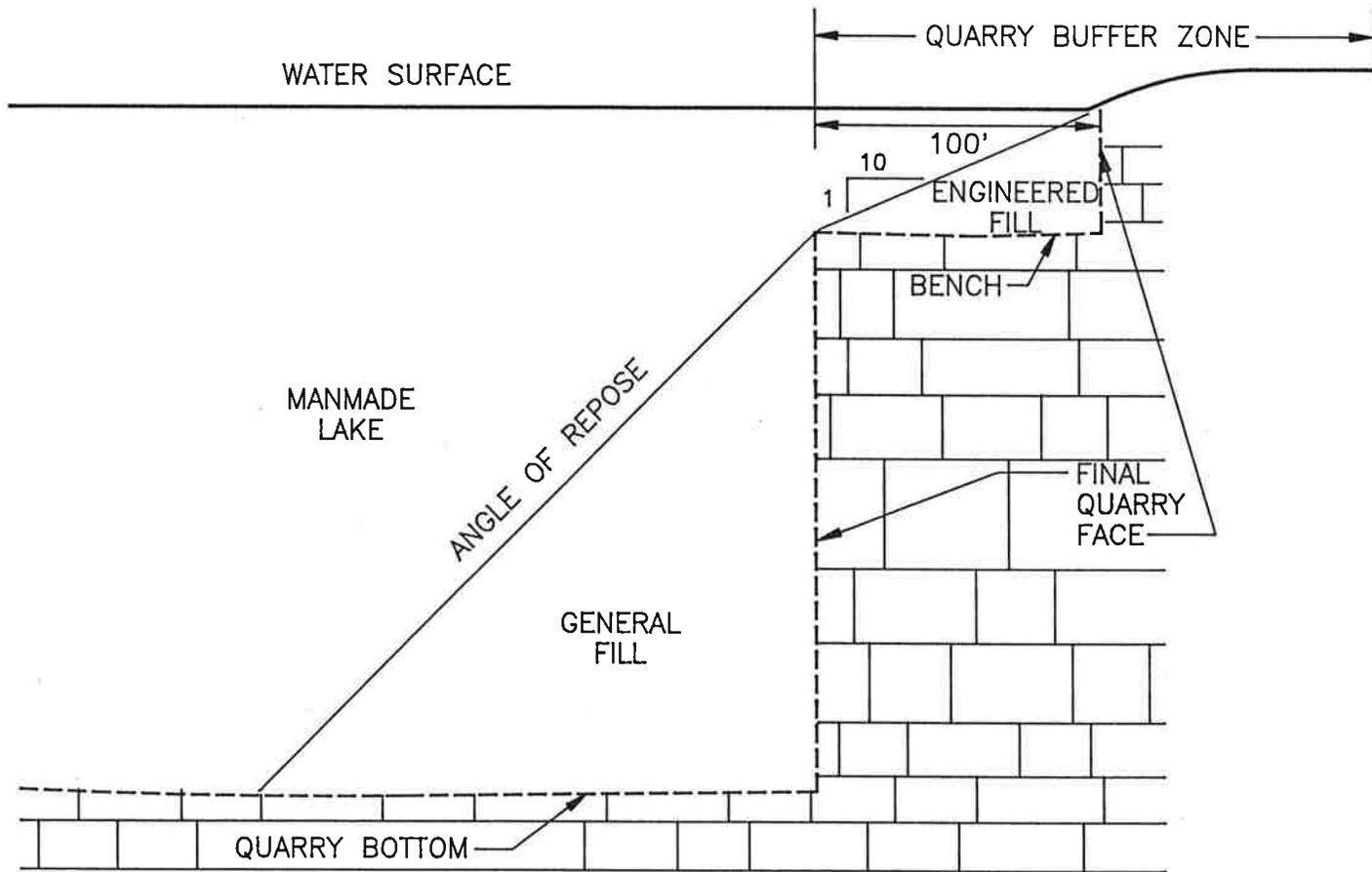
FIGURE 8

Management Review  
Other

Technical Review  
Project Manager

Graphic Standards CCM 6-17-92  
Lead Professional

QUALITY CONTROL



NOT TO SCALE

FIGURE 9

Developed By: JEG      Drawn By: CCM  
 Approved By: *Cyans Dwyer*      Date: 6/18/92  
 Reference: \_\_\_\_\_  
 Revisions: \_\_\_\_\_

**LAKE SHORLINE -  
TYPICAL CROSS-SECTION**

PLAN OF OPERATION AND SITE RESTORATION  
 PROPOSED QUARRY EXPANSION  
 SOUTH SUSSEX QUARRY  
 HALQUIST STONE COMPANY  
 SUSSEX, WISCONSIN

Drawing Number  
2731900 **A3**



WARZYN INC.

APPLICATION FOR QUARRYING OPERATION

TOWN OF LISBON, WISCONSIN

000087

Full Name of Applicant Halquist Stone Company, Inc.

Address of Applicant N52 W23564 Lisbon Road, Sussex, Wisconsin

If applicant is a corporation, give address of principal office of corporation

N52 W23564 Lisbon Road, Sussex, Wisconsin

If applicant operates in other municipalities, give name of such municipalities and the type of operation engaged in therein Lannon, Wisconsin - Stone Quarry

Names and Addresses of principal officers of Corporation

W.P. Halquist \*W31212 Thompson Lane, Hartland, WI \* President

W.P. Halquist, Jr. \*1309 Milwaukee Street, Delafield, WI \* Vice President

Tom Halquist \*N64 W31283 Beaver Lake Road, Hartland, WI \* Vice President

Is applicant owner of premises on which quarry is operated? Yes

If the applicant is not owner, state interest of applicant in premises

Type of quarrying operations being conducted (Describe in detail)

Mining of stone for processing in Halquist's existing quarry located north of Highway K. Quarrying operation includes production of construction aggregates, building stone, and dimension stone used for shore protection.

Hours of work 6:00 a.m. to 6:00 p.m. Monday through Friday, 6:00 a.m. to 3:00 p.m. Saturday

If water is used in operation, state source of supply and manner of disposal (Describe in detail)

Water will only be used for dust control procedures in the proposed quarry expansion area. Runoff water collected and stored in a retention pond will be used to control dust. Water discharge in compliance with various DNR permits.

Legal description of all real estate upon which quarrying is conducted \_\_\_\_\_

The Southwest Quarter, Section 35, Township 8 North, Range 19 East

000088

Number of acres involved 80 acre parcel. Net of 55 acres usable vacant land more or less

Date lands acquired or leased Acquired July 30, 1986

Give volume and page of records in Register of Deeds Office where record of such ownership is located. \_\_\_\_\_

Reg. of Deeds Waukesha County, WI R0789/T0682 DOC 136288

If lands are leased, give name and address of owner and term of lease Lands are not leased.

Description of machinery and equipment used in operation:

Description of equipment	Date purchased or acquired	Estimated value
<u>Mobile Equipment</u>	_____	_____
<u>2 - 3 Loaders</u>	_____	_____
<u>2 - 3 Haul Trucks</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Number of employees 50 to 60

How long do you estimate that quarrying will be conducted on the premises? 100 years 000089

Has any plan of restoration of site been established? Yes

If answer is yes, give details See report text (attached).

If no plan of restoration has been prepared, is it possible to prepare a plan of restoration of premises at this time? \_\_\_\_\_

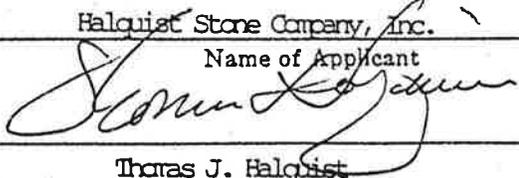
If answer is no, state reasons \_\_\_\_\_

Were all of the above described lands being used for quarrying on September 16, 1958? Yes

All lands were zoned quarry 1958.

If not, how much of such lands were being used for quarrying on September 16, 1958? \_\_\_\_\_

(If more space is required to answer any of the foregoing questions, please add rider)

Halquist Stone Company, Inc.  
Name of Applicant  
By   
Thomas J. Halquist  
Vice President

Dated June 12, 1992

**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Carroll D. Besadny  
Secretary

October 31, 1991

Tom Holquist  
Box 308  
Sussex, WI 53089

Dear Mr. Holquist:

On October 30, 1991 I field verified the line identifying the upland/lowland boundary of the wooded area on the Holquist Stone quarry Property, Town of Sussex. This letter is designed to inform you that the Department concurs with the wetland line as flagged in the field by Country Wetlands Nursery, and Warzyn Engineering on May 21 and 22, 1991. I would appreciate a copy of the survey of that line for our records.

If I can be of further assistance, please do not hesitate to call. I can be reached at (414) 263-8673.

Sincerely,

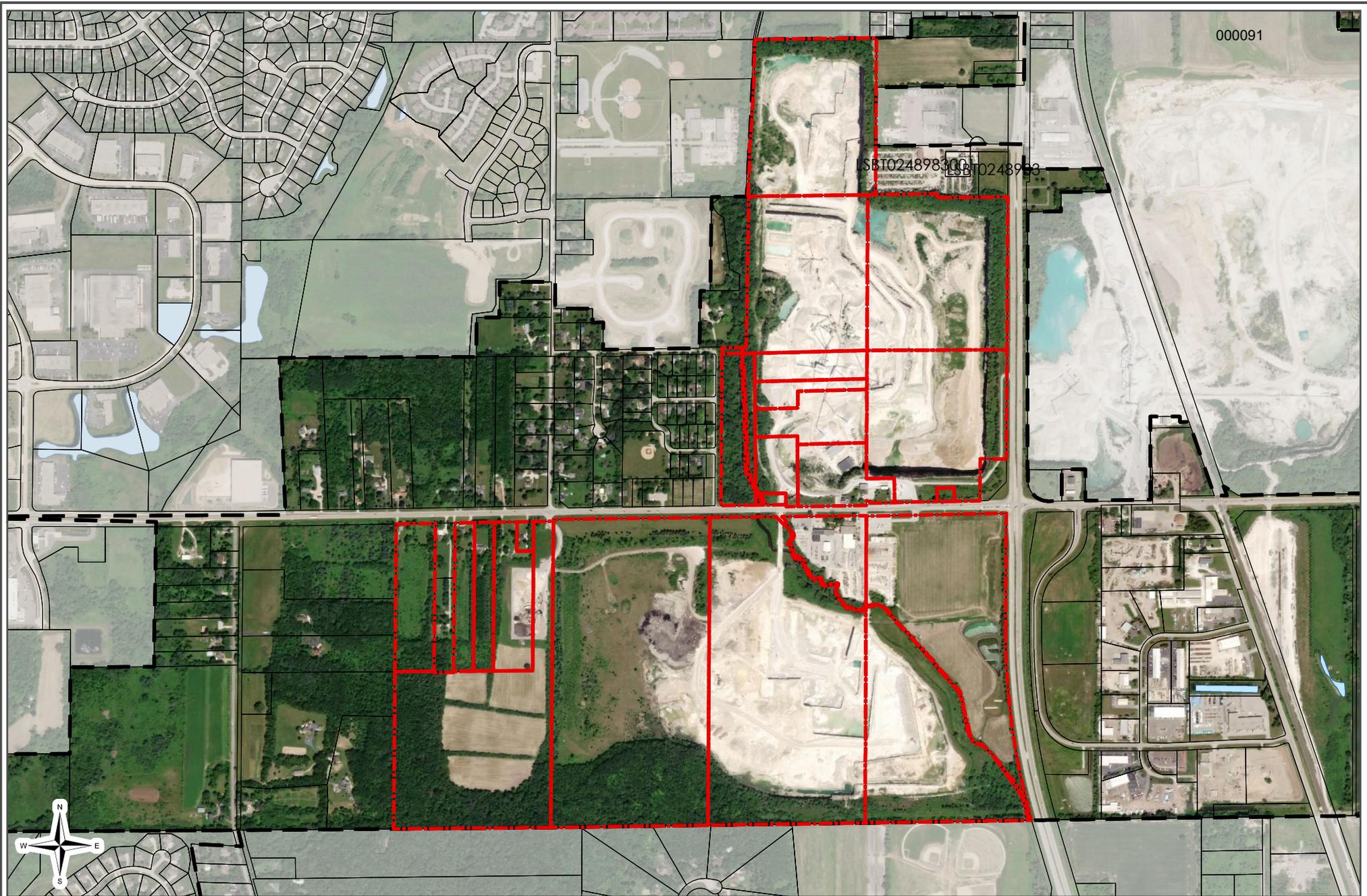
Kathryn I. Fitzgerald  
Zoning Specialist

cc: Waukesha County Park and Planning Commission  
Mr. Gary Kohler - Warzyn

**Southeast District**

2300 N. Dr. Martin Luther King Jr. Dr.  
Post Office Box 12436  
Milwaukee, Wisconsin 53212  
Telephone: 414-263-8500  
Telefax: 414-263-8483

File Ref: 3500



# Lannon Stone Purchase of Halquist Stone Properties

Town of Lisbon

1 inch = 1,083 feet



Lisbon Parcels

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
Phone: (262) 875-5000 Fax: (608) 826-0530





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

### PETITION FOR REZONING

#### Property Owner

John Matter  
Name / Company Name

[Signature]  
Signature

W263 N6314 Ridge Dr  
Address

Lisbon WI 53089  
City State Zip

414 745-1336 John.Matter@LisbonWI.com  
Phone E-mail Address

#### Applicant

\_\_\_\_\_  
Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone E-Mail Address

*SAME*

#### Property Information

W263 N6314 Ridge Dr  
Property Address

Lisbon 53089  
City Zip

LSBT 0257 995 001  
Tax Key/Parcel ID #

A 10  
Current Zoning

A 5  
Proposed Zoning

#### Rezone Information

In the space below, please describe the purpose of the rezoning being applied for. Please attach or email a separate sheet if necessary.

<u>Re zoning to split the lot to sell it to a family</u>

INTERNAL USE ONLY		
Amount Due: \$ <u>2021-2025</u>	Check # _____	Date Paid: <u>2021-2025</u>



**PROFESSIONAL SERVICE REIMBURSEMENT FEES:**

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

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

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

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

NAME John Matter  
 ADDRESS 6263 N 6314 Ridge Dr.  
 DATE 12.12.18 SIGNATURE [Signature]  
 PHONE 414 745-1334 EMAIL Jmatter@smc.com

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

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

**PROJECT NAME** \_\_\_\_\_



**SITE INSPECTION NOTIFICATION:**

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

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

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

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

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

**COMMENTS:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Town Official Accepting Form

\_\_\_\_\_  
 Date

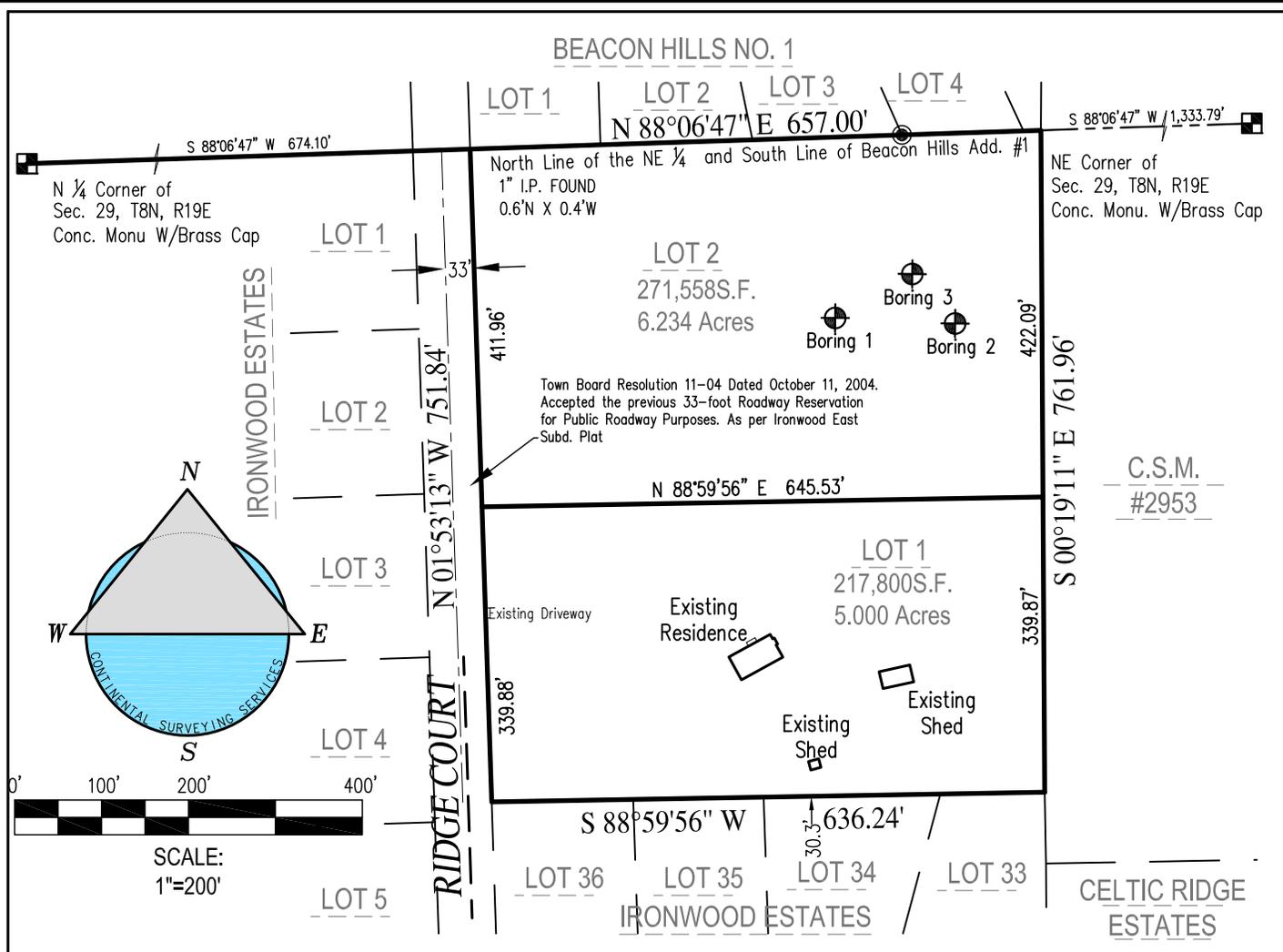
PROPERTY ADDRESS:  
W263N6314 Ridge Dr.  
Lisbon, WI. 53089  
TKN.: LSBT0257995001

# EXHIBIT

## Description of Exhibit

CLIENT:  
John and Michelle Matter  
W263N6314 Ridge Dr.  
Lisbon, WI. 53089

Redivision of Certified Survey Map NO. 2953, excepting that part Dedicated by Town of Lisbon, Board Resolution 11-04 being part of the NE ¼ of Section 29, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin



Commencing at the North ¼ Corner of Section 29, Township 8 North, Range 19 East, S 88°06'47" E along the North Line of said Northeast ¼ and also being the South Line of Beacon Hills Add. #1, 674.10 feet to the Easterly Right of Way Line of Ridge Drive and also being the Point of Beginning of lands hereinafter described;

This map was drafted by: TLM

Thence N 88°06'47" E continuing along the North Line of said Northeast ¼ and be also South Line of said Beacon Hills Add. #1 and being the North line of C.S.M. #2953, 690.00 feet to the Northeast Corner of said C.S.M. #2953 and the Southeast Corner of said Beacon Hills Add. #1; thence S 00°19'11" E along the East Line of said C.S.M. #2953, 761.96 feet to the Southeast Corner of Said C.S.M. #2953; thence S 88°59'56" W along the South Line of said C.S.M. #2359 and also being the North Line of Ironwood Estates, 636.24 feet to the Easterly Right of Way Line of Ridge Drive; thence N 01°53'13" W along the Easterly Right of Way Line of Ridge Drive, 751.84 feet to the place of beginning of this description.

The gross area of said parcel contains 489,358 Square feet or 11.2341 Acres of land more or less.

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

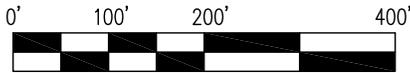
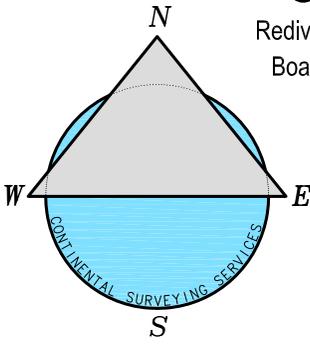
Phone: (262) 389-9200  
Website: [www.csssveys.com](http://www.csssveys.com)  
Email: [survey@csssveys.com](mailto:survey@csssveys.com)

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



# Certified Survey Map

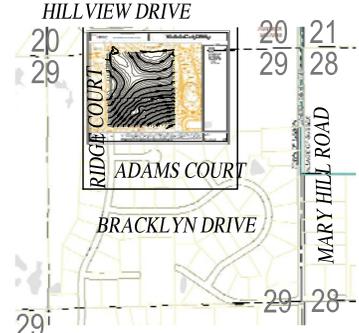
Redivision of Certified Survey Map NO. 2953, excepting that part Dedicated by Town Board Resolution 11-04 being part of the NE ¼ of Section 29, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin



SCALE:  
1"=200'

## LEGEND

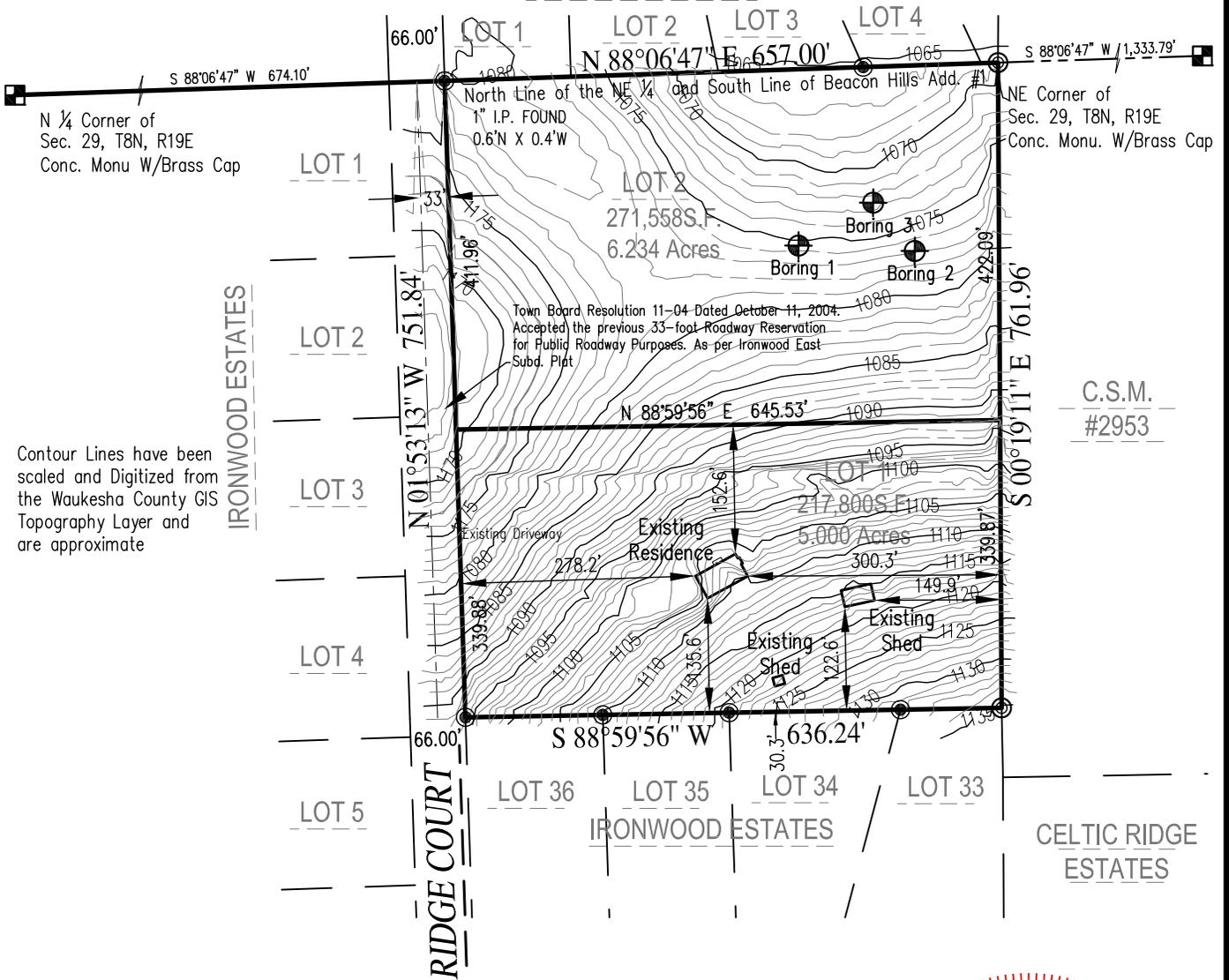
- 1" Iron Pipe Found
- ⊙ 20"x ¾" Re-Bar Set (1.13 lb/foot)



## Location Map

SCALE:  
1"=2000'

### BEACON HILLS NO. 1



**CONTINENTAL SURVEYING SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csssurveys.com](http://www.csssurveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)

### OWNER

John and Michelle Matter  
W263N6314 Ridge Dr.  
Lisbon, WI. 53089  
TKN.: LSBT0257995001



NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the NE ¼ of Section 29, Township 8 North, Range 19 East bears N 88°06'47" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2018 Sheet 1 of 4



# Certified Survey Map

Redivision of Certified Survey Map NO. 2953, excepting that part Deticated by Town Board Resolution 11-04 being part of the NE ¼ of Section 29, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin

## SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land located in a part of the Wisconsin, now being more particularly bounded and described and follows:

Commencing at the North ¼ Corner of Section 29, Township 8 North, Range 19 East, S 88°06'47" E along the North Line of said Northeast ¼ and also being the South Line of Beacon Hills Add. #1 , 674.10 feet to the Easterly Right of Way Line of Ridge Drive and also being the Point of Beginning of lands hereinafter described;

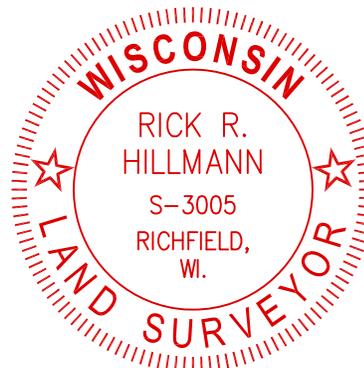
Thence N 88°06'47" E continuing along the North Line of said Northeast ¼ and be also South Line of said Beacon Hills Add. #1 and being the North line of C.S.M. #2953, 690.00 feet to the Northeast Corner of said C.S.M. #2953 and the Southeast Corner of said Beacon Hills Add. #1; thence S 00°19'11" E along the East Line of said C.S.M. #2953, 761.96 feet to the Southeast Corner of Said C.S.M. #2953; thence S 88°59'56" W along the South Line of said C.S.M. #2359 and also being the North Line of Ironwood Estates, 636.24 feet to the Easterly Right of Way Line of Ridge Drive; thence N 01°53'13" W along the Easterly Right of Way Line of Ridge Drive, 751.84 feet to the place of beginning of this description.

The gross area of said parcel contains 489,358 Square feet or 11.2341 Acres of land more or less.

That I have made such survey, land division and map by the direction of John and Michelle Matter, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Lisbon in surveying, dividing and mapping same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Rick R. Hillmann PLS  
Professional Land Surveyor S-3005



## TOWN OF LISBON PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Lisbon on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Joe Osterman, Plan Commission Chairman

\_\_\_\_\_  
Jane Stadler, Secretary

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.cssturveys.com](http://www.cssturveys.com)  
Email: [survey@cssturveys.com](mailto:survey@cssturveys.com)

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the NE ¼ of Section 29, Township 8 North, Range 19 East bears N 88°06'47" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this **XXxx** day of **MONTH**, 2018 Sheet 2 of 4





# Certified Survey Map \_\_\_\_\_

Redivision of Certified Survey Map NO. 2953, excepting that part Dedicated by Town Board Resolution 11-04 being part of the NE ¼ of Section 29, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin

## MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, (Bank Name) \_\_\_\_\_, does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of (Bank Name) \_\_\_\_\_, has caused this instrument to be executed by (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, and (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, in the (Select One (1) City, Village or Town) of (City Name) \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

\_\_\_\_\_  
(Bank Name)

\_\_\_\_\_  
(Print - First Name, Last Name and Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print - First Name, Last Name and Title)

\_\_\_\_\_  
(Signature)

STATE OF WISCONSIN )  
 )ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, and (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the (Title) \_\_\_\_\_ and (Title) \_\_\_\_\_ respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

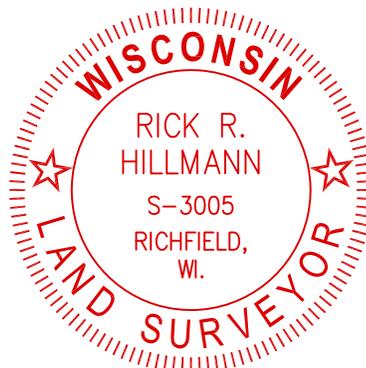
My Commission Expires: \_\_\_\_\_

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csss-surveys.com](http://www.csss-surveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2018 Sheet 3 of 4



000101



**Parcel IDLSBT0257995001: Site Map**  
 Town of Lisbon

1 inch = 192 feet  
 0 95 190 380 Feet

Subject Parcel   
 Lisbon Parcels 

**vierbicher**  
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (608) 826-0530



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

February 7, 2019

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

RE: Ridge Drive Rezoning and Certified Survey Map and Review

### **Introduction**

This letter reviews the Certified Survey Map (CSM) and Rezoning applications submitted by John Matter (Applicant) for the property located at W263 N6314 Ridge Road in the Town. The property in question is 11.8 acres including right-of-way and is currently zoned A-10 (Agricultural), with proposed zoning of A-5 (Mini Farm). The Applicant intends to divide the property into two lots of 5.000 acres (Lot 1) and 6.234 acres (Lot 2) then sell Lot 2 to a new owner.

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

### **Pertinent Reviewed Materials**

Property Owner:	John Matter
Applicant:	John Matter
Tax Key:	LSBT: 0257995001
Current Zoning:	AD-10 Agricultural Density 10-Acre District
Adjacent Zoning:	North: R-2 Single Family Residential South: R-1 Suburban Single Family Residential East: PR Park and Recreation West: R-1 Suburban Single Family Residential
Current Land Use Plan designation:	Rural Density and Other Agricultural Land
Proposed Use:	Residential (2 Lots)
Proposed Zoning:	A-5 (A-5 Mini-Farm District)
Joint Planning Commission Req:	Yes, the Sussex/Lisbon Joint Plan Commission will have to meet to review the proposed rezoning and CSM. Waukesha County will also have to approve of the rezoning following any actions by the Town.

### **Zoning Map Amendment Review**

A request for an amendment to the Town of Lisbon's Zoning Map has been submitted in order to rezone this property. Approval of a Zoning Map Amendment is necessary in order to allow for potential subdivision of the property into two lots. The current zoning designation of A-10 does not allow for subdivision of land as there is a 10-acre minimum lot size associated with this zoning designation. Any amendment to the Zoning Map for this property would need to be in compliance with the proposed land use district. The primary information is as follows;

The proposed Zoning District A-5 is intended to provide for very low-density single-family residential development in predominantly rural areas in order to maintain the agricultural character of the property and rural character of the area to some degree. The requirements for A-5 lots are described under Ordinance §14 under Chapter 11 of the Town Ordinances. After reviewing for compliance with these requirements, we have the following comments:

The Town's Recommended Land Use Plan – 2035, which is part of the Comprehensive Plan, designates the property as. This is consistent with the intended character of the proposed A-5 Zoning District.

Ordinance §14(g)(2) states that the minimum area for A-5 lots is five acres and the minimum average width is 300 feet. Both proposed lots comply with these requirements.

Ordinance §14(g)(3) requires A-5 lots to have a minimum of two acres of open space. Both proposed lots comply with this requirement as well.

Ordinance §14(g)(1) states that the minimum required floor area for a principal structure is 1,000 square feet on the first floor and 1,800 square feet throughout the entire structure. Any new structure on Lot 2 will be required to meet these prescribed floor area minimums.

#### Recommendation:

Planning staff recommends approval of the requested Zoning Map amendment in order to change the current A- 10 zoning district to A-5 for a parcel (Parcel ID: LSBT 0257995001) generally located along Ridge Road. The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal.

### **Certified Survey Map (CSM) Review**

A request for CSM land division has been submitted in order to subdivide this property. The review is as follows:

- The Applicant has complied with all requirements specified under Ordinances §6.01, §6.03, and §6.04 of Chapter 12.
- Ordinance §6.02 of Chapter 12 states that CSMs shall show the 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:
  - Ordinance §4.01 (d) requires land dividers to show a graphic scale at no more than 100 feet to one inch. The Applicant's scale is 200 feet to one inch. The Applicant shall amend the CSM before final Town approval.
  - Ordinance §4.02(m) requires Applicants to show the existing zoning on and adjacent to the proposed land division. The Applicant shall amend the CSM to show the adjacent zoning for the adjacent parcel to the west.

- Ordinance §4.02(i) requires CSM to also show existing drives. The Applicant shall amend the CSM to include the existing driveway to the existing home.
- Ordinance §5.02(k) requires Applicants to show septic systems and driveways with preplanned locations on the land division. While the location of the existing driveway for proposed Lot 1 is shown, there is no driveway location shown for proposed Lot 2. The Applicant shall amend the CSM to reflect the general location proposed location of the Lot 2 driveway. The CSM shall also amend the CSM to include a boundary area for a "Suitable Mound Location"

It appears the Applicant has complied with all requirements specified under Ordinances §6.03 and §6.04 of Chapter 12.

#### **Additional CSM/Development Requirement of the Town code or of the Land Division Checklist**

The CSM shall also include the following:

- Location of the existing on-site well.
- Location of the existing on-site waste disposal system.
- The building envelopes for each proposed lot created by the prescribed zoning code setback lines.
- The contour lines shall be located on an additional page of the CSM. This will also make the lot information more legible.
- Any utility easements are necessary to service the site. The Plan Commission may require utility easements at least 10 feet in width across lots or centered on rear or side lot lines for electric power, communication, and cable television lines, wires, conduits, storm and sanitary sewers and gas, water and other utility lines. All easements for town utilities shall be dedicated to the Town of Lisbon unless otherwise provided.
- Grading plans and drainage easements and other necessary information required to direct stormwater as approved by the Town Engineer and Waukesha County prior to final signatures.
- Include line types in the CSM legend.

#### **Other Considerations**

- While this property is not designated for addition to the Village of Sussex, it is required to be reviewed by the Sussex/Lisbon Joint Plan Commission. Certificates shall be added for the Joint Plan Commission and the Village of Sussex.
- The property also requires submittal of soil boring testing data to the Town Engineer and Waukesha County Environmental Health. The applicant shall then submit the "Preliminary Site Evaluation" letter from Waukesha County to the Town.
- Ordinance §2.05 of Chapter 12 of the Town Code states that the Town Board may waive some CSM requirements when it judges the literal application of these requirements to be inappropriate, subject to the following criteria: exceptional circumstances, preservation of property rights, and/or absence of detriment. The Town should decide whether it wishes to grant a waiver to the unaddressed requirements noted in this letter.

#### **CSM - Recommendation**

The list of conditions has been sent to the applicant representative. If the Applicants are in agreement with the conditions, the staff would recommend approval subject to the following conditions:

February 7, 2019  
Page 4 of 4

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (as noted above) and separate comments from the Town Engineer, which includes compliance with the Town's adopted Land Division Review Checklist and Land Division and Development Ordinance; and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including where necessary the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division) in regard to the CSM, and obtaining all necessary permits and approvals, prior to commencing construction of any improvement, whether public or private, or site development or approval of the CSM, whichever is earlier. All review comments shall be addressed prior to final signatures.
2. The Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
4. Subject to the Developer applying for and receiving from the, Town Plan Commission, Town Board, and Waukesha County, all necessary variances and waivers (if any) to the Town of Lisbon Zoning Ordinance, the Waukesha County Shoreland and Floodland Protection Ordinance, the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, and the Town of Lisbon Land Division and Development Ordinance prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat/CSM, whichever is earlier. This conditional approval document shall not be read as providing any assurance or expectation that such variances or waivers will be granted, and shall not vest any right regarding the grant of such variances or waivers.

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 meeting. I will be in attendance at the February 14th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J Lindstrom, AICP  
Vierbicher

AP:

cc:

Gina Gresch, Administrator, Town of Lisbon & Daniel Green, Clerk, Town of Lisbon  
Rick R. Hillmann, PLS, Continental Surveying Services LLC  
John Matter, Applicant

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 04-19

---

**ORDINANCE REZONING LSBT 0257.995.001, FROM A-10  
AGRICULTURAL DISTRICT TO A-5 MINI FARM DISTRICT IN THE TOWN OF  
LISBON, WAUKESHA COUNTY, WISCONSIN**

---

**WHEREAS**, Property owner John Matter 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, February 14, 2019.

**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:

CERT SURV 2953 PT NE1/4 SEC 29 T8N R19E  
ALSO KNOWN AS LSBT 0257.995.001

**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 \_\_\_\_\_ day of February, 2019.

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







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

# Project Review Checklist

---

**Prior to the Plan Commission submittal deadline the property owner or applicant presents a site plan prepared with the information below to the Deputy Clerk at the Town Hall. The submittal material is reviewed and if appropriate, discussed at the next regularly scheduled Plan Commission meeting.**

*The information below is a required minimum and the other materials may be requested of the applicant during the review process.*

---

- 1) A statement describing the general character of the intended development and including the property address, tax key number and correct legal description. General items to include in the statement are: hours of operation, number of employees, traffic patterns, parking requirements, trash removal, etc.
- 2) An accurate map (site plan) of the project area. The site plan should be professionally prepared by a licensed architect, surveyor and/or engineer, with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:
 

<ol style="list-style-type: none"> <li>A. Structures, showing all entrances</li> <li>B. Driveways &amp; street access</li> <li>C. Parking areas</li> <li>D. Walkways</li> <li>E. Existing landscaping</li> <li>F. Abutting public and private streets</li> <li>G. Public easements</li> <li>H. Surrounding land uses and zoning</li> <li>I. Retaining walls</li> <li>J. Decorative accessories</li> </ol>	<ol style="list-style-type: none"> <li>K. Dumpster location and screening</li> <li>L. Location, color, message, dimensions and materials of all signs</li> <li>M. Location, size and character of dedicated or private open space</li> <li>N. Location of sanitary sewer, storm sewer, water mains and services and stormwater detention facilities</li> <li>O. Floor plan of building or addition</li> </ol>
---	---
- 3) Stormwater management plan.
- 4) Grading plan showing existing and finished grades to Town datum.
- 5) Professionally prepared landscape plan.
- 6) Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- 7) Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- 8) Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.
- 9) Names, address, telephone number, fax number and email address of the owner(s) and/or agent to be contacted with regard to the application.
- 10) Proof of ownership or agent status.



**SITE INSPECTION NOTIFICATION:**

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

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

NAME DONALD L SCHNEIDER  
ADDRESS W220 - N4879 TOWNLINE Rd, MEMORANDUM FALLS 53051  
DATE 4/9/2019 SIGNATURE [Signature]  
PHONE 262-246-4112 EMAIL \_\_\_\_\_

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

NAME SAME AS ABOVE  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

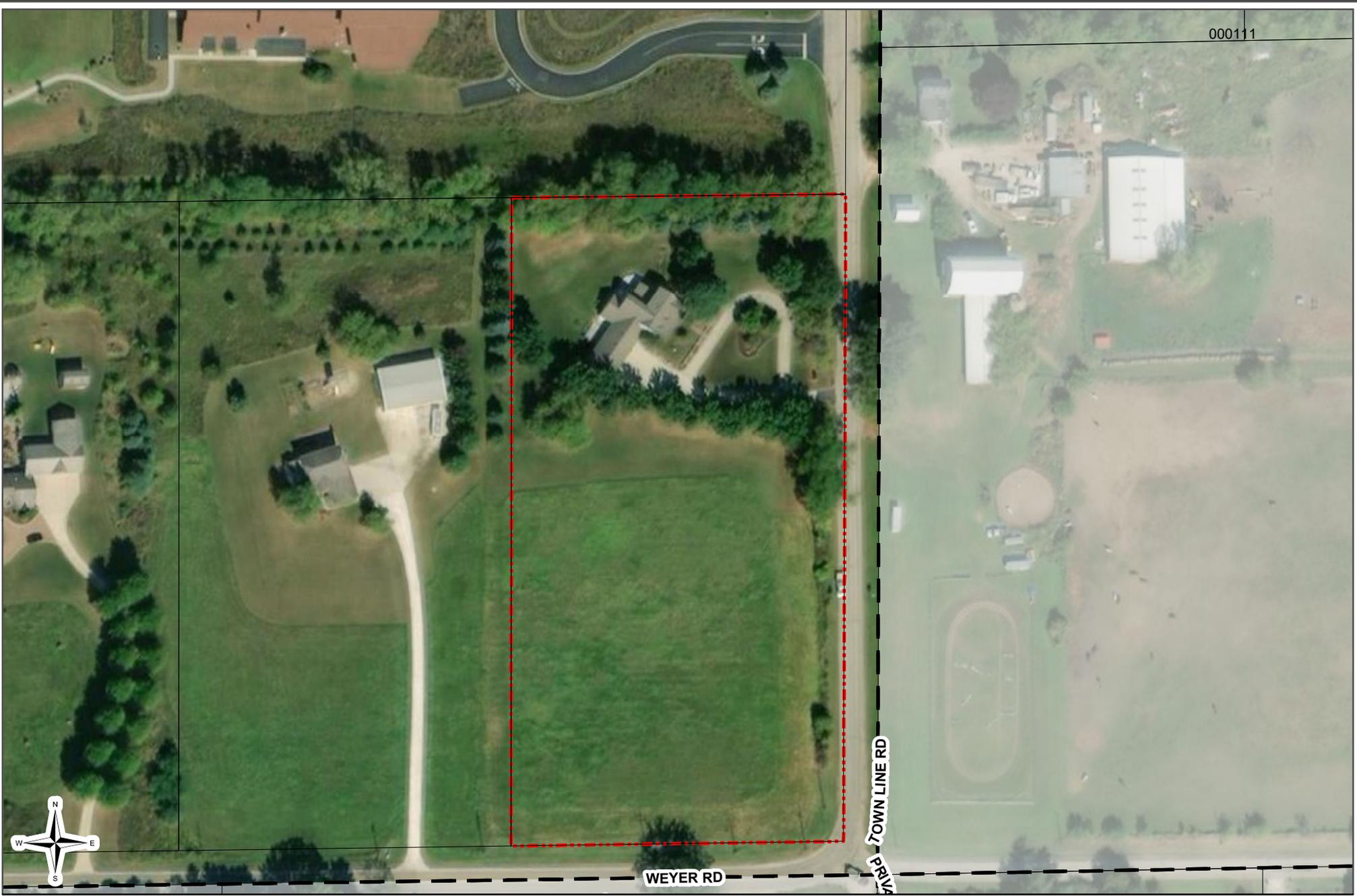
**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Town Official Accepting Form

\_\_\_\_\_  
Date

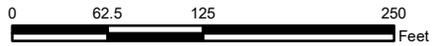
000111



# Parcel ID 987.001: Site Map

Town of Lisbon

1 inch = 125 feet



Town of Lisbon Boundary

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
Phone: (262) 875-5000 Fax: (608) 826-0530

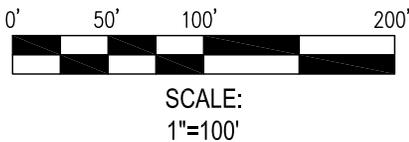
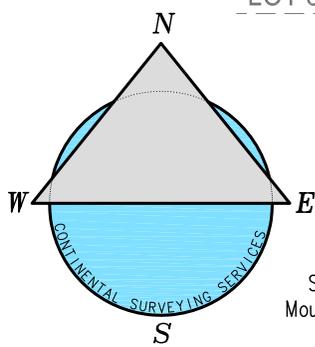
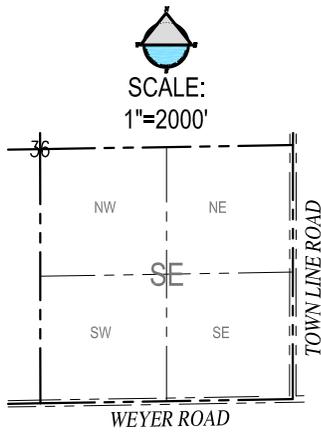
# Certified Survey Map

A Revision of Lot 4 of Certified Survey Map No. 5824, being a part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 36, Township 8 North, Range 19 East  
Town of Lisbon, Waukesha County, Wisconsin

## LEGEND

- 1" Iron Pipe Found
- ⊙ 20"x  $\frac{3}{4}$ " Re-Bar Set (1.13 lb/foot)

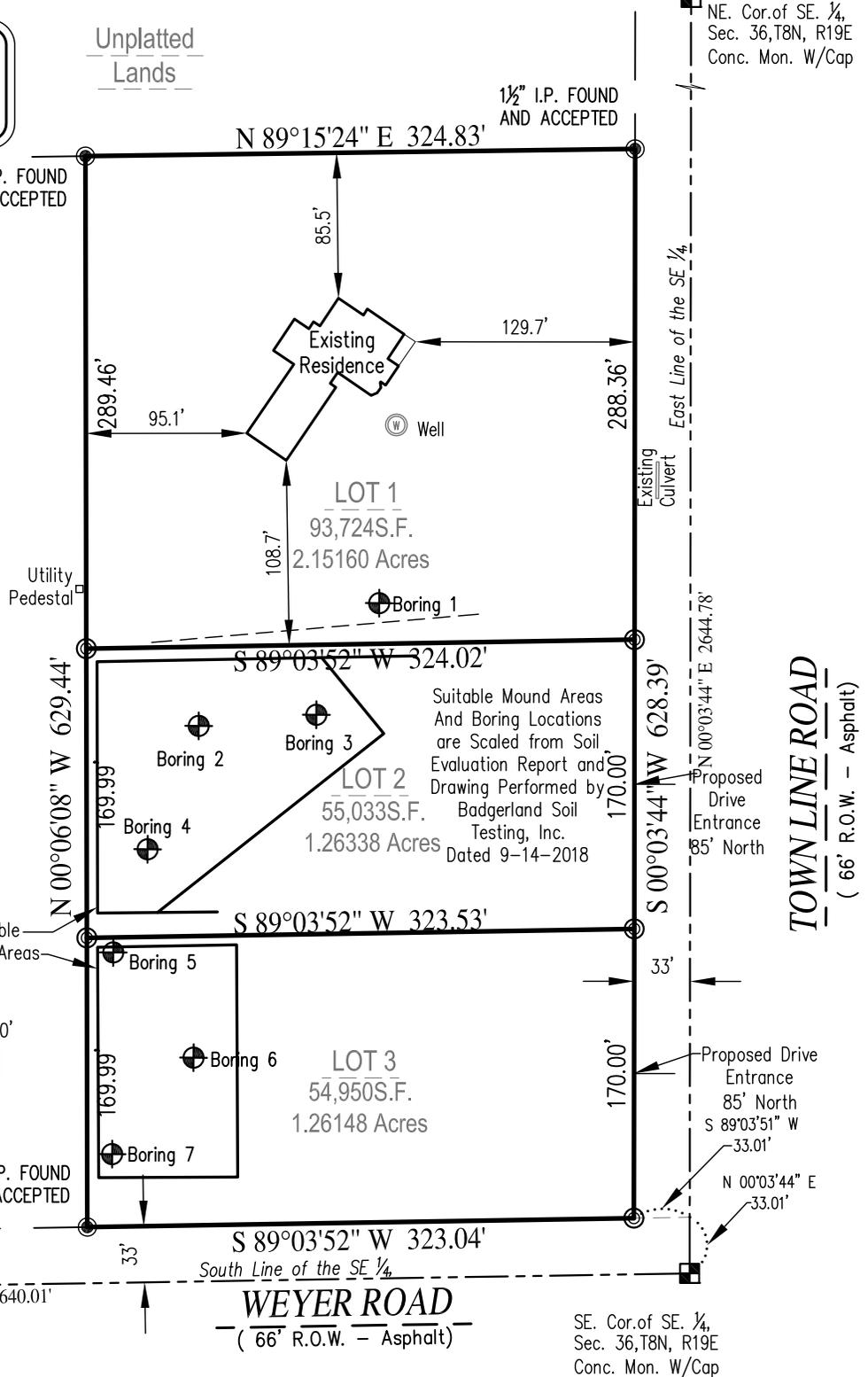
### Location Map



Unplatted  
Lands

1 1/2" I.P. FOUND  
AND ACCEPTED

1 1/2" I.P. FOUND  
AND ACCEPTED



**TOWN LINE ROAD**  
( 66' R.O.W. - Asphalt)

SW. Cor. of SE.  $\frac{1}{4}$ ,  
Sec. 36, T8N, R19E  
Conc. Mon. W/Cap

SE. Cor. of SE.  $\frac{1}{4}$ ,  
Sec. 36, T8N, R19E  
Conc. Mon. W/Cap

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.cssturveys.com](http://www.cssturveys.com)  
Email: [survey@cssturveys.com](mailto:survey@cssturveys.com)



**OWNER'S**  
Donald and Jeanette Schneider  
W220N4879 Town Line Road  
Menomonee Falls, WI. 53051  
TKN.: LSBT 0288987001

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the SE  $\frac{1}{4}$  of Section 36, Township 08 North, Range 19 East bears S 00°03'44" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXXX day of MONTH, 20XX Sheet 1 of 4



# Certified Survey Map

A Revision of Lot 4 of Certified Survey Map No. 5824, being a part of the Southeast  
 $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 36, Township 8 North, Range 19 East  
 Town of Lisbon, Waukesha County, Wisconsin

## SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land located in a part of the  
 Wisconsin, now being more particularly bounded and described and follows:

All that part of the Southeast Quarter (SE J/4) of the Southeast Quarter (SE 1/4) of  
 Section 36, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin,  
 Commencing at the Southeast Corner of Section 36, Township 8 North, Range 19 East, thence North 0°03'44" East a long the  
 east line of said Southeast Quarter, 33.01 feet; thence South 89°03'51" West, 33.01 feet to the point of Beginning, said point  
 being the Southeast Corner of Lot 4 of Certified Survey Map Number 5824; thence continuing South 89°03'52" West along the  
 south line of said Lot 4, 323.04 feet to the Southwest Corner of said Lot 4; thence North 0°06'08" West along the west line of  
 said Lot 4, 629.45 feet to the Northwest Corner of said Lot 4; thence North 89°15'24" East along the west line of said Lot 4,  
 324.83 feet to the Northeast Corner of said Lot 4; thence South 0°03'44" West along the east line of said Lot 4, 628.39 feet to  
 the Point of Beginning.

The gross area of said parcel contains 203,707 Square feet or 4.67646 Acres of land more or less.

That I have made such survey, land division and map by the direction of Donald and Jeanette Schnieder, owner of said land.  
 That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I  
 have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Lisbon  
 in surveying, dividing and mapping same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 Rick R. Hillmann PLS  
 Professional Land Surveyor S-3005

## TOWN OF LISBON PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Lisbon on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 Joe Osterman, Plan Commission Chairman

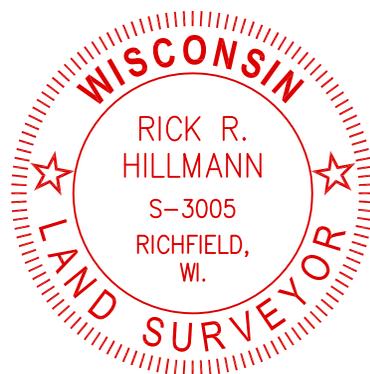
\_\_\_\_\_  
 Jane Stadler, Secretary

**CONTINENTAL  
 SURVEYING  
 SERVICES LLC**



Main Office:  
 2059 Hwy 175, Suite "A"  
 Richfield WI. 53076

Phone: (262) 389-9200  
 Website: [www.csss-surveys.com](http://www.csss-surveys.com)  
 Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)



NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System,  
 South Zone (NAD-27), in which the East line of the SE  $\frac{1}{4}$  of Section 36, Township 08  
 North, Range 19 East bears S 00°03'44" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,  
 S-3005 on this **XXxx** day of **MONTH**, 20**XX** Sheet 2 of 4





# Certified Survey Map \_\_\_\_\_

A Revision of Lot 4 of Certified Survey Map No. 5824, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 8 North, Range 19 East  
Town of Lisbon, Waukesha County, Wisconsin

## MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, JPMorgan Chase & Co., does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of Donald and Jeanette Schneider, as owners.

WITNESS the hand and seal of JPMorgan Chase & Co., has caused this instrument to be executed by (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, and (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, in the (Select One (1) City, Village or Town) of (City Name) \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

\_\_\_\_\_  
JPMorgan Chase & Co.

\_\_\_\_\_  
(Print - First Name, Last Name and Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print - First Name, Last Name and Title)

\_\_\_\_\_  
(Signature)

STATE OF WISCONSIN )  
 )ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, and (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the (Title) \_\_\_\_\_ and (Title) \_\_\_\_\_ respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

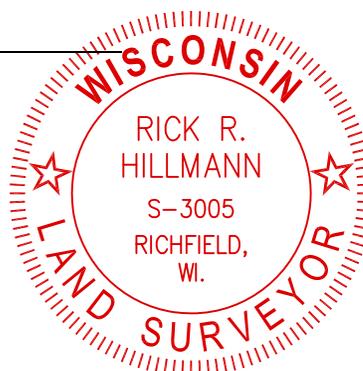
My Commission Expires: \_\_\_\_\_

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csss-surveys.com](http://www.csss-surveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXXX day of MONTH, 20XX Sheet 4 of 4





February 7, 2019

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

RE: Schneider Town Line Road Certified Survey Map Review

### **Introduction**

This letter reviews the Certified Survey Map (CSM) application submitted by Donald Schneider (Applicant) on January 10, 2019, for the property located at W220N4879 Town Line Road. The property in question is 4.68 acres not including right-of-way and was rezoned from A-3 (Agricultural/Residential) to R-1 (Suburban Single Family Residential) by the Town in 2018. The Applicant intends to divide the property into three lots of 2.152 acres (Lot 1), 1.263 acres (Lot 2), and 1.261 acres (Lot 3).

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

### **Pertinent Reviewed Materials**

Property Owner:	Donald L. Schneider
Applicant:	Donald L. Schneider
Tax Key:	0288987001
Current Zoning:	A-3 (Agricultural/Residential Estate District)
Adjacent Zoning:	<u>North</u> – P-1 (Public Institutional) <u>South</u> – RS-6 (Single Family Residential – City of Pewaukee) <u>East</u> – A-1 (Agricultural – Village of Menomonee Falls) <u>West</u> – A-3 (Agricultural/Residential Estate)
Current Land Use Plan designation:	"Low-Density Residential" on the Recommended Land Use Plan for Town of Lisbon – 2035.
Proposed Use:	Residential
Proposed Zoning:	R-1 (Suburban Single Family Residential District)
Sussex Joint Planning Commission Req:	Yes, the Sussex/Lisbon Joint Plan Commission will have to meet to review the proposal. Waukesha County will also have to approve of the rezoning following any actions by the Town.

### **Town Ordinances – Comprehensive Development Plan**

Exhibit B of the Town Recommended Land Use Plan designates the area as “Low-Density Residential” which recommends 20,000 square foot lot minimums. Therefore, all three proposed lots have an area that meets the recommended minimum area for the Town’s Recommended Land Use Plan. Lot one exceeds the recommended maximum size, but due to the shape of the lot and the location of the existing structure, the lot is logically planned and positioned.

### **Town Ordinances - Zoning**

The minimum lot size for R-1 lots is 1 acre, per Chapter 11 Ordinance §16(g)(2)A. All three proposed lots in this CSM exceed 1 acre in area.

The minimum average width for R-1 lots is 150 feet, per Ordinance §16(g)(2)B. All three lots meet minimum lot width requirements.

### **Town Ordinances – Land Division**

- The Applicant has complied with all requirements specified under Ordinances §6.01, §6.03, and §6.04 of Chapter 12.
- Ordinance §6.02 of Chapter 12 states that maps shall show information required by Sections 4.01 (preliminary Plat – General Information), 4.02 (Preliminary Plat – Plat Data, and 5.02 (Final Plan Additional Information) 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. The following section details the additional requirements necessary for the preliminary CSM review:
  - Ordinance §4.02(b) requires land dividers to show existing and proposed topographic contours of not more than two-foot intervals on the proposed land division. The Applicant should amend the CSM to include these contours on an additional page of the CSM.
  - Ordinance §4.02(i) requires CSM to also show existing drives. The Applicant shall amend the CSM to include the existing driveway to the existing home.
  - Ordinance §4.02(m) requires Applicants to show the existing zoning on and adjacent to the proposed land division. The Applicant shall amend the CSM to show the zoning for the adjacent parcel to the west.
  - Ordinance §7.04(c) – Street Intersections. Property lines at street intersections shall be rounded with a minimum radius of fifteen (15) feet or of a greater radius when required by the Plan Commission, or shall be cut off by a straight line through the points of tangency of an arc having a radius of fifteen (15) feet. The CSM shall be amended to reflect this standard.

### **Additional CSM/Development Requirement of the Town code or of the Land Division Checklist**

The CSM shall also include the following:

- Location of all buildings within 50 feet of the subject site, which includes the accessory building to the east).
- Location of the existing on-site waste disposal system.
- The building envelopes for each proposed lot created by the prescribed zoning code setback lines.

- Any utility easements are necessary to service the site. The Plan Commission may require utility easements at least 10 feet in width across lots or centered on rear or side lot lines for electric power, communication, and cable television lines, wires, conduits, storm and sanitary sewers and gas, water and other utility lines. All easements for town utilities shall be dedicated to the Town of Lisbon unless otherwise provided.
- Grading plans and drainage easements and other necessary information required to direct stormwater as approved by the Town Engineer and Waukesha County prior to final signatures.
- Remove or identify the dashed line on Lot 1.
- Remove the line extensions from the "Suitable Mound Area" boundary lines.
- Include line types in the CSM legend.

### **Other Considerations**

- While this property is not designated for addition to the Village of Sussex, it is required to be reviewed by the Sussex/Lisbon Joint Plan Commission. Certificates shall be added for the Joint Plan Commission and the Village of Sussex.
- The property also requires submittal of soil boring testing data to the Town Engineer and Waukesha County Environmental Health. The applicant shall then submit the "Preliminary Site Evaluation" letter from Waukesha County to the Town.
- Ordinance §2.05 of Chapter 12 of the Town Code states that the Town Board may waive some CSM requirements when it judges the literal application of these requirements to be inappropriate, subject to the following criteria: exceptional circumstances, preservation of property rights, and/or absence of detriment. The Town should decide whether it wishes to grant a waiver to the unaddressed requirements noted in this letter.

### **Recommendation**

The list of conditions has been sent to the applicant's representative. If the Applicants are in agreement with the conditions, the staff would recommend approval subject to the following conditions:

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (as noted above) and separate comments from the Town Engineer, which includes compliance with the Town's adopted Land Division Review Checklist and Land Division and Development Ordinance; and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including where necessary the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division) in regard to the CSM, and obtaining all necessary permits and approvals, prior to commencing construction of any improvement, whether public or private, or site development or approval of the CSM, whichever is earlier.
2. The Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

February 7, 2019  
Page 4 of 4

3. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
4. Subject to the Developer applying for and receiving from the, Town Plan Commission, Town Board, and Waukesha County, all necessary variances and waivers (if any) to the Town of Lisbon Zoning Ordinance, the Waukesha County Shoreland and Floodland Protection Ordinance, the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, and the Town of Lisbon Land Division and Development Ordinance prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat/CSM, whichever is earlier. This conditional approval document shall not be read as providing any assurance or expectation that such variances or waivers will be granted, and shall not vest any right regarding the grant of such variances or waivers.

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 meeting. I will be in attendance at the February 14th Plan Commission meeting to answer any questions.

Sincerely,

Daniel Lindstrom, AICP  
Vierbicher

AP

cc:  
Gina Gresch, Administrator, Town of Lisbon  
Daniel Green, Clerk, Town of Lisbon  
Rick R. Hillmann, PLS, Continental Surveying Services LLC  
Donald L. Schneider, Applicant



000120  
 W234 N8676 WOODSIDE RD.  
 LISBON, WI 53089-1545  
 TEL: (262) 246-6100

# Plan Commission Application

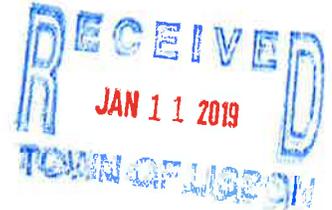
## Application Type and Fee (check all that apply)

\*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

N6827820 HYUU A HARTLAND 53029  
 Property Address City Zip

LSBT0218992 .7991 acres Commercial  
 Tax Key/Parcel ID # Lot Size Current Zoning

## Property Owner

Sylvan G. Stommel Jr  
 Name / Company Name

[Signature]  
 Signature

N6827820 HYUU B  
 Address

HARTLAND WI 53029  
 City State Zip

262-370-7269 VANSTOMMEL@GMAIL.COM  
 Phone E-mail Address

## Applicant

Nathan F Ceschi  
 Name

Total Car Care  
 Company

W274 N7410 Lake Five Rd  
 Address

Hartland WI 53029  
 City State Zip

262-719-3793 totalcarcarehartland@gmail.com  
 Phone E-Mail Address

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



### PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

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

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

NAME ~~KIT~~ Nathan F Ceschi  
 ADDRESS W 274N7410 Lake Five Rd Hartland WI 53029  
 DATE 1/10/2019 SIGNATURE N Ceschi  
 PHONE 262-719-3793 EMAIL totalcarcarehartland@gmail.com

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

NAME Sylvan G. Stommel, SR  
 ADDRESS N68 W 27820 Hwy D  
 DATE 1-10-19 SIGNATURE [Signature]  
 PHONE 262-330-7269 EMAIL UAWSTOMMEL@GMAIL.COM

PROJECT NAME ~~TOTAL~~ Total Car Care



**SITE INSPECTION NOTIFICATION:**

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

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

NAME Nathan F Ceschi  
 ADDRESS W274N7410 Lake Five Rd, Hartland WI 53029  
 DATE 1/10/2019 SIGNATURE N Ceschi  
 PHONE 262-719-3793 EMAIL totalcarcarehartland@gmail.com

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

NAME Sylvan G. Stommel SR  
 ADDRESS N108W27890 Hwy UU  
 DATE 1-10-19 SIGNATURE Sylvan G. Stommel  
 PHONE 262-370-7269 EMAIL UAW STOMMEL@GMAIL.COM

COMMENTS:

---



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Town Official Accepting Form

Date



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

# Project Review Checklist

---

**Prior to the Plan Commission submittal deadline the property owner or applicant presents a site plan prepared with the information below to the Deputy Clerk at the Town Hall. The submittal material is reviewed and if appropriate, discussed at the next regularly scheduled Plan Commission meeting.**

*The information below is a required minimum and the other materials may be requested of the applicant during the review process.*

---

- 1) A statement describing the general character of the intended development and including the property address, tax key number and correct legal description. General items to include in the statement are: hours of operation, number of employees, traffic patterns, parking requirements, trash removal, etc.
- 2) An accurate map (site plan) of the project area. The site plan should be professionally prepared by a licensed architect, surveyor and/or engineer, with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:
 

<ol style="list-style-type: none"> <li>A. Structures, showing all entrances</li> <li>B. Driveways &amp; street access</li> <li>C. Parking areas</li> <li>D. Walkways</li> <li>E. Existing landscaping</li> <li>F. Abutting public and private streets</li> <li>G. Public easements</li> <li>H. Surrounding land uses and zoning</li> <li>I. Retaining walls</li> <li>J. Decorative accessories</li> </ol>	<ol style="list-style-type: none"> <li>K. Dumpster location and screening</li> <li>L. Location, color, message, dimensions and materials of all signs</li> <li>M. Location, size and character of dedicated or private open space</li> <li>N. Location of sanitary sewer, storm sewer, water mains and services and stormwater detention facilities</li> <li>O. Floor plan of building or addition</li> </ol>
---	---
- 3) Stormwater management plan.
- 4) Grading plan showing existing and finished grades to Town datum.
- 5) Professionally prepared landscape plan.
- 6) Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- 7) Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- 8) Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.
- 9) Names, address, telephone number, fax number and email address of the owner(s) and/or agent to be contacted with regard to the application.
- 10) Proof of ownership or agent status.



W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023  
 E-mail: [townhall@townoflisbonwi.com](mailto:townhall@townoflisbonwi.com) • Website: [www.townoflisbonwi.com](http://www.townoflisbonwi.com)

## SITE PLAN AND PLAN OF OPERATION

Please fill out the entire application all questions need a response. If something does not apply please put N/A. Incomplete applications will not be processed or put on the agenda. The completion of this application form must be accompanied by one copy of an up to date and detailed Site Plan drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Town Hall, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall also be emailed as a PDF. Future revisions to the approved Site Plan/Plan of Operation will require new approvals.

- New business in existing building or on existing site       New Owner       Temporary Use  
 Change in Operations (summarize below what is changing; days/hours, etc)

- Change in Use (summarize below prior and new use below)

### BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number LSBT0218992      Acres .7991      Zoning Commercial  
 Business Name & Contact Person: Total Car Care, Nathan Ceschi  
 Full Address (include City & Zip): W274N7410 Lake Five Rd. Hartland WI 53029  
 Phone Number & Email: 262-719-3793, totalcarcarehartland@gmail.com  
 Signature & Date: N. Ceschi 1-10-19

\*\*\*\*\*

Property Owner Name: Sylvain G. Stommel Jr  
 Full Address (include City & Zip): N68W27822 Hwy HARTLAND 53029  
 Phone Number & Email: 262-370-7269  
 Signature & Date: [Signature] 1-10-19

1. Is this business replacing another business?  Yes  No

a. If yes, what is the prior business' name: Stommel Service

2. Is this an expansion of an existing Town approved/based operation?  Yes  No

a. If yes, please explain: \_\_\_\_\_

**HOURS OF OPERATION & OPERATING SPECIFICS**

3. Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property. If items are produced, please provide a separate explanation of the production process.

Light duty automotive service and repair.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Days & Times of Operation:

a. Days & Times: Monday - Friday 8 A.M. - 5 P.M.

5. Employees (if self-employed please count yourself)

a. Full-Time 1

b. Part-Time 0

**FOOD / BEVERAGE / LIQUOR**

6. Is there any food & beverage / liquor service?  Yes  No

a. If yes, please explain: \_\_\_\_\_

**7. Table Seating Capacity**

- a. Outside: \_\_\_\_\_ 0
- b. Inside: \_\_\_\_\_ 0
- c. Bar: \_\_\_\_\_ 0

**8. Food / Soda Vending Machines**  Yes  No

- a. If yes, quantity of each: \_\_\_\_\_

**OUTDOOR USES**

**9. Is there any outdoor storage?**  Yes  No

- a. If yes, please explain: \_\_\_\_\_

**10. Will there be any outdoor events?**  Yes  No

- a. If yes, please describe the types of events, parking accommodations, sanitary facilities and delineate the locations of the events on the Site Plan submitted. Attach a separate sheet if necessary.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Will there be any customer dockage?**  Yes  No

- a. If yes, please indicate on the Site Plan length and number of piers.

**12. Parking Lot**

- a. Dimensions 135' wide, 46' front of building to road
- b. Total number of spaces \_\_\_\_\_
- c. Number of spaces allotted for employees \_\_\_\_\_

**MUSIC / ENTERTAINMENT**

13. Are any problems such as odor, smoke or noise resulting from this operation?  Yes  No

a. If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided? Attach a separate sheet if necessary.

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14. Game Machines  Yes  No

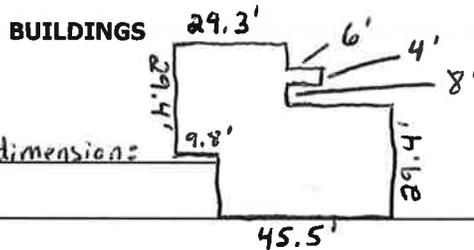
a. Quantity: \_\_\_\_\_

b. Location: \_\_\_\_\_

15. Building A

a. Dimensions & Levels: 1 level; dimensions

b. Use: \_\_\_\_\_



16. Building B

a. Dimensions & Levels: \_\_\_\_\_

b. Use: \_\_\_\_\_

17. Building C

a. Dimensions & Levels: \_\_\_\_\_

b. Use: \_\_\_\_\_

**LIGHTING (Submit Cut-Sheets)**

18. Outdoor Lighting

a. Type(s): \_\_\_\_\_

b. Locations(s): \_\_\_\_\_

**SIGNAGE (Also submit the Town's Signage Application & appropriate fees)**

19. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs.

Existing sign: 4' x 4' single faced, non-illuminated  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CHEMICALS/HAZARDOUS MATERIALS**

20. Are there any Chemicals, Hazardous Waste or Solvents stored on the site?  Yes  No

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

Used engine oil and antifreeze. Future Environmental Services will collect used fluids.  
\_\_\_\_\_  
\_\_\_\_\_

21. Does this Operation involve the Storage/Sale of gasoline or any other Petroleum Products?  Yes  No

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

Planner Comment: See above for the storage of used oil products.  
\_\_\_\_\_  
\_\_\_\_\_

**STORM WATER RETENTION, FLOW OF SURFACE WATER, AND AMOUNT OF IMPERVIOUS SURFACES**

22. Are there surface water drainage facilities?  Yes  No

a. If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REFUSE DISPOSAL**

23. Are there dumpsters/waste containers on the site?  Yes  No

a. If yes, show on the Site Plan submitted the location of dumpsters and any screening.

**PERMIT APPROVAL / ISSUANCE DATES**

24. Is Highway Access Permit Needed?  Yes  No

a. Date Issued: Planner Comment: N/A

25. DNR Well Approval (For New Constructions Only)

a. Date Approved: Planner Comment: N/A

26. Septic System Approval (For New Constructions Only)

a. Date Approved: Planner Comment: N/A

27. Fire Department Inspection  Yes  No

a. Date Inspected: Required as a condition of occupancy

28. Did the Wisconsin Department of Safety & Professional Services approve building plans?  Yes  No

a. Date Approved: Planner Comment: N/A

29. Is security fencing necessary?  Yes  No

**HORSE BOARDING**

30. Does this Operation involve the Boarding of Horses?  Yes  No

a. Maximum number of horses boarded: \_\_\_\_\_

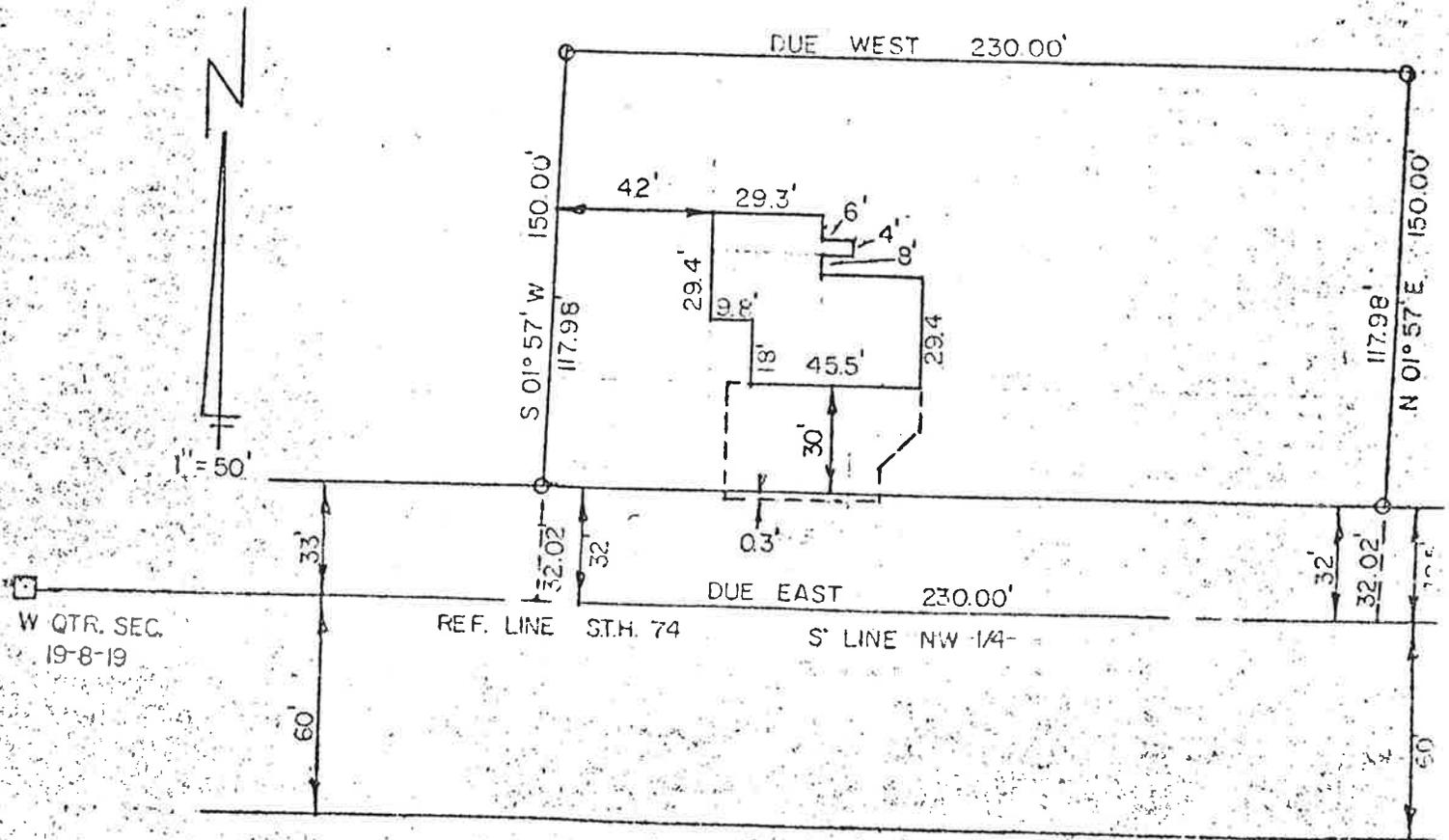
b. Maximum number of horses owned: \_\_\_\_\_

31. Has a Conservation Plan been prepared by the Land Conservation Committee?  Yes  No

a. Date Prepared: Planner Comment: N/A

.....  
Town Approval Date(s): \_\_\_\_\_

County Approval Date(s): \_\_\_\_\_



W QTR. SEC.  
19-8-19

REF. LINE S.T.H. 74

S' LINE NW 1/4-

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) SS.

I hereby certify that I have surveyed the above described property and that the plat is a correct representation of the exterior boundary lines thereof and the lines of the principal buildings thereon.

*Raymond T. Cull*  
RAYMOND T. CULL  
Land Surveyor, No. S-114



N27 W23957 Paul Road, Suite 105  
Pewaukee, WI 53072  
(262) 875-5000 phone  
(608) 826-0530 fax  
www.vierbicher.com

February 7, 2019

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

Re: Total Car Care SPPOO Review (Nathan Ceschi)

Dear Plan Commission Members:

The above-referenced Site Plan/Plan of Operation (SPPOO) was received by our office for review on behalf of the Town of Lisbon. Certain permitted and conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. This review will document the permit file and determine the adequacy of the submitted information in describing permitted and accessory uses and buildings proposed. This review will also document the plan and method of operation to enable the Town to make a determination of compatibility with the Ordinance and consideration of approval.

#### **Pertinent Reviewed Materials – Summary Overview**

Property Owner:	Sylvan G. Stommel Jr.
Business Name/Applicant:	Total Car Care Products/ Nathan Ceschi
Tax Key:	LSBT0218992
Zoning:	B-2 Local Business District The zoning code does list the definition Automobile Repair Facility, but nowhere in the codes does it list it in the permitted or conditional uses. Therefore, the Plan Commission shall determine if the continuation of the repair facility is a permitted use or a continuation of a non-conforming use.
New or Existing Business:	New
New or Existing Structure:	Existing
Replacing an Existing Business:	Yes – Stommel Service
Change of Use or Operation	No
Operation Summary:	The business will perform light duty automotive service and repair.
Hours of Operation:	Monday – Friday, 8:00 AM to 5:00 PM
Full-Time Employees:	One (1)
Part-Time Employees:	None (0)

vision to reality

### Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	The Applicant marked 'No'. Any existing outdoor storage shall be removed prior to occupancy.
Parking:	Dimensions: 135 feet wide, 46 feet from building line to edge of the road. The Applicant did not specify the number of total spaces or number of spaces allotted for employees. Planning staff observed approximately 12 spaces including two automotive bays. This would suffice to meet the parking requirements.
Outdoor Lighting:	Current on-site lighting – No change.
Signage:	Existing sign: 4' x 4' single faced, non-illuminated. No proposed signage. Signage application required to change the signage face.
Trash/Recycle Impacts:	The Applicant marked 'No.' Any trash shall be stored internally to the building.
Stormwater Impacts:	No surface water drainage facilities.
County Shoreland Zoning Review Required:	No.
Odor, Smoke, Noise from Operation:	The Applicant marked 'No'.
Chemical, Hazardous Waste, Solvents Stored On-Site:	Yes, the site will store used engine oil and antifreeze. Future Environmental Services will collect used fluids.
Storage/Sale of Gasoline or Petroleum Products:	The Applicant has stated that the site will not feature storage or sale of gasoline or petroleum products.
Fire Department Inspection Date:	A fire inspection has not been completed, but shall be required as a condition of approval.
State Approved Building Plans Date:	N/A

### Additional Comments:

- Several pages of the Site Plan/Plan of Operation form had sections that were not answered. These include the number of parking spaces, lighting, and whether or not the Applicant intends to change the current use or operation at the site, among other relevant items. Even if no change is intended, the Applicant must include these sheets and provide answers to all questions. Questions that are not relevant or not applicable should be marked 'N/A'.
- All new tenant build-outs and occupancy must be submitted for review and inspections by the LFD. Any construction or changes of use must undergo code compliance evaluations and will require pre-construction communication with the general contractors and owners.
- Vehicles shall be stored on a hard surface and vehicles susceptible to leaking fluid shall be stored interior to the building while they await repair.

The comments mentioned above are intended to guide the Town's consideration of this application. The Town should approve, deny, or conditionally approve the SPPOO.

If the Town Plan Commission elects to grant approval Planning Staff would recommend the following conditions.

1. The Applicant shall comply with all site plan and operational aspects included in the previously approved submitted materials. The Site Plan shall be on file at the Town of Lisbon and Waukesha County.
2. The Town of Lisbon retains the right to annually review the business operation for compliance with approved plans.
3. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of SPPOO.
4. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of SPPOO.
5. There shall be no outdoor storage of materials.
6. There shall be no trash stored outside of the building.
7. Vehicles shall be stored on a hard surface and any vehicles susceptible of leaking fluid shall be stored interior to the building while they await repair. There shall be no parking on the road or in the road right-of-way
8. There shall be no storage of gasoline on site.
9. Used and new engine oil, antifreeze, and other fluids shall be stored off the ground and secured until Future Environmental Services regularly collects the used fluids.
10. The Waukesha County Environmental Health Division must review and approve of the uses on the subject property, prior to the issuance of any permits.
11. Any additional or future business signage shall be required to obtain signage approval through the Town of Lisbon sign application process.
12. An up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon.
13. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
14. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the SPPOO Permits or termination of the use.

February 7, 2019  
Page 4

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 February 14th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP  
Town Planner

AP:

cc:

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



**Parcel ID LSBT0218992: Site Map**  
 Town of Lisbon

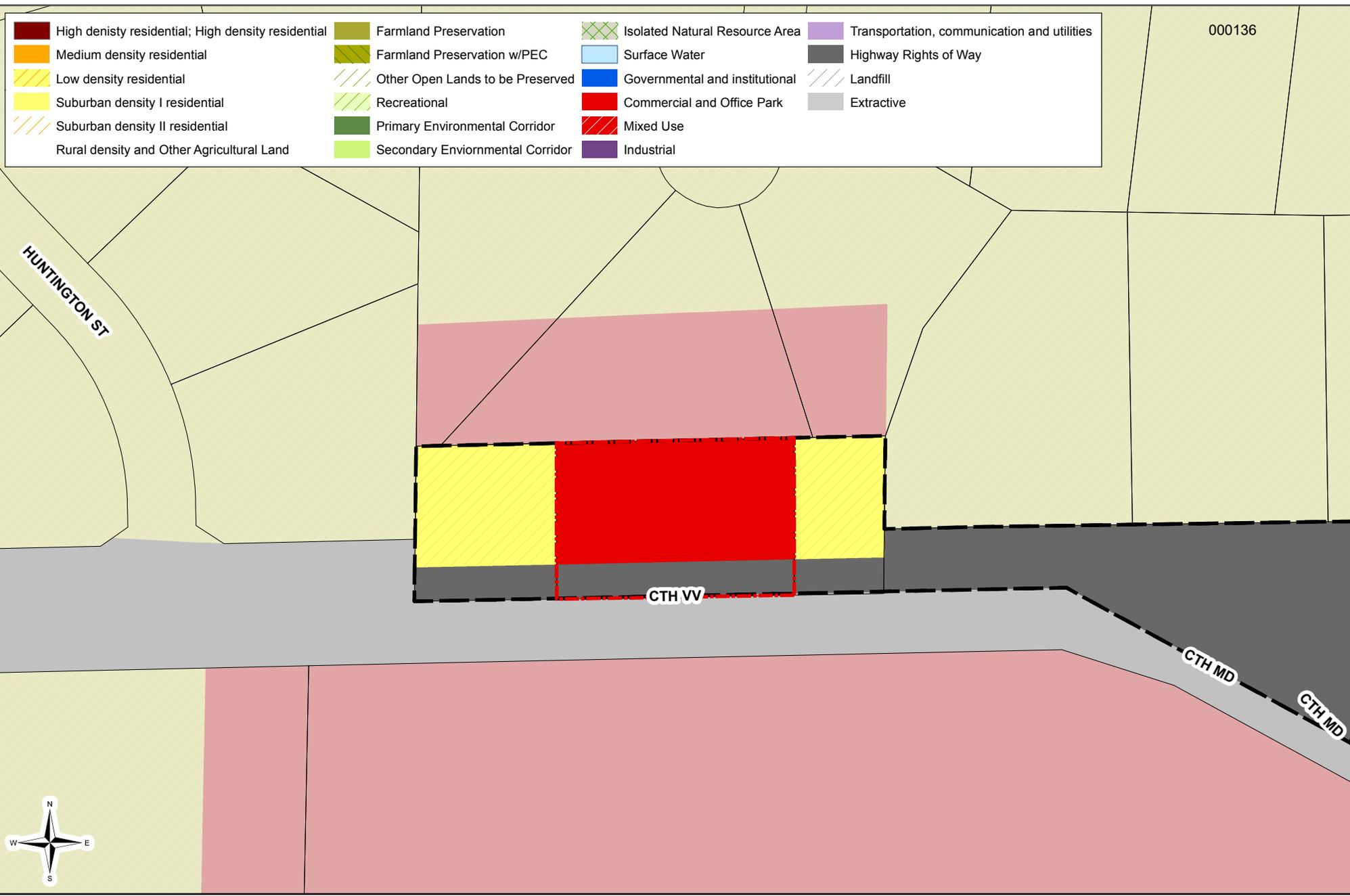


Town of Lisbon Boundary

**vierbicher**  
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (408) 826-0530



**Parcel ID LSBT0218992: Future Land Use**  
 Town of Lisbon

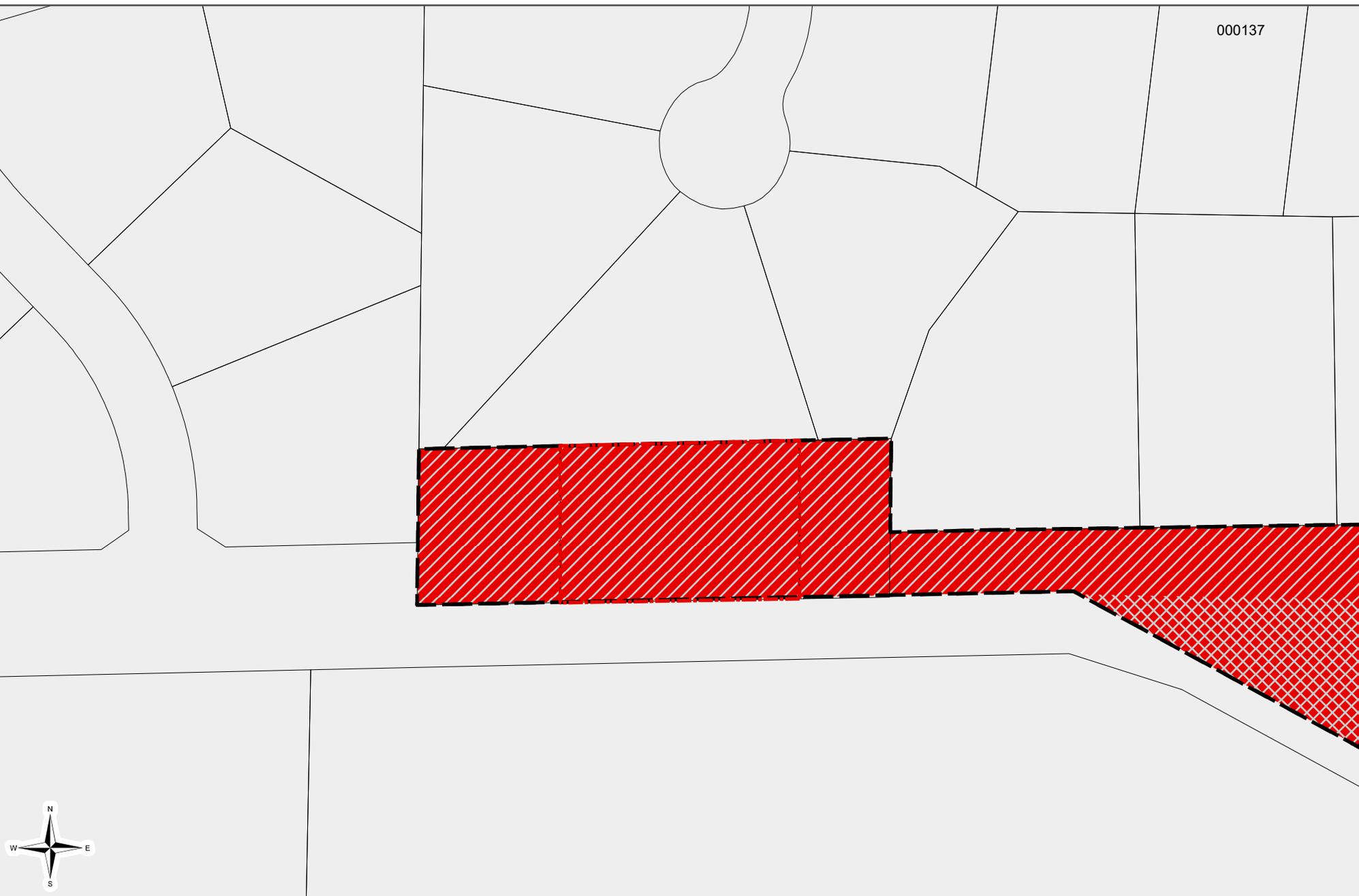


Town of Lisbon Boundary

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**Parcel ID LSBT0218992: Zoning**  
Town of Lisbon



Waukesha Shoreland Zoning Town of Lisbon Boundary

Surface Water

AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-1	PR

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