



Agenda
Joint Plan Commission and Town Board of Supervisors Public Hearing
Followed by the Regular Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, March 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, March 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 R-1 Suburban Single Family Residential District, for the property owned by the Town of Lisbon, known as the Pauline Haass land, for the property located at LSBT 0167.999., for the purpose of a subdivision development.
- 3. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, March 14, 2019 following the previously scheduled hearings at the Lisbon Town Hall, W234N8676 Woodside Rd., Lisbon, WI 53089, to solicit public comments on the rezoning from A-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District, for the property owned by Donald and Eileen Dlobik, for the property located at W275N9101 Lake Five Rd, LSBT 0167.999.001., to be developed as a part of the proposed subdivision on the Pauline Haass land.
- 4. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, March 14, 2019 following the previously scheduled hearings at the Lisbon Town Hall, W234N8676 Woodside Rd., Lisbon, WI 53089, to solicit public comments on the rezoning from A-10 Agricultural District and C-1 Conservancy Wetland and Floodplain District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District, for the property owned by Hillside Ridge LLC, for the property located at W249N7416 Hillside Road, LSBT 0205.995, for the purpose of a subdivision development.
- 5. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, March 14, 2019 following the previously scheduled hearings at the Lisbon Town Hall, W234N8676 Woodside Rd., Lisbon, WI 53089, to solicit public comments on the rezoning from R-1 Suburban Single Family Residential to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District, for the property owned by Roger Rodeghier, for the property located at W250N7551 Hillside Road, LSBT 0208.987, to be developed as a part of the proposed subdivision on Hillside Road.

Agenda
Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, March 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 February 14, 2019 Plan Commission Public Hearing & Meeting minutes.

4. New Business

- a. Discussion and necessary action to approve the Annual Mobile Home Park License for American Mobile Home Communities and recommendation to the Town Board of the same.
- b. Discussion and necessary action on the request by Innovative Signs, on behalf of Allegis Corp., for the property located at N49W22900 Commerce Centre Dr., Pewaukee, LSBT 00287.985.002, (Allegis Corporation, Suite B) for a non-illuminated wall sign.
- c. Discussion and necessary action on the request for Neumann Developments Inc, for the property located at W249N7416 Hillside Road, LSBT 0205.995, for approval of Ordinance 05-19, an Ordinance Rezoning LSBT 0205.995 from A-10 Agricultural District and C-1 Conservancy Wetland and Floodplain District to R-1 Suburban Single-Family Residential District and for approval of Ordinance 06-19 and Ordinance establishing a Planned Unit Development Overlay District General Development Plan and recommendation to the Town Board of the same. NOTE: The proposed Planned Unit Development Overlay District General Development Plan Ordinance encompasses parcels LSBT 0208.987, LSBT 0205.995, and LSBT LSBT 0205.994 in the Town of Lisbon.
- d. Discussion and necessary action on the request for Neumann Developments Inc, for the property located at W250N7551 Hillside Road, LSBT 0208.987, for approval of Ordinance 06-19, an Ordinance establishing a Planned Unit Development Overlay District General Development Plan and recommendation to the Town Board of the same. NOTE: The proposed Planned Unit Development Overlay District General Development Plan Ordinance encompasses parcels LSBT 0208.987, LSBT 0205.995, and LSBT LSBT 0205.994 in the Town of Lisbon.
- e. Discussion and necessary action on the request for the Town of Lisbon, for the property located at LSBT 0167.999.001, for approval of Ordinance 07-19, an Ordinance Rezoning LSBT 0167.999.001 from A-10 Agricultural District to R-1 Suburban Single Family Residential District and recommendation to the Town Board of the same.
- f. Discussion and necessary action on the request for Mike Kaerek, on behalf of Donald and Eileen Dlobik, for the property located at W275N9101 Lake Five Rd, LSBT 167.999, for approval of Ordinance 08-19, an Ordinance Rezoning LSBT 0167.999 from A-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District and recommendation to the Town Board of the same.
- g. Discussion and necessary action on the request for Keller, Inc, on behalf of Halquist Stone, for the property located at W221N6913 Townline Road, LSBT 0237.970, for a Site Plan/Plan of Operation amendment to construct a 56' x 64' maintenance shop for quarry.

- h. Presentation by Neumann Developments Inc., on behalf of Bowen Global Investments, Inc., for the conceptual subdivision development of the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998.

5. Town Clerk & Town Planner

- a. Town Sign Code Update Exercise Facilitated by the Town Planner.
- b. Overview of February and March Appointments & Current Task/Project list.
- c. U.S. Postal Service National Delivery Planning Standards Update

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

7. Adjournment.

Joseph Osterman
Chairman

Jane Stadler
Secretary

Posted: 2019-03-08

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 Public Hearing(s)
 Town of Lisbon, Town Hall
 Thursday, February 14, 2019
 6:30 P.M.**

Public Hearings were held by the Town of Lisbon Plan Commission at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 was called to order by Chairman Joseph Osterman at 6:30 P.M.

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

Chairman Osterman stated the public hearings were published in the Lake Country Now and Northwest Now papers, on the Town's website and on the Town Hall posting boards.

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Lisbon 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

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public, which there were none.

John Spitz, W267 N6389 Top O Hill Drive, Sussex Explained in 2005 he put a road in to connect Ski Drive. The owners prior to Mr. Matter wanted him to extend their driveway beyond the right of way. Mr. Spitz worked with the owner but because he had a lot invested in the neighborhood, asked for a first right of refusal for any changed that might occur on the property. Paved it to make it work but wanted first right of refusal with a backup buyer. Mr. Matter purchased the property and the first right of refusal was agreed upon with the new owner as well. Mr. Matter had a conversation with Mr. Spitz about splitting the property and building one house on the new lot which Mr. Spitz agreed to as long as there was no negative impact and it was only one home. Mr. Spitz expressed concern about the A-5 zoning which he thought was less restrictive as to what could be done on that property. He wanted to make sure that a farm was not going to go on the property.

Michelle Frederick N62 W23388 Silver Spring Drive Unit 210, Sussex explained that her and her husband are buying the land and are building a single family 5100 square foot home with no intention of a mini-farm. They are looking to still keep some of the land as agriculture for tax purposes.

Sarah Ek W263 N6233 Ridge Drive, Sussex explained she is a neighbor to the west of the property. She came out of curiosity and has a lot invested in her house and the property. She was curious about the motivation of the land division.

The public hearing was closed at 6:38 PM.

Adjournment

The public hearing was adjourned at 6:38 P.M.

**Minutes of the Plan Commission Meeting
 Town of Lisbon, Town Hall
 Thursday, February 14, 2019**

Following the Public Hearing beginning at 6:30 P.M.

Chairman Osterman called the Plan Commission meeting to order at 6:39 P.M.

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

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

Discussion and necessary action on January 10, 2019 Plan Commission Public Hearing & Meeting minutes.

Motion by Commissioner Plotecher to approve the January 10, 2019 Plan Commission minutes. Seconded by Commissioner Oelhafen. Motion carried, 5-0.

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.

Hans Dawson was present and explained to the Commission that Lannon Stone acquired Halquist's crush stone quarry. He explained he was looking for an ownership change with no change in operation. Mr. Dawson made it clear that they are not purchasing the brand "Halquist" they are simply purchasing the assets and property from Halquist.

Planner Dan Lindstrom explained the intention of the town to transfer the 1992 agreement with Halquist to Lannon Stone along with other agreements that may have been made between the Town and Halquist. There is no change to these operations so the Town Code states those can be transferable. If Lannon Stone wishes to expand beyond what is in the plan they would have to come back to the Commission for approval. Business signage will also have to come back to the Commission for approval.

Attorney Kevin Clark explained that in order to update this agreement we would submit in writing a one page agreement that Halquist assigns all rights to Lannon Stone and all agreements will be identified. Lannon will be successor of interest and take on all liabilities. This would be a formal document for the transfer of ownership. Mr. Dawson explained that Lannon Stone purchased assets, not a business. He expressed making sure that was carved out. The Town may observe and review the conditions to make sure it is compliant with the Town and the County.

There were questions from the Commission in regards to the CSM that was approved last year. The property in question was part of the purchase and was preserved for future development. This CSM has gone through the County process but had not been updated on the County's GIS. The restaurant on the northwest corner of Waukesha Road and County K also was part of the purchase by Lannon Stone.

Motion by Commissioner Oelhafen to approve the request for Lannon Stone Products, Inc. for a list of properties outlined by the applicant for a Plan of Operation amendment contingent on the requirements noted by Planner Dan Lindstrom and Attorney Kevin Clark. Seconded by Commissioner Stadler. Motion carried, 5-0.

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.

Planner Lindstrom explained the rezone from A-10 to A-5 is required because the two-lot CSM would make both parcel's non-conforming to the A-10 zoning. He also explained the A-5 zoning is more restrictive than the current A-10 zoning. The A-5 zoning complies with the comprehensive plan which requires a minimum 5 acre lot size. Commissioner Stadler asked what was allowed in the A-5 district versus an R-1 district. The planner explained that the zoning is determined by what the comprehensive plan calls for, in this case a 5 acre minimum. The applicant originally discussed doing a comprehensive plan amendment. The A-10 zoning is even less restrictive than the A-5 zoning.

Motion by Chairman Osterman to approve 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 and Joint Plan Commission of the same. Seconded by Commissioner Meyer. Motion carried, 5-0.

Certified Survey Map and recommendation to the Town Board of the same.

Planner Lindstrom reviewed some of the corrections that he has reached out to the surveyor to correct before this goes to the Town Board for approval. He stated this does comply with the comprehensive plan and needs to wait for rezone to be recorded with Waukesha County.

Motion by Commissioner Meyer to approve the request from John Matter for a two-lot Certified Survey Map for the property located at W263N6314 Ridge Drive, Lisbon, LSBT 0257.995.001 contingent on the changes outlined by the Town Planner and recommendation to the Town Board and Joint Plan Commission of the same. Seconded by Commissioner Plotecher. Motion carried, 5-0.

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.

It was noted this is a similar process to the previous application. This is in compliance with the comprehensive plan and is the next step in the process. Some of the conditions of the CSM are similar to the Matter conditions as the surveyor for both applicants is the same. Planner Lindstrom explained one item of concern was the driveway conditions. This section of Townline Road is not maintained by the County. The driveway conditions are going to be based off Town Ordinance and the engineer's comments. The Planner recommended approval subject to conditions outlined by the planner.

Motion by Chairman Osterman to approve a request from Donald Schneider for the property located at W220N4879 Townline Road, LSBT 0288.987.001 for a 3-Lot Certified Survey Map contingent on the changes outlined by the Town Planner and recommendation to the Town Board and Sussex Joint Review Board of the same. Seconded by Commissioner Oelhafen. Motion carried, 5-0.

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.

Planner Lindstrom explained this was a Plan of Operation change of ownership. He explained himself, the Clerk and the Attorney have dug back as far as they could and was only able to track down that it was a permitted use at the time it started. The B-2 zoning is a vaguer than it was back in the 1950s. He explained some of the comments that were in his report regarding blank spots on the application and some parking requirements. There were some differences than what was from back in the 1990s and Mr. Lindstrom added some additional comments for any blank spots on the application. Conditions included are standard conditions with additional requirements for regulating outdoor storage and keeping outside garbage separate from nearby residential garbage bins. Mr. Lindstrom also explained that vehicles shall be stored on hard surfaces and fluids from vehicles shall be stored inside. No parking would be allowed on the road

or road right of way. There also is to be no storage of gasoline on site and oil, antifreeze and other such items must be stored and disposed of in the correct manor. Any updated signage will need to come back to the Plan Commission through the sign permit process.

Attorney Kevin Clark raised a question on whether the Commission would be approving this as a nonconforming or permitted use. He explained as far as they can tell it is likely a permitted use. Mark Meyer explained this is a similar use to the other uses that are outlined in a B-2 district and stated the use should be granted to the applicant. All other Plan Commissioners agreed.

Motion by Commissioner Meyer to approve a request from 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 contingent on the comments and conditions by the Town Planner. Seconded by Commissioner Plotecher. Motion carried, 5-0.

Requests from members to put future items on the agenda.

Adjournment.

Motion by Commissioner Oelhafen to adjourn the Thursday, February 14, 2019 Plan Commission Meeting 7:27 P.M. Seconded by Commissioner Meyer. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk



TOWN CLERK REPORT

COMMITTEE CONSIDERATION: Plan Commission

ITEM DESCRIPTION: Approval of Annual Mobile Home Park License for American Mobile Home Communities

PREPARED BY: Dan Green, Clerk

REPORT DATE: Thursday, March 14, 2019

EXPLANATION:

The American Mobile Home Communities has paid their annual license fee in full, received on Wednesday, February 6, 2019. I recommend approval and recommendation to the Town Board of the same. Thank you.



March 5, 2019

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

RE: Sign Permit Application Review for Innovative Signs, Inc. (REVISED SIGN APPLICATION)

Introduction

This review addresses the revised sign permit application submitted by Innovative Signs (Applicant) for a new sign in front of the Allegis Corporation business at N49 W22900 Commerce Centre Drive in the Town of Lisbon. The Applicant wishes to amend the previously approved sign application to reflect a different design. A previous sign permit application was submitted to the Town in November 2018 and this revised application includes several revisions to the design of the proposed sign. The Applicant's submittal materials provide the following pertinent details:

- The sign features acrylic and vinyl on its face.
- The sign is 7 feet 11 inches wide by 4 feet 8 inches tall.
- Gross surface area of the sign is slightly less than 37 square feet.
- The sign will consist of black vinyl and white acrylic faces.
- The sign will contain no lighting.

The property where the sign will be located is approximately 6.53 acres and is currently zoned M-2 (General Industrial).

Zoning Code and Sign Code Review

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

1. Under Sign Code Sec. 13.03, the proposed sign fits the definitions for a wall sign.
2. Zoning Code Sec. 32(b)5 states that the M-2 District allows signs as permitted under Zoning Code Sec. 24(b)3 (B-1 District). This section states that no sign attached to a building shall be higher than 4 feet above the top of the roof line or exceed 35 feet in height. The proposed sign complies with these limitations.
3. Sec. 13.12(c)(2) of the Sign Code specifies the requirements for wall signs. This section states that no more than one sign is permitted for each building tenant, the gross surface area shall not exceed 50 square feet or 85% of the tenant's lineal façade frontage (whichever is less), a sign may not be located closer than 4 feet to the tenant's wall line, may not project more than 10 inches from the wall to which it is affixed, and shall not project higher than the parapet line of

the same wall. Based on the drawing and photographs provided in the submittal, the proposed sign meets all of these requirements.

4. Sign Code Sec. 13.12(c)(9) states that all signs on a lot shall exhibit uniformity in design, color(s), size, materials, lighting, and shall be so located as to prevent visual distraction and competition among signs. The proposed sign meets all of these requirements.

Sign Fee Calculation

Town of Lisbon Sign Fee Calculation							
	Fee Schedule (Fee & Per Sq Ft)	Sign - Calculated Square Feet					
Sign Application:		Sign 1 Building	Sign 2	Sign 3	Sign 4	Sign 5	Sign 6
Innovative Signs Inc (Allegis Corporation)							
Sign Sq Ft		36.95					
Signs Per Application	\$30	-	-	-	-	-	-
Wall and Window							
Non-illuminated	\$0.55	20.32	0.00	0.00	0.00	0.00	0.00
Illuminated	\$1.00	0.00	0.00	0.00	0.00	0.00	0.00
Projecting							
Non-illuminated	\$2.00	0.00	0.00	0.00	0.00	0.00	0.00
Illuminated	\$2.50	0.00	0.00	0.00	0.00	0.00	0.00
Ground Mounted							
Non-illuminated	\$2.50	0.00	0.00	0.00	0.00	0.00	0.00
Illuminated	\$5.50	0.00	0.00	0.00	0.00	0.00	0.00
Changeable Message							
Illuminated	\$5.50	0.00	0.00	0.00	0.00	0.00	0.00
Total Calculated Cost Per Sign		\$20.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Sign Cost + Application Fee		\$50.32					

Information calculated by Daniel Lindstrom, AICP - Town Planner

The Applicant appears to have met all other applicable regulations of the Zoning Code and Sign Code. The issues listed above are meant to serve as a guide for your discussion of the Applicant's proposed sign plan. I will be in attendance at the March 14, 2019 Plan Commission meeting to answer any questions.

Sincerely,

Daniel Lindstrom, AICP
Town Planner

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



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

- | | |
|--|---|
| <p><input type="checkbox"/> Accessory Building Waiver: \$100
(Size/Location/Architectural Review)</p> <p><input type="checkbox"/> After the Fact Application: Double Fees</p> <p><input type="checkbox"/> Certified Survey Map: \$200 + \$10 Per lot</p> <p style="padding-left: 20px;"><input type="checkbox"/> Dedication Fee (Per lot): \$2,658
(Paid upon receipt of signed CSM)</p> <p><input type="checkbox"/> Conditional Use Permit: \$350</p> <p style="padding-left: 20px;"><input type="checkbox"/> Amendment / Original</p> <p style="padding-left: 20px;"><input type="checkbox"/> Major Grading Permit</p> <p><input type="checkbox"/> Deed Restriction: \$100</p> <p><input type="checkbox"/> Developer's Agreement: \$250</p> <p><input type="checkbox"/> Groundwater Separation Waiver: \$100</p> <p><input type="checkbox"/> Land Use Amendment: \$300</p> <p><input type="checkbox"/> Conceptual: \$100</p> | <p><input type="checkbox"/> Plat Review:</p> <p style="padding-left: 20px;"><input type="checkbox"/> Final - \$200</p> <p style="padding-left: 20px;"><input type="checkbox"/> Preliminary - \$500</p> <p><input type="checkbox"/> Re-Submittal: \$200</p> <p><input type="checkbox"/> Rezone: \$350</p> <p><input checked="" type="checkbox"/> Sign Permit Application: \$30 + Sign Fees
(See Adopted Fee Schedule)</p> <p><input type="checkbox"/> Site Plan/Plan of Operation:</p> <p style="padding-left: 20px;"><input type="checkbox"/> Amendment: \$250</p> <p style="padding-left: 20px;"><input type="checkbox"/> Original: \$500</p> <p style="padding-left: 20px;"><input type="checkbox"/> Temporary: \$125</p> <p><input type="checkbox"/> Special Meeting: \$600</p> <p><input type="checkbox"/> Waivers/Modification from Land Division and
Development Ordinance: \$200</p> |
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Property Information

N49 W22900 Commerce Centre Dr. Pewaukee 53072
Property Address City Zip

LSBT0287985002 _____
Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

West Shore Holdings

Name / Company Name

Signature

2859 Scotts Valley Dr.
Address

HENDERSON NV 89052
City State Zip

763-780-4333 salesnortheast@allegis
Phone E-mail Address corp.com

Applicant

Jaime Dremas

Name

Innovative Signs

Company

21795 Dorad Rd, Ste B
Address

Waukesha WI 53186
City State Zip

262-432-1330 jaimed@innovative-
Phone E-Mail Address signs.com

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



SIGN PERMIT APPLICATION

Property Information

N49 W22900 Commerce Central Drive

Property Address

LSBT0287985002

Tax Key/Parcel ID #

Lot Size

Current Zoning

Property Owner

West Shore Holdings

Name

Company

Exterior Wall Sign

Address

Henderson NV 89052

City State Zip

763-780-4333

salesnortheast@allegiscorp.com

Phone

Fax

E-mail Address

Applicant / Agent

Jaime Dieman

Name

Innovative Signs

Company

21795 Doral Rd, Ste B

Address

Waukesha WI 53186

City State Zip

262-432-1330

jaime@innovative-signs.com

Phone

Fax

E-Mail Address

Description of Sign

Include the following:

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

Exterior Wall Sign

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

Jaime Dieman 1/16/19
Applicant Signature & Date

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

[Signature] 16 JAN 2019
Property Owner Signature & Date

INTERNAL USE ONLY

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



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

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

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

NAME Jaime Dieman/Innovative Signs
 ADDRESS 21795 Dorval Rd. Ste B Waukesha, WI 53186
 DATE 1/15/19 SIGNATURE Jaime Dieman
 PHONE 262-432-1330 EMAIL jaime@innovative-signs.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME West Shore Holdings c/o Robert Scanlan (Agent)
 ADDRESS N49 W22900 Commerce Centre Dr. Pewaukee, WI 53072
 DATE 16 JAN 2019 SIGNATURE R Scanlan
 PHONE 763-780-4333 EMAIL salesnortheast@allegiscorp.com

PROJECT NAME Allegis Wall Sign



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 Jaime Dieman/Innovative Signs

ADDRESS 21795 Dorset Rd, Ste B, Waukesha, WI 53186

DATE _____ SIGNATURE _____

PHONE 262-432-1330 EMAIL jaime@innovative-signs.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME West Shore Holdings c/o Robert Scanlan (Agent)

ADDRESS N49 W22900 Commerce Centre Dr. Pewaukee, WI 53072

DATE 16 JAN 2019 SIGNATURE _____

PHONE 763-780-4333 EMAIL salesnortheast@allegiscorp.com

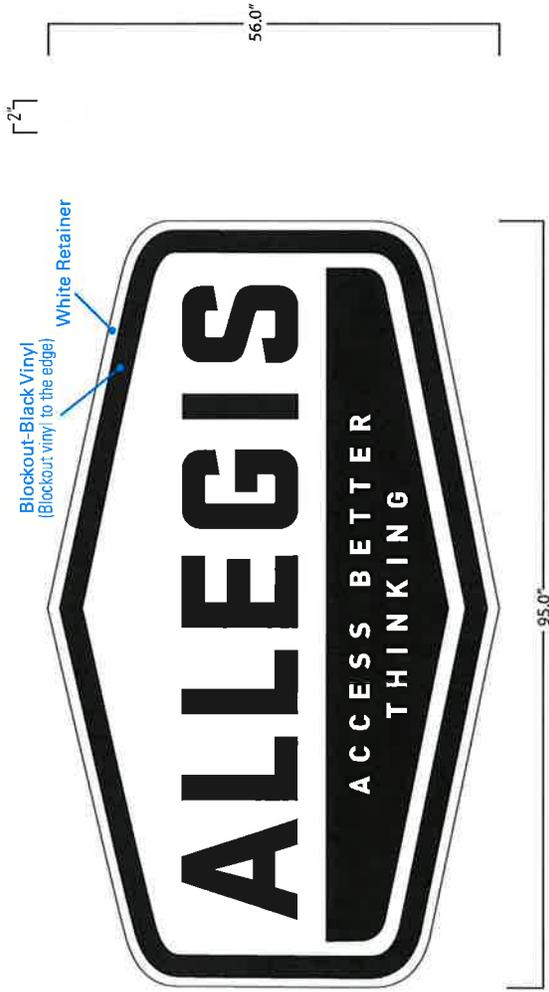
COMMENTS:

Town Official Accepting Form

Date



Sign Placement Here



www.Innovative-Signs.com

Client

Allegis Cabinet

EST/INV #

EST-2130

Size

95.0" x 56.0" (2" Deep)

Quantity

1 2 3 4 5 6

Materials & Specs

Custom Shape Cabinet

- Non Illuminated Cabinet
- Cabinet and Retainer to be white
- White Acrylic Face
- Black Vinyl on Face
- Single Sided

Colors

- Black Vinyl
- White Acrylic Faces

Revisions

- REVISION
- REVISION
- REVISION
- REVISION
- REVISION

Representative

Brian Harrigan

Designer

Brian Harrigan

Date: 01/07/2016

000017



COMMERCE CENTRE DR

DUPLAINVILLE RD



Parcel ID: LSBT0287985002 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



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

PETITION FOR REZONING

Property Owner

Hillside Ridge LLC

Name / Company Name

[Signature]

Signature

N27W24025 Paul Ct., Suite 100

Address

Penaukee WI 53072

City State Zip

262-542-9200 blindgren@neumanncompanies.com

Phone E-mail Address

Applicant

Neumann Developments Inc. - Bryan Lindgren

Name

Neumann Developments Inc.

Company

N27W24025 Paul Ct., suite 100

Address

Penaukee WI 53072

City State Zip

262-542-9200 blindgren@neumanncompanies.com

Phone E-Mail Address

Property Information

W249 N7416 Hillside Rd. Lisbon 53089

Property Address City Zip

LSBT0205995 A-10 R-1 PUD

Tax Key/Parcel ID # Current Zoning 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.

See attachments

INTERNAL USE ONLY

Amount Due: \$ _____ Check # _____ Date Paid: _____



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

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

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

NAME Neumann Developments Inc. - Bryan Lindgren
 ADDRESS 127W24025 Paul Ct., Suite 100
 DATE 2-11-19 SIGNATURE [Signature]
 PHONE 262-542-9200 EMAIL blindgren@neumanncompanies.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Hillside Ridge LLC
 ADDRESS 127W24025 Paul Ct., Suite 100
 DATE 2-11-19 SIGNATURE [Signature]
 PHONE 262-542-9200 EMAIL blindgren@neumanncompanies.com

PROJECT NAME Hillside Ridge



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 Neumann Developments Inc. - Bryan Lindgren
 ADDRESS N27 W24035 Paul Ct., Suite 100
 DATE 2-11-19 SIGNATURE [Signature]
 PHONE 262-542-9200 EMAIL blindgren@neumanncompanies.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Hillside Ridge LLC
 ADDRESS N27 W24035 Paul Ct., Suite 100
 DATE 2-11-19 SIGNATURE [Signature]
 PHONE 262-542-9200 EMAIL blindgren@neumanncompanies.com

COMMENTS:

Town Official Accepting Form

Date



Narrative in Support of Re-Zoning Application

Hillside Ridge

Neumann Developments Inc. proposes a residential development on land located adjacent to Hillside Road in the Town of Lisbon. We propose to develop this under the name Hillside Ridge. The materials presented herewith are in support of the zoning for the project. The project consists of an approximately 79 acre site. The general characteristics of the proposed development are as follows:

- Property Area = 79.83 acres
- Density Total= 1.45 acres/lot
- Total average Lot Size = 30,099 SF
- Zoning = R-1 PUD
 - Lot Size = 30,000 SF minimum
 - Lot Width = 110' minimum
 - Setbacks:
 - Front Yard = 35'
 - Side Yard = 20'
 - Rear Yard = 20'
 - Open Space: 32.3 acres (40.4% of site)
 - % Wetland = 3%
 - % Storm water = 16%
 - % Upland = 81%

The application of the R-1 PUD zoning is appropriate in this development based on adjacent developed lands and is consistent with the intent of the Zoning Ordinance and the Town's Comprehensive Plan.

Application of the planned development overlay district designation is appropriate in this development to coordinate the area site planning, providing attractive open spaces and economical and efficient design. Clustered subdivisions, encouraged through the use of a planned development overlay, should minimize impact on the community's rural character and sensitive lands. The lot density should not jeopardize the health and safety or physically negatively affect surrounding manmade and natural environments. If there are subdivisions proposed in natural resource areas, they should be designed in a way to preserve those



portions of the land that are suitable to be preserved while maintaining the objective of facilitating growth needs for the future given the finite availability of future lands for development.

The storm water features are located easily accessible from the ROW, and will provide sufficient capacity to handle the added volume of offsite storm water coming onto this site.

Deed Restrictions would be put on record to ensure high quality development, and provide an enforcement mechanism to protect the preservation areas as well as compliance with other deed restrictions that are placed of record as approved by the Town. Individual home and lot packages would be developed pursuant to those deed restrictions. Those deed restrictions would be in excess of the finished living area minimums in the underlying zoning districts.

Appended hereto is a legal description of the boundary of the subject property included in the proposed zoning application and its relationship with the surrounding property. The attached also includes the location of public and private roads, driveways, and public facilities.

The proposed concept identifies all open space areas and areas intended to be reserved and/or dedicated for public use.

There are no architectural plans, elevation or prospective drawings associated with the design and character of the proposed residential lots.

In summary, the proposed zoning application is consistent in all respects with the intent and purpose of the zoning ordinance as well as the comprehensive plan and provides for adequate drainage for surface and storm water, is accessible by public utilities, and proposed public streets are suitable and meet the minimum standards and administrative regulations of the Town.

Sincerely,

Bryan Lindgren
Neumann Developments Inc.

Hillside Ridge

Town of Lisbon, Wisconsin

DEVELOPED BY:



NEUMANN COMPANIES, INC.
N27W24075 PAUL COURT
PEWAUKEE, WI 53072

DEVELOPMENT SUMMARY

Total Area: 79.83 acres
(Wetland = 0.93 acres)

- Includes: P&D OL & Rodeghier
- Excludes: 0.76 ac Hillside Rd ROW

Description: Conservation Subdivision
55 Single Family Lots

Density: 1.45 acres/lot

Proposed Zoning: R-1 PUD

Lot Size: 30,000 sf (min)
(Average = 30,137 sf)

Lot Width: 110' (min)

Setbacks:
Front Yard = 35'
Side Yard = 20'
Rear Yard = 20'

Open Space: 32.2 acres (40.3% of site)

- % Wetland = 2.9%
- % Stormwater = 5.3/32.2 = 16.5%
- % Upland = 80.6%

Street Length: 6,050 lf (110 lf/lot)



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuedelko@trioeng.com



0 50 100 200

Scale: 1" = 100' (22"X34")
Scale: 1" = 200' (11"X17")

DATE: 02-11-2019



H:\CONTRACTS\Projects\Lisbon - Hillside Ridge\CONCEPT - Hillside Ridge - 02-11-2019.dwg



March 7, 2019

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

Re: Neumann – Hillside Road Rezoning and Planned Unit Development Application Review

Dear Plan Commission Members:

The above-referenced rezoning and Planned Unit Development request was received by our office for review on behalf of the Town of Lisbon.

Application Summary:

Neumann Developments Inc. has submitted an application to rezone the majority of Parcel ID LSBT 0205.995, located at W249N7416 Hillside Road in the Town. The applicant proposes to develop the site as a platted conservation subdivision using the Town's Planned Unit Development process. The parcel is approximately 76.7 acres and is currently zoned A-10 throughout most of the property, with the southwestern corner of the property currently zoned C-1. The applicant is proposing to rezone most of the property to R-1 while proposing that the southwestern portion of the parcel retain its C-1 designation. The Applicant is also proposing to assign the entire parcel, along with Parcel ID LSBT 0208.987 and LSBT 0205.994 to a Planned Unit Development (PUD) – General Development Plan (GDP). Both LSBT 0208.987 and LSBT 0 2059.94 are currently zoned R-1 and no changes are being proposed to the underlying zoning district. Parcel ID LSBT 0208.987 is under contract with the applicant. Parcel ID LSBT 0205.994 is currently under negotiations with the applicant and will be able to be included within the proposed development.

It is important to note that this is the rezoning and General Development Plan discussion and a proposed concept plan is usually discussed with the Plan Commission prior to the preliminary plat process. The Applicant has met with the Waukesha County and the Town staff to review the preliminary proposal and is using this rezoning application as an opportunity to also discuss the concept plan with the Plan Commission. The applicant also held a neighborhood meeting to discuss the development proposal with the surrounding property owners.

The subject development is also located Village of Sussex Extraterritorial Jurisdiction and Joint Planning Area. The Village has classified this parcel as a future Residential District (SFRD-3), and the Sussex Land Use Plan for Future Extraterritorial Area designates this parcel as predominantly "Low-Density Residential," with a portion in the southwest of the site designated as "Single-Family Attached and Two-Family Residential (Special Use)." The property is located within the STH 164 Corridor Mixed Use Sewered Area Boundary, which stipulates that residential density shall be no more than one house per 0.71 acres. This site is not designated as an area proposed for future addition to Sussex. The County Development Plan and Lisbon Recommended Land Use Plan 2035 also designate this parcel as "Low-Density Residential" which recommends 20,000 sq. ft. to 1.4-acre lot size minimums. This land use category would accommodate the

vision to reality

standards set for R-1 zoning. The Planned Unit Development Overlay would also for the conservation subdivision to utilize a 30,000 square foot minimum lot size with 40% preservation of common open space.

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 smaller lots. The current zoning designation of A-10 does not allow for subdivision of land because of a ten (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:

Pertinent Reviewed Materials

Property Owners:	Hillside Ridge LLC (rezoning and PUD) Roger Rodeghier (PUD) Payne & Dolan Inc. (PUD)
Applicant:	Bryan Lindgren – Neumann Developments Inc.
Tax Key:	LSBT 0205.995 (rezoning and PUD) LSBT 0208.987 (PUD) LSBT 0205.994 (PUD)
Current Zoning:	A-10 (Agricultural)
Adjacent Zoning:	A-10, R-1, A-5, C-1, P-1, R-2, and A-3.
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) and a Planned Unit Development Overlay District
Sussex Joint Planning Commission Req:	Yes, the Sussex/Lisbon Joint Plan Commission will need to review the proposal. Waukesha County will also have to approve the rezone following any actions by the Town.

Planned Unit Development Process

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

Procedural Requirements

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

The applicant met with Town and Waukesha County Staff during this pre-petition meeting process.

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

Under Plan Commission review.

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

The applicant proposes a portion of Parcel LSBT 0205.995 to be rezoned to R-1. The remaining portion of the parcel proposed to remain unchanged so to not conflict with the Town Comprehensive Development Plan and the Sussex/Lisbon Boundary Agreement Land Use Exhibit.

4. General Development Plan Hearing and Referral.
 - A. The petition for a GDP approval, together with any changes required in the Comprehensive Plan and/or Base Zoning District, shall be submitted to the Plan Commission for its review and recommendation to the Town Board. CDP and zoning changes shall include those required by the County and other extraterritorial jurisdictions, as applicable. The GDP shall be in compliance with the applicable CDP's and zoning districts.
 - B. The Plan Commission shall conduct a public hearing in accordance with provisions of this Chapter, and, following the public hearing, the Plan Commission shall report its findings and recommendation to the Town Board. In making its recommendation, the Town Plan Commission may include such conditions or requirements as the Plan Commission deems appropriate in order to preserve the spirit and intent of this Ordinance.
 - C. Approval of the Planned Unit Development Overlay District shall establish the basic right of use for the area in conformity with the GDP as approved, provided however, that the GDP shall be conditioned upon subsequent approval of a Specific Development Plan, and shall not make permissible any of the uses as proposed until a Specific Development Plan (SPD) is submitted and approved by the Town Board. The PUD Overlay District/GDP approval date by the Plan Commission shall become the effective date of the PUD Overlay Ordinance.

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

The General Development Plan shall include the following information:

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

Area Summary:

Total Area: 79.83 acres (Wetland = 0.93 acres)
Included P&D OL & Rodeghier parcels
Excludes: Anticipated 0.76 ac Hillside Rd ROW

Description: Conservation Subdivision containing 55 Single Family Lots

Proposed Underlying Zoning: R-1

Lot Size Minimum:	30,000 sq sf	Average Lot Size:	30,137 sq ft
Anticipated Setbacks:	Front Yard - 35'	Side Yard - 20'	Rear Yard - 20'
Anticipated Road ROW:	6,050 total lf (110 lf/lot)		

- B. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

According to the Applicant, the average sale and/or improvement value of the lots could be between \$400,000 and \$550,000 per lot.

- C. The general outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.

According to the Applicant, an HOA will be in place to manage the common elements and administer any proposed private deed restrictions. Individual home and lot packages would be developed pursuant to those deed restrictions. Those deed restrictions would be in excess of the finished living area minimums in the underlying zoning districts.

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

The applicant requested the PUD the use of the reduced lot size in exchange for the preservation of 40% open space as prescribed in the Town Comprehensive Development Plan. This proposal also requests a deviation from the front yard setbacks to account for the smaller lot size.

Front Yard - Reduced from 50' to 35'
Side Yard (offset) – Unchanged
Rear Yard (offset)- Unchanged

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

The applicant anticipates construction of the physical development to commence in the Summer of 2019.

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

The PUD will provide the town with preservation of open space, increased stormwater management, and additional homes in the community adjacent to a potential future school site.

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

The legal description is attached to this application.

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

The attached concept plan illustrates the approximate location of the public and private roads, driveways, and alternative access point into the subdivision.

- I. The density of the project and the amount of open space and common areas.

The concept plan illustrates an average density of 1.45 acres/lot.

The concept plan also illustrates 32.2 acres or 40.3% of the development devoted to open space preservation.

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

There are no architectural plans, elevation or perspective drawings associated with the design and character of the proposed residential lots.

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

The concept plan illustrates the location of the proposed open spaces and stormwater management areas. The Applicant intends the proposal to be a conservation subdivision with passive open spaces.

- L. Conceptual provisions for stormwater management.

The applicant met with Waukesha County and the Town staff to review the preliminary stormwater management goals. The conceptual layout is based on those discussions.

Rezoning Recommendations:

Planning staff recommends approval of the requested zoning map amendment in order to change a portion of the current A-10 zoning district to R-1 (Suburban Single Family Residential) for a Parcel ID: LSBT0205995 located along Hillside Road. The applicant is currently updating the rezoning exhibit at the request of the Town Planner. The updated exhibit will be provided to the Plan Commission prior to the meeting. This item must be reviewed by the Sussex/Lisbon Joint Plan Commission.

Planned Unit Development Recommendations:

Planning staff recommends approval of the requested establishment of Planned Unit Development Overlay – General Development Plan (PUD-GDP) for the three parcels listed within this review. The applicant is currently updating the PUD General Development Plan exhibit at the request of the Town Planner. The updated exhibit will be provided to the Plan Commission prior to the meeting. This item must also be reviewed by the Sussex/Lisbon Joint Plan Commission.

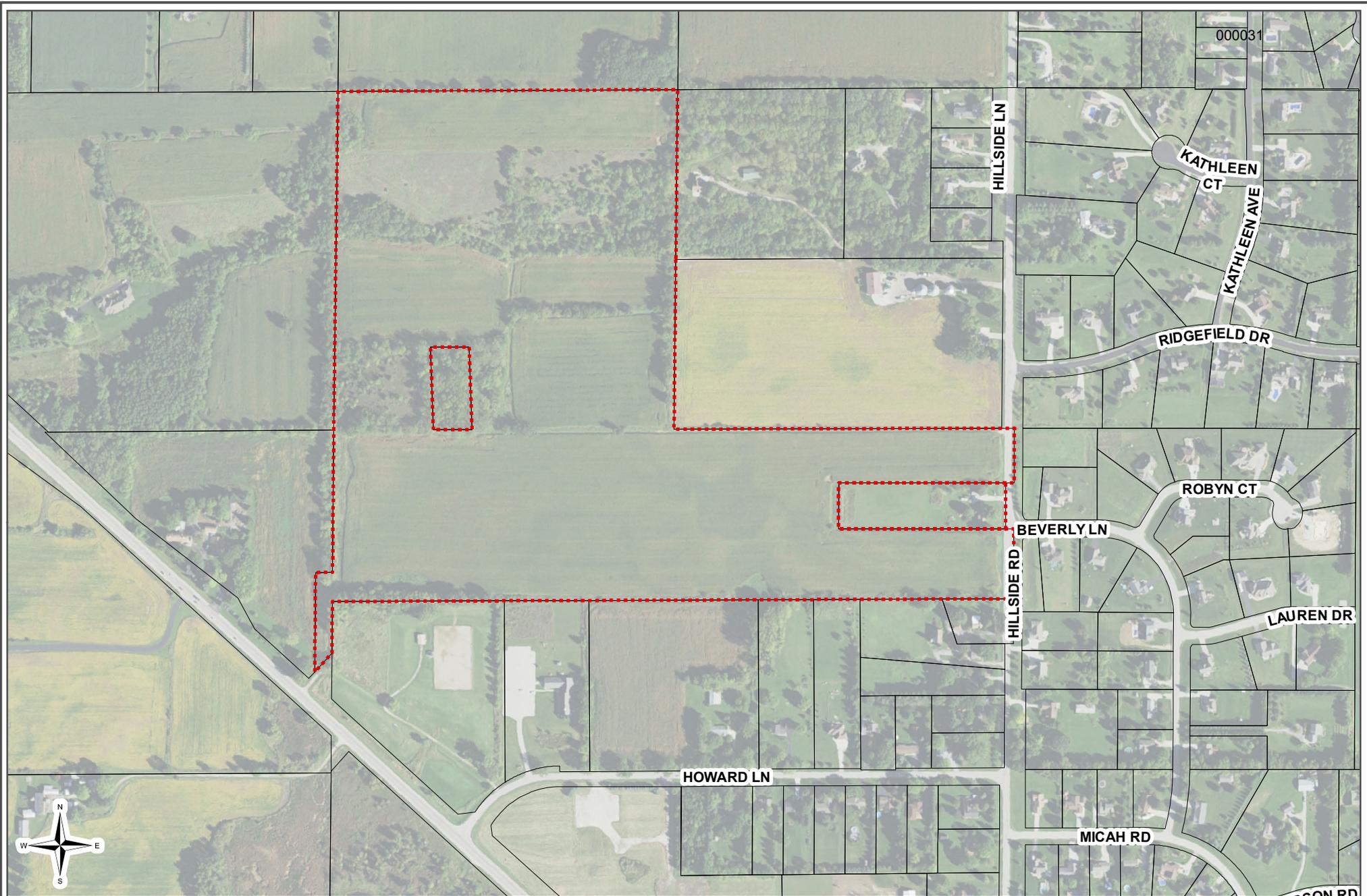
If the Town approves the rezoning and PUD-GDP, then the Applicant shall, within 12 months, submit a Specific Development Plan (SPD) proposal, including but not limited to the preliminary and final plats to the County and Town and JPC prior to the approval of the subdivision. The Applicant shall also submit any proposed deed restrictions to the Town Plan Commission and Village Board for review.

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. I will be in attendance at the March 14, 2019, Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

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



Parcel ID 0205995 & 0208987: Site Map

Town of Lisbon

1 inch = 500 feet

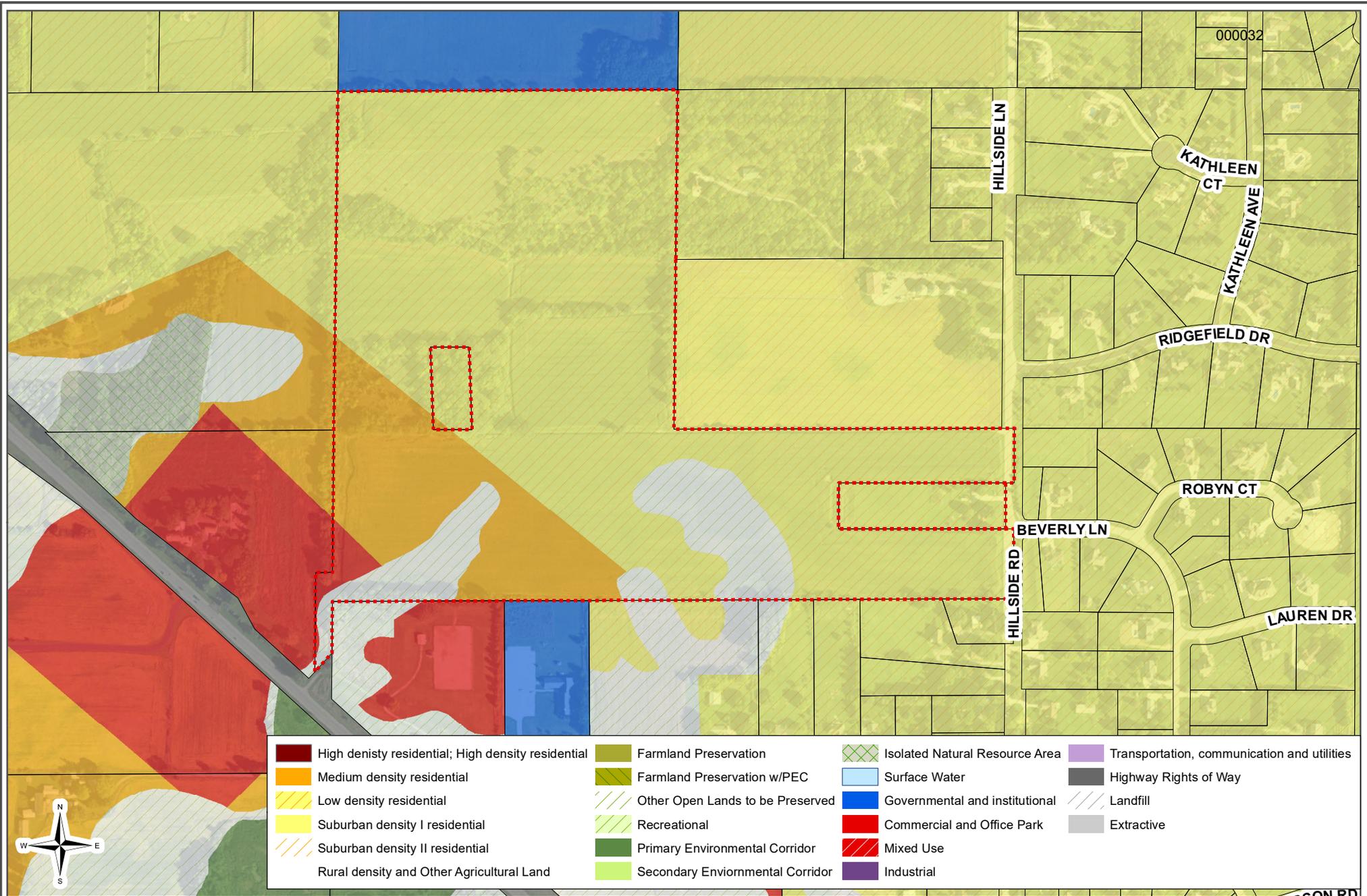


 Town of Lisbon Boundary
 Subject Parcels

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



Parcel ID 0205995 & 0208987: Future Land Use

Town of Lisbon

1 inch = 500 feet



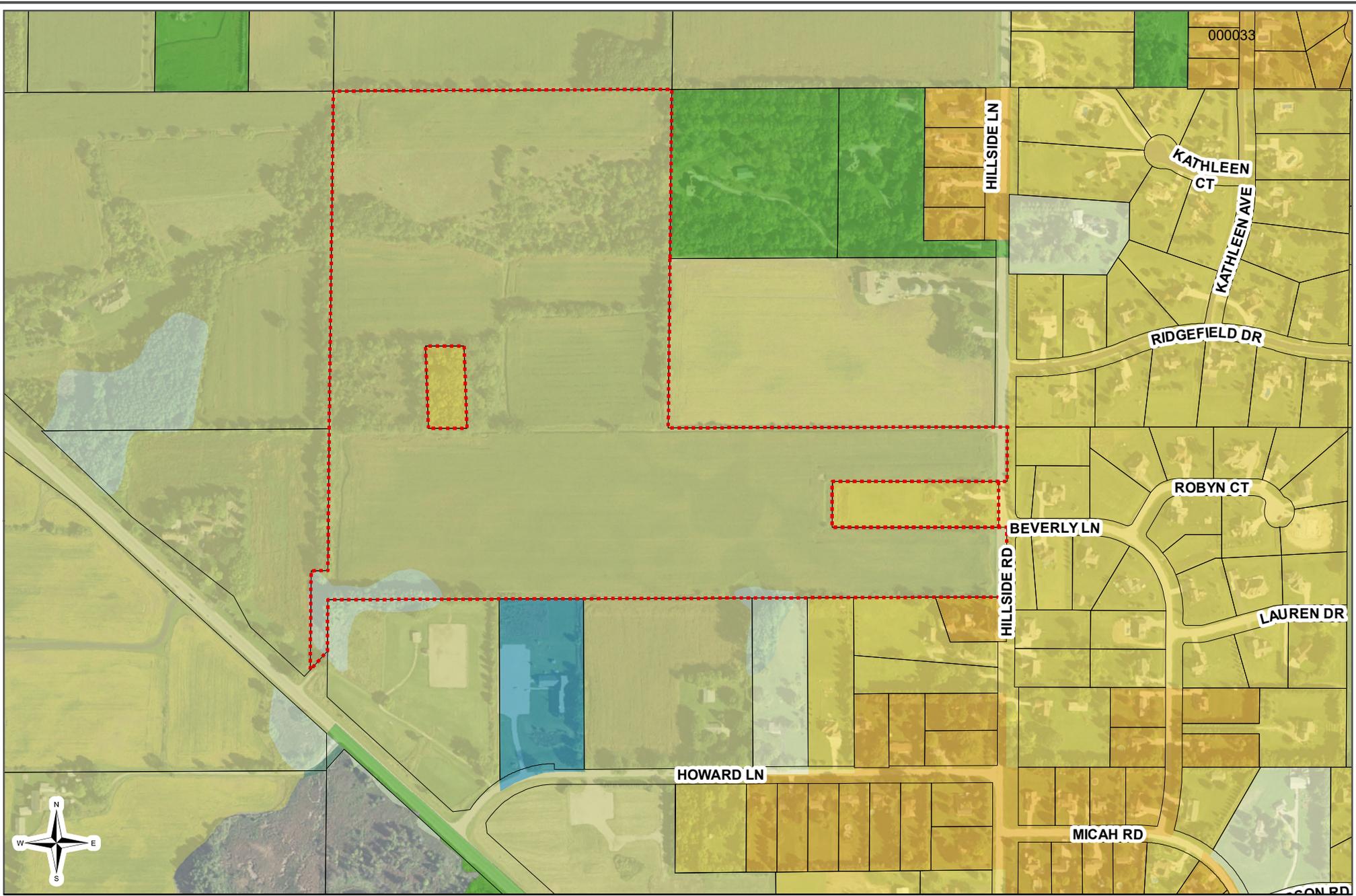
Subject Parcels

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

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 0205995 & 0208987: Current Zoning

Town of Lisbon

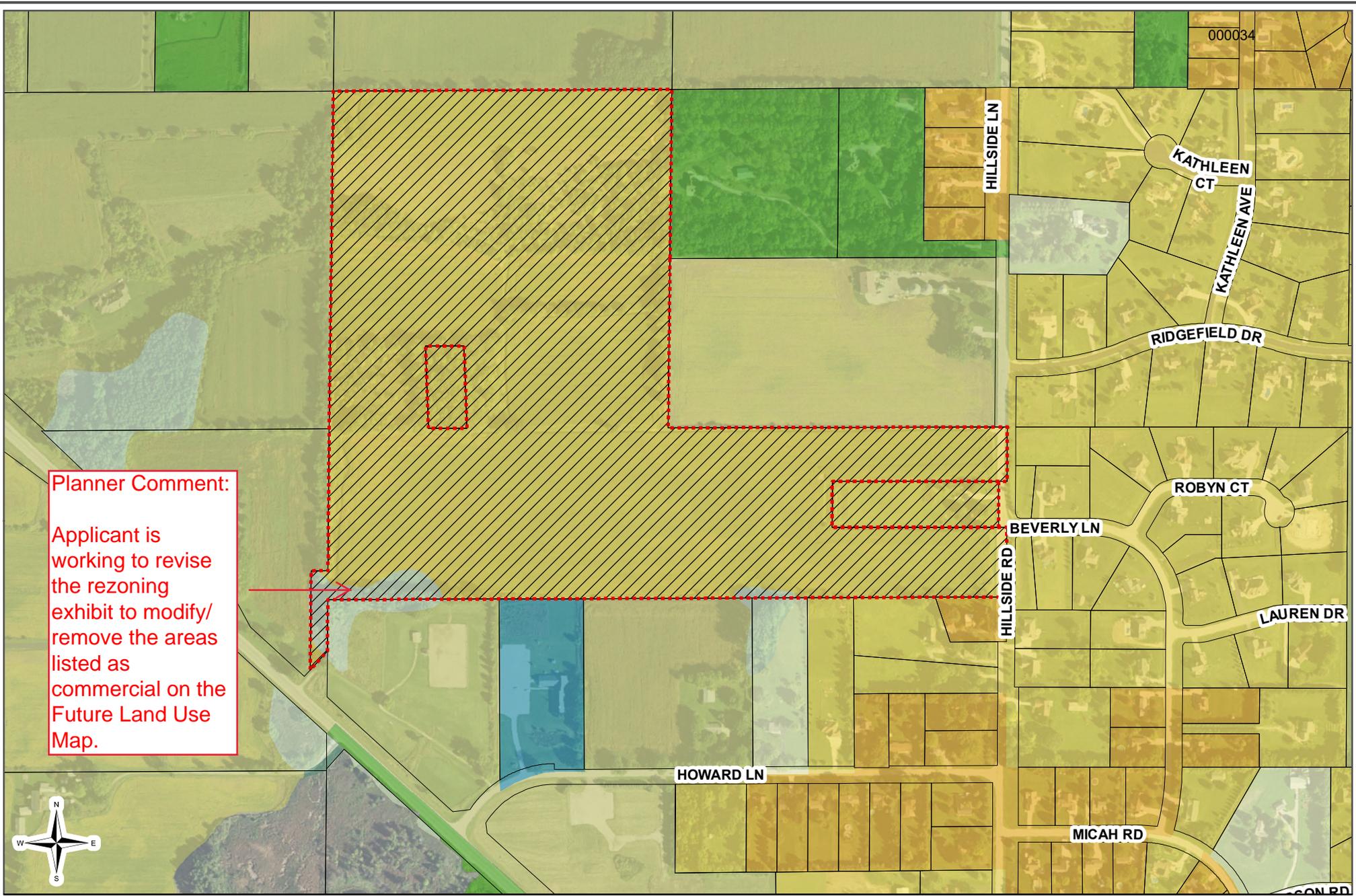


	AD-10		A-5		R-2		B-1		B-4		M-1		C-1
	RD-5		A-3		R-3		B-2		B-P		M-2		UC
	A-10		R-1		RM		B-3		Q-1		P-1		PR

Town of Lisbon Boundary
 Subject Parcels

vierbicher
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
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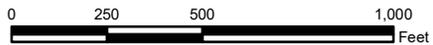
Planner Comment:
 Applicant is working to revise the rezoning exhibit to modify/remove the areas listed as commercial on the Future Land Use Map.



Parcel ID 0205995 & 0208987: Proposed Zoning

Town of Lisbon

1 inch = 500 feet



	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

Subject Parcels

Proposed PUD Area

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

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 06-19

AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT OVERLAY ZONING CLASSIFICATION OF PROPERTY LOCATED ALONG HILLSIDE ROAD IN THE TOWN OF LISBON, LSBT 0205.995, LSBT 0208.987, LSBT 02059.94

WHEREAS, the new owner of the property located identified by Tax Key No. LSBT 0205.995, along with the owners of LSBT 0208.987, LSBT 02059.94, and described more particularly on Exhibit A which is appended hereto and incorporated herein by reference, has requested that the Town of Lisbon establish a Planned Unit Development Overlay Zoning Classification, the purpose of which is to allow a development of the property as a Planned Unit Development, but consistent with the underlying R-1 Suburban Single Family Residential District and C-1 Conservancy/Wetland and Floodplain District Zoning Classifications; and,

WHEREAS, in accordance with the Zoning Code of the Town of Lisbon, the applicant has submitted a General Development Plan outlining the proposed development of the property; and,

WHEREAS, the Town Plan Commission, on March 14, 2019, considered the request for establishment of a Planned Unit Development Zoning District in accordance with the terms of the Development Plan, and after conducting a Public Hearing, has recommended to the Town Board that the Planned Unit Development Zoning Classification be established as it relates to the property;

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

SECTION 1:: In accordance with a General Development Plan submitted by the Property owner, and incorporated in this Ordinance by reference, the Property described on Exhibit A may be developed as a Planned Unit Development, consistent with the underlying R-1 Suburban Single Family Residential District and C-1 Conservancy/Wetland and Floodplain District Zoning Classifications, subject to the following conditions:

- A. The number of Single Family Residential Dwelling Units shall not exceed fifty-five (55) units.
- B. The minimum lot size shall be not less than 30,000 square feet for any Single Family Residential Unit.

- C. The minimum required open space shall be 40% of the entire development site, less Planned Hillside Road dedications.
- D. The minimum lot size, lot width, public road set back, and yard setbacks may be modified from those minimum requirements contained in the underlying R- 1 Suburban Single Family Residential Zoning Classification, such reductions, if any, to be determined by the Plan Commission and Town Board upon review and approval of a specific development plan.

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

SECTION 3: This Ordinance shall become effective upon passage and publication as required by law and upon satisfaction of any the contingencies set forth by Resolution of the Plan Commission.

SECTION 4: Notwithstanding anything contained in this Ordinance to the contrary, this Zoning Ordinance is contingent upon the approval, not later than March __, 2020, of a Specific Development Plan as required by the Town Zoning Code of the Town of Lisbon. In the event a Specific Development Plan implementing the Planned Unit Development authorized by this Ordinance is not adopted and approved by the Town Board on or before March ____, 2020, then this Ordinance shall lapse and the right to develop the Property as a Planned Unit Development under the terms of this Ordinance shall automatically terminate.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this day the ____ of March 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



STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 05-19

ORDINANCE REZONING LSBT 0205.995, FROM A-10 AGRICULTURAL DISTRICT AND C-1 CONSERVANCY WETLAND AND FLOODPLAIN DISTRICT TO R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

WHEREAS, Property owner, Hillside Ridge LLC petitioned the Town of Lisbon to rezone property from A-10 Agricultural District and C-1 Conservancy Wetland and Floodplain District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay 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, March 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 and C-1 Conservancy Wetland and Floodplain District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District:

SW1/4 NE1/4 SEC 16 T8N R19E EX DOC #0495939 :: ALSO N1/2 N1/2 SE1/4 SEC 16 T8N R19E
EX CSM #1544 :: ALSO PT N1/2 SW1/4 SEC 16 T8N R19E; COM CTR SEC; S2°25'58"W ON &
ALG E LI OF SAID SW1/4 551.98 FT THE BGN; S02°25'58"W ALG SAID E LI 563.00 FT TO
POINT ON CTRLI HWY J; N45°47'12"W 88.51 FT; N02°25'58"W 503.05 FT; S88°29'42"E 66.01
FT TO BGN :: EX DOC #0616032 :: DOC #4376882
ALSO KNOWN AS LSBT 0205.995

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 14th day of March, 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

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

- | | |
|--|---|
| <p><input type="checkbox"/> Accessory Building Waiver: \$100
(Size/Location/Architectural Review)</p> <p><input type="checkbox"/> After the Fact Application: Double Fees</p> <p><input type="checkbox"/> Certified Survey Map: \$200 + \$10 Per lot</p> <p><input type="checkbox"/> Dedication Fee (Per lot): \$2,658
(Paid upon receipt of signed CSM)</p> <p><input type="checkbox"/> Conditional Use Permit: \$350</p> <p><input type="checkbox"/> Amendment / Original</p> <p><input type="checkbox"/> Major Grading Permit</p> <p><input type="checkbox"/> Deed Restriction: \$100</p> <p><input type="checkbox"/> Developer's Agreement: \$250</p> <p><input type="checkbox"/> Groundwater Separation Waiver: \$100</p> <p><input type="checkbox"/> Land Use Amendment: \$300</p> <p><input type="checkbox"/> Conceptual: \$100</p> | <p><input type="checkbox"/> Plat Review:</p> <p><input type="checkbox"/> Final - \$200</p> <p><input type="checkbox"/> Preliminary - \$500</p> <p><input type="checkbox"/> Re-Submittal: \$200</p> <p><input checked="" type="checkbox"/> Rezone: \$350 <i>I AM NOT PAYING THIS</i></p> <p><input type="checkbox"/> Sign Permit Application: \$30 + Sign Fees
(See Adopted Fee Schedule)</p> <p><input type="checkbox"/> Site Plan/Plan of Operation:</p> <p><input type="checkbox"/> Amendment: \$250</p> <p><input type="checkbox"/> Original: \$500</p> <p><input type="checkbox"/> Temporary: \$125</p> <p><input type="checkbox"/> Special Meeting: \$600</p> <p><input type="checkbox"/> Waivers/Modification from Land Division and
Development Ordinance: \$200</p> |
|--|---|

Property Information

W275 N9101 Lake Five Road

Hartland

53029

Property Address

City

Zip

LSBT 0167999001

3 acres

A-3

Tax Key/Parcel ID #

Lot Size

Current Zoning

Property Owner

Donald and Eileen Dlobik

Name / Company Name

Don A Dlobik

Signature

W275 N9101 Lake Five Road

Address

Hartland WI 53029

City

State

Zip

262-893-3373

Phone

E-mail Address

Applicant

Mike Kaerek

Name

MK/S-EP, LLC

Company

11600 W. Lincoln Avenue

Address

West Allis WI 53227

City

State

Zip

414-321-5300 mikekaerek@kaerkehomes.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.



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

PETITION FOR REZONING

Property Owner

Donald and Eileen Dlobik

Name / Company Name

Don A Dlobik

Signature

W275 N9101 Lake Five Road

Address

Hartland WI 53029

City

State

Zip

262-893-3373

Phone

E-mail Address

Applicant

Mike Kaerek

Name

MK/S-EP, LLC

Company

11600 W. Lincoln Avenue

Address

West Allis WI 53227

City

State

Zip

414-321-5300 mikekaerek@kaerekhomes.com

Phone

E-Mail Address

Property Information

W275 N9101 Lake Five Road

Property Address

LSBT 0167999001

Tax Key/Parcel ID #

Hartland

City

A-3

Current Zoning

53029

Zip

R-1

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.

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INTERNAL USE ONLY

Amount Due: \$ _____ Check # _____ Date Paid: _____



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

NAME MK/S-EP, LLC Attention: Mike Kaerek
 ADDRESS 11600 W. Lincoln Avenue, West Allis, WI 53227
 DATE _____ SIGNATURE _____
 PHONE 414-321-5300 EMAIL mikekaerek@kaerekhomes.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Donald and Eileen Dlobik
 ADDRESS W275 N9101 Lake Five Road, Hartland, WI 53029
 DATE _____ SIGNATURE Don A Dlobik 2-14-19
 PHONE _____ EMAIL _____

PROJECT NAME Haass Farms



SITE INSPECTION NOTIFICATION:

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NAME MK/S-EP, LLC Attention: Mike Kaerek
ADDRESS 11600 W. Lincoln Avenue, West Allis, WI 53227
DATE _____ SIGNATURE _____
PHONE 414-321-5300 EMAIL mikekaerek@kaerekhomes.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Donald and Eileen Dlobik
ADDRESS W275 N9101 Lake Five Road, Hartland, WI 53029
DATE _____ SIGNATURE Don Dlobik 2-14-201
PHONE _____ EMAIL _____

COMMENTS:

Town Official Accepting Form

Date



Plan Commission Application

Application Type and Fee (check all that apply)

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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

W275 N9101 Lake Five Road	Hartland	53029
Property Address	City	Zip
LSBT 0167999001	3 acres	A-3
Tax Key/Parcel ID #	Lot Size	Current Zoning

Property Owner

Donald and Eileen Dlobik

Name / Company Name

Eileen Dlobik

Signature

W275 N9101 Lake Five Road

Address

Hartland WI 53029

City State Zip

262-527-6007 edlobik@gmail.com

Phone E-mail Address

Applicant

Mike Kaerek

Name

MK/S-EP, LLC

Company

11600 W. Lincoln Avenue

Address

West Allis WI 53227

City State Zip

414-321-5300 mikekaerek@kaerekhomes.com

Phone E-Mail Address

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

PETITION FOR REZONING

Property Owner

Donald and Eileen Dlobik

Name / Company Name

Eileen Dlobik

Signature

W275 N9101 Lake Five Road

Address

Hartland WI 53029

City State Zip

262-527-6007

edlobik@gmail.com

Phone

E-mail Address

Applicant

Mike Kaerek

Name

MK/S-EP, LLC

Company

11600 W. Lincoln Avenue

Address

West Allis WI 53227

City State Zip

414-321-5300 mikekaerek@kaerekhomes.com

Phone

E-Mail Address

Property Information

W275 N9101 Lake Five Road

Hartland

53029

Property Address

City

Zip

LSBT 0167999001

A-3

R-1

Tax Key/Parcel ID #

Current Zoning

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.

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INTERNAL USE ONLY

Amount Due: \$

Check #

Date Paid:



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NAME MK/S-EP, LLC Attention: Mike Kaerek
 ADDRESS 11600 W. Lincoln Avenue, West Allis, WI 53227
 DATE _____ SIGNATURE _____
 PHONE 414-321-5300 EMAIL mikekaerek@kaerekhomes.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Donald and Eileen Dlobik
 ADDRESS W275 N9101 Lake Five Road, Hartland, WI 53029
 DATE 2/13/19 SIGNATURE Eileen Dlobik
 PHONE 262-527-6007 EMAIL edlobik@gmail.com

PROJECT NAME Haass Farms



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NAME MK/S-EP, LLC Attention: Mike Kaerek

ADDRESS 11600 W. Lincoln Avenue, West Allis, WI 53227

DATE _____ SIGNATURE _____

PHONE 414-321-5300 EMAIL mikekaerek@kaerekhomes.com

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NAME Donald and Eileen Dlobik

ADDRESS W275 N9101 Lake Five Road, Hartland, WI 53029

DATE 2/13/19 SIGNATURE Eileen Dlobik

PHONE 262-527-6007 EMAIL edlobik@gmail.com

COMMENTS:

Town Official Accepting Form

Date



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

Plan Commission Application

Application Type and Fee (check all that apply)

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

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Accessory Building Waiver: \$100
(Size/Location/Architectural Review) <input type="checkbox"/> After the Fact Application: Double Fees <input type="checkbox"/> Certified Survey Map: \$200 + \$10 Per lot <ul style="list-style-type: none"> <input type="checkbox"/> Dedication Fee (Per lot): \$2,658
(Paid upon receipt of signed CSM) <input type="checkbox"/> Conditional Use Permit: \$350 <ul style="list-style-type: none"> <input type="checkbox"/> Amendment / Original <input type="checkbox"/> Major Grading Permit <input type="checkbox"/> Deed Restriction: \$100 <input type="checkbox"/> Developer's Agreement: \$250 <input type="checkbox"/> Groundwater Separation Waiver: \$100 <input type="checkbox"/> Land Use Amendment: \$300 <input type="checkbox"/> Conceptual: \$100 | <ul style="list-style-type: none"> <input type="checkbox"/> Plat Review: <ul style="list-style-type: none"> <input type="checkbox"/> Final - \$200 <input type="checkbox"/> Preliminary - \$500 <input type="checkbox"/> Re-Submittal: \$200 <input checked="" type="checkbox"/> Rezone: \$350 <input type="checkbox"/> Sign Permit Application: \$30 + Sign Fees
(See Adopted Fee Schedule) <input type="checkbox"/> Site Plan/Plan of Operation: <ul style="list-style-type: none"> <input type="checkbox"/> Amendment: \$250 <input type="checkbox"/> Original: \$500 <input type="checkbox"/> Temporary: \$125 <input type="checkbox"/> Special Meeting: \$600 <input type="checkbox"/> Waivers/Modification from Land Division and
Development Ordinance: \$200 |
|---|--|

Property Information

Not assigned

Property Address	City	Zip
LSBT 0167999	65 acres	A-10
Tax Key/Parcel ID #	Lot Size	Current Zoning

Property Owner

Town of Lisbon Attn: Gina Gresch

Name / Company Name

Signature

W234 N8676 Woodside Road

Address

Lisbon WI 53089

City State Zip

262-246-6100 ggresch@townoflisbonwi.com

Phone

E-mail Address

Applicant

Mike Kaerek

Name

MK/S-EP, LLC

Company

11600 W. Lincoln Avenue

Address

West Allis WI 53227

City State Zip

414-321-5300 mikekaerek@kaerekhomes.com

Phone

E-Mail Address

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

PETITION FOR REZONING

Property Owner

Town of Lisbon Attn: Gina Gresch

Name / Company Name

Signature

W234 N8676 Woodside Road

Address

Lisbon WI 53089

City State Zip

262-246-6100 ggresch@townoflisbonwi.com

Phone

E-mail Address

Applicant

Mike Kaerek

Name

MK/S-EP, LLC

Company

11600 W. Lincoln Avenue

Address

West Allis WI 53227

City State Zip

414-321-5300 mikekaerek@kaerekhomes.com

Phone

E-Mail Address

Property Information

Unassigned

Property Address

LSBT 0167999

Tax Key/Parcel ID #

City

A-10

Current Zoning

Zip

R-1

Proposed Zoning

Rezone Information

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

NAME MK/S-EP, LLC Attention: Mike Kaerek
 ADDRESS 11600 W. Lincoln Avenue, West Allis, WI 53227
 DATE 2-11-19 SIGNATURE Michael J Kaerek (SK)
 PHONE 414-321-5300 EMAIL mikekaerek@kaerekhomes.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Town of Lisbon Attention: Gina Gresch
 ADDRESS W234 N8676 Woodside Road, Lisbon, WI 53089
 DATE _____ SIGNATURE _____
 PHONE 262-246-6100 EMAIL ggresch@townoflisbonwi.com

PROJECT NAME Haass Farms



SITE INSPECTION NOTIFICATION:

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

NAME MK/S-EP, LLC Attention: Mike Kaerek
 ADDRESS 11600 W. Lincoln Avenue, West Allis, WI 53227
 DATE 2-11-19 SIGNATURE Michael J Kaerek (PK)
 PHONE 414-321-5300 EMAIL mikekaerek@kaerekhomes.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Town of Lisbon Attention: Gina Gresch
 ADDRESS W234 N8676 Woodside Road, Lisbon, WI 53089
 DATE _____ SIGNATURE _____
 PHONE 262-246-6100 EMAIL ggresch@townoflisbonwi.com

COMMENTS:

 Town Official Accepting Form

 Date



GRAPHICAL SCALE (FEET)

0 1" = 100' 200'
Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 6, Township 8 North, Range 19 East has a bearing of N89°20'04"E.

GENERAL NOTES

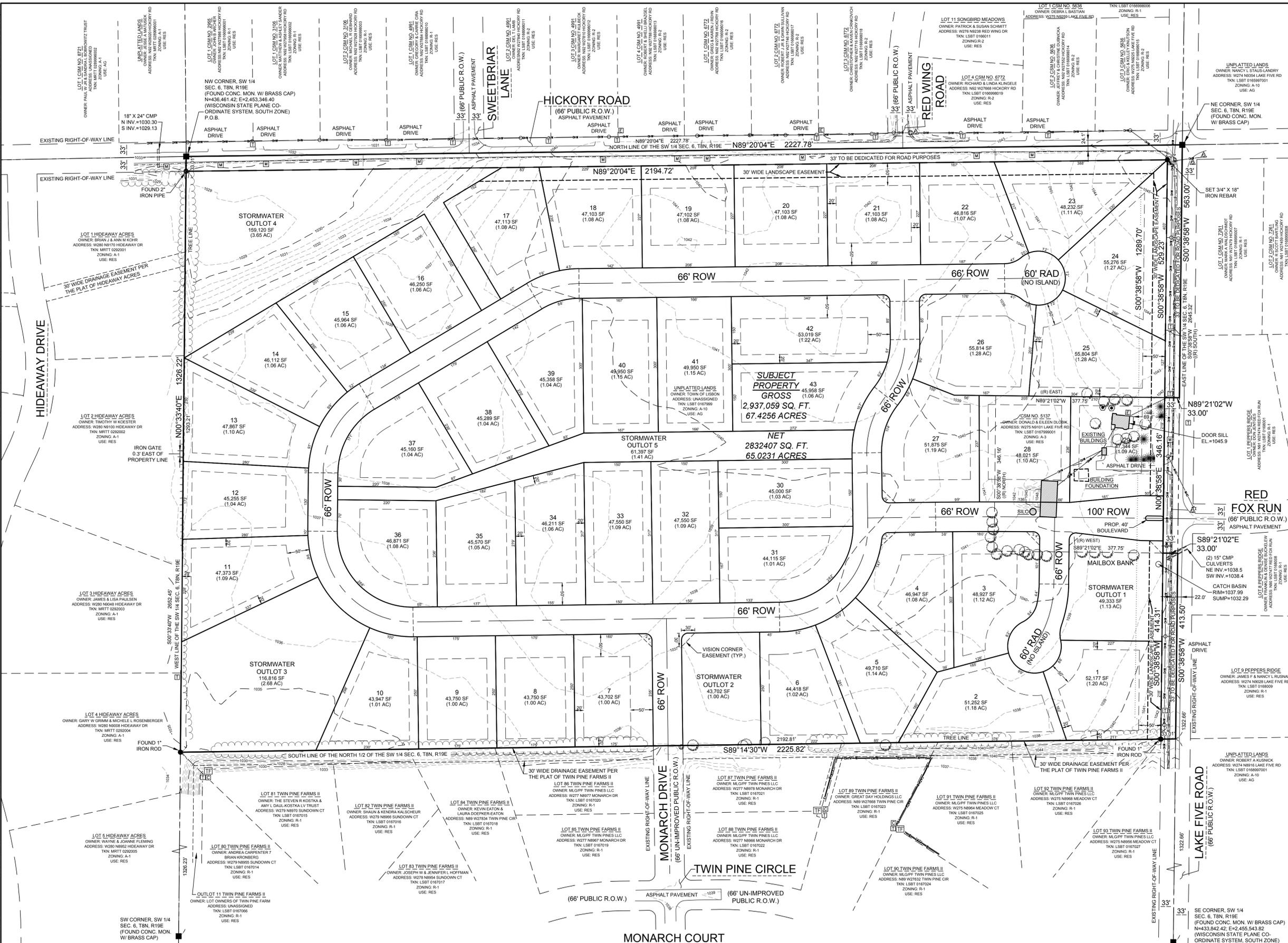
1. Survey prepared for: Kaerek Homes Inc.
2. Field work completed on FEBRUARY 5, 2019
3. Boundary based on Chicago Title Insurance Company Commitment No. 18-1512 Revision No. 1 dated November 29, 2018.
4. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Railroad spike, at grade, in the northeast face of Power Pole No. 02-09479, located in the northwest corner of the intersection of Hickory Road and Lake Five Road, Elevation = 1044.28.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20190502796 with a clear date of FEBRUARY 5, 2019. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.



TO OBTAIN LOCATION OF UNDERGROUND UTILITIES CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE VISIT STATE WEBSITE FOR MORE INFO & WORK DATE NOTICE BEFORE YOU EXCAVATE MIL W. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Digger's Hotline, Inc., Etc.

- SUMMARY:
1. PAULINE HAASS LAND PROPERTY (TKN: LSBT 0167999) AREA: 64.4 AC. AFTER ROW TAKING FOR LAKE FIVE RD & HICKORY RD=62.0 AC.
 2. DLOBK PROPERTY (TKN: LSBT 0167999001) AREA: 3.0 AC.
 3. TOTAL: 65.0 AC.
 4. ZONED: A-10 (TKN: LSBT 0167999) & A-3 (TKN: LSBT 0167999001)
 5. LAND USE: SUBURBAN DENSITY RESIDENTIAL (1.5-2.9 ACRES/DU) THEREFORE W/ 65.0 AC. AFTER ROW: MAX 43 LOTS ALLOWED.
 6. PROPOSED ZONING: R-1
MIN LOT SIZE: 1 AC.
SETBACK: 50'
OFFSET: 20'
 7. PER REVIEW OF COUNTY & DNR LIS:
NO FLOODPLAIN
NO WETLANDS
NO HYDRIC OR HYDRIC INCLUSION SOILS
 8. B SOILS: FOX SILT LOAM, CASCO LOAM AND JUNEAO SILT LOAM
 9. LAKE FIVE RD AND HICKORY RD ARE LOCAL (TOWN) ROADS
 10. 30' LANDSCAPE EASEMENT IS RESERVED FOR THE PLANTING OF TREES, SHRUBS: THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.
 11. PROPOSED NUMBER OF LOTS = 43
 12. PROPOSED ROAD = 5, 197 LF



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REVIEWED: ASZ DESIGNED: BR DRAFTED: BR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

HAASS FARMS

TOWN OF LISBON, WAUKESHA CO.

CONCEPT PLAN

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

REVISIONS

REC JOB NO: 1449-00-WI
REC PM: ASZ
START DATE: 02-12-19
SCALE: 1" = 100'

SHEET
C-1
C-1

CONCEPT PLAN
© COPYRIGHT 2019



March 7, 2019

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

Re: Kaerek Homes – Haass Farms Development Rezone

Dear Plan Commission Members:

The above-referenced Rezoning Request was received by our office for review on behalf of the Town of Lisbon.

Application Summary:

Mike Kaerek submitted an application to rezone Parcel ID LSBT0167.999 and Parcel ID LSBT0167.999.001, located at W275 N9101 Lake Five Road in the Town. The applicant proposes to develop these parcels into a 43 lot platted subdivision called Haass Farms. LSBT 0167.999 is a 65-acre piece of undeveloped land currently zoned A-10, and LSBT 0167.999.001 is a three-acre farmstead currently zoned A-3. The applicant is proposing to rezone both properties to R-1 Suburban Single Family Residential. The Applicant presented a conceptual plan to the Plan Commission in December 2018.

The property sits along the southwestern corner of the intersection of Hickory Road and Lake Five Road. The Applicant's concept plan proposes one access point to be taken off of Lake Five Road to the east and by extending Red Fox Run across Lake Five Road into the development. Both Hickory Road and Lake Five Road are planned for County 60/66 Foot Planned Width roads, so the access restrictions found in Chapter 15 of the Waukesha County Ordinances will apply to this development and the Applicant shall work with Waukesha County throughout the preliminary and final platting process to ensure proper locations and road right-of-way dedications. The site will also be accessed from the future connection to Twin Pine Farms Phase II development from Monarch Drive.

Both parcels fall outside the Lisbon-Sussex Joint Planning Area or the Lisbon-Merton Joint Planning Area, and neither parcel is planned for future annexation to Sussex or Merton. The site also falls outside the STH 164 Corridor Mixed Use Sewered Area Boundary. The County Development Plan and Lisbon Recommended Land Use Plan 2035 designate these parcels as "Suburban I Density Residential" which recommends 1.5 to 2.9 dwelling units per acre after necessary land/ road right-of-way dedications. This designation is consistent with the Applicant's proposed R-1 Suburban Single Family Residential Zoning District.

Zoning Map Amendment Review

A request for an amendment to the Town of Lisbon's Zoning Map has been submitted in order to rezone these properties property. Approval of a Zoning Map Amendment is necessary in order to allow for potential subdivision of the property into smaller lots. Lot size minimums for the current zoning designations

vision to reality

March 7, 2019
Page 2

of A-3 (LSBT0167999) and A-10 (LSBT0167999001) do not allow for subdivision of land consistent with the proposed concept plan. The primary information is as follows:

Pertinent Reviewed Materials

Property Owners:	Donald and Eileen Dlobik Town of Lisbon
Applicant:	Mike Kaerek – MK/S-EP, LLC
Tax Key:	LSBT 0167.999.001 and LSBT 0167.999
Current Zoning:	A-10 (Agricultural) for LSBT 0167.999 A-3 (Agricultural/Residential Estate) for LSBT 0167.999.001
Adjacent Zoning:	R-1 to the north, south and east R-2 to the north Town of Merton A-1 zoning to the west
Current Land Use Plan designation:	Suburban I 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 or Merton Joint Planning Commission Req:	No, neither the Sussex-Lisbon Joint Planning Commission nor the Merton-Lisbon Joint Planning Commission

Recommendations:

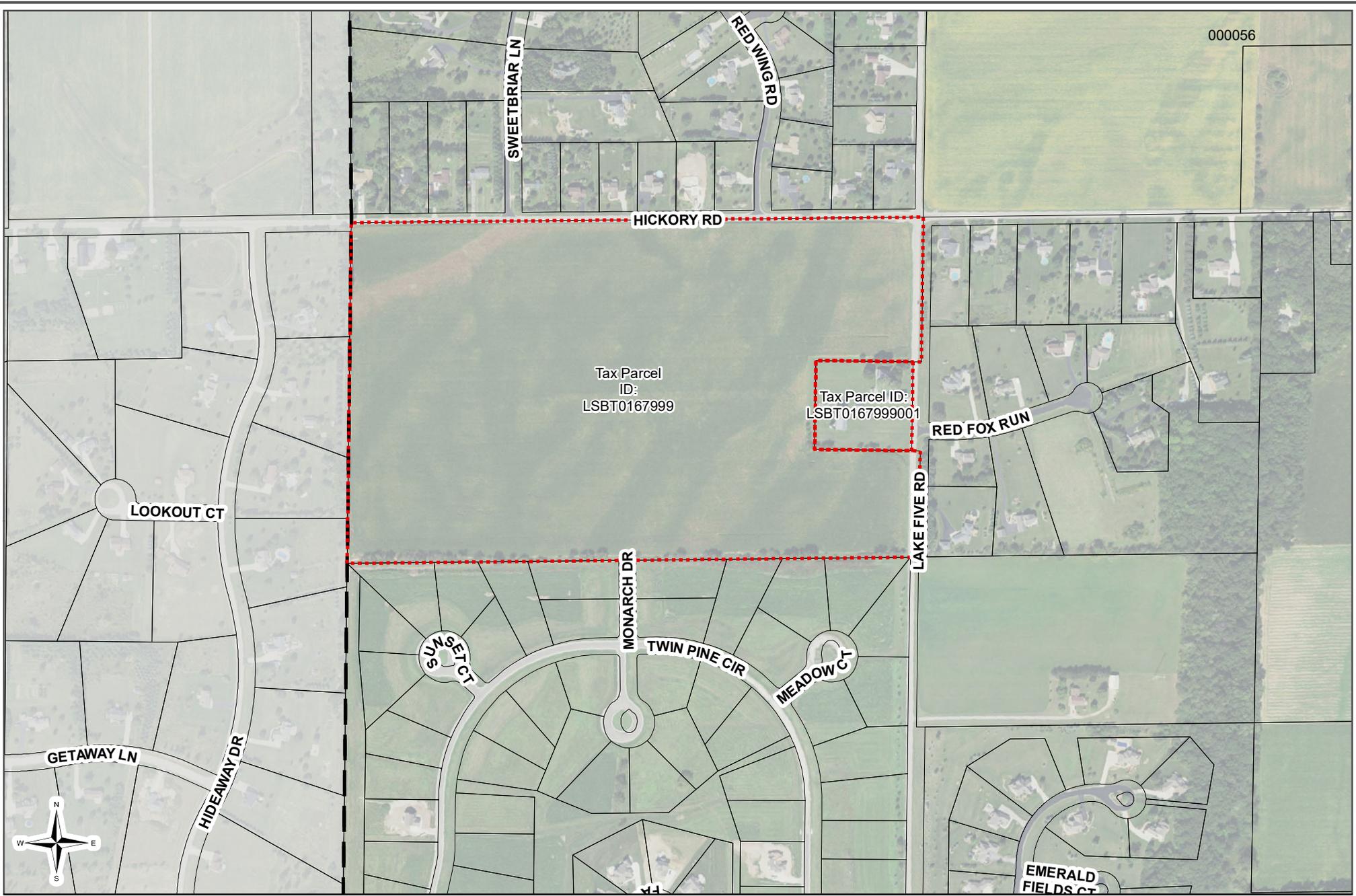
Planning staff recommends approval of the requested zoning map amendment from the current A-3 and A-10 zoning districts to R-1 (Suburban Single Family Residential) for two parcels at the corner of Hickory and Lake View Roads. The Applicant will need to submit preliminary and final plats to the County and Town prior to any land division. The applicant shall also work with the Town to complete a development agreement prior to commencing development of the subdivision.

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. I will be in attendance at the March 14, 2019, Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff



Parcel ID 0167999 & 0167999001: Site Map

Town of Lisbon

1 inch = 500 feet

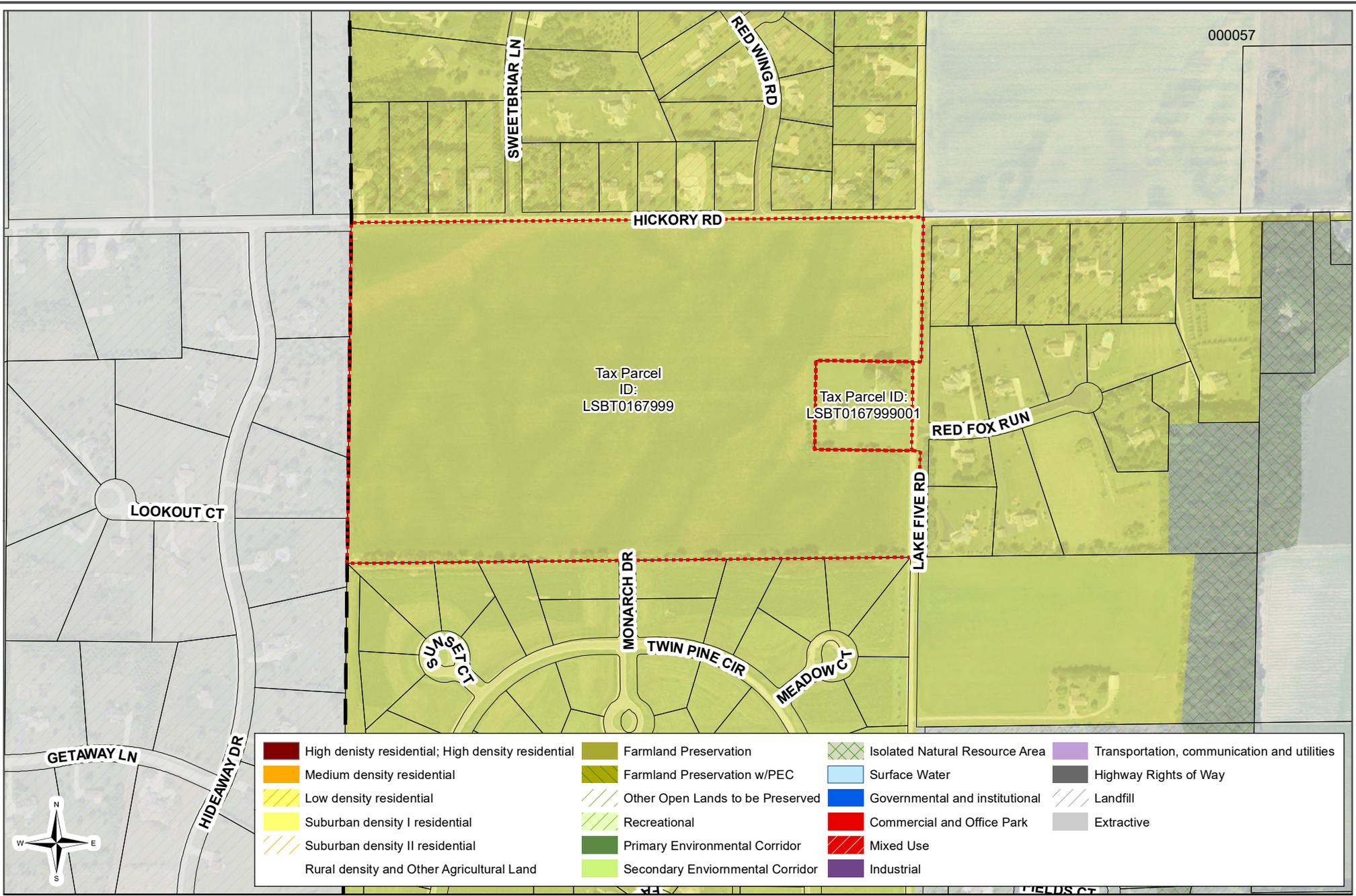


 Town of Lisbon Boundary
 Subject Parcels

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



	High density residential; High density residential		Farmland Preservation		Isolated Natural Resource Area		Transportation, communication and utilities
	Medium density residential		Farmland Preservation w/PEC		Surface Water		Highway Rights of Way
	Low density residential		Other Open Lands to be Preserved		Governmental and institutional		Landfill
	Suburban density I residential		Recreational		Commercial and Office Park		Extractive
	Suburban density II residential		Primary Environmental Corridor		Mixed Use		
	Rural density and Other Agricultural Land		Secondary Environmental Corridor		Industrial		



Parcel ID 0167999 & 0167999001: Proposed Zoning

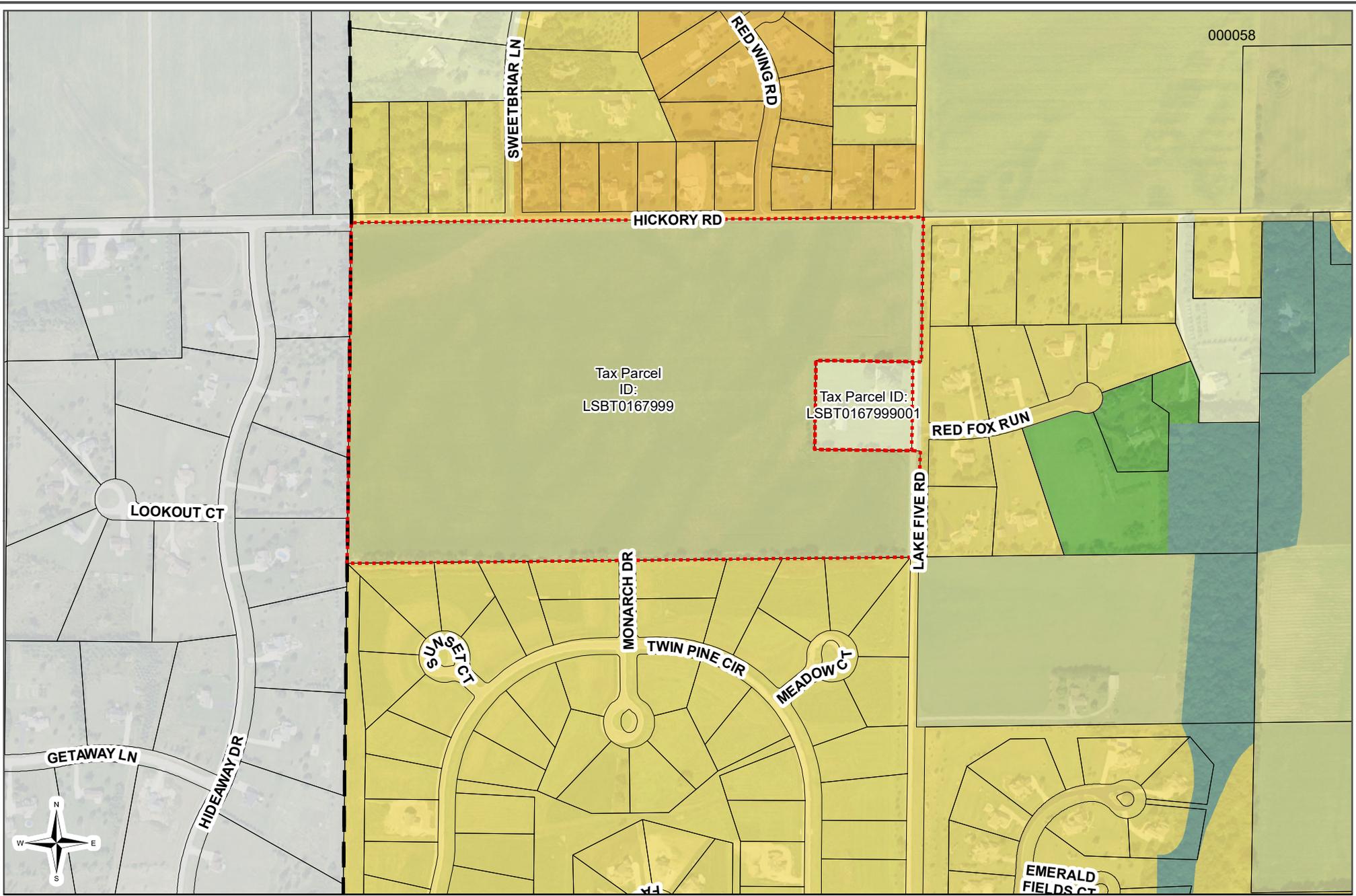
Town of Lisbon



Town of Lisbon Boundary
 Subject 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: (408) 826-0530



000058

Tax Parcel ID: LSBT0167999

Tax Parcel ID: LSBT0167999001

Parcel ID 0167999 & 0167999001: Current Zoning

Town of Lisbon

1 inch = 500 feet



Town of Lisbon Boundary

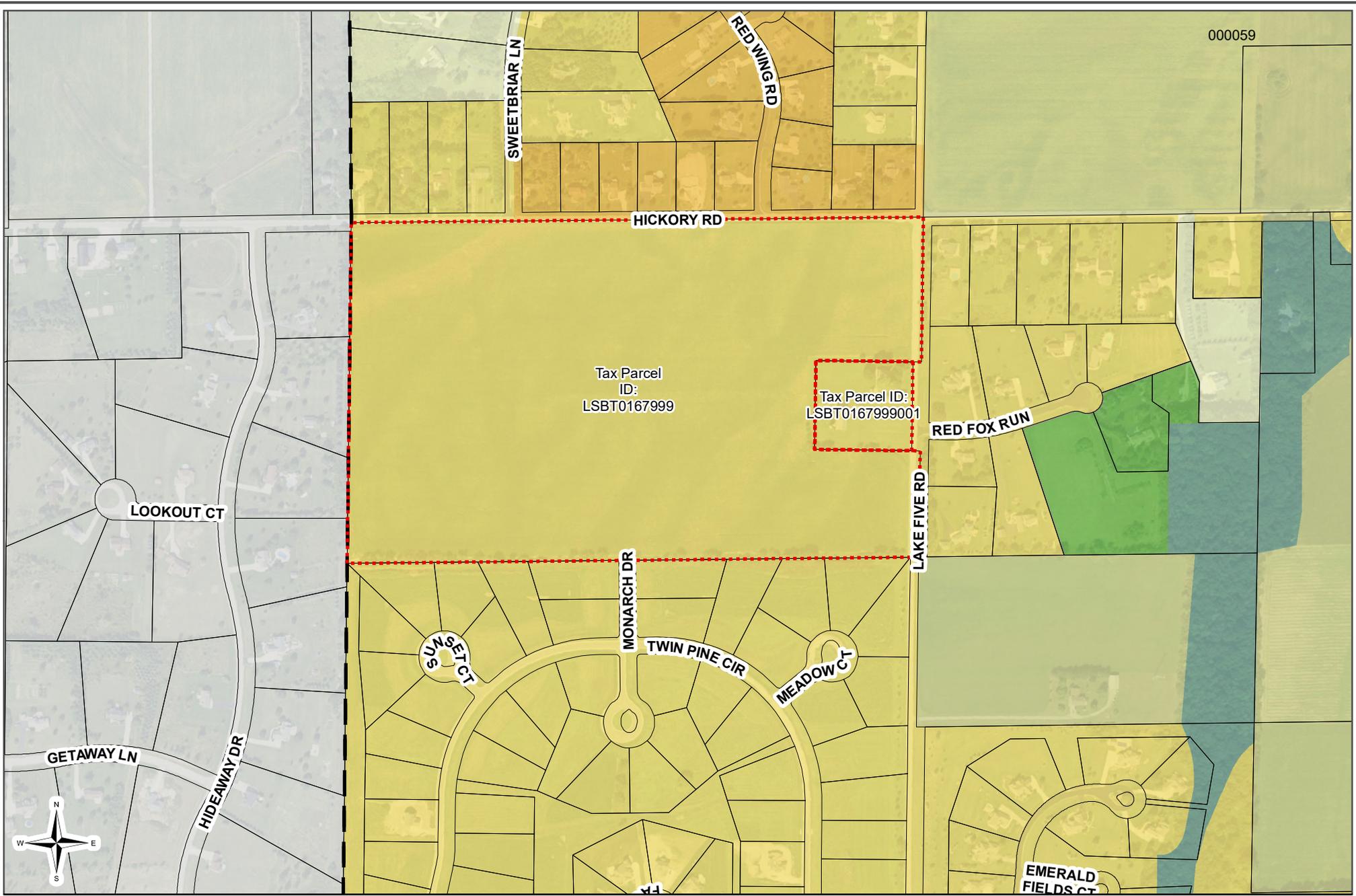
Subject Parcels

	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

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



000059

Tax Parcel ID: LSBT0167999

Tax Parcel ID: LSBT0167999001

Parcel ID 0167999 & 0167999001: Proposed Zoning

Town of Lisbon

1 inch = 500 feet



Town of Lisbon Boundary

Subject Parcels

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-I	PR

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

Rezoning Legal Descriptions
 February 12, 2019
 Re: Haass Farms
 For: MK/S-EP, LLC

- (1) Owner: Town of Lisbon
 Tax Key Number: LSBT 0167999
 Address: Unassigned

Legal Description of the Town of Lisbon Land to be Rezoned from A-10 to R-1:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 6, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the northwest corner of said Southwest Quarter (SW 1/4); thence North 89°20'04" East along the north line of said Southwest Quarter (SW 1/4) and the centerline of Hickory Road, 2227.78 feet to the northeast corner of said Southwest Quarter (SW 1/4); thence South 00°38'58" West along the east line of said Southwest Quarter (SW 1/4) and the centerline of Lake Five Road, 563.00 feet to the north line extended of Certified Survey Map No. 5137 as recorded in Volume 42, on Pages 74-76, as Document No. 1400111, Waukesha County Register of Deeds Office; thence North 89°21'02" West along the north line and north line extended of Certified Survey Map No. 5137, 410.75 feet; thence South 00°38'58" West along the west line of said Certified Survey Map No. 5137, 346.16 feet; thence South 89°21'02" East along the south line and south line extended of said Certified Survey Map No. 5137, 410.75 feet to the east line of said Southwest Quarter (SW 1/4) and the centerline of Lake Five Road; thence South 00°38'58" West along said east line and centerline, 413.50 feet to the north line and north line extended of Twin Pine Farms II, a subdivision recorded in Volume 54, on Pages 28-33, as Document No. 3833521, Waukesha County Register of Deeds Office; thence South 89°14'30" West along the north subdivision line of Twin Pine Farms II, 2225.82 feet to the west line of said Southwest Quarter (SW 1/4) and the east line of Hideaway Acres, a subdivision recorded in Volume 46, on Pages 231-232, as Document No. 1783394, Waukesha County Register of Deeds Office; thence North 00°33'40" East along said west line and east subdivision line, 1326.22 feet to the place of beginning. Containing 2,806,297 square feet (64.4237 acres) of land.

- (2) Owner: Donald and Eileen Dlobik
 Tax Key Number: LSBT 0167999001
 Address: W275 N9101 Lake Five Road

Legal Description of the Dlobik Land to be Rezoned from A-3 to R-1:

All that part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 6, Township 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said Southwest Quarter (SW 1/4); thence North 89°20'04" East along the north line of said Southwest Quarter (SW 1/4) and the centerline of Hickory Road, 2227.78 feet to the northeast corner of said Southwest Quarter (SW 1/4); thence South 00°38'58" West along the east line of said Southwest Quarter (SW 1/4) and the centerline of Lake Five Road, 563.00 feet to the north line extended of Certified Survey Map No. 5137 as recorded in Volume 42, on Pages 74-76, as Document No. 1400111, Waukesha County Register of Deeds Office; thence North 89°21'02" West along the north line extended of

Certified Survey Map No. 5137, 33.00 feet to the west right-of-way line of Lake Five Road and the place of beginning of the land hereinafter to be described; thence continuing North $89^{\circ}21'02''$ West along the north line of Certified Survey Map No. 5137, 377.75 feet; thence South $00^{\circ}38'58''$ West along the west line of said Certified Survey Map No. 5137, 346.16 feet; thence South $89^{\circ}21'02''$ East along the south line of said Certified Survey Map No. 5137, 377.75 feet to the west right-of-way line of Lake Five Road; thence North $00^{\circ}38'58''$ East along said west right-of-way line, 346.16 feet to the place of beginning. Containing 130,762 square feet (3.0019 acres) of land.

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 07-19

ORDINANCE REZONING LSBT 0167.999, FROM A-10 AGRICULTURAL DISTRICT TO R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

WHEREAS, the Town of Lisbon, being the property owner of land known as the "Haass Property", intends to rezone said property from A-10 Agricultural District to R-1 Suburban Single Family Residential District, with the intent to sell the land to Kaerek Homes to be developed into a subdivision; 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, March 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 R-1 Suburban Single Family Residential District:

PT NW1/4 & NE1/4 SW1/4 SEC 6 T8N R19E COM W1/4 COR SEC 6 THE BGN; S00°05'50"E
1326.40 FT; N88°34'E 2225.48 FT; N 413.39 FT; W 410.75 FT; N 356.16 FT; E 410.75 FT; N
563.00 FT; S88°40'W 2227.64 FT TO BGN :: DOC# 4271783
ALSO KNOWN AS LSBT 0167.999

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 14th day of March, 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



STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 08-19

**ORDINANCE REZONING LSBT 0167.999, FROM A-3
AGRICULTURAL/RESIDENTIAL ESTATE DISTRICT TO R-1 SUBURBAN SINGLE
FAMILY RESIDENTIAL DISTRICT IN THE TOWN OF LISBON, WAUKESHA
COUNTY, WISCONSIN**

WHEREAS, , Property owner Mike Kaerek, on behalf of Donald and Eileen Dlobik, petitioned the Town of Lisbon to rezone property from A-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District, to be incorporated with the land known as the "Haass Property" to be developed into a subdivision; 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, March 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-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District:

CERT SURV 5137 VOL 42/75 EX HY 3.00 AC PT SW1/4 SEC 6 T8N R19E R856/726ALSO
KNOWN AS LSBT 0167.999.001

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 14th day of March, 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





March 7, 2019

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

Re: Halquist Stone Maintenance Shop SPPOO 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:	Halquist Stone
Applicant:	Keller, Inc./Scott Lausten on behalf of Halquist Stone
Tax Key:	LSBT 023.7970
Zoning:	M-2 General Industrial District / Waukesha County Shoreland Zoning
New or Existing Business:	Existing
New or Existing Structure:	New
Replacing an Existing Business:	No
Change of Use or Operation	No
Operation Summary:	The Applicant proposes to build a new maintenance shop for quarry operations.
Hours of Operation:	Monday – Friday, 6:00 AM to 2:30 PM Saturday, 6:00 AM to 3:00 PM
Full-Time Employees:	Four (4)
Part-Time Employees:	None (0)

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	Yes – quarry products associated with the full operation.
Parking:	No additional planned parking areas.
Outdoor Lighting:	North, west, and south side of the building. Cut sheets were attached.
Signage:	None
Trash/Recycle Impacts:	The Applicant marked 'Yes'. No trash or recycling receptacles are shown anywhere on the site plan. The Applicant shall either amend the site plan to show the locations of waste receptacles, or mark on the application where they intend to locate these receptacles.
Stormwater Impacts:	No additional surface water drainage facilities, the site is currently hard packed from operations. Final approval will be required from Waukesha County.
County Shoreland Zoning Review Required:	Yes
Odor, Smoke, Noise from Operation:	No
Chemical, Hazardous Waste, Solvents Stored On-Site:	No
Storage/Sale of Gasoline or Petroleum Products:	Yes, the Applicant listed oils, brake cleaners, anti-freeze, and other items typically used in maintenance shops as being stored at the shop. The Plan Commission may request more specific information from the Applicant regarding the storage of the materials. An oil drum area was detailed on the submitted site plan.
Fire Department Inspection Date:	Shall be required prior to occupancy.
State Approved Building Plans Date:	State or Local approvals required prior to construction and occupancy.

Additional Comments:

- Several pages of the Site Plan/Plan of Operation form had sections that were not answered. These include the first portion which inquires about whether the building is a new business in an existing building or on an existing site, a new owner, a change in operations, a change in use, and whether the Lisbon Fire Department has inspected the building. 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'.

Recommendation:

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. An up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon and Waukesha County. The Town of Lisbon and Waukesha County retains the right to annually review the business operation for compliance with approved plans.
3. Non-objection, permits, and approvals from any Waukesha County reviewing agencies, including, but not limited to, Waukesha County EHD, LRD, and PZD.
4. The Town Building Inspector shall inspect the entire premises to determine compliance with all applicable building codes, prior to the issuance of an Occupancy Permit, if applicable. All compliance violations shall be corrected to the Building Inspector's satisfaction prior to the issuance of an Occupancy Permit.
5. The Lisbon Fire Chief shall inspect the entire premises to ensure all applicable fire codes are complied with. All compliance violations shall be corrected to the Fire Chiefs satisfaction, prior to the issuance of an Occupancy Permit.
6. Additional business operations limited to:
 - a. Equipment repair and maintenance operation and temporary equipment storage.
 - b. Up to four (4) employees for the maintenance shop.
 - c. Hours of operation shall be from 6:00 am to 2:30 pm Monday-Friday and 6:00-am to 3:00 pm on Saturday.
 - d. No additional on-site parking associated with the maintenance operations.
 - e. The only vehicle maintenance type activities that shall take place on the subject property shall be vehicle maintenance such as oil changes, breaks, etc. All chemicals and fluids including, but not limited to, oil, gasoline, engine fluids, mulch coloring, etc. shall be properly stored and disposed of or recycled.
 - f. A list of all chemicals, toxic or hazardous waste or solvents, or flammable materials to be stored on the site, their location, and how they are disposed of, as applicable, shall be submitted to the Fire Chief, the Town Planner and the Waukesha County Planning and Zoning Division staff prior to the issuance of any permits.
 - g. There shall be no trash stored outside of the building.
7. 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.
8. The Town and Waukesha County reserve the rights 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.

March 7, 2019
Page 4

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. I will be in attendance at the March 14, 2019, Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

DL/ap

cc:

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



RECEIVED
FEB 08 2019
TOWN OF LISBON

000070
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

W221 N6913 Townline Rd Town of Lisbon 53089
 Property Address City Zip

LSBTO237970 6.19 acres M-2
 Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

Halquist Stone
 Name / Company Name

Signature

N51 W23567 Lisbon Rd.
 Address

Sussex WI 53089
 City State Zip

262-246-9000
 Phone

E-mail Address

Applicant

SCOTT LAUSTEN
 Name

Keller, Inc
 Company

W204 N11509 Goldencloud Rd
 Address

Germanstown WI 53622
 City State Zip

262-256-9710 slausten@kellerbuilds.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 Halquist Stone
 ADDRESS NS1 W23563 Lisbon Rd / Sussex, WI 53089
 DATE 2/12/15 SIGNATURE [Signature]
 PHONE 262-246-9000 EMAIL _____

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Halquist Stone
 ADDRESS NS1 W23563 Lisbon Rd / Sussex, WI 53089
 DATE 2-12-15 SIGNATURE [Signature]
 PHONE 262-246-9000 EMAIL _____

PROJECT NAME Halquist Stone - Maintenance Building



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 Halquist Stone
ADDRESS N51 W23563 Lisbon Rd Sussex, WI 53089
DATE 2-12-19 SIGNATURE [Signature]
PHONE 262-246-9000 EMAIL _____

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Halquist Stone
ADDRESS N51 W23563 Lisbon Rd Sussex, WI 53089
DATE 2-12-19 SIGNATURE [Signature]
PHONE 262-246-9000 EMAIL _____

COMMENTS:

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"> A. Structures, showing all entrances B. Driveways & street access C. Parking areas D. Walkways E. Existing landscaping F. Abutting public and private streets G. Public easements H. Surrounding land uses and zoning I. Retaining walls J. Decorative accessories 	<ol style="list-style-type: none"> K. Dumpster location and screening L. Location, color, message, dimensions and materials of all signs M. Location, size and character of dedicated or private open space N. Location of sanitary sewer, storm sewer, water mains and services and stormwater detention facilities O. Floor plan of building or addition
---	---
- 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 • Website: 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 LSBT0237970 Acres 6.19 Zoning M-2

Business Name & Contact Person: Italgust Stone

Full Address (include City & Zip): NS1 W23563 Lisbon Rd Sussex, WI 53089

Phone Number & Email: 262-246-9000

Signature & Date: [Signature] 2-12-19

Property Owner Name: Italgust Stone

Full Address (include City & Zip): NS1 W23563 Lisbon Rd Sussex WI 53089

Phone Number & Email: 262-246-9000

Signature & Date: [Signature] 2-12-19

1. Is this business replacing another business? Yes No

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

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

a. If yes, please explain: MAINTENANCE SHOP

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.

MAINTENANCE SHOP FOR QUARRY OPERATIONS

4. Days & Times of Operation:

a. Days & Times: MON-FRI (6am-2:30pm) SATURDAYS (6am-3pm)

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

a. Full-Time 4

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 N/A
- a. Outside: _____
 - b. Inside: _____
 - c. Bar: _____

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: gunny products

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 N/A
- a. Dimensions _____
 - 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.

14. Game Machines Yes No

a. Quantity: _____

b. Location: _____

BUILDINGS

15. Building A

a. Dimensions & Levels: 56' x 64'

b. Use: MAINTENANCE BUILDING

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): see attached cut-sheets

b. Locations(s): North, west, south side of buildings

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.

N/A

CHEMICALS/HAZARDOUS MATERIALS

20. Are there any Chemicals, Hazardous Waste of 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.

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.

motor oils, brake cleaners

Anti-freeze, etc. Items used in any maintenance shop

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: _____

25. DNR Well Approval (For New Constructions Only)

a. Date Approved: _____

26. Septic System Approval (For New Constructions Only)

a. Date Approved: _____

27. Fire Department Inspection Yes No

a. Date Inspected: _____

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

a. Date Approved: _____

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: _____

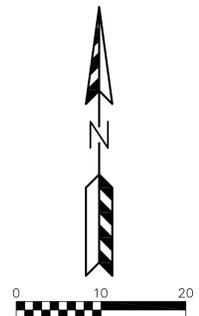


Town Approval Date(s): _____

County Approval Date(s): _____

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QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641



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P.O. Box 620
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1-800-236-2534
FAX (920) 766-5004

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PHONE (608) 318-2336
FAX (608) 318-2337

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Goldendale Rd
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1-800-236-2534
(262) 250-9740

WAUSAU
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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED MAINTENANCE BUILDING FOR:

HALQUIST STONE

TOWN OF LISBON, WISCONSIN

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REVISIONS

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: G.A.F.
EXPEDITOR: -----
SUPERVISOR: -----

PRELIMINARY NO: P19017
CONTRACT NO: -----
DATE: 02.12.2019

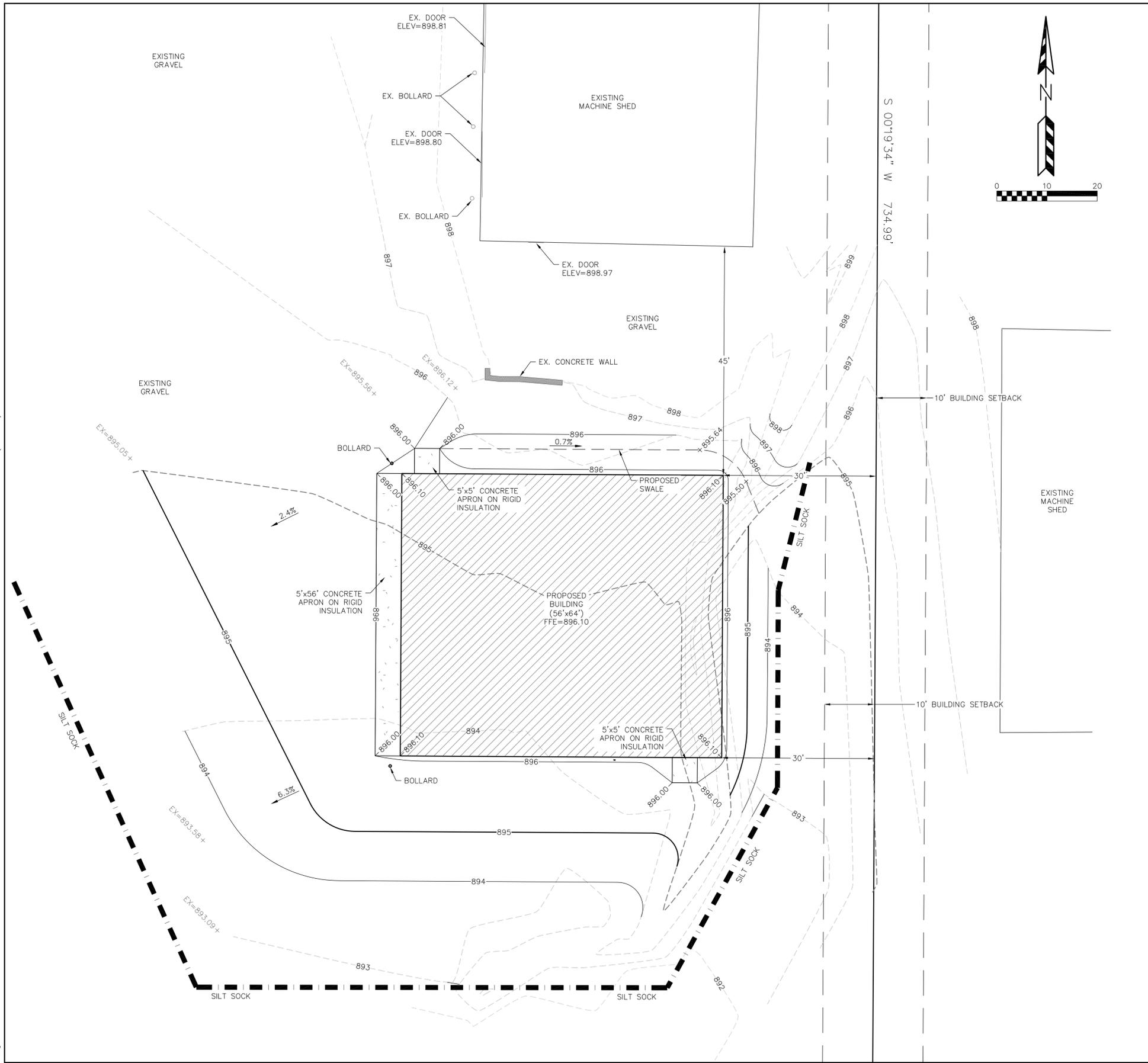
SHEET: **C1.1**

HALQUIST STONE – MAINTENANCE BUILDING
 EXISTING CONDITIONS PLAN
 DATED: FEBRUARY 12, 2019

122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com

KS-38-19\KS38-BASE.DWG

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641



EROSION NOTES:
 THE EXISTING GRAVEL WILL ACT AS THE STONE TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:
 APRIL 1, 2019 INSTALL INITIAL EROSION CONTROL DEVICES.
 APRIL 2, 2019 - SEPT 1, 2019 CONSTRUCT PROPOSED BUILDING, AND REGRADE GRAVEL.

RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES, THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDING PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

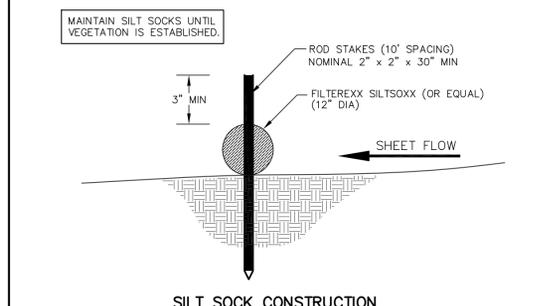
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER: HALQUIST STONE CO INC
 P.O. BOX 308
 SUSSEX, WI 53089

ENGINEER: QUAM ENGINEERING, LLC
 ATTN: KEVIN PARISH
 122 WISCONSIN ST
 WEST BEND, WI 53095

LEGEND:

- 894 --- EXISTING MINOR CONTOUR.
- 895 --- EXISTING MAJOR CONTOUR.
- 894 --- PROPOSED MINOR CONTOUR.
- 895 --- PROPOSED MAJOR CONTOUR.
- EX-895.05- EXISTING ELEVATION
- 896.00- PROPOSED ELEVATION



HALQUIST STONE - MAINTENANCE BUILDING
 GRADING AND EROSION CONTROL PLAN
 DATED: FEBRUARY 12, 2019

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com

Keller
 PLANNERS | ARCHITECTS | BUILDERS

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 FAX (920) 766-5004

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 Goldenvale Rd
 Germantown, WI 53022
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 1-800-236-2534
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 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED MAINTENANCE BUILDING FOR:

HALQUIST STONE

TOWN OF LISBON, WISCONSIN

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REVISIONS

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: G.A.F.
EXPEDITOR: _____
SUPERVISOR: _____

PRELIMINARY NO: P19017
CONTRACT NO: _____

DATE: 02.12.2019
SHEET: C1.2



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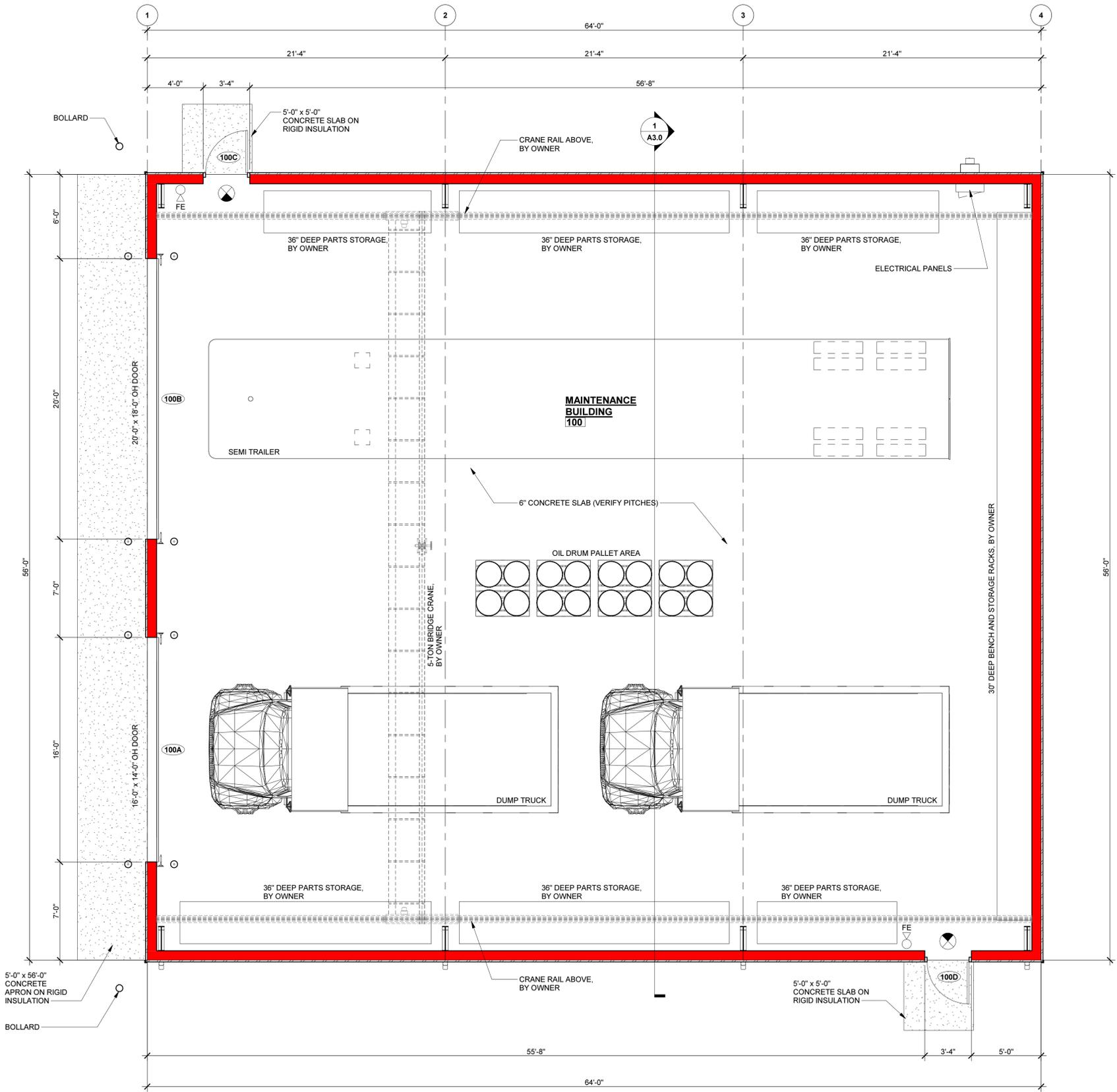
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PROPOSED MAINTENANCE BUILDING FOR:
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 TOWN OF LISBON,
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WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

R1	01.28.2019	ACM

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: ACM
EXPEDITOR: _____
SUPERVISOR: _____

PRELIMINARY NO: P19017
CONTRACT NO: _____
DATE: 01.21.2019
SHEET: **A1.0**



Keller
PLANNERS | ARCHITECTS | BUILDERS

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FAX (920) 766-5004

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1-800-236-2534
FAX (262) 250-9740

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FAX (715) 849-3181

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PROPOSED MAINTENANCE BUILDING FOR:
HALQUIST STONE
TOWN OF LISBON,
WISCONSIN

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REVISIONS
R1 01.28.2019 ACM

PROJECT MANAGER:
S. LAUSTEN

DESIGNER:
C. MANSKE

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

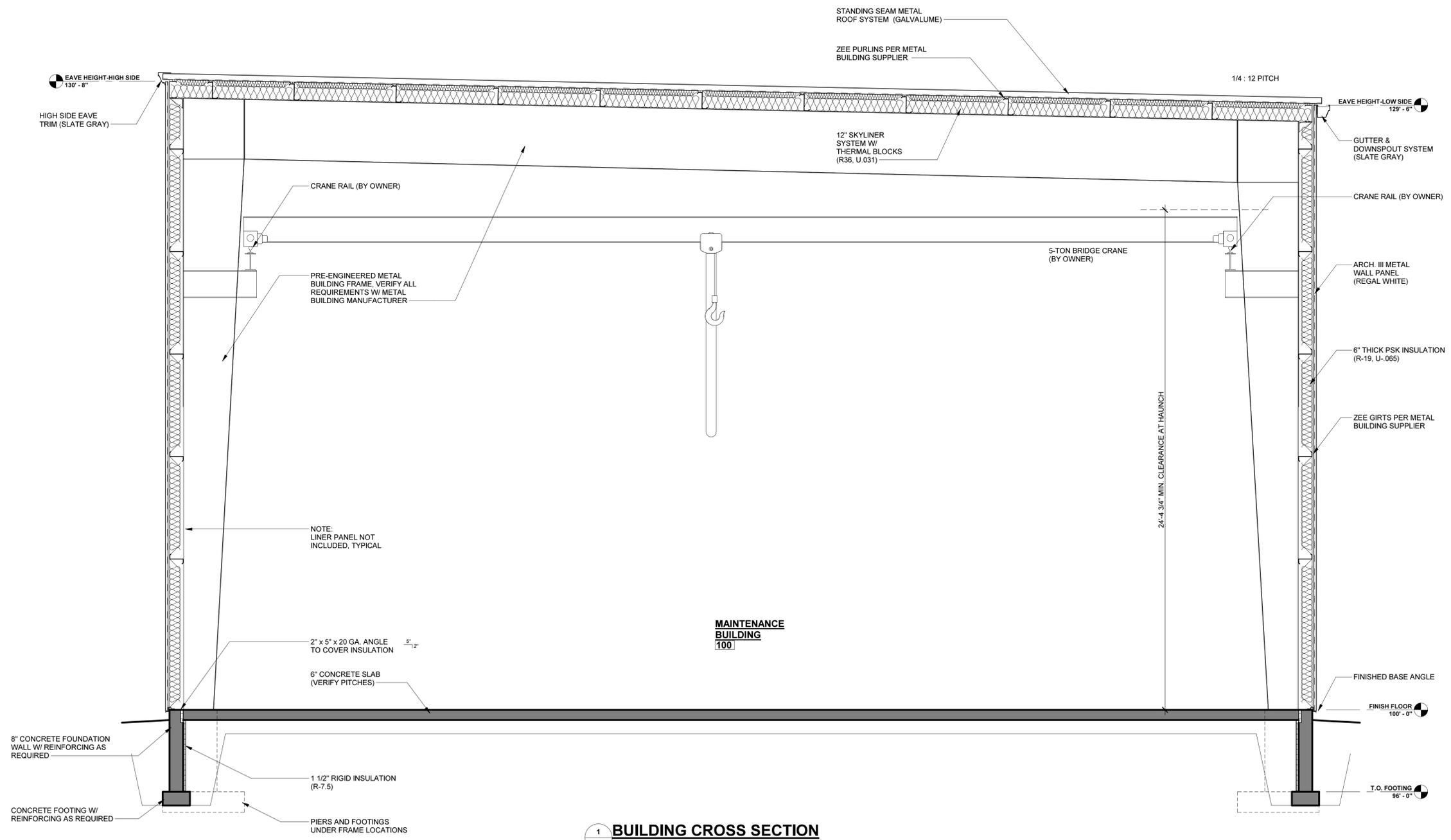
PRELIMINARY NO.:
P19017

CONTRACT NO.:

DATE:
01.21.2019

SHEET:
A3.0

PRELIMINARY - NOT FOR CONSTRUCTION



1 BUILDING CROSS SECTION
A3.0 3/8" = 1'-0"

000087



Parcel ID LSBT0237970: Site Map
 Town of Lisbon



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



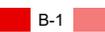
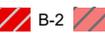
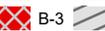
Parcel ID LSBT0237970: Current Zoning

Town of Lisbon

1 inch = 250 feet



 Town of Lisbon Boundary  Waukesha Shoreland Zoning

 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

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



Data Summary Table		
64 Lot Conservation Subdivision		
Total Area = ± 106.13 acres (with full ROW dedication)	PUD Proposed Standards Lot Size: 30,000 s.f. min. Lot Width: 110' minimum	PUD Open Space Calculations: Total PUD Area = 106.13 acres
Density = 1.66 acres/lot	Proposed Setbacks: Public Road = 35' Side=20' Rear=20' Lisbon & Ainsworth Rd = 50'	Outlot Area* = 48.74 ac (45.9%) -% Wetland = 4.05/48.74= 8.3% -% Stormwater = 5.4/48.74= 11.1% -% Upland = 39.29/48.74 = 80.6% [*Outlots 1, 2, 3 & 4]
Total Road Length = 6,850 l.f. [107 l.f. per lot]		



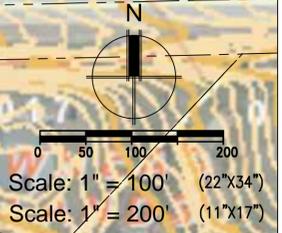
Developed By:
N27 W24025 Paul Court
Pewaukee, WI 53072



CONSERVATION SUBDIVISION

Conceptual Site Plan - Stolz Site

Lisbon Road, Town of Lisbon, WI



DATE: 02/14/2019



U. S. Postal Service National Delivery Planning Standards A Guide for Builders and Developers



PRIORITY:YOU

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1 Introduction

The United States Postal Service® is proud to provide every new home and business with excellent, efficient mail delivery service. This guide will assist you in preparing your new development for mail service by planning locations and space for mail equipment early in the development process.

The U.S. Postal Service™ is responsible for establishing the method or “mode” of delivery for all new developments—both residential and commercial. The mode of delivery includes the following:

- Type of mailbox you will use.
- Location of the mailbox for each delivery address.

Centralized delivery is our preferred method of mail delivery. Centralized delivery equipment improves delivery efficiency and provides space for large mail items, including packages, which is a great benefit for customer. Freestanding, pedestal-style outdoor centralized mailboxes are called cluster box units or CBUs. CBUs are “package friendly” because they are designed to accommodate the majority of packages delivered through the U.S. Mail®. CBUs also include parcel lockers, which provide separate, locked storage for many packages.

Other types of centralized mailbox equipment are also available. Builders and developers or property owners are responsible for the purchase, installation, maintenance, repair, and replacement of mailbox equipment.

This guide provides information about the types of USPS-approved mailbox equipment options available commercially and information about other aspects of mail delivery planning that may apply to your specific development.

With more than 150 million households and businesses served daily—and another 1 million new delivery points added on average every year—it is imperative that the U.S. Postal Service make its mail delivery network more efficient while still delivering the service our customers expect. We appreciate your assistance in furthering that objective, while at the same time helping provide new customers with convenient mail delivery for their new homes and businesses.

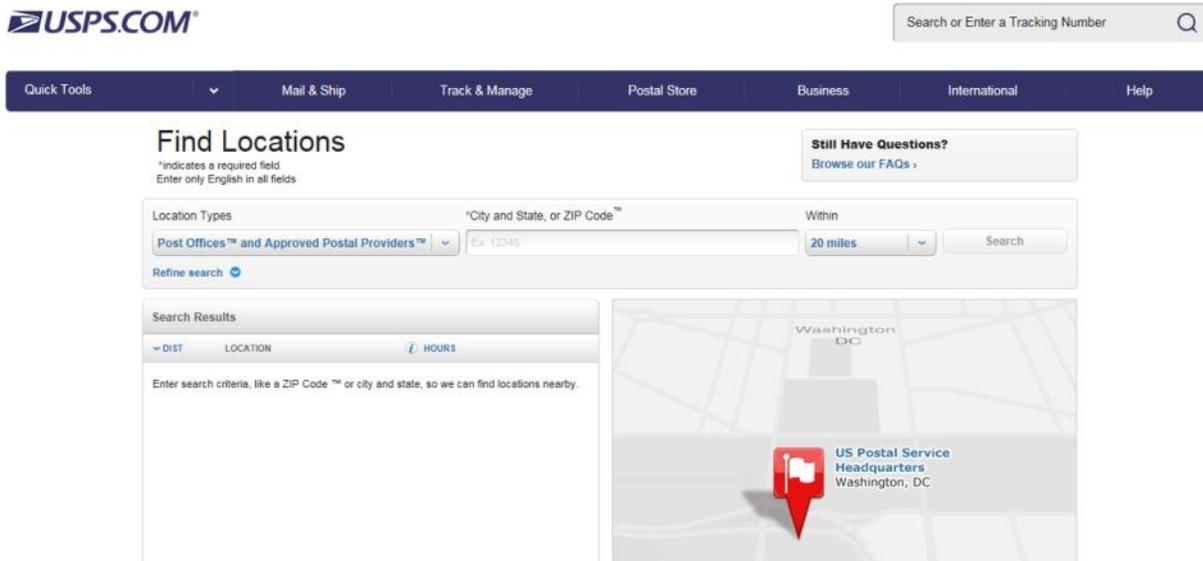
We also want to connect you with local USPS® delivery planning individuals in your area—referred to as Growth Managers. Postal Service Growth Managers are available to assist you. Prior to submitting your master plan and plat to the local municipality and/or county for approval, you must arrange for a local USPS Growth Manager to review your development plans prior to commencing construction.

Thank you for reviewing the Postal Service’s mail delivery-planning standards—we look forward to working with you!

2 Finding Your Growth Manager and USPS Online Resources

2.1 Find a Post Office

The Postal Service lists all local Post Offices™ on its website at: www.usps.com. To find the Post Office closest to your new development, search using the appropriate ZIP Code™.



2.2 Find Your Local USPS Growth Manager

Every area where the U.S. Postal Service provides mail delivery has a Postal Service employee assigned to help developers and builders with planning mail service for new development. These “new delivery planning” employees are referred to as Growth Managers.

To find the Growth Manager that covers your specific development’s geographic location, send an email to: Delivery.Growth@USPS.GOV, or contact your Post Office and ask to speak to either the Postmaster or the person assigned to assist developers with planning new mail service.

2.3 USPS-Approved Mailbox Equipment

Mailboxes used in new construction projects can be one of the following two types of centralized mailbox equipment:

1. Pedestal-mounted USPS-approved CBU.
2. Wall-mounted USPS-approved STD-4C mailboxes (4C).



The Postal Service annually publishes a list of USPS-approved mailbox equipment and approved manufacturers in its *Postal Bulletin*.

<http://about.usps.com/postal-bulletin/2017/pb22467/html/welcome.htm>

You can also find the latest list of USPS-approved equipment and approved manufacturers at:
<http://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>

2.4 Delivery Planning Resources for Builders and Developers

The most current version of this guide will always be available on the webpage at:
<http://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>

The following links provide additional resources for builders and developers:

- Find a Post Office: <https://tools.usps.com/go/POLocatorAction!input.action>.
- Centralized Delivery/Residential Applications: <http://about.usps.com/publications/pub265a.pdf>.
- Centralized Delivery/Garden Apt Applications: <http://about.usps.com/publications/pub265c.pdf>.
- Centralized Delivery/Commercial Applications: <http://about.usps.com/publications/pub265b.pdf>.

3 General Planning Guidelines for Mailboxes in New Developments

3.1 Letter Carrier Access to Deliver U.S. Mail

Centralized delivery is the Postal Service's preference for new addresses, whether residential or commercial. The customer is responsible for keeping the approach to his or her mailbox and adjacent area clear to facilitate delivery. You may provide curbside delivery only with prior approval from the Postal Service. Place curbside mail receptacles approved by the Postal Service where they protect the mail, can be safely and conveniently serviced by carriers without leaving their vehicles, and can be reasonably and safely accessed by customers. These receptacles must be on the right-hand side of the road in the direction of travel when required by traffic conditions, or when driving on the left-hand side of the road to reach the mail receptacle would violate traffic laws.

3.2 Mailbox Locks and Keys

The Postal Service prohibits carriers from accepting keys for locks on private mail receptacles, buildings, or offices, except where an electromechanical door lock system or key keeper box is used.

CBUs have secure, locking mailbox and parcel locker compartments. Whether your new development is commercial or residential, the builder or property owner is responsible for providing lock and key service for cluster box units. The locks/keys for each of the compartments will be provided with the CBU. The Postal Service will furnish the "master access lock" that allows mail to be delivered. See 3.3 for more information.

Your local USPS Growth Manager will discuss specific requirements and processes appropriate for your new development as part of the overall coordination process related to establishing the mode of delivery for your new development.

3.3 USPS Master Access Lock

The Postal Service will furnish its own “master access lock” so that carriers have access to deliver the mail. This lock is not available to developers and builders to pre-install.

Your local USPS Growth Manager will coordinate installation of the “master lock” as part of the overall coordination process when starting new mail delivery for customers.

3.4 Safety Considerations

If curb delivery is approved by the Postal Service, posts and other supports for curbside mailboxes are owned and controlled by the customer. The owner of the property is responsible for ensuring that posts are neat and adequate in strength and size.

When installing centralized delivery equipment, such as CBUs or STD-4C (4C) equipment, the mailboxes must be safely located so that customers are not required to travel an unreasonable distance to obtain their mail. Typically, mailbox receptacles are located within 1 block of the residence.

When new developments, either residential or commercial, are in the design phase, developers or architects must meet with the USPS Growth Manager to ensure that safe and durable receptacles are properly specified and located in conformance with regulations. The Growth Manager will also meet with the builder at the appropriate time during the construction phase to review the physical mailroom installation and discuss coordination and timing of initiating mail delivery.

3.5 Customer and Carrier Accessibility Considerations

Curb delivery may only be provided with prior approval from the Postal Service if the carrier can efficiently, safely, and conveniently service the mailbox from the carrier’s vehicle and if the customer can safely and easily access the mailbox.

Apartment house delivery requires that mailboxes be located reasonably close to the entrance in vestibules, halls, or lobbies. The carrier must also be able to service the boxes without interference from swinging or open doors. Consult with your local USPS Growth Manager early in the design process to ensure you select an appropriate location for the apartment building mailroom.

3.5.1 Placement of Outdoor Cluster Boxes

The local USPS Growth Manager or designee must approve the CBU mailbox sites and type of equipment. Cluster boxes must be safely located so that customers are not required to travel an unreasonable distance to obtain their mail and so there is sufficient access to mailbox locations with adequate space for carriers to deliver and customers to retrieve the mail. Typically, a mailbox receptacle will be located within 1 block of the residence.

3.5.2 Construction Accessibility Guidelines

Accessibility requirements and regulations, including those required to accommodate customers with disabilities, may vary by type of facility and governing jurisdiction. Always consult local building officials and codes for applicable accessibility requirements that apply to your specific development and mailbox project.

4 Single-point Residential Deliveries

New mail delivery planning for single-family residential developments typically falls into the following two primary categories:

- Site-constructed single family homes.
- Mobile or trailer homes.

4.1 Residential Single Family Site Constructed Development

During the design and planning phase (i.e., before plans and site plats are finalized with the appropriate planning/zoning authorities), developers and builders must notify the U.S. Postal Service of the planned development so that the Postal Service can determine the appropriate mode of delivery while considering input from the parties involved with the development.

Developers and builders must plan to install centralized mail delivery receptacles in new residential communities, which include secure parcel lockers.

New homes built or established within a block of existing homes can only receive the same type of mail delivery service as the older, existing homes after the Postal Service has completed an operational efficiency analysis. When new delivery replaces more than 1 block, delivery methods must comply with mode of delivery options for establishment and extension of delivery service, which is typically centralized mail service.

Your local USPS Growth Manager will work closely with you to determine the best approach to providing mail delivery service to customers in your new residential development. It is important that you contact the Growth Manager in your area as early as possible in your planning process.

4.2 Residential Mobile or Trailer Home Development

The delivery options for mobile or trailer home developments depend on whether the development is *permanent* or *transient* as determined by the Postal Service.

Permanent Developments—Permanent developments consist of managed mobile home parks or residential mobile home subdivisions with the following characteristics:

- The lots are permanently assigned.
- The streets are maintained for public use.
- The conditions resemble those of a residential subdivision.

For permanent developments, the delivery options are either central, curbside, or sidewalk delivery. The Postal Service will determine and specify the type of mail delivery for any permanent mobile/trailer home development. The general practice of the Postal Service is to specify centralized delivery.

Transient Developments—Transient developments are mobile home, trailer, and recreational vehicle parks where the lots are temporarily occupied or rented and considered transient, short-term, or seasonal. For transient developments, the only option is delivery to a single point or receptacle designated by park management and approved by local Postal Service management. The single delivery point defined will be for the receipt of all mail from USPS; employees of the park will complete the subsequent distribution of mail and forwarding.

Whether your new mobile home development is permanent or transient, contact your local Growth Manager early in the process so that we can work with you in laying out the space plan for mail delivery for the residents of your new community.

5 Multi-point Residential Deliveries

5.1 Apartment Communities

The following are important U.S. Postal Service guidelines for determining the location and composition of mail receptacles for apartment communities:

- a. All new or remodeled apartment houses must install USPS-approved 4C centralized mailbox equipment. There must be at least 1 parcel locker for every 10 mailbox compartments. The Postal Service requires no maximum number of parcel lockers to be installed—only the 1:10 parcel locker/mailbox minimum.
- b. Lock mail receptacles and parcel lockers in apartment buildings reasonably close to the entrance in vestibules, hall, or lobbies. The carrier must also be able to serve the boxes without interference from swinging or open doors.
- c. Exterior centralized mailboxes may also be an option. The Postal Service may authorize the installation of standard, approved apartment receptacles (4C or CBU) in exterior walls of buildings provided they are not installed directly on the street or a public sidewalk. Provide a canopy for outdoor mailbox installations. The canopy design and location must provide maximum protection from the weather, including driving rain, and provide adequate nighttime lighting.

5.2 Student Housing and Off-Campus Student Apartment Communities

Mail delivery protocols to student housing vary depending on the characteristics of the student housing community being served. Below are general guidelines for establishing new mail service.

Mail is delivered to dormitory buildings and residence halls when addressed to a specific building. Mail is delivered in bulk to a designated representative of the school or property in the building. The representative is responsible for further distribution to students/residents. The Postal Service will determine the proper mode of delivery to be established and may require that designees from the student housing property be identified to accept mail for each location prior to initiating delivery.

The Postal Service defines a dormitory building or residence hall as a building that consists of single or multi-room units that may share or have access to centrally located kitchens, bathrooms, showers, or social or common areas. Whether located on or off campus, and regardless of private ownership, such buildings are nevertheless dormitories and either the school or building owner is responsible for the final delivery of student mail. Post Office personnel do not distribute mail into apartment-type mailboxes for dormitories or residence halls.

As always, it is important to contact your local USPS Growth Manager early in the planning process to ensure understanding and requirements related to providing mail delivery for your new student housing development.

6 Non-Residential Deliveries

6.1 Business and Industrial Parks

The following paragraphs provide important U.S. Postal Service guidelines for determining the location, type of mailbox receptacles and other requirements related to initiating new mail delivery for business and industrial parks:

The type and design of buildings included in the business and industrial park will govern the mode of delivery that is implemented. As with all new mail delivery planning, the location of the USPS-approved delivery equipment is subject to Postal Service approval. Delivery mode options for business parks are door, centralized, curbside, or sidewalk delivery. Door delivery will generally not be available for new delivery points. The primary options are as follows:

- a. **Centralized Delivery.** Centralized delivery service applies to all business office buildings, office complexes, and industrial and professional parks. If the U.S. Postal Service is delivering directly to the mailboxes, the type of equipment allowed for newly constructed buildings must either be USPS-approved CBUs or STD-4C (4C) wall-mounted receptacles.
- b. **Single-Point Delivery.** Single-point delivery is generally not available to new business park developments unless it is in the form of a bulk mail drop.

7 General Delivery Planning Information

7.1 Establishment of City Delivery Service

To establish city delivery service, consider a combination of mail delivery methods to provide regular and effective service to all residential and business sections of a community. Consider the establishment of city delivery service when the following requirements are met:

- a. Within the area to be served, there is a population of 2,500 or more or 750 possible deliveries.
- b. At least 10 percent of the building lots in the area to be served are improved with houses or places of business. Where a house or building and its yard or ground cover more than one lot, all lots so covered are considered improved. The streets are paved or otherwise improved to permit the travel of Postal Service vehicles at all times, without damage or delay.
- c. Streets are named and house numbers are assigned by the municipal authorities in accordance with Management Instruction DM-940-89-3, *Addressing Conventions*.
- d. Street signs are in place and house numbers are displayed.
- e. Rights-of-way, turnouts, and areas next to the roads and streets are sufficiently improved so that the installation, servicing, and accessing of mailboxes are not hazardous to the public or Postal Service employees.
- f. Satisfactory walkways exist for the carrier where required.

Note: During a new residential or commercial development's design and planning phase (i.e., before the developers and builders finalize plans and site plats with the appropriate planning/zoning authorities), developers and builders must notify the Postal Service so that the Postal Service can determine the appropriate mode of delivery while considering input from these parties.

Developers and builders should plan for centralized mail delivery installations for residential communities or business developments.

It is important to contact your local USPS Growth Manager while you are still in the design process so that we can collaborate with you to prepare the most efficient, effective plan to provide mail delivery for the customers who will live or work in your new development.

8 Inspection and Commencement of Mail Delivery Services

8.1 Mail Receptacles and Customer Obligations

Appropriate mail receptacles must be provided for the receipt of mail. The type of mail receptacle depends on the mode of delivery in place. Purchase, installation, maintenance, repair, and replacement of mail receptacles are the responsibility of the customer. Verify with the local Postmaster or Growth Manager, the appropriate locations for installation. The following apply:

- a. In locations where the Postal Service has determined that centralized delivery is appropriate, customers must install mail receptacles that comply with the USPS STD- 4C wall-mounted mail receptacles or USPSB1118, Postal Service specification, CBUs, to include secured parcel lockers.
- b. If curblin delivery is authorized, customers must erect curb-mounted receptacles that comply with USPS-STD-7C.
- c. If sidewalk delivery is authorized, customers must erect sidewalk-mounted receptacles that comply with USPS-STD-7C.

The Postal Service annually publishes a list of USPS-approved mailbox equipment and approved manufacturers in its *Postal Bulletin*.

<http://about.usps.com/postal-bulletin/2017/pb22467/html/welcome.htm>

You can find the latest list of USPS-approved equipment and approved manufacturers at:

<http://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>

8.2 Centralized Mail Receptacle Installation

You must consider many variables when installing centralized mailbox equipment. In addition to providing accessible locations, you must conduct proper foundation preparation and follow specific mounting procedures, to name a few requirements.

Appendices A through D of this guide provide sample diagrams of various CBU installations to help you understand space requirements, placement, etc.

Note: It is critical that you refer to the installation manuals furnished by each of the manufacturers for the specific USPS-approved centralized mailbox equipment purchased commercially.

For assistance with siting your outdoor centralized mail equipment, contact your local USPS Growth Manager so that the Postal Service can advise about the proper locations as you finalize plans for your new development.

9 Closing

Thank you for taking time to review this guide for planning mail delivery for new development.

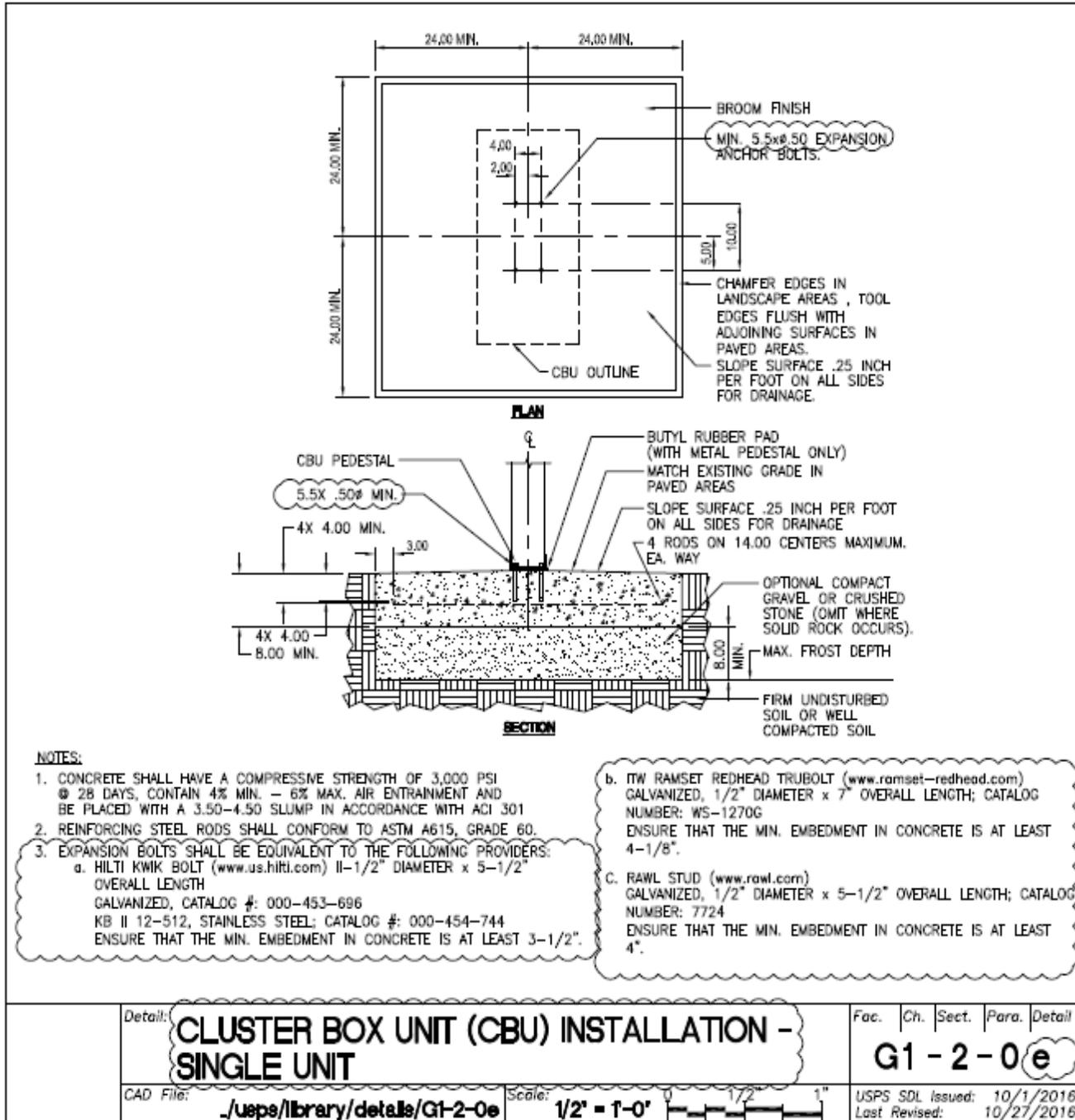
We periodically update this guide—so be sure to check online for the latest version on the ABOUT.USPS.COM website at:

<http://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>

Reminder: You can find the Growth Manager who covers your specific development geography by sending an email to: Delivery.Growth@USPS.GOV.

Or, you can contact your Post Office and ask to speak to the Postmaster or person assigned to assist developers with planning new mail service.

APPENDIX A – Cluster Box Unit Installation Single Unit



APPENDIX B – Cluster Box Unit Installation Multiple Unit

NOTES TO A/E:

PLAN

SECTION

NOTES:

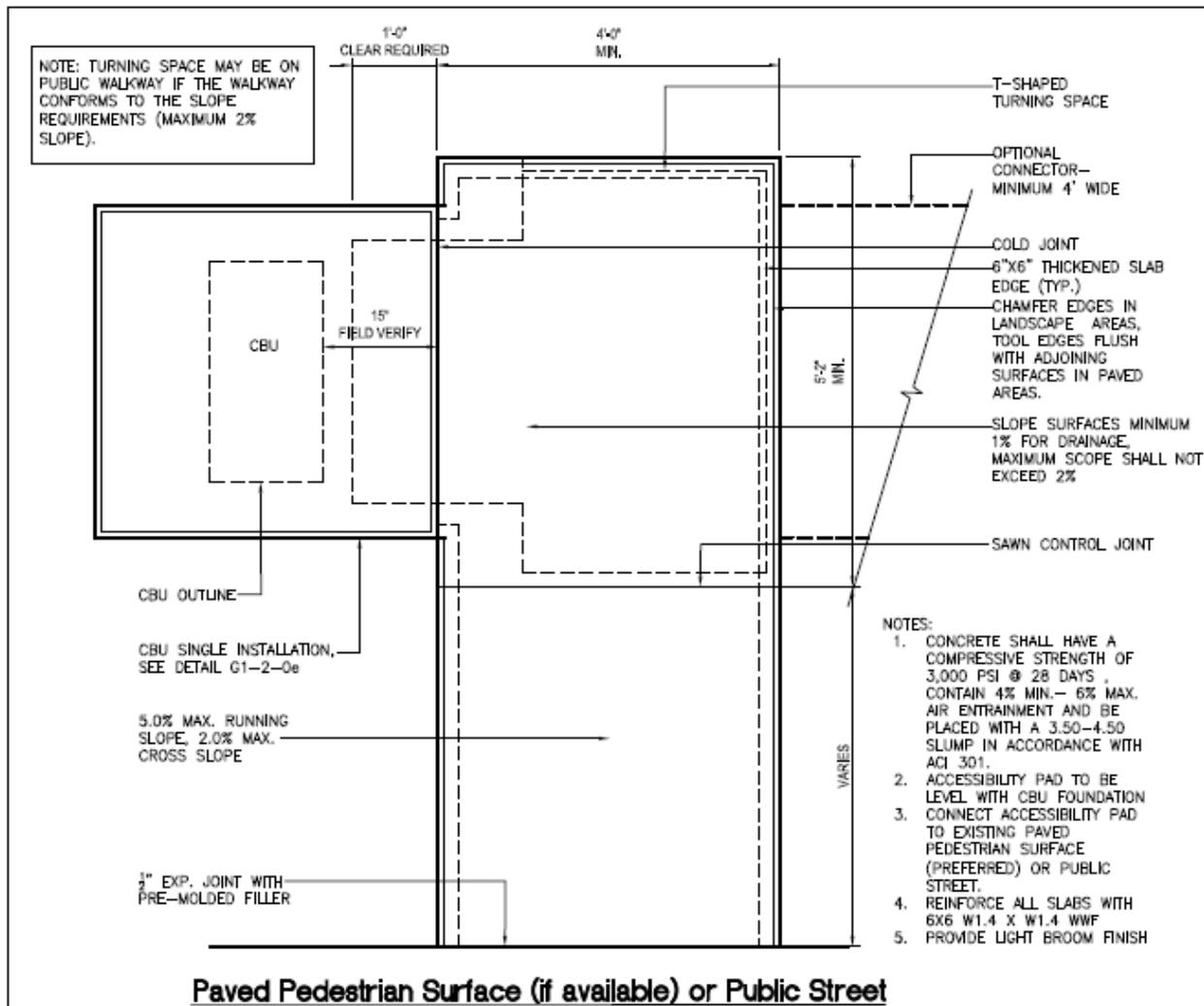
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - a. HILTI KWIK BOLT (www.us.hilti.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG # 000-453-896
 - KB I 12-512, STAINLESS STEEL, CATALOG # 000-454-744 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
 - c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
4. A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 16 FEET.

Detail:	CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
						G1-2-0 e1
CAD File:	./usps/library/details/G1-2-0e1	Scale:	1/2" = 1'-0"		USPS SDL Issued:	10/1/2016
					Last Revised:	10/27/2016

APPENDIX C – Cluster Box Unit Access Maneuvering Space – Single Unit

NOTES TO A/E:

- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

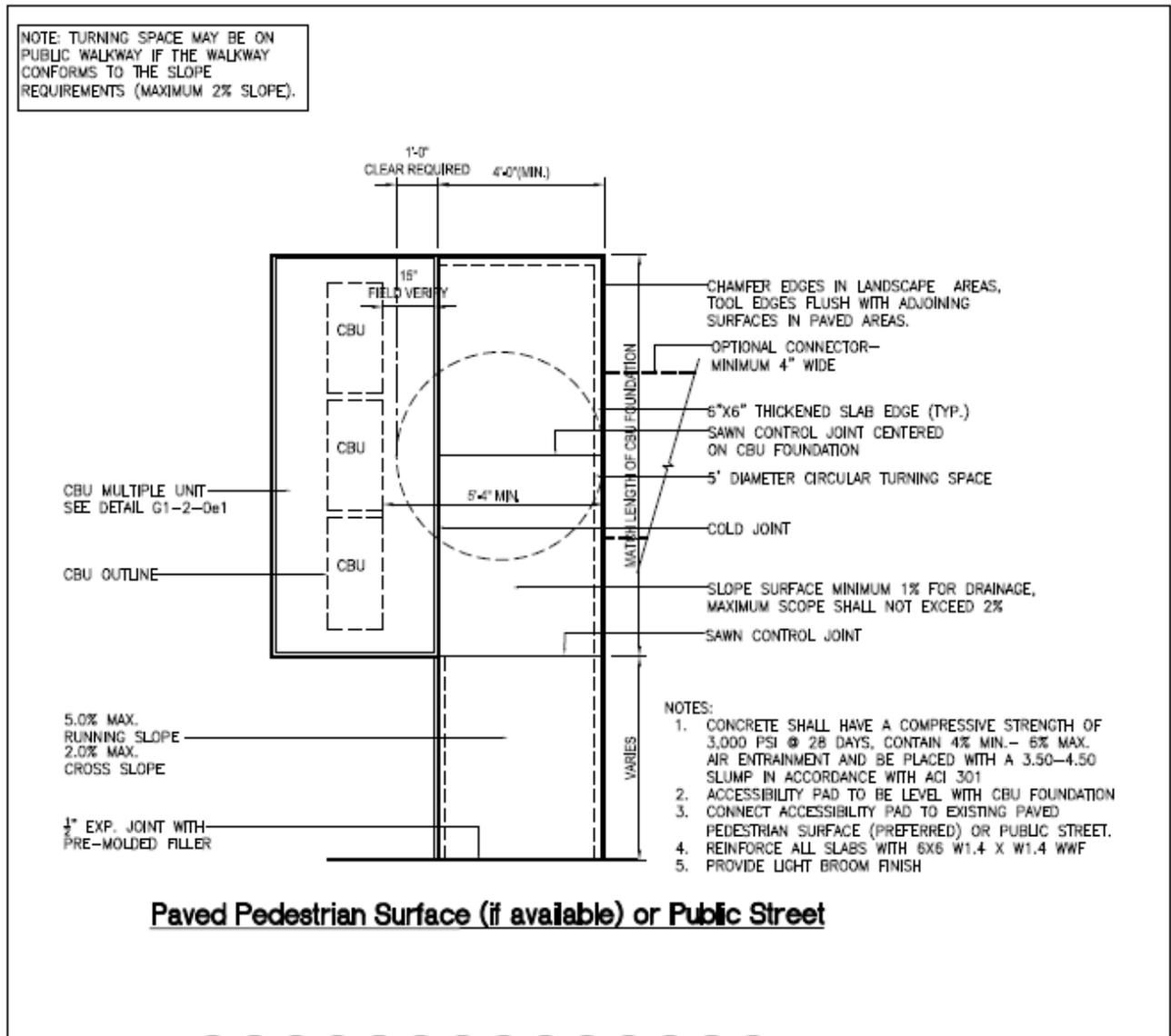


Detail:	CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - SINGLE UNIT	Fac.	Ch.	Sept.	Para.	Detail
						G1-2-0e2
CAD File:	.\usps\library\details\G1-2-0e2.dwg	Scale:	1/2" = 1'-0"			
				USPS SDL issued:	10/1/2016	
				Last Revised:	7/14/2016	

APPENDIX D – Cluster Box Unit Access Maneuvering Space – Single Unit

NOTES TO A/E:

- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.



Detail:	CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sec.	Para.	Detail
						G1-2-0 e3
CAD File:	..(usps\library\details\G1-2-0e3.dwg)	Scale:	1/4"=1'-0"	0	1/2"	1"
						USPS SDL Issued: 10/1/2016 Last Revised: 7/14/2016