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

Agenda
Joint Plan Commission and Town Board of Supervisors Public Hearing
Followed by the Regular Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, April 11, 2019
6:30 PM

- 1. Roll Call.**
- 2. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be conducted by the Lisbon Town Board of Supervisors and Plan Commission on Thursday, April 11, 2019, beginning at 6:30 PM at the Town of Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 to consider a proposed amendment to the Town of Lisbon Comprehensive Development Plan: 2035 and an accompanying rezoning request. The purpose of the public hearing is to accept public comments on the proposed amendment and rezoning. An application has been filed by Neumann Developments Inc. for the property owned by Bowen Global Investments requesting an amendment to the Land Use Plan Map adopted as part of the Town Comprehensive Development Plan. The application requests that the Land Use Plan Map be amended from Rural Density and Other Agricultural Land & Other Open Lands to be Preserved to Suburban I Density Residential and Other Open Lands to be Preserved on parcel LSBT 0264.998. The subject property is generally located north of Lisbon Road and south of Ainsworth Road and Basham Lane. A rezoning of the property from A-10 Agricultural District to R-1 Suburban Single Family Residential District. A Planned Unit Overlay District General Development Plan has also been requested and will be considered at the public hearing.
- 3. NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, April 11, 2019, following the previously schedule public beginning at 6:30 P.M. at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the rezoning from A-10 Agricultural District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District, for the property owned by Bowen Global Investments, for the property located at: LSBT 0264.998 from A-10 Agricultural to R-1 Suburban Single Family Residential Planned Unit Development District, for the purpose of developing the subject property and provide lots for a subdivision.
- 4. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Town Board of Supervisors and Plan Commission on Thursday, April 11, 2019, following the previously scheduled hearing at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the request for a Planned Unit Development – General Development Plan (PUD – GDP) for Hillside Ridge LLC, for the property located at W250N7551 Hillside Road, LSBT 0208.987, and the property generally located on the west side of Hillside Road, north of Howard Lane, across from Beverly Lane, LSBT 0205.995.
- 5. NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Lisbon Plan Commission on Thursday, April 11, 2019, following the previously scheduled hearing to solicit public comments on the Conditional Use Permit for a wedding and event barn and request for a Major Grading Permit for David and Kim Meyer dba Hartland Weddings and Events, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178995001. PT NW1/4 SEC 9 T8N R19E; COM W1/4 COR.

- 6. NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, April 11, 2019, following the previously schedule public beginning at 6:30 P.M. at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the rezoning from Agricultural District to M-2 General Industrial District to allow industrial uses, for the property owned by the Town of Lisbon, for 44.96 acres of the west portion of the property located at N63W22039 County Road F, LSBT 0241.999, N1/2 NE1/4 SEC 25 T8N R19E.

Agenda
Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, April 11, 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 March 14, 2019 Plan Commission Public Hearing & Meeting minutes.

4. New Business

- a. Discussion and necessary action on the following requests for John Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999:
- i. Certified Survey Map and recommendation to the Town Board of the same.
 - ii. Plan of Operation amendment as a result of the splitting of this parcel to separate the storage unit business from the auto repair shop.
- b. Discussion and necessary action on the following requests for Neumann Developments Inc., on behalf of Bowen Global Investments, Inc., for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998 and recommendation to the Town Board of the same:
- i. Comprehensive Plan Amendment from Rural Density and Other Agricultural Land & Other Open Lands to be Preserved to Suburban I Density Residential and Other Open Lands to be Preserved.
 - ii. Rezone from A-10 Agricultural District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District – General Development Plan.
- c. Discussion and necessary action on the request for Neumann Developments Inc, for the property located at W250N7551 Hillside Road, LSBT 0208.987, and the property generally located on the west side of Hillside Road, north of Howard Lane, across from Beverly Lane, LSBT 0205.995, 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.

- d. Discussion and necessary action on the request for the Town of Lisbon, for the property located at N63W22039 County Road F, LSBT 0241.999, for approval of Ordinance 10-19, an Ordinance Rezoning LSBT 0241.999 from Agricultural District to M-2 General Industrial District to allow industrial uses and recommendation to the Town Board of the same.
- e. Discussion and necessary action on the request for David and Kim Meyer dba Hartland Weddings and Events, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178995001:
 - i. Conditional Use Permit for a wedding and event barn ("Unspecified Conditional Use) and major grading permit and recommendation to the Town Board of the same.
 - ii. Sign permit.

5. Town Clerk & Town Planner

- a. Assign Annual Inspection of Plans of Operation and Conditional Use Business Establishments.
- b. Assign Quarry Inspections for Northwest Asphalt, Halquist, Payne & Dolan, Genesee Aggregate, LaFarge & Lannon Stone.
- c. Overview of March and April Planning Appointments.

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

7. Adjournment.

Joseph Osterman
Chairman

Jane Stadler
Secretary

Posted: 2019-04-04

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, March 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, Plan Commission Members Ed Nelson, Mark Meyer, Chad Samanske, Jane Stadler and Bryan Oelhafen. Also present: Town Planner Dan Lindstrom and Attorney Kevin Clark. Also present were Supervisors Linda Beal and Tedia Gamiño.

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, 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.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public.

Kari Sear N92W27884 Hickory Road, lives across from said land. She expressed concern because of the flooding at Sweetbriar Lane that it will not go into the subdivision. This issue seems to be worse by the year and she wanted to make sure that where water ponds are being proposed, that they are deep enough to get all the water away from this area.

Steve Kostca W279N8970 Sundown Court- Had concerns about flooding into his back yard. He wanted to know know if planning will be done to make sure that water has a way to go somewhere else. Follow up question. He also had concerns, as a biker, that Lake Five Road will have too much traffic and asked if safety of bikers and runners will be addressed.

Rob Brazgel N92W27788 Hickory Road – Expressed concerns about flooding as he has upwards of 8 feet on his property.

Lou Ann Evert N90W27443 Red Fox Run, Hartland - Questioned where the entrances and exits are going to be and how is it going to tie into the existing subdivision.

The public hearing was closed to the next public hearing.

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.

Public Hearing Comments: Chairman Osterman explained this public hearing was also related to the previous item. There were no comments from the public on this public hearing.

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.

Public Hearing Comments: Chairman Osterman opened the hearing to comments from the public.

Sherri Howard – N73W25201 Howard Lane – Expressed concerns of the notice which referenced an incorrect street address. The address is actually owned by her son across the street. She also expressed concerns that there was not a conceptual process for the PUD. Dan Lindstrom responded to Ms. Howard stating that there is a two-step process, first the conceptual, then the General Development Plan. The applicant is going through a one step process of reviewing the conceptual as part of their GDP along with the rezone tonight.

Sherri Howard continued and expressed that the development did not provide for open spaces as the plan standards outline. She explained PUD should be for a specific benefit to the community. 55 lots on half-acre lots she thought would only benefit the developer and the developer doesn't have to deal with problems down the road. She explained the PUD is supposed to be clustered, making smaller lots to preserve open space for lands that are sensitive or lands that need to be protected. She thought this subdivision uses the entire subdivision and corridors which they are not supposed to do. Ms. Howard also expressed concerns with flooding and high ground water in the area.

Ms. Howard provided documentation and studies from Waukesha County that show 27 of the proposed lots fall within the soils and high ground water. She explained the developer did meet with the surrounding property owners and explained how they were going to address the water issue by putting in two large ponds which will drain near 164. Currently all properties in the area are under water and the middle of the proposed property is under a lake. She asked the Plan Commission and Town Board table this request until they can get a full scope of what this is going to do.

Lois Bray N71W24759 Good Hope Road. Had the same concerns about the water table and the roads. The impact of traffic and all the development is not why she moved to her home 10 years ago.

Mary Eder N74W25134 Howard Lane. Explained she lives on the property that is right behind the proposed subdivision and expressed concerns about water. This is a concern for all neighbors near her including the church property and the Saddle Club. She explained there is no place for water to go.

Carole Schultz Menomonee Fall Saddle Club – Represented the Menomonee Falls Saddle Club and seconded what was previously said.

Sherri Howard – N73W25201 Howard Lane – Wanted further explanation on concern for clay-lined ponds being drained near the wetlands. She explained that there was a request to dig the ditches deeper and was told the ditches cannot be dug any deeper. She has concerns that the Town spent a lot of money fixing water problems because of developments that went in. She doesn't want the Town to spend more money by taking on more water issues.

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.

Public Hearing Comments: Chairman Osterman opened the hearing and explained this public hearing was related to the previous item. There were no comments by the public.

Adjournment

The public hearings were adjourned at 6:52 P.M.

Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, March 14, 2019
Following the Public Hearing beginning at 6:30 P.M.

Chairman Osterman called the Plan Commission meeting to order at 6:52 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.

Dustin Zellmer N59W27019 Ainsworth Road– represented his father and grandfather whose properties border the northwest portion of the Stolz property. He explained there were pictures and a map that were given to the Commission which depicts water issues currently on the property and had concerns about flooding where lots are being proposed on the Lisbon Road subdivision.

Joanne Brandtjen N74W25134 Howard Lane. Explained she has multiple neighbors, the Howards, the Deerrs, the Harts, the Steins, the Grosses, Smiths, the Reeses, the Eders and the church that are concerned about flooding.

Discussion and necessary action on February 14, 2019 Plan Commission Public Hearing & Meeting minutes.

Motion by Commissioner Oehlhafen to approve the February 14, 2019 Plan Commission minutes. Seconded by Commissioner Samanske. Motion carried, 6-0.

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.

Motion by Chairman Osterman to approve the Annual Mobile Home Park License for American Mobile Home Communities and recommendation to the Town Board of the same. Seconded by Commissioner Nelson. Motion carried, 6-0.

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.

Planner Dan Lindstrom explained this was brought to the Plan Commission in December. They made an amendment to the sign which was already approved. Based on current ordinances, we were not able to approve this application at a staff level.

Motion by Commissioner Nelson to 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. Seconded by Commissioner Oelhafen. Motion carried, 6-0.

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 0205.994 in the Town of Lisbon.

The Town Clerk and Planner explained to the Commission that the address on the agenda is incorrect. The Town has to provide notice of a property using the best information provided to us at the time of sending the notice. The Town based the address on Waukesha County's GIS, which had not been updated, however the tax key on this parcel is correct.

Bryan Lindgren from Neumann Developments gave a presentation to the Commission. This is a 55 lot conservation subdivision on 79 acres. This is similar to a cluster style development which condenses the lots and uses the other available lands for preservation and stormwater management. Mr. Lindgren explained this was a challenging subdivision and appreciated being able to meet the neighbors. There is a significant amount of water flowing uphill into the Howard lane properties back yards. Mr. Lindgren presented pictures showing where the water is stagnating. Neumann proposed two storm water basins along the south property line with diversion berms and retention ponds. He stated no action does not improve the situation of the neighbors and they have engineers on the project working to capture that water and redirect it, and doesn't see how their situation will not vastly improve.

Dan Lindstrom explained this item and the next agenda item should be discussed under this item as they are both related to this proposal. He also explained when hearing notices went out there was another parcel that was anticipated being included in the PUD. It is already zoned R-1 but it was not included in the PUD at this point. Mr. Lindstrom also explained that tonight's agenda items are about the rezone and the GDP. Conservation subdivisions require 40% protection of the site. The proposal addresses the stormwater management. There was a comment of the "clusterness" of the subdivision. There is no clear cut definition, if a project was 400 acres, they could have larger clusters. Because this isn't a huge cluster, you do not get the "typical" clusters. These lots are larger than a typical cluster would be. The future land use map shows this area being planned for subdivision purposes. A corner of this was set for commercial use. We had the applicant remove that from their rezone and PUD. The orange piece on the future land use map shows medium density residential and yellow shows low density residential.

Mr. Lindstrom also reviewed the other open lands to be preserved marked on the future land use map. He explained there are wetland delineations and soil tests that need to be done. The Open lands to be preserved are guesses based off of old soil tests and satellite imaging. From a PUD standpoint, a few months ago the Commission saw Kaerek's conceptual plan. There is a 12 month timeframe for final designs and preliminary plat and covenants as part of the specific development plan. Mr. Lindstrom explained that for storm water management, we rely on codes and Waukesha County has their codes and standards. Waukesha County did a preliminary review of the plan along with a Town development review. Working with the Town and County engineers.

Chairman Osterman explained this area has been designated since 2001 to be a subdivision. The best way to preserve land from future development is to purchase it and preserve it.

Neumann's storm water engineer from SEH explained how they would divert water from the property and push it south and west across HWY 164. He stated that the ponds would be large and lined with clay to keep water out of the ground water. They would also build homes to stay within the Town and County's requirements of staying above the resting ground water. Chairman Osterman mentioned there were concerns from citizens concerning water being diverted and coming back on the property. The SEH engineer stated they need to survey the culvert and the ditch along 164. Commissioner Stadler was concerned about the neighbor on 164 who's property the water would be diverted to. The engineer responded that that area is already a wetland. Their plan would be to alleviate the water on Howard Avenue which eventually goes into that wetland. The SEH engineer explained ordinances are typically based on the rates of water not being more than what was originally on the property and this will be a factor in the County's review.

Commissioner Samanske expressed concern regarding the property on the west side of 164 that may potentially be another development in the future. The Reamer property may be impacted from potential development from the north. Commissioner Nelson state he would be concerned about lots 48-55 based on where the water sits on the property. The applicant explained that the two ponds would work in conjunction with each other and would be connected by a swale or pipe.

The Commission expressed concerns about the conceptual design of the subdivision and the use of open spaces. They discussed possibly putting in bike paths that would be paved. There were also concerns about traffic and wanted to see a max yield plan. The applicant explained that this would be a HOA subdivision and those costs would go into the upkeep of the 40% conservancy areas and the retention ponds.

Attorney Kevin Clark explained there are identified objectives outlined in the Town's Code, Section B 1-7. These would be recommendations to the Town board but each development does not have to meet all of these. The Commission should consider if the benefits of what they do meet or outweigh the benefits of the rest.

Chairman Osterman explained he would like to see some help with Howard Lane and thinks Neumann is trying to control stormwater issues. On the design and open space, he explained he was a little disappointed with the rest of the land in an open space subdivision. Commissioner Nelson stated he would strongly recommend looking into a walking path similar to what was looked at in Barnwood subdivision. Chairman Osterman also stated that turnarounds need to be 75' as fire trucks cannot make the 60' turnaround.

The Commission had concerns with the Planned Overlay Development portion of the ordinance but agreed to take up the matter of the rezoning of the property. They all agreed they wanted to see a little more in the concept plan to include walking paths and a better use of the open space.

Motion by Chairman Osterman to approve 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 a District to R-1 Suburban Single-Family Residential District and recommendation to the Town Board. Seconded by Samanske. Motion carries 6-0.

Motion by Commissioner Osterman to hold over Ordinance 06-19, an Ordinance establishing a Planned Unit Development Overlay District General Development Plan to the next meeting. Seconded by Commissioner Oelhafen. Motion carried, 6-0.

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 0205.994 in the Town of Lisbon.

Motion by Commissioner Osterman to hold over Ordinance 06-19, an Ordinance establishing a Planned Unit Development Overlay District General Development Plan to the next meeting. Seconded by Commissioner Nelson. Motion carried, 6-0.

Discussion and necessary action on the request for the Town of Lisbon, for the property located at LSBT 0167.999, 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.

Mr. Lindstrom explained that items E and F on the agenda were related and should be taken up together. The property is currently owned by the Town requesting a rezone for a typical subdivision that would not be based off of a PUD. The future land use has this slated for Suburban Density I Residential. At this point this is just a rezoning request and this is not yet at the development stage review.

Motion by Commissioner Nelson to approve the request for the Town of Lisbon, for the property located at LSBT 0167.999, 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. Seconded by Commissioner Oelhafen. Motion carried, 6-0.

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 167.999.001, 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.

Motion by Chairman Osterman to approve 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 0167.999.001 from A-3 Agricultural/Residential Estate District to R-1 Suburban Single Family Residential District and recommendation to the Town Board of the same. Seconded by Commissioner Nelson. Motion carried, 6-0.

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.

Dan Lindstrom explained the request for a site plan/plan of operation amendment for a new maintenance shop. He explained there were no issues with proposed operation, but with a new building comes a site plan review. Waukesha County will do the same review process internally as there is shoreland jurisdiction. The proposed shed is 3,584 square feet and is isolated on the site. Dan explained the conditions of approval which are his standard conditions with the addition that they comply with conditions from Waukesha County.

Motion by Commissioner Nelson to approve 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 per town planner recommendations. Seconded by Commissioner Samanske. Motion carried, 6-0.

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.

Bryan Lindgren from Neumann Developments presented the concept plan for potential development on opposite end of the town from the Hillside proposal. Mr. Lindstrom explained this is going through a Comp Plan amendment first which needed to be amended to allow for residential development.

Mr. Lindgren explained this follows the same style cluster development but slightly larger with 64 lots. This will access Lisbon Road to the south and Ainsworth Road to the north. Similar considerations have been brought to their attention for stormwater particularly in the northeast part of the parcel. Outlot 3 is nearly 14 acres to account for significant amounts of stormwater. This subdivision will have amenity areas such as community gathering areas and could accommodate walking areas.

Commissioner Stadler questioned the drive off of Ainsworth being in the middle of a flood basin. Mr. Lindgren explained that delineations have not been done on the property and they intend to manage all of the flows in this area on the property by capturing it to flow at the same natural rate as it currently is and not divert it. Commissioner Stadler explained there is a spring on the property and Mr. Lindgren confirmed there is a seep in that area. There is significant grade where lots are proposed and tests will need to be done to stay in the 18" high water level. This will be presented as another PUD with 30,000 square feet lots.

The Commission was in agreement that a PUD subdivision fits this area. There were some concerns with traffic on a road with a 55 mile per hour speed limit. There also were concerns with the amount of water that is on the northeast corner of the property. Mr. Lindgren explained that the County will dictate the storm water modeling as they move forward. The Commission was also in agreement that they would like to see walking paths in this subdivision.

Town Clerk & Town Planner

Town Sign Code Update Exercise Facilitated by the Town Planner.

Dan Lindstrom explained he wanted to have a frank discussion on moving forward with the sign code. He asked if the town wanted to proceed with content neutral reviews. The current code has some restrictions that should not be, based on the Supreme Court ruling from 4 years ago. Commissioner Nelson questioned if this effects message signs. Mr. Lindstrom explained if you should not be interpreting the message, only the architecture based on the code. The Commission also discussed what sign applications require Commission's review and what could be approved by staff. Commissioner Meyer suggested if people apply and the sign meets the code or exceeds by 10%, staff should have the authority to approve.

Dan Lindstrom stated he will draft standards and bring them to the Commission for review. Some signs are slightly outside of the ordinance. The Commission agreed that signs up to a certain size over what the code allows, staff can approve using their discretion. To trigger a Plan Commission review, would be on an appeal basis that if staff denied an application, they may turn to the Commission for approval. Mr. Lindstrom explained that there should be some public input when changing the code and discussed possibly holding public forums or review meeting. The Commission decided to leave the changes up to the planner and the attorney. The public will be notified through the ordinance process. Staff would deny it if not meeting the code and Plan Commission could overturn the appeal. Plan Commission agrees with appeal.

The Commission also agreed that the sign code standards should be based on zoning districts which have more leeway for restrictions near residential areas than in industrial areas. Mr. Nelson expressed some concerns regarding hate speech signs in regards to free speech issues.

Overview of February and March Appointments & Current Task/Project list.

Planner Dan Lindstrom and Clerk Dan Green reviewed planner appointments from the past month. The issue of lot splits was brought up by the Town Planner.

U.S. Postal Service National Delivery Planning Standards Update

The Commission moved to this update first while developers were still present. The cluster box is going to be the standard moving forward in subdivisions. A packet from the US Postal Service is included in the packet.

Requests from members to put future items on the agenda.

Adjournment.

Motion by Commissioner Samanske to adjourn the Thursday, March 14, 2019 Plan Commission Meeting at 9:15 P.M. Seconded by Supervisor Nelson. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk



LETTER OF TRANSMITTAL

To: Town of Lisbon
 Town Clerk
 W234 N8676 Woodside Road
 Lisbon, WI 53089

Date: 1/2/19 Project No.: 17748

Space4U, LLC
 W230 N9515 Colgate Road
 CSM Application

We are sending you the following items:

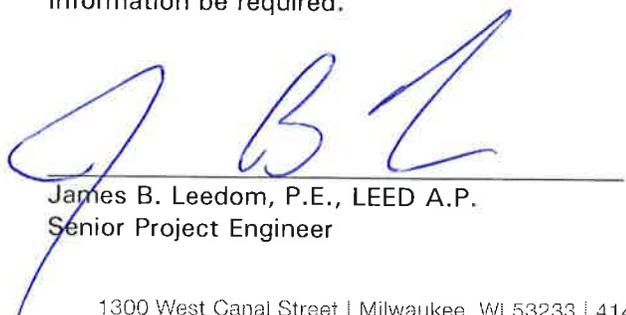
- Prints Plans Reports X Other
 Specifications Copy of letter Change order

COPIES	ENCLOSED	UNDER SEPARATE COVER	DESCRIPTION
1	X		Plan Commission Application
1	X		Professional Service Reimbursement Form
1	X		Site Inspection Notification Form
3	X		CSM Copies
1	X		\$220 CSM Application Fee (Sigma Check #75332)

These are transmitted as checked below:

- X For approval No exceptions taken Resubmit ___ copies for review
 X For your use Make corrections noted Submit ___ copies for distribution
 As requested Rejected; resubmit as noted Return ___ corrected prints
 For review and comment For Bids due _____ Prints returned after loan to us

On behalf of Space4U, LLC, The Sigma Group, Inc. is submitting the attached application materials for a proposed CSM to split the existing parcel located at W230 N9515 Colgate Road. This is being submitted for the February 14, 2019 Plan Commission meeting. Please note that this CSM has also been submitted to Waukesha County. Please do not hesitate to contact us should any additional information be required.


 James B. Leedom, P.E., LEED A.P.
 Senior Project Engineer

4-643-4210



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

W230 N9515 Colgate Road Lisbon 53089

Property Address	City	Zip
LSBT0149999	Lisbon	53089
Tax Key/Parcel ID #	Lot Size	Current Zoning
	5.85 acres	B3

Property Owner

Space4U, LLC - Jon Then

Name / Company Name 12/26/18

Signature

W230 N9491 Colgate Road

Address

Lisbon	WI	53089
City	State	Zip
2620391-6065	jwthen@yahoo.com	
Phone	E-mail Address	

Applicant

James Leedom, P.E.

Name

The Sigma Group, Inc.

Company

1300 W. Canal Street

Address

Milwaukee	WI	53233
City	State	Zip
414-643-4200	jleedom@thesigmagroup.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.*

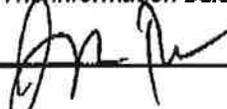


W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

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.

 12/26/18

- 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.



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 Jon Then - Space4U, LLC
ADDRESS W230 N9491 Colgate Road; Lisbon, WI 53089
DATE 12/26/18 SIGNATURE [Signature]
PHONE 262-391-6065 EMAIL jwthen@yahoo.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Same as above
ADDRESS _____
DATE 12/26/18 SIGNATURE [Signature]
PHONE _____ EMAIL _____

PROJECT NAME Highway Q Self Storage



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 Jon Then - Space4U, LLC
ADDRESS W230 N8491 Colgate Road, Lisbon, WI 53089
DATE _____ SIGNATURE _____
PHONE 262-391-6065 EMAIL jwthen@yahoo.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Same as above
ADDRESS _____
DATE 12/26/18 SIGNATURE [Signature]
PHONE _____ EMAIL _____

COMMENTS:

Town Official Accepting Form

Date

00017



Parcel ID LSBT0149999: Site Map
 Town of Lisbon

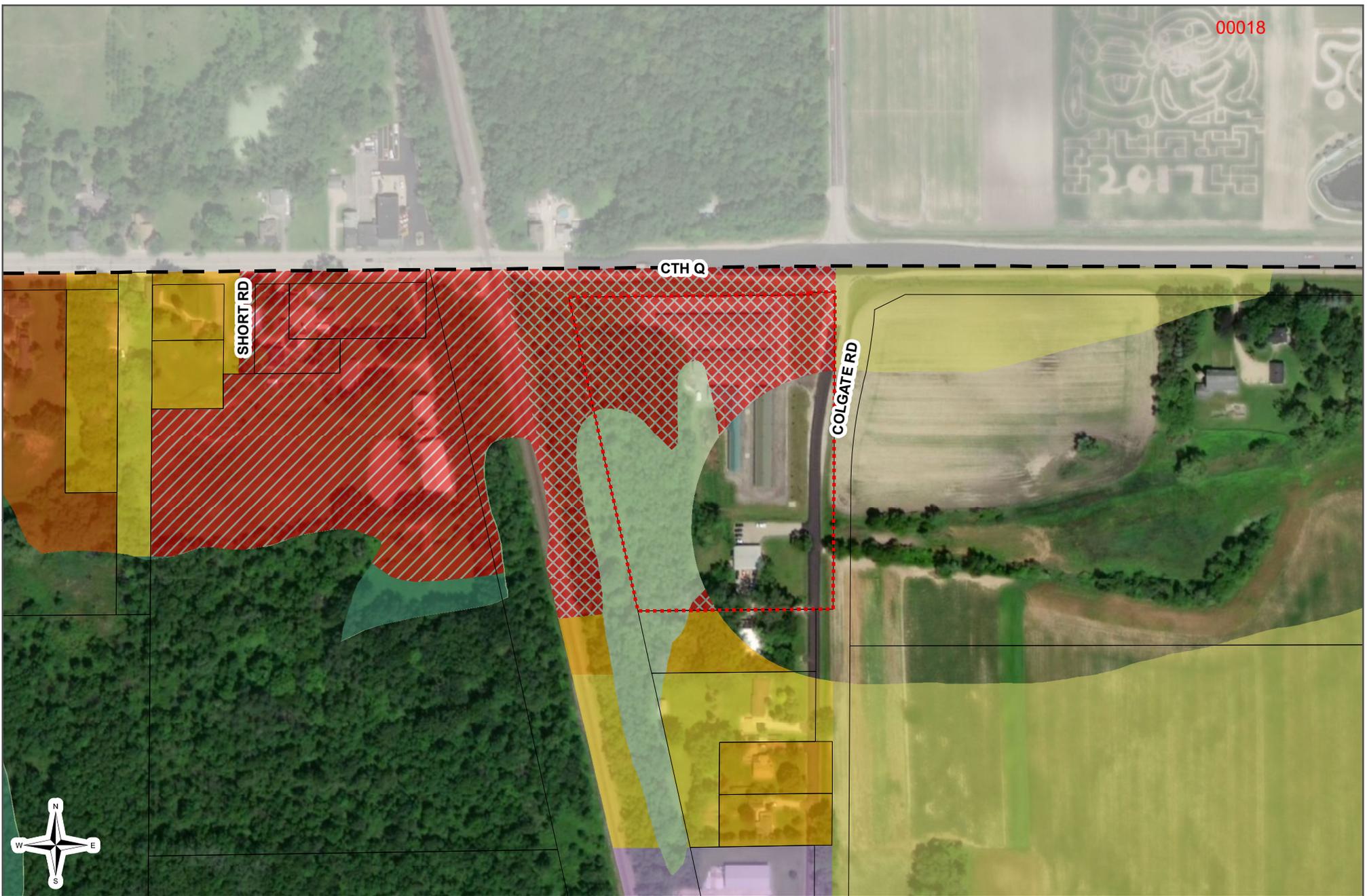
1 inch = 250 feet
 0 125 250 500
 Feet

 Town of Lisbon Boundary
 Subject Parcel

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 LSBT0149999: Zoning

Town of Lisbon

1 inch = 250 feet



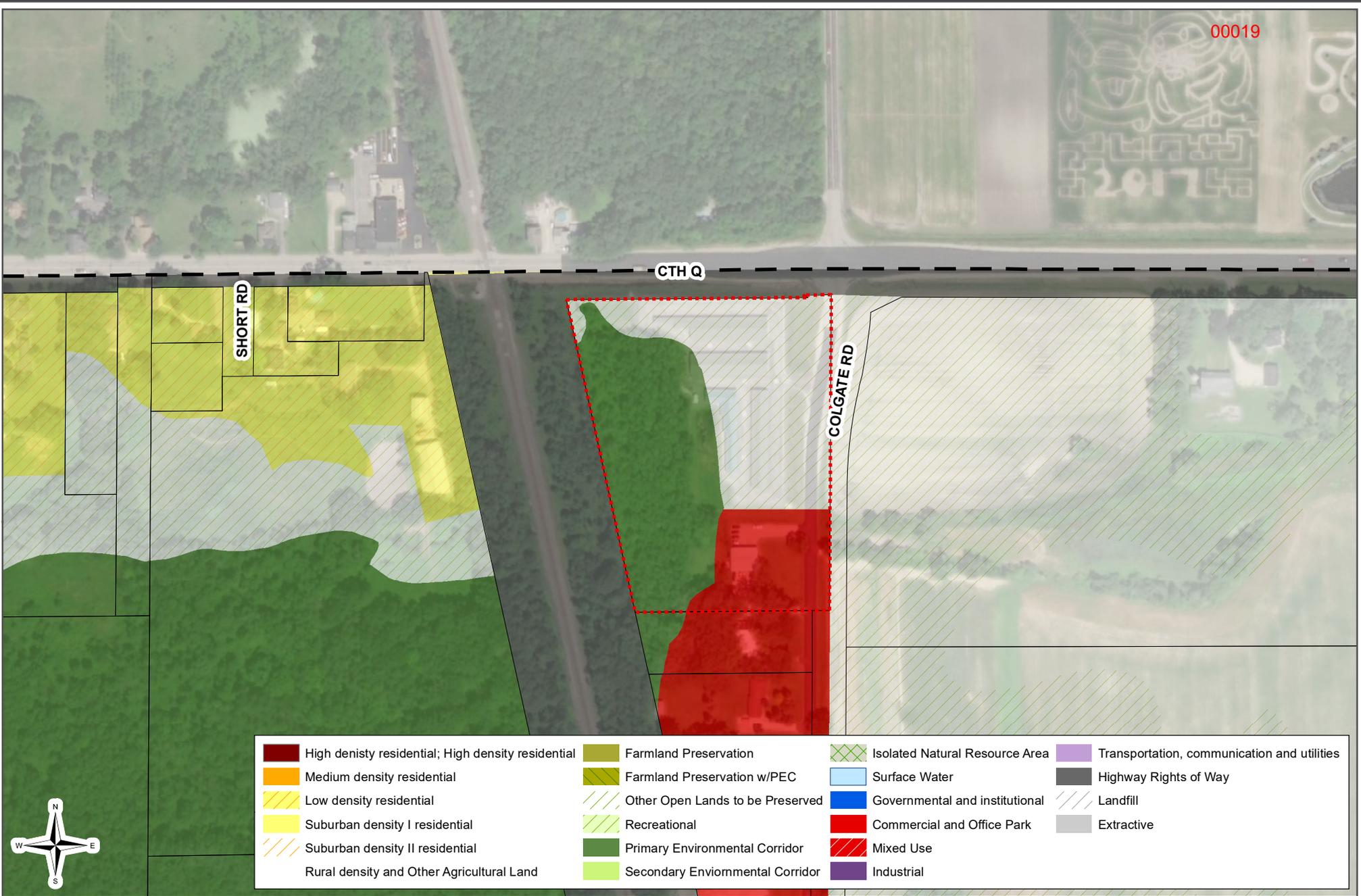
AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

 Town of Lisbon Boundary
 Subject Parcel

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



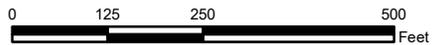
High density residential; High density residential	Farmland Preservation	Isolated Natural Resource Area	Transportation, communication and utilities
Medium density residential	Farmland Preservation w/PEC	Surface Water	Highway Rights of Way
Low density residential	Other Open Lands to be Preserved	Governmental 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 LSBT0149999: Future Land Use

Town of Lisbon

1 inch = 250 feet



Town of Lisbon Boundary
 Subject Parcel

vierbicher
 planners | engineers | advisors

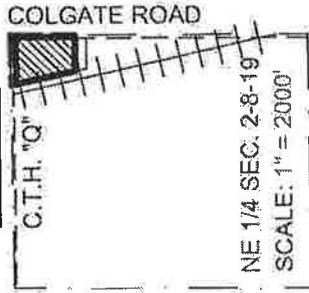


REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
 Phone: (262) 875-5000 Fax: (608) 826-0530

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 8 North, Range 19 East, in the Town of Lisbon, County of Waukesha, State of Wisconsin

Vicinity Map:



LEGEND & NOTES:

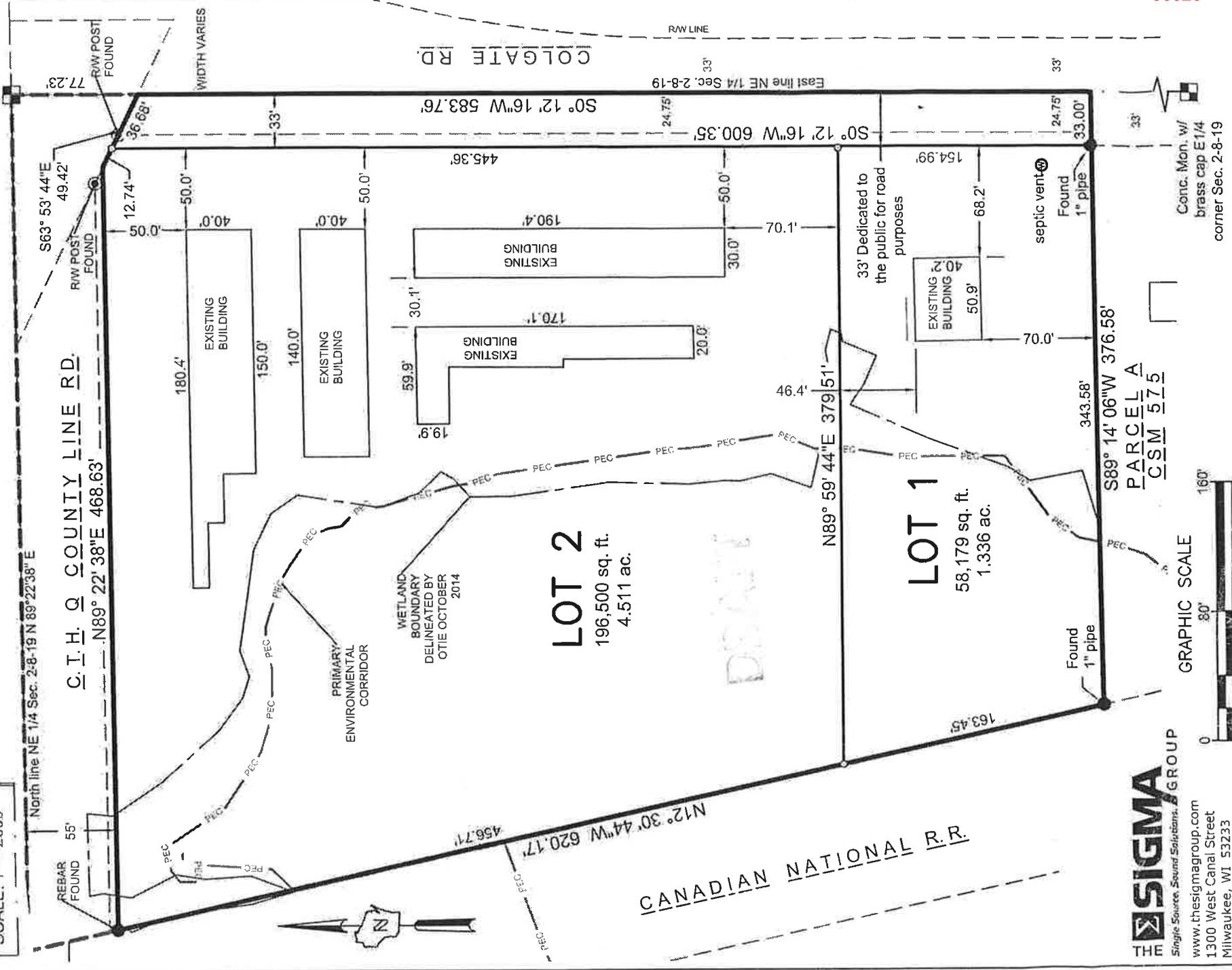
- INDICATES FOUND MONUMENTATION, AS NOTED ON DRAWING.
- INDICATES SET 3/4" DIAM. REBAR, 18" X 1.50 LBS/LIN. FT.

BEARINGS REFERENCED TO THE N. LINE OF THE NE CORNER OF SECTION 2, T8N, R19E BEARING N89°22'38"E. DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01". EXISTING EASEMENTS SHOWN ON SHEET 2.

Prepared for:

John Then
Hwy Q Self Storage
W226 N8947 Jolyln Drive
Sussex, WI

Conc. Mon. w/
brass cap NE
corner Sec. 2-8-19



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17748 DRAFTED BY BMR 12-20-18

Sheet 1 of 5

00020

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 8 North, Range 19 East, in the Town of Lisbon,
County of Waukesha, State of Wisconsin

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN
);SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northeast 1/4 of Section 2,
Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, bounded and described as
follows:

Commencing at the Northeast corner of said Northeast 1/4 section; thence South 0°12'16" West, 77.23 feet
along the east line of said 1/4 section to the point of beginning; continue thence South 0°12'16" West, 583.76 feet
along said east line; thence South 89°14'06" West, 376.58 feet along the north line of Parcel A of Certified Survey
Map No. 575 to the northwest corner thereof and the easterly line of Canadian National Rail Road; thence North
12°30'44" West, 620.17 feet along said easterly line to the south line of CTH "Q" (County Line Road); thence North
89°22'38" East, 468.63 feet along said south line; thence South 63°53'44" East, 49.42 feet along said south line to
the centerline of Colgate Road and to the point of beginning.

Said parcel contains 269,280 square feet or 6.182 acres of land, more or less.

THAT I have made the survey, land division, and map by the direction of the owner of said land.

THAT the map is a correct representation of all exterior boundaries of the land surveyed and the land
division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Town of
Lisbon Land Division Ordinance in surveying, dividing and mapping the same.

Baiba M. Rozite, Professional Land Surveyor S-2351
(SEAL)



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 8 North, Range 19 East, in the Town of Lisbon, County of Waukesha, State of Wisconsin

TOWN OF LISBON PLAN COMMISSION APPROVAL:

Approved and accepted by the Plan Commission of the Town of Lisbon on this _____ day of _____, 20____.

Joseph Osterman, Chairman

Jane Stadler, Secretary

TOWN OF LISBON TOWN BOARD APPROVAL:

Approved and accepted by the Town Board of the Town of Lisbon in accordance with Resolution No. _____ approved on this _____ day of _____, 20____.

Joseph Osterman, Town Chairman

Dan Green, Town Clerk

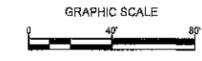
EXTRATERRITORIAL REVIEW - VILLAGE OF RICHFIELD:

Approved by the Village of Richfield on this _____ day of _____, 20____.

John Jeffords, Village President

Donna Cox, Deputy Clerk

DRAFT



C.T.H. "Q" (COUNTY LINE ROAD)



LEGEND:

- | | | | |
|-------------|--------------------------------|-----|--------------------------|
| --- | SECTION 1/4 SECTION LINE | --- | IRON PIPE FOUND/SET |
| --- | PROPERTY LINE | ○ | REBAR FOUND/SET |
| --- | EASEMENT | ⊗ | CHISELED CROSS FOUND/SET |
| -x-x-x- | CHAIN LINK FENCE | ⊕ | PK NAIL FOUND/SET |
| --- | TREE LINE | ● | SPIKE/NAIL |
| OH --- OH | OVERHEAD UTILITY LINE | ⊙ | MONUMENT |
| E --- E | ELECTRIC | ⊕ | BENCHMARK |
| T --- T | TELEPHONE | ⊕ | SIGN |
| FO --- FO | FIBER OPTIC | ⊕ | DECIDUOUS TREE |
| CTV --- CTV | CABLE TV | ⊕ | CONIFEROUS TREE |
| SAN --- SAN | SANITARY SEWER | ⊕ | BUSH |
| FM --- FM | FORCE MAIN | ⊕ | POST |
| ST --- ST | STORM SEWER | ⊕ | |
| W --- W | WATER MAIN | ⊕ | |
| G --- G | GAS | ⊕ | |
| --- | EXISTING CONTOUR | ⊕ | |
| PEC --- PEC | PRIMARY ENVIRONMENTAL CORRIDOR | ⊕ | |
-
- | | | | |
|---|---------------------|---|--------------------------|
| ○ | MANHOLE | ○ | IRON PIPE FOUND/SET |
| ⊕ | CATCH BASIN | ⊕ | REBAR FOUND/SET |
| ⊕ | CATCH BASIN (ROUND) | ⊕ | CHISELED CROSS FOUND/SET |
| ⊕ | ROOF DRAIN | ⊕ | PK NAIL FOUND/SET |
| ⊕ | HYDRANT | ⊕ | SPIKE/NAIL |
| ⊕ | WATER VALVE | ⊕ | MONUMENT |
| ⊕ | GAS VALVE | ⊕ | BENCHMARK |
| ⊕ | UTILITY POLE | ⊕ | SIGN |
| ⊕ | GUY WIRE | ⊕ | DECIDUOUS TREE |
| ⊕ | GAS METER | ⊕ | CONIFEROUS TREE |
| ⊕ | ELECTRIC METER | ⊕ | BUSH |
| ⊕ | UTILITY PEDESTAL | ⊕ | POST |
| ⊕ | TRAFFIC SIGNAL | ⊕ | |
| ⊕ | LIGHT POLE | ⊕ | |
| ⊕ | SOIL BORING | ⊕ | |
| ⊕ | MONITORING WELL | ⊕ | |

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON OCTOBER 1 & 6.
4. VERTICAL DATUM FOR THE PROJECT SURVEY IS N.G.V.D. 1829. BENCHMARK FOR THE PROJECT SURVEY IS THE CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF SECTION 2, T8N, R19E HAVING AN ELEVATION OF 971.56, AS PUBLISHED BY SEWRPC.

**HWY Q SELF STORAGE SITE
 W230 N9515 COLGATE ROAD
 TOWN OF LISBON, WISCONSIN**

SITE SURVEY

1. PC SUBMITTAL 2-12-16 TPM
 NO. REVISION DATE BY

DRAWING NO.	16011-001-SITE-SURV-P.dwg
DRAWN BY:	BMR/TPM
DATE:	02-12-16
PROJECT NO.:	16011
CHECKED BY:	ABH
APPROVED BY:	CTR
SHEET NO.:	

C 001

File: I:\then_schm15011 - Colgate Rd. Siba\080 CADVIC - Civil Plans\000-Sub Survey\15011-CDD1-SITE-SURV.dwg
 TO TRAIN LICENSEE BY
 HARRISON'S UNDERGROUND
 FACILITY SURVEY TO
 BE IN RECORD
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WE STRIVE FOR EXCELLENCE
 SERVICE NO. 3 999 845
 NOTICE BEFORE YOU EXCAVATE
 M.I.W. AREA 259-1181



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



April 4, 2019

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

RE: Highway Q Self Storage CSM and SPPOO Review

Introduction

This letter reviews the Certified Survey Map (CSM) and Site Plan/Plan of Operation (SPPOO) submitted by Jon Then (Applicant) on March 11, 2019, for the property located at W230 N9515 Colgate Road in the Town. The property in question is 6.182 acres (5.847 acres not included proposed ROW dedication) and is currently zoned B-3 (General Business), with C-1 (Conservancy Wetland) areas in the western portions of proposed Lots 1 and 2. The eastern two-thirds of Lot 1 and a large part of the southeastern corner of Lot 2 also fall within the Waukesha County Shoreland Jurisdictional Boundary (B-3 District).

The Applicant intends to divide the property into two lots of 1.336 acres (Lot 1) and 4.511 acres (Lot 2). Lot 1 will have the Applicant's existing automotive repair located on it (currently without a business operator), while Lot 2 will accommodate the existing self-storage business. A CUP and SPPOO for the automotive repair will be submitted and reviewed at a later date.

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

Certified Survey Map

Town Ordinances:

- Ordinance §6.01 of Chapter 12 states that all minor land divisions require a CSM prepared by a registered land surveyor, and shall comply with the design standards and improvement requirements set forth in Sections 7.00 and 8.00, and Addendum A of the Town Code.
 - CSM shall show the surveyors name, date, seal, signature, and any revision date on each page prior to receiving signatures.
- Ordinance §6.02 of Chapter 12 states that maps shall show the information required by Sections 4.01, 4.02, and 5.02 of Chapter 12 along with all existing buildings and structures, drives, streams and watercourses, drainage ditches, drainage easements, marshes, wooded areas, railroad tracks, and other pertinent features. After reviewing for compliance with these requirements, we have the following comments and recommended revisions/additions. A separate page(s) may be necessary to show the required items.
 - CSM to show Waukesha County Shoreland and Floodplain protection ordinance boundary line. The boundary line may be subject to change following a potential

- wetland delineation requirement requested by Waukesha County detailed later in this review.
- CSM legend shall include all symbols used on the face of the CSM
 - CSM to show topographic contours of no more than 2-feet for the entire CSM.
 - CSM to show any stormwater requirements resulting from the Site Plan and Plan of Operation approval for the self-service storage facility located on Lot 2
 - CSM to show floodplain limits and the contour line lying two feet above the elevation of the 100-year recurrence interval flood.
 - CSM to show the type, width, and elevation of any existing street pavements immediately adjacent to the land division, along with any legally established centerline elevations.
 - CSM to show Canadian National Rail Road right-of-way width.
 - CSM to show existing Town and Waukesha County zoning on and adjacent to the proposed land division. The boundary line may be subject to change following a potential wetland delineation requirement requested by Waukesha County detailed later in this review.
 - CSM to show soil type, slope, and boundaries as shown on the soil survey maps prepared by the U.S. Soil Conservation Service.
 - CSM to show and label the use of all building structures, access drives, etc. located on within the proposed land division and within 50 feet of the exterior boundaries of the CSM. CSM should be revised to include the drive adjacent to Lot 1 of the CSM and the location of structures within 50' of the exterior boundaries of the CSM.
 - CSM to show all easements of record and document numbers, including but not limited to drainage and access easements. Lot 2 contains two drainage easements that need to be shown in the face of the CSM. Lot 1 also appears to share a drive with Parcel ID LSBT0149999001. A shared driveway agreement and/or access easement shall be submitted to the Town for review.
 - CSM shall show wetland delineation information. This includes, but is not limited to delineator name, company, date of survey, etc. The 2014 delineation shall be submitted to Waukesha County Planning and Zoning Division or review. Additionally,
- It appears the Applicant has complied with all requirements specified under Ordinances §6.03 and §6.04 of Chapter 12.

Additional Considerations

- Waukesha County Department of Public Works shall review and approve of the CSM as it is adjacent to County Highway Q (County Line Road).
- Waukesha County will require a navigability determination of the drainage ditch located on or near the proposed common lot line.
- CSM shall include the season high-groundwater basement restrictions notes.

- CSM shall include Wetland/Primary Environmental Corridor Preservation Restrictions notes. Date of the Wetland/Primary Environmental Corridor Preservation determination shall also be included on the CSM.
- Signature Line Revisions
 - Surveyor signature shall include reference to Town of Lisbon Land Division and Development Ordinance.
 - The CSM lies along County Line Road, just south of the Village of Richfield. The Village has extraterritorial land division review authority for properties in the Town within 1.5 miles from the Village. The CSM shall be subject to Village approval in addition to approval by the Town and Waukesha County. Approval shall be required unless the Village waives the review for review; in such case, waiver documentation shall be submitted to the Town.
 - Include the Waukesha County Department of Parks and Land Use signature line.
- Ordinance §2.05 of Chapter 12 of the Town Code states that the Town Board may waive some CSM requirements when it judges the literal application of these requirements to be inappropriate, subject to the following criteria: exceptional circumstances, preservation of property rights, and/or absence of detriment. The Town should decide whether it wishes to grant a waiver to the unaddressed requirements noted in this letter.

The issues outlined above are meant to act as a guideline to assist you in discussions about issues you think need to be addressed in order to approve this CSM. Any conditions listed by the Plan Commission should be detailed in motion, corrected by the Applicant, and then approved by the Town Planner and Town Engineer prior to Town Board approval and signature.

Site Plan/Plan of Operation Amendment – Highway Q Self Storage

The site plan has been submitted to remove proposed Lot 1 of the aforementioned CSM from the Site Plan. No Additional changes to the previously approved SPPOO. If the Town Plan Commission elects to grant approval of the site plan amendment. Planning Staff would recommend the following additional conditions.

1. All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon and Waukesha County.
2. Compliance with all Town of Lisbon and Waukesha County conditions of approval, enforceable by the appropriate agency.
3. The Town of Lisbon retains the right to annually review the business operation for compliance with approved plans.
4. Alternations for Building plans and fees must be submitted to the Town for review and approval prior to occupancy.
5. Approval by Waukesha County Environmental Health Division.
6. There shall be no outdoor storage of materials or waste.
7. Any additional or future business signage shall be required to obtain signage approval.
8. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of

April 4, 2019
Page 4 of 4

Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

The issues outlined above are meant to 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. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and the Plan Commission meeting. I will be in attendance at the April 11th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J Lindstrom, AICP
Town Planner

Aaron Prichard
Planner

DL: AP

cc: Gina Gresch, Administrator, Town of Lisbon
Dan Green, Clerk, Town of Lisbon
Jon Then, Applicant

Paul Farrow
County Executive



Dale R. Shaver
Director



Waukesha County
Department of Parks and Land Use

YOUR PERMIT IS ENCLOSED.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REVIEW
SITE PLAN AND PLAN OF OPERATION**

DATE: March 11, 2019

FILE NO.: SP52

OWNER/OPERATOR: Jon Then
Space 4U LLC
W230 N9515 Colgate Road
Lisbon, WI 53089

TAX KEY NO.: LSBT 0149.999

LOCATION:
Located in part of the Northeast $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East, Town of Lisbon. The property contains approximately 6.2 acres.

ZONING CLASSIFICATIONS:
The property is zoned B-3 General Business, C-1 Wetland Overlay and EC Environmental Corridor Overlay under the Waukesha County Shoreland and Floodland Protection Ordinance, and B-3 General Business and C-1 Conservancy Wetland under the Town of Lisbon Zoning Ordinance.

EXISTING USES:
Four (4) mini storage buildings and an auto-repair business.

REQUESTED USES:
After the fact Site Plan/Plan of Operation (SPPO) approval of four (4) mini-storage buildings, approximately 9,205 sq. ft. in the Waukesha County Shoreland and Floodland Protection Ordinance (SFPO) zoning jurisdiction, and 23,850 sq. ft. overall.

Planning and Zoning

515 W. Moreland Blvd., Room AC230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

TOWN PLAN COMMISSION ACTION:

The mini-storage buildings were approved through a Site Plan/Plan of Operation by the Town of Lisbon Plan Commission at its meeting on March 5, 2015. The applicant was not advised that a County SPPO or zoning permit were necessary.

STAFF REVIEW:

SITE PLAN: The parcel abuts C.T.H. "Q" and with access from Colgate Road (a dead-end road). The west half of the property is comprised of wetland and Primary Environmental Corridor. There are four (4) mini-storage buildings on the northern portion of the property that were constructed in 2015-2016, and a single story building with an existing auto repair business located in the southern portion of the property. There is no well or septic system associated with the storage buildings to the north.

In approximately 1992, a navigable waterway was determined to be located on property to the east of Colgate Road, which extends jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance to the south half of the subject property. The Town approved a Site Plan/Plan of Operation for the storage operation in 2015 and for the auto repair business in 2010. No County permits were obtained for either business. Additional SFPO jurisdiction may be determined on the property through a proposed Certified Survey Map (CSM).

PROPOSAL AND OPERATION: A CSM is currently being proposed, dividing the lot into two parcels. The four metal mini-storage buildings are located on proposed Lot 2 of the CSM: Building "A" is 6,608 sq. ft.; Building "B" is 5,600 sq. ft.; Building "C" is 5,700 sq. ft.; and Building "D" is 4,602 sq. ft. All of Building "C" and most of Building "D" are within the County's SFPO jurisdiction. The storage buildings meet maximum building footprint, height, road setback, offset, and the wetland setback (within the County's SFPO jurisdiction). However, the buildings were constructed only 25 ft. from the wetland within the Town's zoning jurisdiction. The Town will need to work with the owner to receive after-the-fact approvals for constructing the buildings within the Town's 75 foot wetland setback area. All of the storage units have either roll-up or overhead doors.

PARKING/CIRCULATION: The Waukesha County Shoreland and Floodland Ordinance requires one (1) space for each two (2) employees during any twelve-hour period for industrial or warehouse buildings or general business establishments. There are no employees proposed, as this is a storage use. Tenants are able to park in front of their respective units when dropping off or picking up items from the site. The driveway and access to the units are asphalt pavement from the building to the road. There are, however, three handicap parking stalls located throughout the site as required by the State Approved Plans (at a rate of 5% of the total stalls in the buildings).

SIGNAGE: An approximately 6 ft. x 4 ft. free-standing sign exists along C.T.H. "Q." The sign is non-illuminated and double-sided. A second sign for the auto repair business of the same size is also a part of the sign. A Zoning Permit from Waukesha County is not required given its location outside of the County's SFPO jurisdiction; however, the Town should verify the sign has been permitted appropriately and is located outside of the setback areas as the Town granted SPPO approval of a wall sign of an unknown size for the storage business.

LIGHTING: Lighting consists of 13-watt LED downward facing lights above the storage doors, at intervals of every three units across the perimeter of the four buildings. No pole lighting is proposed or permitted herein.

HOURS OF OPERATION: Tenants will have access to the site (7) days a week, twenty-four (24) hours a day.

NUMBER OF EMPLOYEES: There are no employees. The owner leases the tenant spaces.

LANDSCAPING: A Landscaping Plan was proposed at the time of application with the Town of Lisbon. The Plan included screening along C.T.H. "Q" and Colgate Road with a combination of Arborvitae, Hetz Junipers, Austrian Pines and Black Hills Spruce trees (31 trees in total). Landscaping has been implemented.

WASTE DISPOSAL: No waste disposal is needed per the applicant.

OUTDOOR STORAGE: No outdoor storage is proposed or permitted herein.

SECURITY: Security cameras are present on the buildings.

STAFF DECISION:

Based on the above information, the Planning and Zoning Division Staff **approves** the request subject to the following conditions:

1. An up to date Site Plan and Plan of Operation (SPPO) must be on file, at all times, with the Town of Lisbon Plan Commission and Waukesha County. Any changes to the Site Plan/Plan of Operation shall be approved by the Town and County.
2. Any and all conditions imposed by the Town of Lisbon and Waukesha County for this SPPO shall be complied with and adhered to. In the event of conflicting conditions, the petitioner shall comply with the more restrictive of the conditions of both approvals as determined by the Waukesha County Planning and Zoning Division staff and the Town of Lisbon Planner.
3. Subject to the applicant allowing the premises to be available for inspection by the Town of Lisbon officials and Waukesha County staff at any reasonable time and upon reasonable notice.
4. The applicant shall submit an after-the-fact Zoning Permit for review and approval to the Waukesha County Planning and Zoning Division for the storage buildings within the County's SFPO zoning jurisdiction, **prior to the issuance of a Site Plan/Plan of Operation Use Permit.** *A zoning permit application has been submitted, reviewed and issued in conjunction with this SPPO approval.*
5. The Town shall verify that the current free-standing sign has been permitted and is in a conforming location. If not, the owner shall work with the Town to ensure the current sign is permitted and conforming. ***This condition is enforceable by the Town only.***
6. Documentation that the Town of Lisbon has approved an amendment to the Site Plan/Plan of Operation or Conditional Use or documentation that the Town of Lisbon has waived a review of the Site Plan/Plan of Operation or Conditional Use required by the pending land division (CSM) shall be submitted to Waukesha County Planning and Zoning Division, upon approval or determination. ***This condition is enforceable by the Town only.***

7. No vehicles shall be parked closer than ten (10) feet to any lot line.
8. The applicant is required to obtain a Stormwater Permit from the Waukesha County Land Resources Division. *This condition has been satisfied.*
9. There shall be no business operations conducted in any of the individual storage units, nor shall any renter of any individual storage unit conduct work on machinery or any other item for business purposes that may be stored in any individual storage unit.
10. No outdoor storage is proposed or permitted herein.
11. Since no waste disposal facilities are proposed, the owner shall ensure the site is kept free and clean of litter, trash and debris at all times.
12. No vegetation removal is proposed or permitted herein. Any vegetation removal may require permits from the Waukesha County Planning and Zoning Division **prior to any vegetation removal being conducted**. Please inquire with the County Planning and Zoning Division as to whether permits will be necessary for any vegetation removal proposed.
13. The Town of Lisbon Building Inspector shall conduct a current inspection of the entire premises to determine compliance with all applicable building codes, if necessary. All compliance violations shall be corrected to the Building Inspector's satisfaction. A copy of the State Approved Plans shall be submitted to the Building Inspector for review and approval if not already submitted. ***This condition is enforceable by the Town only.***
14. The Lisbon Fire Chief shall conduct a current inspection of the entire premises to ensure all applicable fire codes are complied with, if necessary. All compliance violations shall be corrected to the Fire Chief's satisfaction. ***This condition is enforceable by the Town only.***
15. Subject to the property being in compliance with all Federal, State, County, and local laws, ordinances, codes, rules, and regulations. Copies of all required current licenses and permits shall be on file with the Town and the County.
16. All activities on the subject property shall not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor, or any other similar factor.
17. The Town and County reserve the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Major changes will require a public hearing with the Town of Lisbon Plan Commission to amend the Conditional Use.
18. Access to the site is from Colgate Road. Per Washington County DPW, access to CTH Q is prohibited.

SP52 Space4U LLC

Page 5

Your permit is enclosed. In the event that you have any questions, please contact Rebekah Leto at (262) 548-7790.

Respectfully submitted,

Approved by:

*Rebekah Leto**Sandra L. Scherer*

Rebekah Leto
Senior Land Use Specialist

Sandy Scherer
Senior Planner

cc: Town of Lisbon Clerk (*please distribute to the Plan Commission as necessary*)
Town of Lisbon Building Inspector
Town of Lisbon Fire Chief
Town of Lisbon Administrator
Town of Lisbon Planner
Sandy Scherer, Town of Lisbon Community Assistance Planner (*via email*)
Alan Barrows, Waukesha County Land Resources Division (*via email*)
Washington County DPW
File



**PROCEDURE FOR REZONING PROPERTY AND/OR
OBTAINING A CONDITIONAL USE PERMIT**

1. **PROPERTY OWNER** (or representative) should contact the Town Clerk to make a Planner's Appointment. The Planner, Administrator and Clerk will review the proposed project and give direction on what is needed to complete the application process, as well as deadline dates to meet. Forms will be given at this meeting, but they can also be found online at www.townoflisbonwi.com/169/Permits-Forms-Applications
2. **PROPERTY OWNER** (or representative) completes the application form(s) and provides the Town Clerk with one completed packet with signatures. Hard copy of PDF please, PDF preferred. Also, please bring a check for the application fee made payable to the Town of Lisbon as follows:
 - a. Rezoning - \$350
 - b. Conditional Use - \$350
 - a. May require preparation and submittal of a Site Plan and/or Plan of Operation.
3. **TOWN CLERK** creates a list of the property owners within a certain number of feet from the **exterior boundaries** of the property for which a rezoning or Conditional Use is being proposed, publishes required legal notice in appropriate newspaper and mails notices to affected property owners.
 - a. Rezoning – 300 feet
 - b. Conditional Use – 500 feet
4. **PROPERTY OWNER** (or representative) attends the Public Hearing/Plan Commission meeting. If you or your representative are not present, the Plan Commission may postpone your item to the following month's agenda.
5. **PLAN COMMISSION** reviews application and facts presented at Plan Commission meeting.
 - a. **Rezoning** – Plan Commission takes action and makes a recommendation to the Town Board. Property owner or representative attends the Town Board meeting to present information and facts about the rezoning. Town Board takes action and if the request is approved, the Town Clerk transmits the rezoning information to Waukesha County for their consideration and action.
 - b. **Conditional Use** – Plan Commission takes action and if the request is approved, the Town Clerk drafts a Conditional Use Permit document for recording at the Waukesha County Register of Deeds. Signatures from all parties will be required before recording.



00037

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

N56W27476 Lisbon Rd. Lisbon 53089
 Property Address City Zip

LSBT0264998 ~ 106 acres A-10
 Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

Bowen Global Investments Inc.
 Name / Company Name

[Signature]
 Signature

633 S. 4th St., Suite 7
 Address

Las Vegas NV 89101
 City State Zip

939 539 7402 stolz5@yahoo.com
 Phone E-mail Address

Applicant

Bryan Lindgren
 Name

Neumann Developments Inc.
 Company

N27 W24025 Paul Ct., Suite 100
 Address

Pewaukee WI 53072
 City State Zip

262-542-9200 blindgren@neumanncompanies.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

Bowen Global Investments
Name / Company Name

[Signature]
Signature

633 S. 4th St., Suite 7
Address

Las Vegas NV 89101
City State Zip

939-539-7402 stolz5@yahoo.com
Phone E-mail Address

Applicant

Bryan Lindgren
Name

Neumann Developments Inc.
Company

N27 W24025 Paul Ct, Suite 100
Address

Pewaukee WI 53072
City State Zip

262-542-9200 blindgren@neumanncompanies.com
Phone E-Mail Address

Property Information

N56W27476 Lisbon Rd. Lisbon 53089
Property Address City Zip

LSBT0205995 A-10 R-1 PU0
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 N27 w24025 Paul Ct, Suite 100
 DATE 2-27-19 SIGNATURE [Signature]
 PHONE 262-542-9200 EMAIL blindgren@neumanncompanies.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Bowen Global Investments Inc.
 ADDRESS 633 S. 4th St., Suite 7
 DATE 3/4/19 SIGNATURE [Signature]
 PHONE 939-539-7402 EMAIL Stolz5@yahoo.com

PROJECT NAME Lisbon Rd - Stolz property



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 127 W24025 Paul Ct, Suite 100
DATE 2-27-19 SIGNATURE [Signature]
PHONE 262-542-9200 EMAIL blindgren@neumanncompanies.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Brown Global Investments Inc.
ADDRESS 633 S. 4th St., Suite 7
DATE 3/4/19 SIGNATURE [Signature]
PHONE 939-539-7402 EMAIL Stolz5@yahoo.com

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.



Narrative in Support of Re-Zoning Application

Stolz Property/Lisbon Rd

Neumann Developments Inc. proposes a residential development on land located adjacent to Hwy K/Lisbon Rd in the Town of Lisbon. We have not determined a name for this development at this time. The materials presented herewith are in support of the zoning for the project. The project consists of an approximately 106 acre site. The general characteristics of the proposed development are as follows:

- Property Area = 106.13 acres
- Density Total= 1.66 acres/lot
- Total average Lot Size = 31,191 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'
 - Lisbon & Ainsworth Rd = 50'
 - Open Space: 48.74 acres (45.9% of site)
 - % Wetland = 8.3%
 - % Storm water = 11.1%
 - % Upland = 80.6%

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 volume of 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,

A handwritten signature in blue ink, appearing to read "Bryan Lindgren", is written over a large, faint, light-blue leaf graphic that serves as a background for the lower half of the page.

Bryan Lindgren
Neumann Developments Inc.

REZONING EXHIBIT "B"

00045

LANDS TO BE REZONED TO "R-1" (PUD)

LEGAL DESCRIPTION:

All that part of the Southeast 1/4 and the Southwest 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4; Thence South 88°49'11" West along the North line of said Southeast 1/4, 757.00 feet to the place of beginning of lands hereinafter described;

Thence South 00°15'26" East and parallel with the East line of said Southeast 1/4, 2643.86 feet to a point on the South line of said Southeast 1/4; Thence South 88°39'17" West along said South line, 1397.19 feet to a point on the East line of a "Proposed Certified Survey Map"; Thence North 01°20'43" West along said East line, 483.82 feet to a point on the North line of said Certified Survey Map; Thence South 88°39'17" West along said North line, 499.44 feet to a point on the East line of "Walnut Grove Subdivision"; Thence North 00°32'17" East along said East line and it's extension, 2166.14 feet to a point on the North line of said Southeast 1/4; Thence North 88°49'11" East along said North line, 1875.64 feet to the point of beginning of this description.

Said Parcel contains 4,766,611 Square Feet (or 109.4263 Acres) of land, more or less.

Date: 2-25-19



A handwritten signature in black ink, appearing to read "Ted R. Indermuehle".

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 01-18

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

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

SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and Intent

1. Planned Unit Development Overlay District (PUD) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.
2. The planned development procedure requires a high degree of cooperation between the developer and the Town. The procedure described herein is designed to give the developer general development plan approval before completing all of the detailed design work while providing the Town with assurances that the project will retain the character envisioned at the time of approval.

(b) Identified objectives

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

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

7. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

(c) Relationship to other applicable regulations

1. Permitted and accessory uses. Permitted and accessory uses in the planned development overlay district shall be the same as those permitted in the base zoning district or districts in which the PUD is located.
2. Mixed uses. A mix of different uses within a planned development overlay district may be permitted if the plan commission and village board determine that the mix of uses is compatible and necessary to achieve the objectives of the PUD.
3. Floor area and height. The PUD may provide for an increase in the maximum gross floor area, floor area ratio, and/or maximum building height allowed in the base zoning district for the purpose of promoting project integration and additional site amenities.
4. Building setbacks. The PUD may provide for a reduction of required setbacks in the base zoning district, provided that a landscaped setback area of the minimum width established for the base zoning district is maintained along the periphery of the PUD.
5. Lot requirements. The Town Board may authorize reductions in the area and width of individual lots within a PUD from that required for the base zoning district, provided that such reductions are compensated for by an equivalent amount of open space elsewhere in the Planned Unit Development. Such open space shall not include areas designated as public or private streets. The plan may increase the maximum density beyond that permitted in the base zoning district for the purpose of promoting an integrated project with a variety of housing types and additional site amenities.
6. Street layout. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive areas or environmental corridors as defined by Waukesha County or SEWRPC, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
7. Density Bonus. The zoning district lot sizes and density for residential planned unit developments may be modified by applying up to a 30% maximum density bonus to the density otherwise permitted in each base zoning district; provided however, that the density bonus calculation and the sewer reduction provisions contained in the Zoning Code cannot both be applied to further increase the density bonus beyond the 30% maximum density bonus allowed for residential Planned Unit Developments.
8. Base Zoning Districts. Planned Unit Development Overlay Districts are not permitted over the EFD or Q1 Districts. Planning of Development Overlay Districts may include C1 Conservancy Districts as a part of the PUD, provided however, that no portion of any building, lot or structure shall be allowed on lands designated in an underlying C1 Conservancy District.
9. Other exceptions. The Town Board may, in its discretion, authorize the waiver or modification of the restrictions applicable to the base zoning district, provided however, that such waiver or modification shall not authorize the uses which are inconsistent or in compatible with the use restrictions contained in the base zoning district or districts.

(d) Procedural Requirements

1. Pre-petition meeting. Prior submitting a petition for approval of a Planned Unit Development Overlay District, the applicant shall meet with Town Staff, to discuss the scope and nature of the proposed development. The applicant must sign and submit the professional services reimbursement form prior to the pre-petition meeting.
2. Petition – General Development Plan (GDP). Following the pre-petition conference, the applicant shall file a petition with the Town Clerk for approval of a Planned Unit Development Overlay District – General Development Plan. Upon submission of a completed application form, general development plan and any petitions for modification of the Comprehensive Plan and changes in the Base Zoning District, and upon payment of the required fees, the Zoning Administrator shall forward the application to the Plan Commission for review and consideration.

The General Development Plan shall include the following information:

- a. Total area to be included in the PUD, area of open space, residential density computations, proposed building square footage for commercial or industrial development, proposed number of dwelling units, population analysis, traffic analysis, availability of or requirements for municipal services and any similar data pertinent to a comprehensive evaluation of the proposed development required by the Town.
- b. General summary of the estimated value of structures and site improvement costs, including landscaping and special features.
- c. General outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.
- d. Proposed departures from the standards of development in the Town zoning regulations, other Town regulations, administrative rules, or universal guidelines.
- e. Expected date of commencement and completion of physical development as set forth in the proposal.
- f. Details describing the benefits the PUD will provide the Town of Lisbon such as, natural resources, open space, aesthetics, economic or public benefits or facilities, etc.
- g. Legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.
- h. Approximate location of public and private roads, sidewalks, paths, trails, driveways, and parking facilities.
- i. Density of the project and the amount of open space and common areas.
- j. Conceptual architectural rendering and design of the buildings, if applicable.
- k. General location of institutional, recreational and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways, and open space features, if applicable.
- l. Conceptual provisions for stormwater management.

3. Changes in Comprehensive Plan or Base Zoning District.

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

4. General Development Plan Hearing and Referral.

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

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

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

If a 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.

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

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

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

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

Plan.

c. Plat or Certified Survey Maps.

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

6. Basis of Approval of Specific Development Plan Petition.

- a. Town Plan Commission Approval. The Town Plan Commission shall, after reviewing the information submitted in support of the request for SPD approval, as well as any Plat and/or Certified Survey Map submitted simultaneously with the plan, recommend to the Town Board that the SPD either be approved, approved conditionally or rejected.
- b. Town Board Approval. Following referral from the Plan Commission, the Town Board shall either approve, approve conditionally or reject the SPD. In the event that the Town Board approves the SPD conditionally, the conditions of approval shall be stated with particularity. If the Town Board rejects the SPD, the reason or reasons for the rejection shall be stated in writing and provided to the applicant.
- c. The recommendation of the Town Plan Commission and the decision of the Town Board shall be based upon the following criteria:
 - i. Whether the SPD is consistent with the Purpose and Intent of the Zoning Code, and the purpose and intent of Planned Unit Development Overlay District.
 - ii. Whether the SPD reflects and incorporates consideration of the physical nature of the Site with particular concern for the preservation of natural resources, open spaces, natural terrain as required by Ordinance including the CDP and to the greatest extent possible when not regulated by Ordinance.
 - iii. Whether the general character and intensity of the use produces an attractive environment appropriate to the uses proposed and is compatible with existing developments in the surrounding area, including developments in neighboring and adjacent municipalities, and is generally consistent with the development policies and practices of the Town.

- iv. Whether adequate municipal services, including the availability of schools and the provision of fire and police services, will be available to support the development, whether adequate municipal water and sanitary sewer facilities are available to support the Development, or in the alternative whether the development will proceed using private wells and septic systems.
- v. Whether the applicant and/or developer has provided adequate financial guarantees to ensure that all public improvements are completed in a timely manner, and in accordance with all existing regulations and ordinances of the State, County and Town; whether, if appropriate, adequate deed restrictions have been drafted and will be recorded, and a Home Owners Association or similar Association charge with responsibility of maintaining common areas of the proposed Development has been established.
- vi. Whether any Plat or Certified Survey map has been approved by the Town and all other approving authorities.
- vii. Whether the developer has entered into a Development Agreement, approved by the Town Attorney, the purpose of which is to ensure the implementation, completion and continued maintenance of the Development as established by the Planned Unit Development Overlay District Ordinance, the General Development Plan and the Specific Development Plan.
- viii. Whether the development will include dedication of lands for parks or other municipal purposes, or alternatively, whether the developer will pay fees in lieu of the dedication.
- ix. Whether the development is subject to, or contingent upon, approval of any adjoining municipality as a result of the contractual obligations imposed by Border Agreements, and if so, whether those approvals have been obtained.

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

Section 2 Definitions

Planned Unit Development Overlay District (PUD) is a district established to provide a regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this Chapter and the Town Comprehensive Plan (refer to Figure 1), including dedicated open space and the preservation/protection of natural resources and environmentally sensitive areas. To further these goals, the district allows diversification and

variation in the bulk and relationship of uses and structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. The district is further intended to encourage developments consistent with coordinated area site planning.

Section 3(d)(2) Use regulations

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

Section 3(i)(3) Open Space

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

Section 3(i)(4) Residential Density

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



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 = 39.29/44.5 = 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





65 Lot R-1 Traditional Subdivision		Data Summary Table	
Total Area = ± 106.13 acres (with full ROW dedication)	Density = 1.63 ac/lot	Total Road Length = 8,030 lf (123 lf/lot)	R-1 Zoning Standards Lot Size: 43,560 sf (1 acre) Lot Width: 150' average Proposed Setbacks: Public Road = 50' Side=20' Rear=20'

Developed By: **NEUMANN DEVELOPMENTS, INC.**
 N27 W24025 Paul Court
 Pewaukee, WI 53072



TRADITIONAL R-1 SUBDIVISION
Conceptual Site Plan - Stolz Site
 Lisbon Road, Town of Lisbon, WI

Max Yield Plan

Scale: 1" = 100' (22"x34")
 Scale: 1" = 200' (11"x17")
 DATE: 04/03/2019

Storm Water Management Narrative

Stolz Site

106 acres, Lisbon Road, Town of Lisbon, WI

Attention: Town of Lisbon

Prepared by: Josh Pudelko, MS, PE
Trio Engineering



The following provides a narrative description of the primary storm water management areas proposed to be created around the Stolz site to improve the storm water drainage. These storm water management areas typically include pre-treatment via lined wet detention ponds connected with infiltration basins designed to reduce discharge rates leaving the site. The areas described below are labeled A – F on the Site Plan dated 3/21/2019.

Area A – Neighborhood Storm Water Improvement Area in the Northeast corner of the site.

Currently a depressional farm field that overflows north across Ainsworth Road via culvert (and road overtopping in extreme storm events), the storm water management in this area will be improved by:

- Creating an infiltration area north of the depressional wetland to increase storage volume in area and promote infiltration.
- The excavation and soil improvements associated with this will reduce the extent of seasonal ponding and flooding.
- Connect to and extend the existing Ainsworth Road cross culvert, maintaining an improved rate of low flow discharge to Beaumont Ridge.

Area B – Northeast Area, a pair of wet pond and infiltration basin areas situated outside of the Area A – Neighborhood Storm Water Improvement Area that manage runoff from the proposed development.

- The outlet structure will connect to the existing Ainsworth Road cross culvert.
- Discharge rates will be significantly reduced compared to existing condition.

Area C – Northwest Area, a wet pond and two connected infiltration basins that manage runoff for the area draining to the Ainsworth Road ditch.

- Infiltration basins will minimize the amount and extent of any discharge actually draining via outlet structure directly to Ainsworth Road.
- Discharge rates will be significantly reduced compared to existing condition.

Area D – Western Perimeter, an infiltration basin area and pretreatment dry pond that integrate with the existing wetland pocket to increase detention and infiltration volume in this area.

- Primary low flow discharge designed to interconnect with northwest infiltration basin in area C.
- Secondary discharge follows existing overflow route west through treeline on property line (via level spreader).
- Discharge rates will be significantly reduced compared to existing condition, improving drainage for adjacent lots along Green Meadow.

Area E – At the Green Meadow connection, an intentionally oversized infiltration basin that will reduce the peak discharge draining via outlet structure to the Green Meadow Road ditch. A large wet pond will provide a high level of pre-treatment.

- The excavation and native prairie landscaping in the bottom of the basin will promote enhanced infiltration.
- Discharge to Green Meadow Road will be reduced, improving the downstream drainage condition.
- Particular attention will be paid during site construction to minimize siltation in this area.

Area F – At the Lisbon Road entrance, creating an infiltration area where soils are most conducive. Through this the development will increase infiltration volume and decrease the amount of runoff to and from Areas E and F. A wet pond and a pretreatment swale will provide pretreatment for the tributary area. Discharge will be via outlet control structure.

- This area and the north side Lisbon Road ditch will connect to the existing cross culvert discharging south of Lisbon Road.



April 4, 2019

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

Re: Lisbon Road Development Comprehensive Plan Amendment, Rezoning, and Planned Unit Development – General Development Plan Application Review

Dear Plan Commission Members:

The above-referenced comprehensive plan amendment, rezoning, and Planned Unit Development (PUD) request was received by our office for review on behalf of the Town of Lisbon.

Application Summary:

Neumann Developments Inc. submitted an application to amend the Comprehensive Plan Land Use Map, rezone, and create a the Planned Unit Development – General Development Plan for Parcel ID: LSBT 0264.998, located at N56W27476 Lisbon 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 proposed development is approximately 106.13 acres. The proposed subdivision is currently zoned A-10, with a small wetland in the northeast portion of the tax parcel zoned C-1. The Applicant is proposing to rezone the property to R-1 and establish a Planned Unit Development (PUD) – General Development Plan (GDP).

The subject development is not located in the Village of Sussex Extraterritorial Jurisdiction and Joint Planning Area; however, it is located within the Village of Merton Joint Planning Area. The County Development Plan and Lisbon Recommended Land Use Plan 2035 also designate this parcel as "Rural Density and Other Ag Land," which recommends between 5.0 and 34.9 acres per dwelling unit in density, which would need to be amended to accommodate the proposed subdivision. Waukesha County Held a public hearing on February 21, 2019, but no action will be taken on the amendment until it has gone through the Town of Lisbon amendment process. The proposed density would match similar densities in the area and would promote additional infill development around existing neighborhoods in the Town of Lisbon and Village of Merton. If the Town recommends approval of the Comprehensive Development Plan amendment, then prior to finalizing any zoning approvals, the Town should work with the Village of Merton to facilitate a similar amendment to their future land use map.

Comprehensive Development Amendment Plan Recommendations:

Planning staff recommends approval of the requested amendment to the 2035 Recommended Land Use Plan for the Town of Lisbon to revise the Rural density and Other Ag* (5 ac/du) and Other Open Lands to be Preserved land use classification to the Suburban I Density Residential" (1.5 to 2.9 acres per dwelling unit).

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:	Bowen Global Investments, Inc.
Applicant:	Bryan Lindgren – Neumann Developments Inc.
Tax Key:	LSBT 0264.998
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:	"Rural Density and Other Agricultural Land" and "Other Open Lands to be Preserved" on the Recommended Land Use Plan for Town of Lisbon – 2035.
Proposed Use:	Residential conservation subdivision.
Proposed Zoning:	R-1 Suburban Single Family Residential District) and a Planned Unit Development Overlay District
Sussex Joint Planning Commission Req:	No

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: LSBT 0246.998 located along Lisbon Road. Prior to executing the rezone, the Town will work with the Village of Merton to ensure the development complies with Merton's Land Use Plan.

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 Parcel LSBT 0264.998 to be rezoned to R-1.

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

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: 106.13 acres including ROW

Description: Conservation Subdivision containing 64 Single Family Lots

Proposed Underlying Zoning: R-1

Lot Size Minimum: 30,000 sq. ft. Average Lot Size: 31,191 sq. ft.

Anticipated Setbacks: Front Yard - 35' Side Yard - 20' Rear Yard - 20'

Anticipated Road ROW: 6,850 total l.f. (107 l.f./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 \$450,000 and \$600,000 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.

The Applicant stated that deed restrictions would be recorded to ensure high quality development and provide an enforcement mechanism to protect preservation areas along with compliance with other deed restrictions that are placed on record as approved by the Town. Individual home and lot packages would be developed pursuant to those deed restrictions. Any deed restrictions would be in excess of the finished living area minimums in the underlying zoning districts. The Applicant did not specifically mention creation of an HOA.

- 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 at least 40% of the development as 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 did not list an expected date of commencement and completion for development. The applicant stated during the Town and County meetings, the targeted construction was summer/fall 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. The neighborhood would buffer the surrounding parcels with a with a greenspace buffer containing infiltration basins and wet ponds equally dispersed throughout the subdivision. The common open space also contains community element such as neighborhood playgrounds and a firepit.

The Applicant also submitted a Max Yield Plan to show how the subdivision could look if it were developed as a traditional R-1 subdivision instead of an R-1 PUD subdivision. The initial Max Yield Plan shows 65 lots (compared to 64 in the PUD Concept), with a density of 1.63 acres per lot and a total road length of 8,030 linear feet (123 linear feet per lot). The minimum lot size for traditional R-1 districts is 43,560 square feet per lot, an average width of 150 feet per lot. Traditional R-1 development would result in less common open space. The remaining open space would be primarily be used for stormwater management. When compared to the PUD concept plan, the perimeter buffers have been reduced and rear yards are closer to Lisbon and Ainsworth Roads. Due to the larger lot sizes the planned road right-of-way increases from 6,850 lineal feet to 8,030 lineal feet (approximately a ¼ mile). The Max Yield Plan contains one less cul-de-sac bulb.

- 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 proposed 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 1.66 acres/lot.

The concept plan also illustrates 48.74 acres or 45.9% of the development devoted to open space preservation.

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

There are currently 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. The applicant supplied an additional stormwater summary for the Plan Commission to review.

- 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.

Planned Unit Development Recommendations:

Planning staff recommends approval of the requested establishment of Planned Unit Development Overlay – General Development Plan (PUD-GDP) for the parcel listed within this review. 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 Town prior to the approval of the subdivision. The Applicant shall also submit any proposed deed restrictions to the Town Plan Commission 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 April 11, 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

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 0264.998**

WHEREAS, the new owner of the property located identified by Tax Key No. LSBT 0264.998, along 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 proposed underlying R-1 Suburban Single Family Residential District.

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 April 11, 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 (64) 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.
 - 1. Reduction to 35' Front Yard setback.
 - 2. Reduction of minimum lot width to 110'.

- E. The Specific Development Plan is prepared in substantial conformity with the approved General Development Plan – Concept Plan listed as Exhibit B.

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 _____, 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 _____, 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 _____ 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. __-19

**AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT OVERLAY
ZONING CLASSIFICATION OF PROPERTY LOCATED
ALONG LISBON ROAD IN THE TOWN OF LISBON,
LSBT 0264.998**

WHEREAS, the new owner of the property located identified by Tax Key No. LSBT 0264.998, along 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 proposed underlying R-1 Suburban Single Family Residential District.

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 April 11, 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 (64) 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 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.
 - 1. Reduction to 35' Front Yard setback.
 - 2. Reduction of minimum lot width to 110'.

- E. The Specific Development Plan is prepared in substantial conformity with the approved General Development Plan – Concept Plan listed as Exhibit B.

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 _____, 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 _____, 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 _____ 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



REZONING EXHIBIT "B"

00068

LANDS TO BE REZONED TO "R-1" (PUD)

LEGAL DESCRIPTION:

All that part of the Southeast 1/4 and the Southwest 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4; Thence South 88°49'11" West along the North line of said Southeast 1/4, 757.00 feet to the place of beginning of lands hereinafter described;

Thence South 00°15'26" East and parallel with the East line of said Southeast 1/4, 2643.86 feet to a point on the South line of said Southeast 1/4; Thence South 88°39'17" West along said South line, 1397.19 feet to a point on the East line of a "Proposed Certified Survey Map"; Thence North 01°20'43" West along said East line, 483.82 feet to a point on the North line of said Certified Survey Map; Thence South 88°39'17" West along said North line, 499.44 feet to a point on the East line of "Walnut Grove Subdivision"; Thence North 00°32'17" East along said East line and it's extension, 2166.14 feet to a point on the North line of said Southeast 1/4; Thence North 88°49'11" East along said North line, 1875.64 feet to the point of beginning of this description.

Said Parcel contains 4,766,611 Square Feet (or 109.4263 Acres) of land, more or less.

Date: 2-25-19



A handwritten signature in black ink, appearing to read "Ted R. Indermuehle".

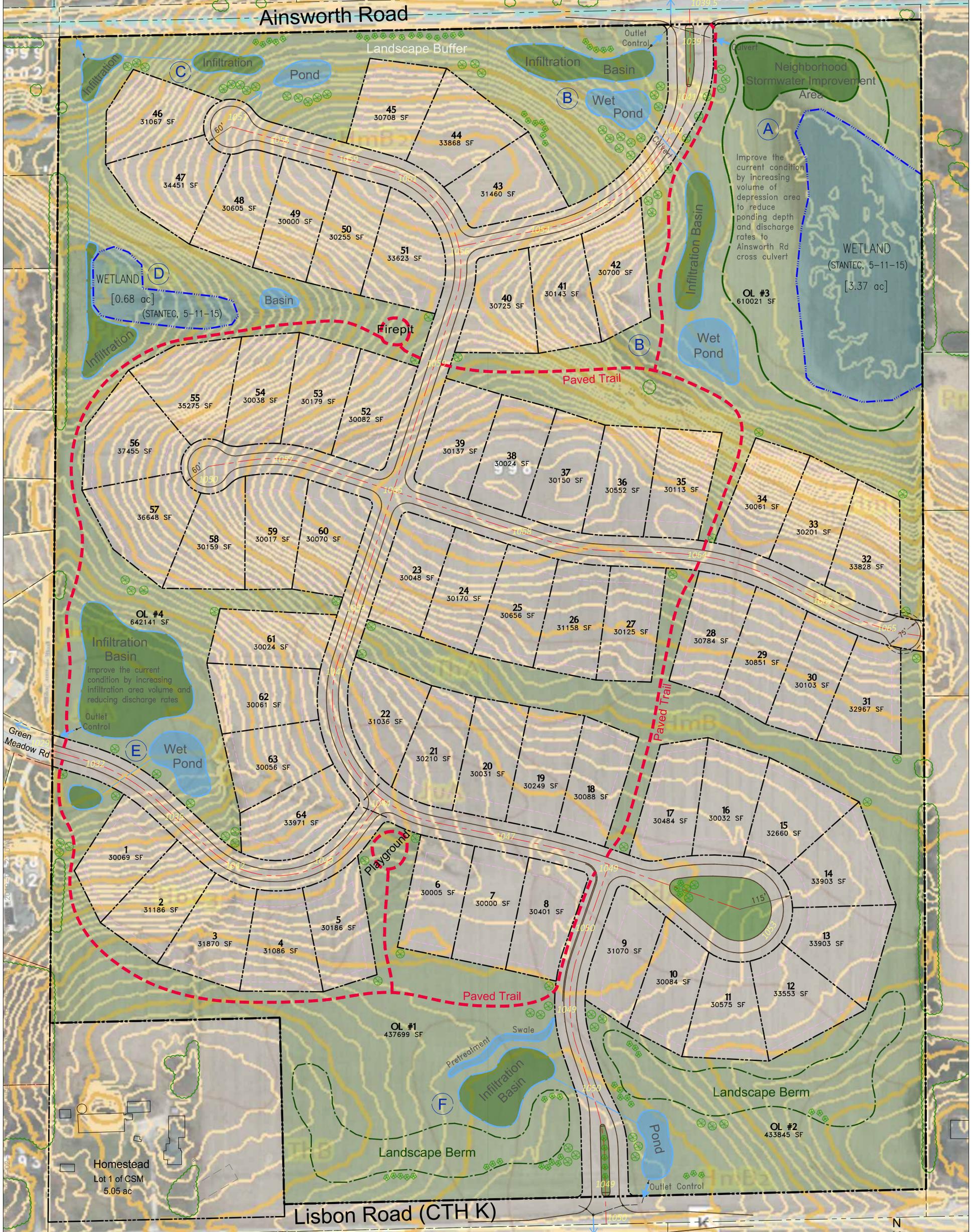
Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481



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 = 39.29/44.5 = 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





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

Peewaukee 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

Peewaukee 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.

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 01-18

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

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

SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and Intent

1. Planned Unit Development Overlay District (PUD) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.
2. The planned development procedure requires a high degree of cooperation between the developer and the Town. The procedure described herein is designed to give the developer general development plan approval before completing all of the detailed design work while providing the Town with assurances that the project will retain the character envisioned at the time of approval.

(b) Identified objectives

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

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

7. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

(c) Relationship to other applicable regulations

1. Permitted and accessory uses. Permitted and accessory uses in the planned development overlay district shall be the same as those permitted in the base zoning district or districts in which the PUD is located.
2. Mixed uses. A mix of different uses within a planned development overlay district may be permitted if the plan commission and village board determine that the mix of uses is compatible and necessary to achieve the objectives of the PUD.
3. Floor area and height. The PUD may provide for an increase in the maximum gross floor area, floor area ratio, and/or maximum building height allowed in the base zoning district for the purpose of promoting project integration and additional site amenities.
4. Building setbacks. The PUD may provide for a reduction of required setbacks in the base zoning district, provided that a landscaped setback area of the minimum width established for the base zoning district is maintained along the periphery of the PUD.
5. Lot requirements. The Town Board may authorize reductions in the area and width of individual lots within a PUD from that required for the base zoning district, provided that such reductions are compensated for by an equivalent amount of open space elsewhere in the Planned Unit Development. Such open space shall not include areas designated as public or private streets. The plan may increase the maximum density beyond that permitted in the base zoning district for the purpose of promoting an integrated project with a variety of housing types and additional site amenities.
6. Street layout. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive areas or environmental corridors as defined by Waukesha County or SEWRPC, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
7. Density Bonus. The zoning district lot sizes and density for residential planned unit developments may be modified by applying up to a 30% maximum density bonus to the density otherwise permitted in each base zoning district; provided however, that the density bonus calculation and the sewer reduction provisions contained in the Zoning Code cannot both be applied to further increase the density bonus beyond the 30% maximum density bonus allowed for residential Planned Unit Developments.
8. Base Zoning Districts. Planned Unit Development Overly Districts are not permitted over the EFD or Q1 Districts. Planning of Development Overly Districts may include C1 Conservancy Districts as a part of the PUD, provided however, that no portion of any building, lot or structure shall be allowed on lands designated in an underlying C1 Conservancy District.
9. Other exceptions. The Town Board may, in its discretion, authorize the waiver or modification of the restrictions applicable to the base zoning district, provided however, that such waiver or modification shall not authorize the uses which are inconsistent or in compatible with the use restrictions contained in the base zoning district or districts.

(d) Procedural Requirements

1. Pre-petition meeting. Prior submitting a petition for approval of a Planned Unit Development Overlay District, the applicant shall meet with Town Staff, to discuss the scope and nature of the proposed development. The applicant must sign and submit the professional services reimbursement form prior to the pre-petition meeting.
2. Petition – General Development Plan (GDP). Following the pre-petition conference, the applicant shall file a petition with the Town Clerk for approval of a Planned Unit Development Overlay District – General Development Plan. Upon submission of a completed application form, general development plan and any petitions for modification of the Comprehensive Plan and changes in the Base Zoning District, and upon payment of the required fees, the Zoning Administrator shall forward the application to the Plan Commission for review and consideration.

The General Development Plan shall include the following information:

- a. Total area to be included in the PUD, area of open space, residential density computations, proposed building square footage for commercial or industrial development, proposed number of dwelling units, population analysis, traffic analysis, availability of or requirements for municipal services and any similar data pertinent to a comprehensive evaluation of the proposed development required by the Town.
- b. General summary of the estimated value of structures and site improvement costs, including landscaping and special features.
- c. General outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.
- d. Proposed departures from the standards of development in the Town zoning regulations, other Town regulations, administrative rules, or universal guidelines.
- e. Expected date of commencement and completion of physical development as set forth in the proposal.
- f. Details describing the benefits the PUD will provide the Town of Lisbon such as, natural resources, open space, aesthetics, economic or public benefits or facilities, etc.
- g. Legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.
- h. Approximate location of public and private roads, sidewalks, paths, trails, driveways, and parking facilities.
- i. Density of the project and the amount of open space and common areas.
- j. Conceptual architectural rendering and design of the buildings, if applicable.
- k. General location of institutional, recreational and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways, and open space features, if applicable.
- l. Conceptual provisions for stormwater management.

3. Changes in Comprehensive Plan or Base Zoning District.

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

4. General Development Plan Hearing and Referral.

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

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

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

If a 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.

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

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

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

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

Plan.

c. Plat or Certified Survey Maps.

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

6. Basis of Approval of Specific Development Plan Petition.

- a. Town Plan Commission Approval. The Town Plan Commission shall, after reviewing the information submitted in support of the request for SPD approval, as well as any Plat and/or Certified Survey Map submitted simultaneously with the plan, recommend to the Town Board that the SPD either be approved, approved conditionally or rejected.
- b. Town Board Approval. Following referral from the Plan Commission, the Town Board shall either approve, approve conditionally or reject the SPD. In the event that the Town Board approves the SPD conditionally, the conditions of approval shall be stated with particularity. If the Town Board rejects the SPD, the reason or reasons for the rejection shall be stated in writing and provided to the applicant.
- c. The recommendation of the Town Plan Commission and the decision of the Town Board shall be based upon the following criteria:
 - i. Whether the SPD is consistent with the Purpose and Intent of the Zoning Code, and the purpose and intent of Planned Unit Development Overlay District.
 - ii. Whether the SPD reflects and incorporates consideration of the physical nature of the Site with particular concern for the preservation of natural resources, open spaces, natural terrain as required by Ordinance including the CDP and to the greatest extent possible when not regulated by Ordinance.
 - iii. Whether the general character and intensity of the use produces an attractive environment appropriate to the uses proposed and is compatible with existing developments in the surrounding area, including developments in neighboring and adjacent municipalities, and is generally consistent with the development policies and practices of the Town.

- iv. Whether adequate municipal services, including the availability of schools and the provision of fire and police services, will be available to support the development, whether adequate municipal water and sanitary sewer facilities are available to support the Development, or in the alternative whether the development will proceed using private wells and septic systems.
- v. Whether the applicant and/or developer has provided adequate financial guarantees to ensure that all public improvements are completed in a timely manner, and in accordance with all existing regulations and ordinances of the State, County and Town; whether, if appropriate, adequate deed restrictions have been drafted and will be recorded, and a Home Owners Association or similar Association charge with responsibility of maintaining common areas of the proposed Development has been established.
- vi. Whether any Plat or Certified Survey map has been approved by the Town and all other approving authorities.
- vii. Whether the developer has entered into a Development Agreement, approved by the Town Attorney, the purpose of which is to ensure the implementation, completion and continued maintenance of the Development as established by the Planned Unit Development Overlay District Ordinance, the General Development Plan and the Specific Development Plan.
- viii. Whether the development will include dedication of lands for parks or other municipal purposes, or alternatively, whether the developer will pay fees in lieu of the dedication.
- ix. Whether the development is subject to, or contingent upon, approval of any adjoining municipality as a result of the contractual obligations imposed by Border Agreements, and if so, whether those approvals have been obtained.

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

Section 2 Definitions

Planned Unit Development Overlay District (PUD) is a district established to provide a regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this Chapter and the Town Comprehensive Plan (refer to Figure 1), including dedicated open space and the preservation/protection of natural resources and environmentally sensitive areas. To further these goals, the district allows diversification and

variation in the bulk and relationship of uses and structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. The district is further intended to encourage developments consistent with coordinated area site planning.

Section 3(d)(2) Use regulations

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

Section 3(i)(3) Open Space

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

Section 3(i)(4) Residential Density

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

Exhibit B HILLSIDE RIDGE

Town of Lisbon, Wisconsin

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

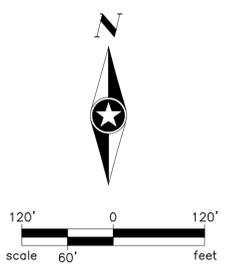
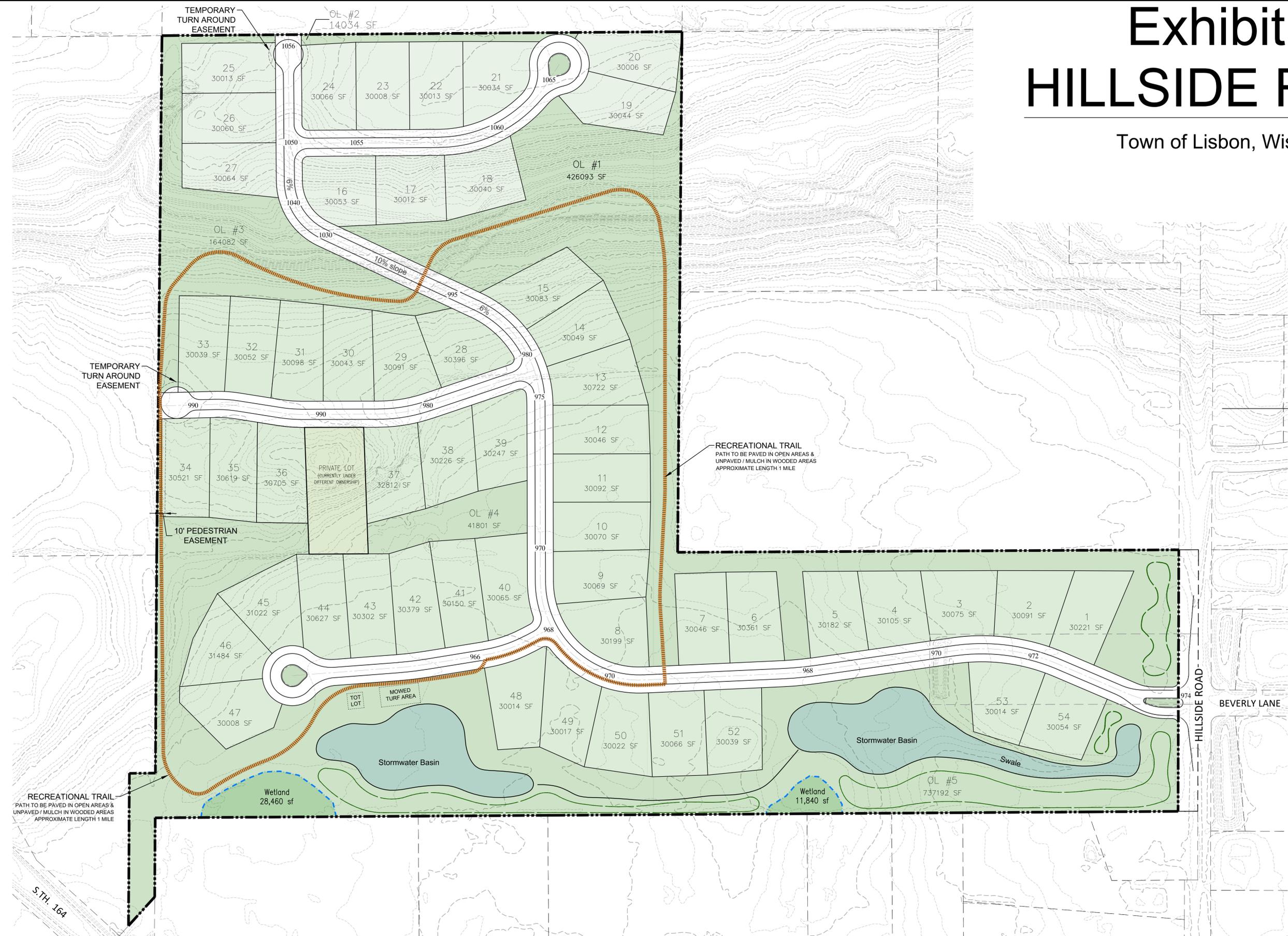
Lot Size: 30,000 sf (min)
(Average = 30,137 sf)

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)



Save: 3/21/2019 4:26 PM (path) Plot: 3/21/2019 4:28 PM Q:\KOVN\NEUMA\149952\5-final-dsgn\51-drawings\10-Civil\lead.dwg\149952_CONCEPT 2 - SEH.dwg

DRAWN BY:	PAL				
DESIGNER:					
CHECKED BY:	MM				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

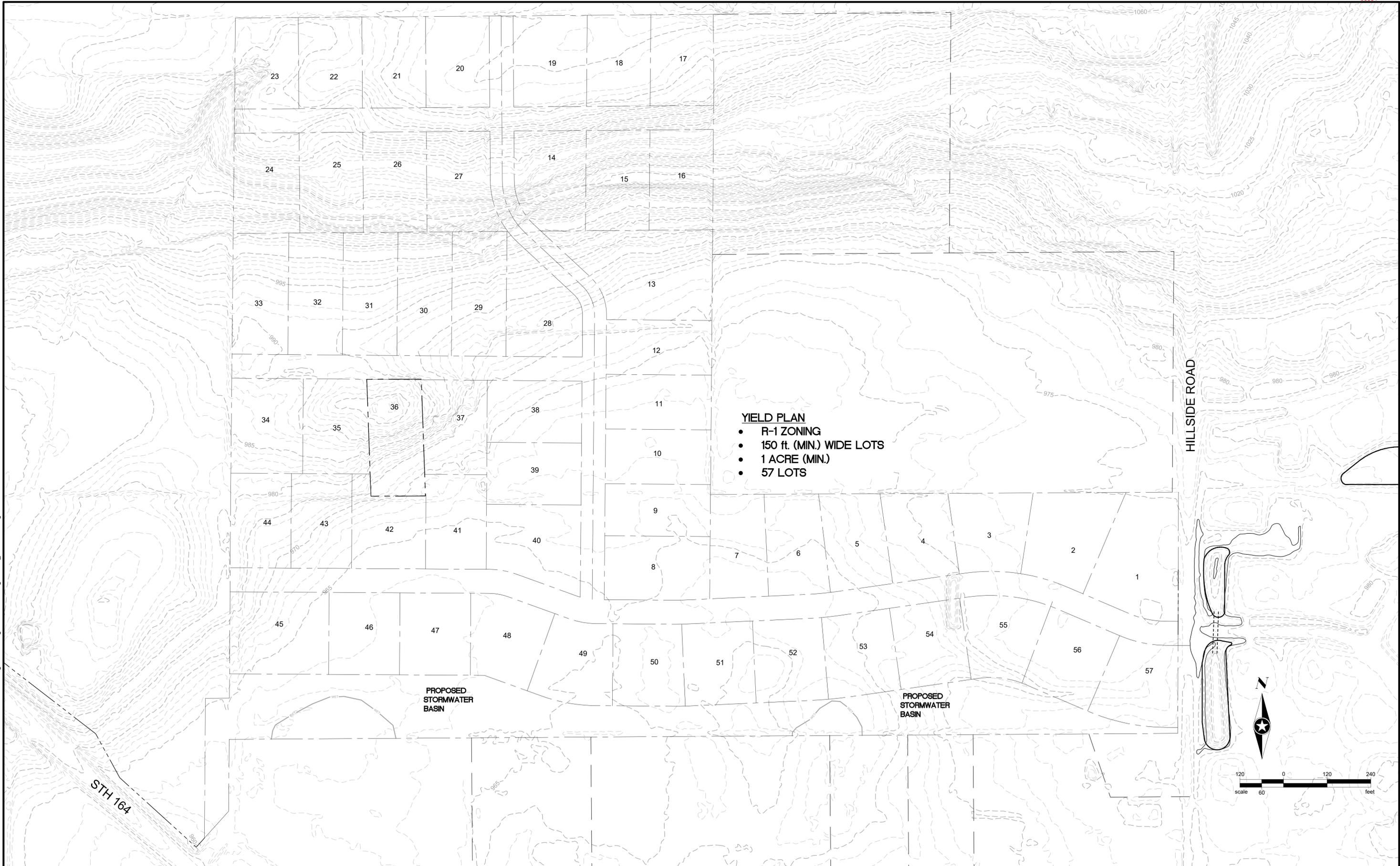
SEH
 PHONE: 262.646.6855
 501 MAPLE AVENUE
 DELAFIELD, WI 53018
 www.sehinc.com

**HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN**

CONCEPT PLAN

FILE NO.	149952	1
DATE	03/21/2019	

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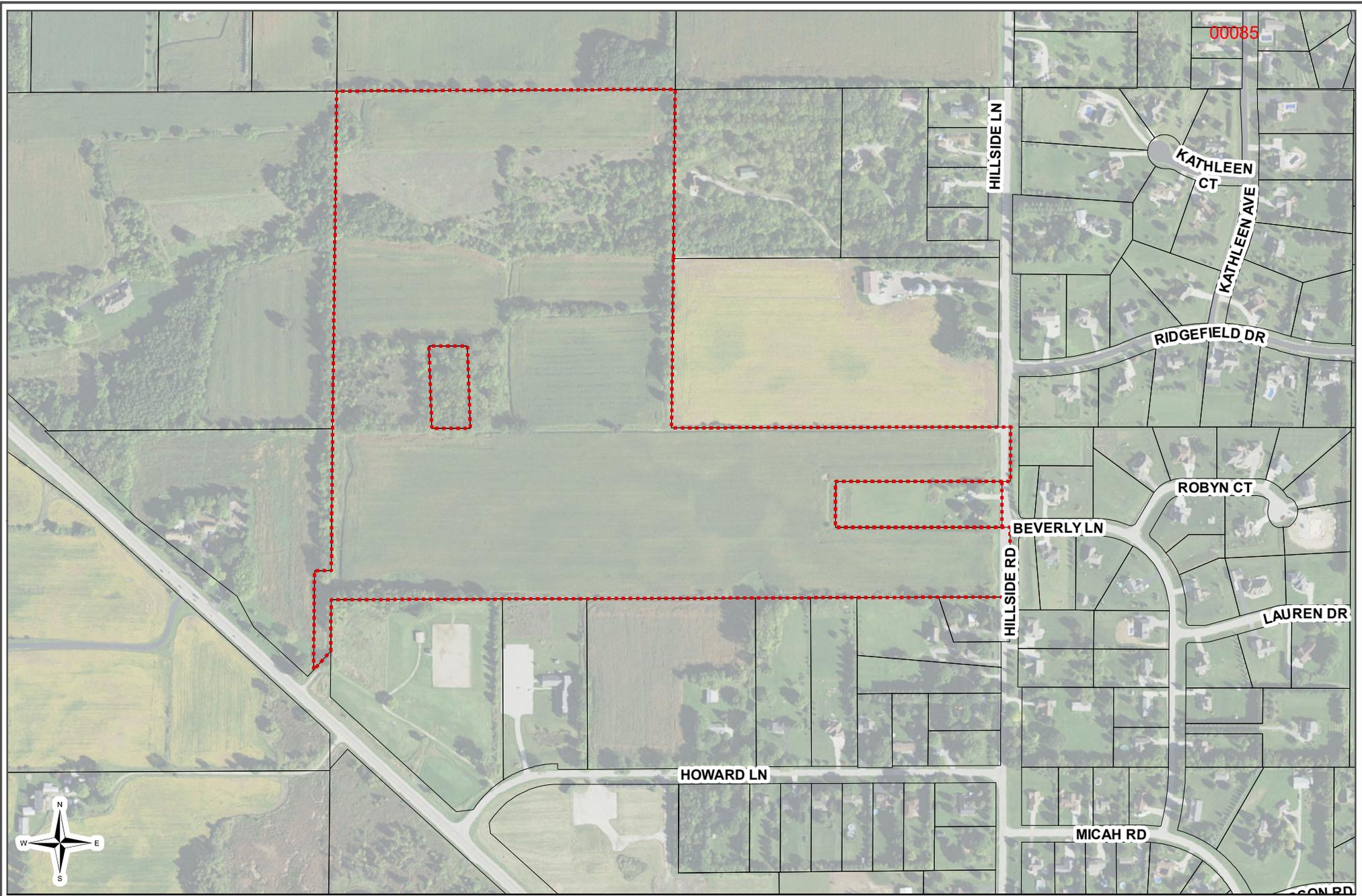
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DESIGN TEAM				
	NO.	BY	DATE	REVISIONS

SEH
 PHONE: 262.646.6855
 501 MAPLE AVENUE
 DELAFIELD, WI 53018
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**HILLSIDE RIDGE
 TOWN OF LISBON, WISCONSIN**

YIELD PLAN

FILE NO. NEUMA_149952	1
DATE 03/27/2019	OF 1



Parcel ID 0205995 & 0208987: Site Map

Town of Lisbon

1 inch = 500 feet

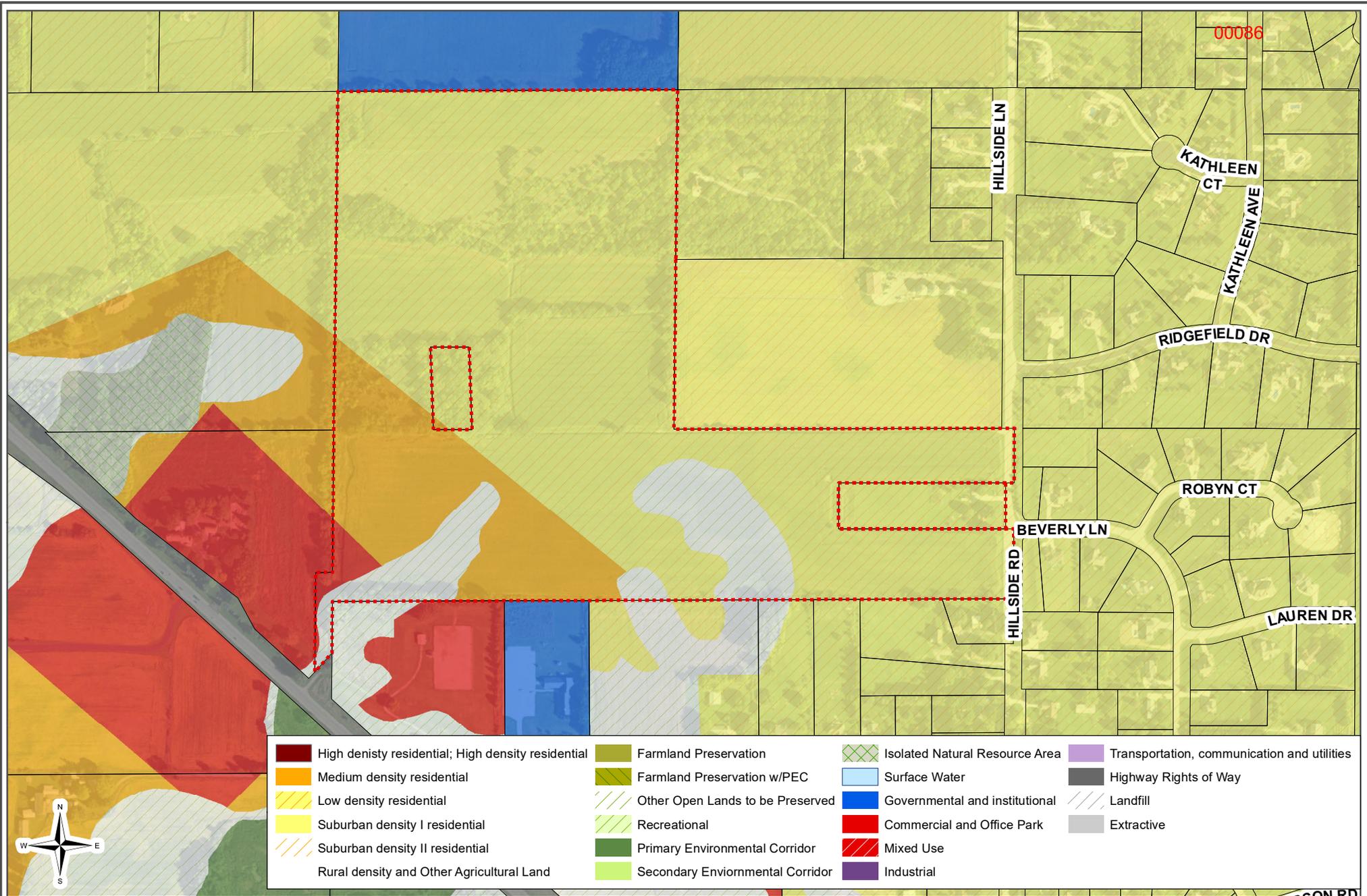


 Town of Lisbon Boundary
 Subject Parcels

vierbicher
 planners | engineers | advisors



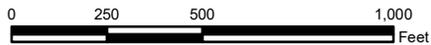
REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
 Phone: (262) 875-5000 Fax: (608) 826-0530



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

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planners | engineers | advisors



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N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (408) 826-0530



March 7, 2019 (UPDATED April 4, 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 reviewed by the Plan Commission at the March 14, 2019, Plan Commission Meeting. At the time a rezoning was approved to R1 and the Planned Unit Development discussion was held over until the April meeting. Rezoning references have been removed and updated Planned Unit Development (PUD) portions of this review have been included and are identified in [blue](#).

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) – Under R-1 Rezoning Process at this time.
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

[vision to reality](#)

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.

The Plan Commission stressed the importance of trade-offs to utilize the Planned Unit Development tool. The Applicant revised the concept plan to include the following:

- Additional community amenities. Specifically, a requested trail for the subdivision residents to access. The trail would be and to be maintained by the Homeowners Association. The trail would be paved in the open areas and mulch in wood areas so as not to disrupt the wood areas with paving equipment. The path is looped to provide a one-mile loop for residents of the subdivision. Additionally, the Applicant revised the concept to include a Tot Lot and a mowed turf area to Outlot 5.
- At the request of the Fire Department, the applicant replaced two hammerhead dead-ends with expanded cul-de-sac bulbs resulting in the removal of the emergency access road from Highway 164 and less overall impervious surfaces.
- The Applicant also submitted a Max-Yield Plan to show how the subdivision could look if it were developed as a traditional R-1 subdivision. The Max-Yield Plan shows 57 lots (compared to 55 in the PUD Concept –including the P&D Lot), with a density of 1.40 acres per lot (compared to 1.45 acres per lot in the PUD Concept). The minimum lot size for traditional R-1 districts is 43,560 square feet per lot, an average width of 150 feet per lot, a minimum setback of 50 feet from public roads, and offsets of 20 feet from side and rear lot lines. In the Max-Yield Plan scenario, there would be some preservations for steep slopes on the private lots, but the rear yard buffers and amenities would be removed and the majority of the open spaces would be in private ownership. Road grading would be necessary for the steep slope areas to access the upper portion of the property. The site added approximately 6-7% in additional road infrastructure.

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.

Plan Commission recommended approval.

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 Rodeghier parcels

Excludes: Anticipated 0.76 ac Hillside Road ROW

Description: Conservation Subdivision containing 55 Single Family Lots (54 lots currently controlled by the applicant)

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.

As mentioned above, the Plan Commission requested additional amenities. The applicant now purposes a trail for the subdivision residents to access. The trail would be and to be maintained by the Homeowners Association. The trail would be paved in the open areas and mulch in wood areas so as not to disrupt the wood areas with paving equipment. The path is looped to provide a one-mile loop for residents of the subdivision. Additionally, the Applicant revised the concept to include a Tot Lot and a mowed turf area to Outlot 5.

- 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.

March 7, 2019
Page 5

- 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.

If the Town approves the 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 April 11, 2019, Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

DL/AP

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

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 and LSBT 0208.987**

WHEREAS, the new owner of the property located identified by Tax Key No. LSBT 0205.995, along with the owners of LSBT 0208.987 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 the General Development Plan information outlining the proposed development of the property; and,

WHEREAS, the Town Plan Commission, on _____, 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 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.
 - 1. Reduction to 35' Front Yard setback.
 - 2. Reduction of minimum lot width to 110'.
- E. The Specific Development Plan is prepared in substantial conformity with the approved General Development Plan – Concept Plan listed as Exhibit B.

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 _____, 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 _____, 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:

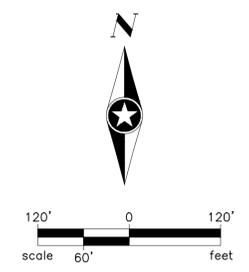
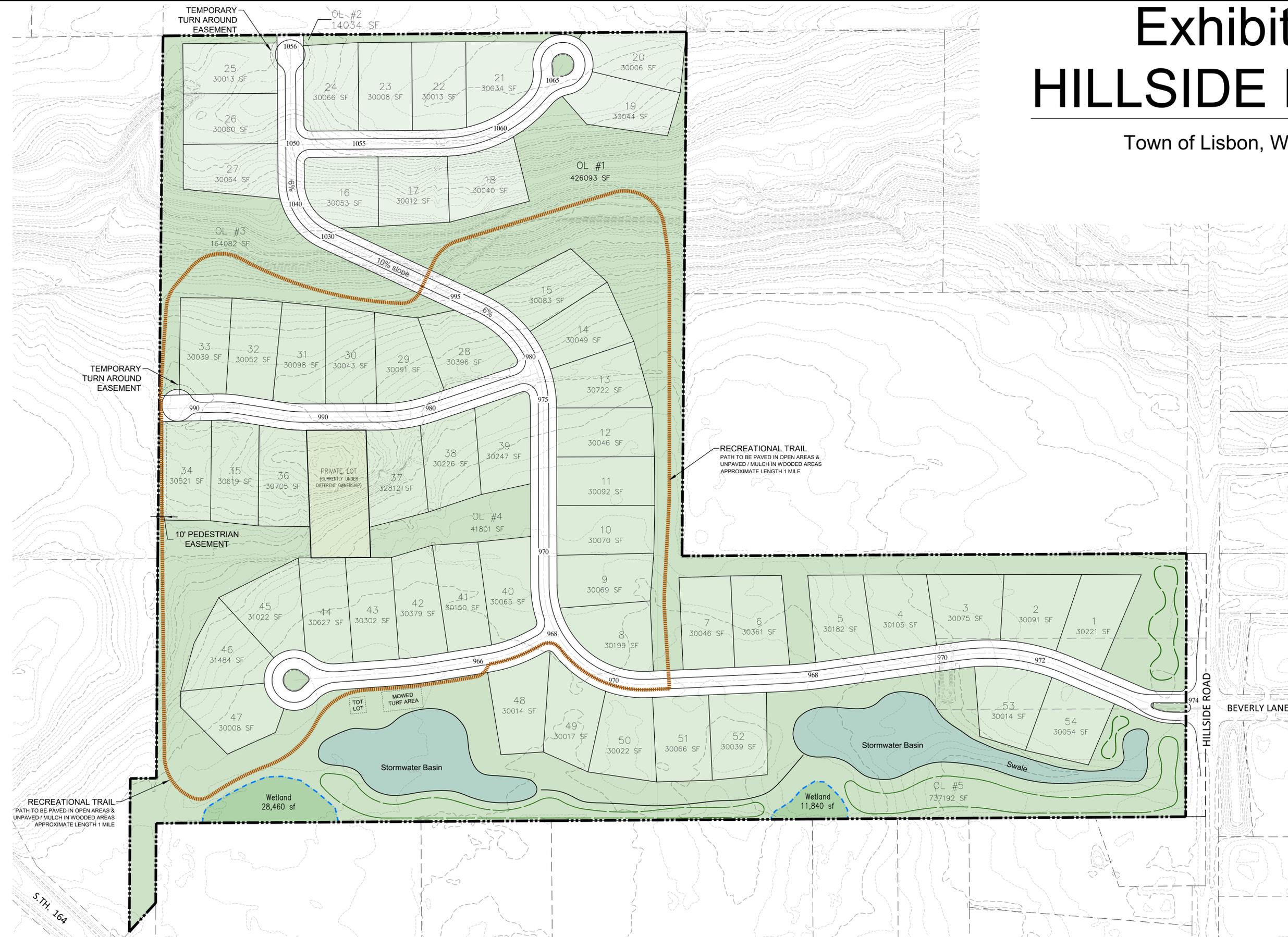
BY: _____
Dan Green, WCMC
Town Clerk



Exhibit B HILLSIDE RIDGE

Town of Lisbon, Wisconsin

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)



Save: 3/21/2019 4:26 PM (path) Plot: 3/21/2019 4:28 PM Q:\KOVN\NEUMA\149952\5-final-dsgn\51-drawings\10-Civil\lead.dwg\149952_CONCEPT 2 - SEH.dwg

DRAWN BY:	PAL				
DESIGNER:					
CHECKED BY:	MM				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

SEH
 PHONE: 262.646.6855
 501 MAPLE AVENUE
 DELAFIELD, WI 53018
 www.sehinc.com

HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN

CONCEPT PLAN

FILE NO.	1
NEUMA_149952	
DATE	
03/21/2019	



April 4, 2019

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

RE: Former Lied's Property Rezone

Introduction

This letter reviews the proposed rezone by Lied's Nursery Company (Applicant) for the property located at N63 W22039 Woodside Road in the Town. The property in question is 44.96 acres and is currently zoned A-10 (Agricultural), with proposed zoning of M-2 (General Industrial).

This rezone was originally approved in 2008, conditioned upon the Applicant developing the parcel as a Planned Unit Development (PUD). However, the applicant did not pursue this PUD. The Town Attorney and Town Planner felt it was necessary to reestablish the M-2 zoning designation subject to all applicable Town codes and guiding documents.

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

Pertinent Reviewed Materials

Property Owner:	Town of Lisbon
Applicant:	Town of Lisbon
Tax Key:	LSBT: 0241999
Current Zoning:	A-10 Agricultural (Map shows conditional M-2 zoning)
Adjacent Zoning:	North: A-3 (Agricultural/Residential Estate) South: P-I (Public and Institutional) East: B-4 (Community Business) West: A-3 (Agricultural/Residential Estate)
Current Land Use Plan designation:	Rural Density and Other Agricultural Land
Proposed Use:	Industrial
Proposed Zoning:	M-2 (General Industrial District)
Joint Planning Commission Req:	Yes, the Lisbon-Sussex Joint Planning Commission will have to meet to review the proposed rezoning. Waukesha County will also have to approve of the rezoning following any actions by the Town.

April 4, 2019
Page 2 of 2

Zoning Map Amendment Review

There are currently multiple zoning districts on the tax parcel, with multiple uses and proposed future uses. As mention above, with the ambiguity of the A-10/M-2 zoning designation of A-10, would not be consistent with the Town's Comprehensive Development Plan and the Lisbon-Sussex Border Agreement which both recognize the future use of the site as industrial.

The Lisbon-Sussex Border Agreement and the Town of Lisbon Comprehensive Development Plan reference four areas in the Town that are subject to additional review and design approval by the Joint Planning Commission above the typical advisory role. Only a portion of the former Lied's property is designated as one of these areas.

"The Commercial area south of Main Street and north of the High School property. (Currently owned by Lieds)."

When the Comprehensive Development Plan was developed the commercial portion was well defined and the Zoning Map and Comprehensive Development Plan illustrated the separation line. It is important to note that according to the Border Agreement and the Town of Lisbon Comprehensive Development Plan Future Land Use Map, the western portion is parcel is planned for industrial and to follow the typical JPC advisory process. The planned M-2 General Industrial designation is similar to the Industrial designation in the Village of Sussex.

Recommendation:

Planning staff recommends approval of the requested Zoning Map Amendment in order to reestablish the current A-10 zoning district to M-2 for a Parcel ID LSBT 0241999. 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. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Plan Commission meeting. I will be in attendance at the April 11th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J Lindstrom, AICP
Vierbicher

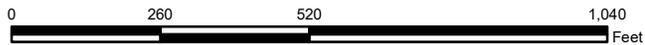
DL/ap

cc:

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



Portion of the Lied's Property (LSBT0241999) Site Map
 Town of Lisbon

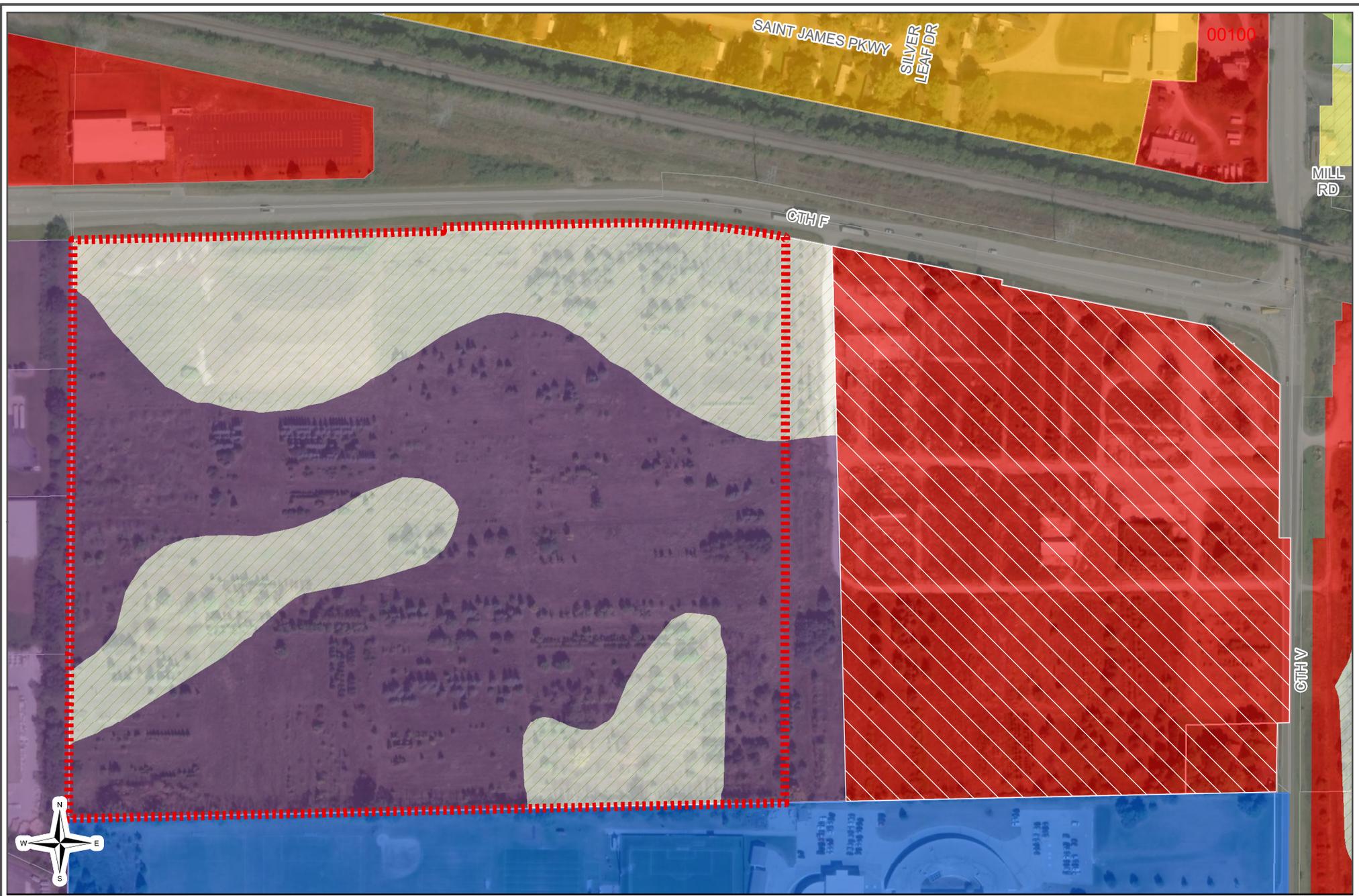


vierbicher
 planners | engineers | advisors



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

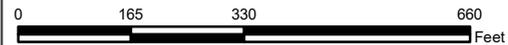
Data Sources: Vierbicher, Town of Lisbon, Wauksha County, ESRI



Lied's Property (LSBT0241999) Comprehensive Development Plan Map

Town of Lisbon

1 inch = 279 feet



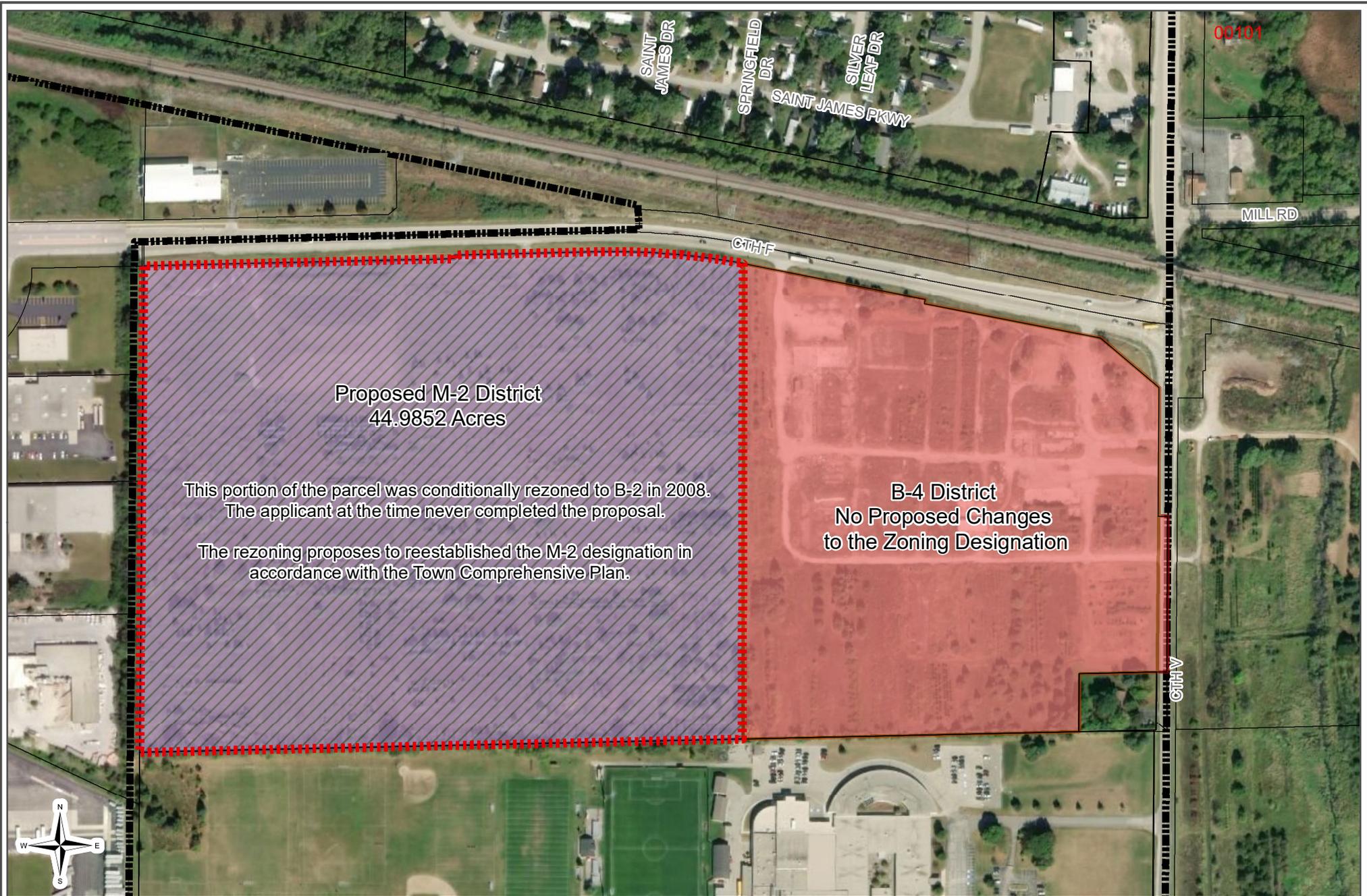
- | | |
|----------------------------------|----------------------------|
| Medium Density Residential | Industrial |
| Other Open Lands to be Preserved | Commercial and Office Park |
| Governmental & Institutional | Commercial Special Use |

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 Sources: Vierbicher, Town of Lisbon, Wauksha County, ESRI



Proposed M-2 District
44.9852 Acres

This portion of the parcel was conditionally rezoned to B-2 in 2008.
The applicant at the time never completed the proposal.

The rezoning proposes to reestablished the M-2 designation in
accordance with the Town Comprehensive Plan.

B-4 District
No Proposed Changes
to the Zoning Designation

Portion of the Lied's Property (LSBT0241999) Rezoning

Town of Lisbon



	Proposed Rezoning Area		B-4
	Town of Lisbon Boundary		M-2 (*See ZT-1675)

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 Sources: Vierbicher, Town of Lisbon, Wauksha County, ESRI

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 10-19

**AN ORDINANCE REZONING A 44.96 ACRE PARCEL OF PROPERTY TO
ALLOW INDUSTRIAL USES IN ACCORDANCE WITH THE M2 GENERAL
INDUSTRIAL DISTRICT ZONING CLASSIFICATION**

THE TOWN BOARD OF THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

WHEREAS, the Town of Lisbon is owner of a 44.96 acre parcel of property described more particularly on Exhibit A which is appended hereto and incorporated herein; and,

WHEREAS, the property was conditionally rezoned from the Agricultural District to the General Industrial District zoning classification by enactment of Ordinance 02-08 on May 12, 2008; and,

WHEREAS, the Town Board has determined that the condition necessary to place in effect the rezoning established by Ordinance 02-08 have not been fulfilled; and,

WHEREAS, the Town Board has now determined that the property should be rezoned to the M2 General Industrial District zoning classification;

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

SECTION 1: The 44.96 acre parcel of property described on Exhibit A which is appended hereto and incorporated herein by reference, shall be zoned for uses allowed by the M2 General Industrial District zoning classification as established by the Zoning Code of the Town of Lisbon.

SECTION 2: All Ordinances or parts of Ordinances, including but not limited to Ordinance 02-08, which conflict with or contravene the provisions of this Ordinance are hereby repealed.

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

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



EXHIBIT "A"

RE-ZONING PETITION FROM AGRICULTURAL TO M-2 GENERAL INDUSTRIAL

LEGAL DESCRIPTION

Commencing at the northeast corner of said Northeast Quarter (NE ¼); thence South 00.15'29" West along the east line of said Northeast Quarter 1325.07 feet to the south line of the north half (N ½) of said Northeast Quarter (NE 1/4); thence South 88.36'11" West along said south line 1122.62 feet to the place of beginning of the lands hereafter described; thence continuing South 88.36'11" West along said south line 1555.92 feet to the west line of said Northeast Quarter (NE ¼); thence North 00.20'25" East along said west line 1257.80 feet to the south right-of-way line 803.84 feet; thence North 01.32'55" West along said south right-of-way line 10.00 feet; thence North 88.33'15" East along said south right-of-way line 367.33 feet to an arc of a curve of radius 1859.86 feet, the center of which lies to the south; thence southeasterly along the arc of said curve and said south right-of-way line 386.64 feet, the chord of said arc bears South 85.29'25" East 385.95 feet; thence South 00.20'25" East 1229.07 feet to the place of beginning;

Said lands containing 1,959,555 square feet or 44.9852 acres of land.

OWNER & AGENT: TOWN OF LISBON
W234N8676 WOODSIDE ROAD
LISBON, WI 53089
PH. 262-246-6100
FAX 262-820-2023



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

00105

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

W259N8598 STATE ROAD 164 HARTLAND WI 53029
 Property Address City State Zip

LSB TO 178995001 5.0 ACRES RESIDENTIAL
 Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

HEARTLAND WEDDINGS AND EVENTS
 Name / Company Name

[Signature]
 Signature

W259N8598 STATE ROAD 164
 Address

HARTLAND WI 53029
 City State Zip

262-327-5525 dmeyer55@aol.com
 Phone E-mail Address

Applicant

DAVE MEYER
 Name

HEARTLAND WEDDINGS AND EVENT BARN
 Company

W259N8598 STATE ROAD 164
 Address

HARTLAND WI 53029
 City State Zip

262-327-5525 dmeyer55@aol.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.*



SIGN PERMIT APPLICATION

Property Information

W259 N8598 State Rd 164

Property Address

Hartland, WI 53029

LSB70178995001

Tax Key/Parcel ID #

5 acres

Lot Size

A5

Current Zoning

Property Owner

David & Kim Meyer

Name

Heartland Event Barn

Company

W259 N8598 State Rd 164

Address

Hartland WI 53029

City

State

Zip

242-327-5525

Phone

Fax

E-mail Address

dmeyer55@aol.com

Kim.hair3636@gmail.com

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.

Applicant / Agent

Same

Name

Company

Address

City

State

Zip

Phone

Fax

E-Mail Address

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.***

Sam Meyer

Applicant Signature & Date

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

Sam Meyer

Property Owner Signature & Date

INTERNAL USE ONLY

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



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

PETITION FOR A CONDITIONAL USE PERMIT

Property Owner

HEARTLAND WEDDINGS AND EVENT BARN

Name / Company Name

[Signature]
Signature

W259N8598 STATE ROAD 164

Address

HARTLAND WI 53029

City State Zip

262-327-5525 dmeyer55@aol.com

Phone E-mail Address

Applicant

DAVID MEYER

Name

HEARTLAND WEDDINGS AND EVENT BARN

Company

W259N8598 STATE ROAD 164

Address

HARTLAND WI 53029

City State Zip

262-327-5525 dmeyer55@aol.com

Phone E-Mail Address

Property Information

LSBT0178995001

Property Address W259N8598 STATE RD 164

HARTLAND

City

53029

Zip

LST0178995001

Tax Key/Parcel ID #

5 ACRES

Lot Size

RESIDENTIAL

Current Zoning

Conditional Use Information

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

TO ALLOW FOR A BARN DANCE WEDDING AND EVENT BUSINESS IN THE NEWLY RENOVATED BARN AND NEWLY LANDSCAPED PROPERTY. A SEASONAL BUSINESS FROM APRIL THRU SEPTEMBER.

INTERNAL USE ONLY

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



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 LSBT0178995001 Acres 5.0 Zoning RESIDENTIAL

Business Name & Contact Person: HEARTLAND WEDDINGS - DAVID MEYER

Full Address (include City & Zip): W259N8598 STATE ROAD 164, HARTLAND WI 53029

Phone Number & Email: 262-327-5525 - dmeyer55@aol.com

Signature & Date: [Signature] 08/21/18

Property Owner Name: KEM/DAVID MEYER

Full Address (include City & Zip): W259N8598 STATE ROAD 164 HARTLAND WI 53029

Phone Number & Email: 262-327-5525 OR 262-522-3636 dmeyer55@aol.com

Signature & Date: [Signature] 08/21/18

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: _____

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.

BARN DANCE WEDDING VENUE, CONFERENCE MEETINGS VENUE.
OUTDOOR WEDDINGS WOULD BE AVAILABLE TO BRIDE AND GROOM
ALONG WITH INDOOR SEATING FOR FOOD. SMALL EVENTS LIKE
QUILT SHOWS, ETC IN BARN

4. Days & Times of Operation:

a. Days & Times: MONDAY THRU SUNDAY 10AM TO 12AM MIDNIGHT

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

a. Full-Time 2

b. Part-Time 4-7

FOOD / BEVERAGE / LIQUOR

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

a. If yes, please explain: CATER OF FOOD AND BAR FOR WEDDINGS
BUSINESS MEETINGS COULD HAVE FOOD AS WELL

7. Table Seating Capacity

- a. Outside: 150
- b. Inside: 150
- c. Bar: 20

8. Food / Soda Vending Machines Yes No

- a. If yes, quantity of each: _____

OUTDOOR USES

9. Is there any outdoor storage? Yes No

- a. If yes, please explain: _____

10. Will there be any outdoor events? Yes No

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

WEDDING CEREMONY, ON-SITE INDOOR BATHROOMS
15 PARKING SPACES ON-SITE OTHERWISE ALL OTHERS
WILL BE OFF-SITE.

11. Will there be any customer dockage? Yes No

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

12. Parking Lot

- a. Dimensions 180' X 120'
- b. Total number of spaces 10
- c. Number of spaces allotted for employees 5

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.

LIVE OR AMPLIFIED MUSIC PLAYED INSIDE THE BARN
MAINLY PLAYED SATURDAY/SUNDAY EVENINGS - 6 PM TO 12 AM MIDNIGHT

14. Game Machines Yes No

a. Quantity: _____

b. Location: _____

BUILDINGS

15. Building A

a. Dimensions & Levels: 63' X 35' (ONE MAIN LEVEL)
b. Use: DANCE, BAR, MEETINGS, EVENTS

16. Building B

a. Dimensions & Levels: 58' X 35' (ONE MAIN LEVEL)
b. Use: SEATING AREA

17. Building C

a. Dimensions & Levels: _____

b. Use: _____

LIGHTING (Submit Cut-Sheets)

18. Outdoor Lighting

a. Type(s): 4 LED FLOODLIGHTS

b. Locations(s): 1 FACING NORTH, 2 FACING EAST, 1 FACING WEST

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.

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.

bry

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.

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): _____



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 DAVID MEYER
ADDRESS W259 N8598 STAGE ROAD 164, HARTLAND WI 53029
DATE 03/08/19 SIGNATURE [Signature]
PHONE 262-327-5525 EMAIL dmeyer55@aol.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME DAVID MEYER
ADDRESS W259 N8598 STAGE ROAD 164, HARTLAND WI 53029
DATE 03/08/19 SIGNATURE [Signature]
PHONE 262-327-5525 EMAIL dmeyer55@aol.com

COMMENTS:

SECONDARY PHONE NUMBER IS 262-522-3636

Town Official Accepting Form

Date



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 DAVID MEYER
 ADDRESS W259N8598 STATE ROAD 164 HEARTLAND 53029
 DATE 03/08/19 SIGNATURE [Signature]
 PHONE 262-327-5525 EMAIL dmeyer55@aol.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME DAVID MEYER
 ADDRESS W259N8598 STATE ROAD 164 HEARTLAND 53029
 DATE 03/08/19 SIGNATURE [Signature]
 PHONE 262-327-5525 EMAIL dmeyer55@aol.com

PROJECT NAME HEARTLAND WEDDINGS AND EVENT BARN

March 2019

To: Town of Lisbon

From: Kim and David Meyer

We own a five acre parcel located at W259N8598 State Road 164 in Hartland. Our family is proposing to make a substantial investment in improving our property. We are requesting permission to open and operate a barn dance wedding and event business. The barn itself is 60' X 35' and sits well back off the roadway in the center of the property. In the summer of 2018, we put new tin and beautiful new windows and doors on/in the barn. A 35' X 58' lean to was added to the barn and that particular area would be set aside for guests to eat. The barn would include built in bathrooms and a bar. Interior and exterior lighting would be added as well as new hardwood flooring to accent the beauty of the barn. A separate septic system would be added. Professional landscaping is scheduled to be completed this spring and include natural stone steps, flowers, trees and a walking path for guests to enjoy. A deck will be built on the north side of the barn to allow an additional safety exit for guests. From the deck, the guests can enjoy the lovely views of the area including the gorgeous Songbird Hills Golf Course which surrounds our property.

The Wisconsin Department of Transportation has authorized us 10 additional parking spaces on site which would be reserved for handicapped parking, caterers, D.J., and the bride and groom, etc. These spaces will be developed in an area just southeast of where our garage is located. Guest parking will be off site at either of two locations we have made arrangements with. The two parking sites are in Sussex at Color Ink or the Gospel Fellowship Church of Sussex. Both of these locations are less than three miles from our property. Extra liability insurance would be purchased to cover guest on our property as well as at the parking sites. The guests would be transported back and forth by a properly licensed driver using a large van or bus.

We would rent out our barn space for events such as weddings or other small events like business meetings, parties, etc. A liquor license would be required for the bar to serve drinks at the events. Licensed bartenders would be on site. The food would be catered in and a prep sink would be built-in for their usage. We would provide tables and chairs for our guests to eat dinner. In the event of rain or poor weather the inside of the barn would be used as the secondary location for the ceremony.

Our home already has a small hair salon business in it which would be opened up for the wedding party to use on the day of the wedding.

Our architect has provided guidance with providing the safest atmosphere possible for all of our guests. This includes proper amounts of fire extinguishers, emergency lighting, signage, audible fire alarms and more exits for safety. A safety plan in the event of severe weather was developed and the bottom portion of the barn would be used in the event of emergencies. A structural engineer would verify that the barn is safe for such events prior to holding any events. After we paid the proper fees, Waukesha County conducted a survey of the property and we do not fall within a wetland district.

We would be open mainly on weekends from April thru September. Hours of operation are 10AM to 12AM. Maximum capacity would be up to 150 guests. The renters will be allowed to arrive early to decorate the barn to personalize their event.

The owners (Kim and David Meyer) plan to be on site during the events. We also plan on using mainly family members for operating the shuttle, cleaning after the events, bartending. If hired by the customer, this would also include family members doing photography and wedding planning. Our family feels this project would be a wonderful addition to the Town of Lisbon and surrounding communities. We will strive to provide excellent service and want our guests to have a wonderful and memorable wedding on their special day! Thank you. We would love to make "Heartland Weddings and Events" a beautiful addition to the Town of Lisbon business community.



David Meyer
W259 N8598 State Road 64
Hartland, WI

March 3, 2019

Mr. Meyer,

Here is my synopsis / general description of your "wedding barn" plan – specifically focused on the architectural / engineering items that I think are worthy of review by your local officials as they make determinations related to your project.



Peter A. Weston
Architect / Owner, The Design Alliance Architects, Inc.

Meyer Wedding Barn

General Project / Business Description:

New "wedding barn" venue located at W259 N8598 State Rd 64, Hartland, WI.

Occupied main floor area: 5,418 s.f.

Approx: 150 persons max. occupancy.

Catered meals (no food preparation on-site).

ADA compliant throughout – parking, restrooms, means of ingress and emergency egress, meal service etc.

Seasonal, scheduled / permitted events.

General Building / Life Safety Code Information:

The International Building Code (IBC) would look for an assembly building with more than 100 occupants to be fire sprinklered, to have exit distances less than 200 feet and to have at a minimum of two exit doors. There would be no fire alarm requirement (required when 300 or more occupants), and the fire sprinkler system requirement would be exempt due to the rural (no municipal water supply) nature of the building.

While the wedding barn will not have a fire sprinkler system, it will have four exit doors with panic hardware, maximum exit distances of only 50', and smoke / heat detectors throughout with visual and audible alerts. Exit lights and emergency egress pathway lighting will be included as well.

The NFPA's Disability Access Review and Advisory Committee (DARAC) has established guidelines with its Emergency Planning Guide for People with Disabilities. While a large part of this guide focuses on multi-level buildings, and spaces with circuitous egress pathways, this building has a single occupied floor level and ADA compliant exit doors at the corners of each of the two main spaces.

The planning guide identifies three main components of the building's evacuation system:

1. The circulation pathway.
2. The occupant notification system(s).
3. Directions to and through the circulation paths.

Item #s 1 and 3 are, with this building, simple and self-evident. Small spaces with an exit sign and exit door just a few steps away. Item #2 are the visual (strobe lights) and audible (detector sirens) warnings that will be built into the fire / smoke alarm system. This building, by virtue of its small size and uncomplicated nature, achieves the high standards DARAC is looking for almost by default.

General items of note – owner / operator commitments:

The building's structural integrity will be reviewed by a structural engineer and any required alterations will be made prior to occupancy.

The owner will create an Emergency Action Plan that will relate to situations such as fire, storm shelter, or (god forbid) active shooter. Of note: The barn has a basement with a foundation of stone and poured concrete. This will be made available and be identified in the EAP as a space to shelter from high winds / tornadoes. These events are typically forewarned, and the EAP will define the available routes to the basement (ADA compliant sidewalk and the building's exterior stair).

The site / driveway is being sized in accordance with requirements for ambulance and fire-fighting access.

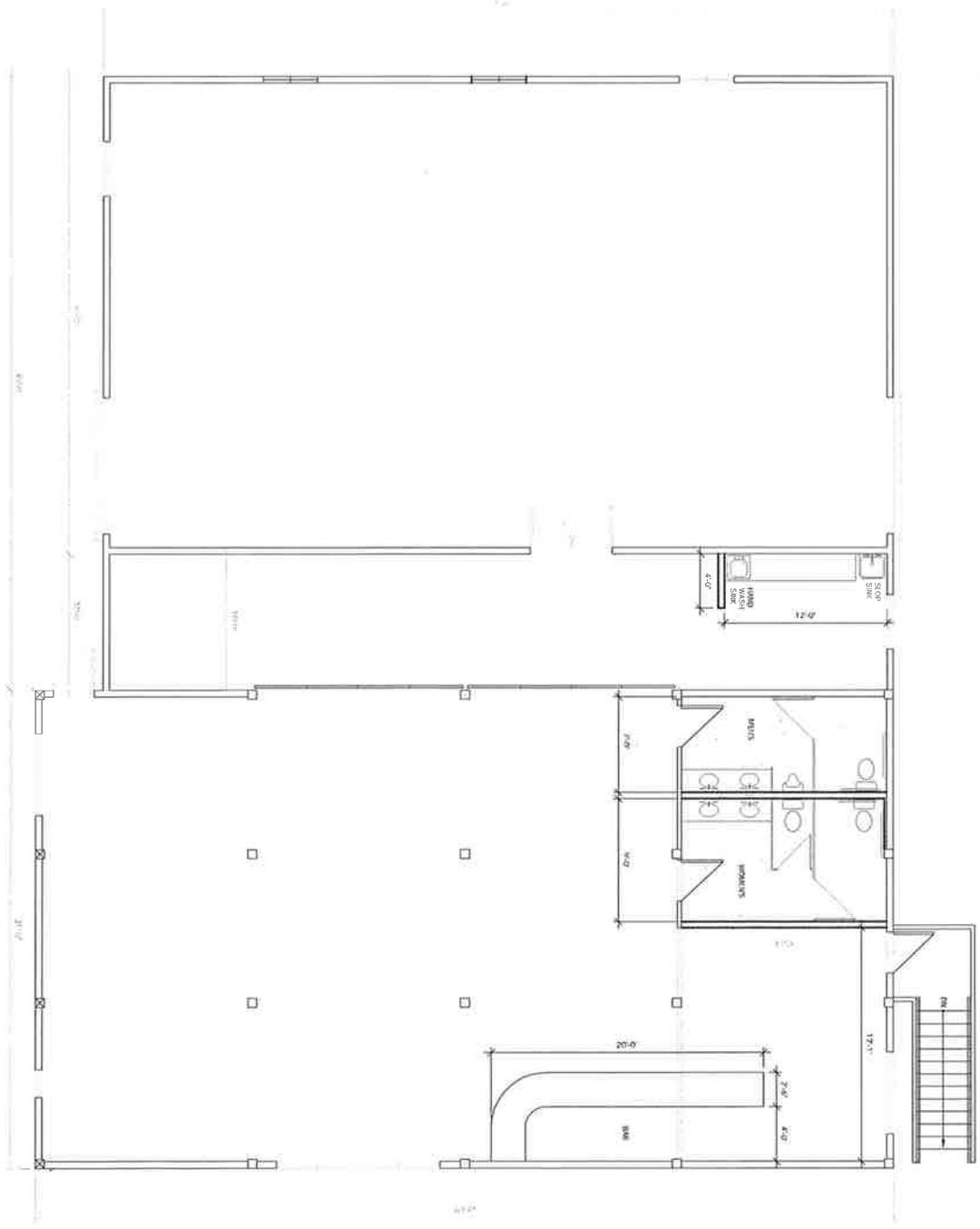
(end)

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY
NOT FOR
CONSTRUCTION

LEGEND:

- NEW POOL
- EXISTING POOL TO BE REMOVED
- NEW WALL
- EXISTING WALL



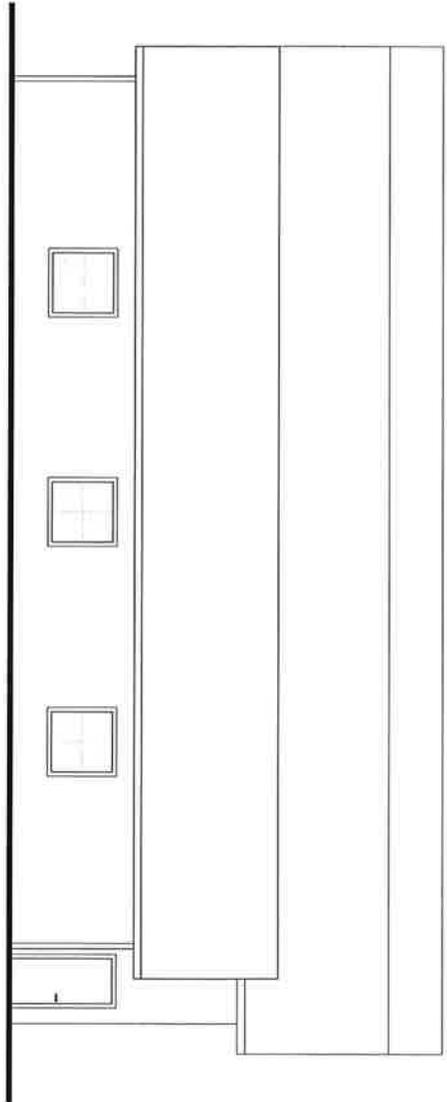
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: FEBRUARY 2, 2019
201 BARKER HOLLOW BARRINGTON, IL

<p>Design Alliance Architects, Inc. 1003 Madison Avenue Fort Atkinson, WI</p>	<p>MEYER BARN ADDITION W259N8598 State Road 64 Hartland, WI</p>
	<p>DRAWING NAMES MAIN FLOOR PLAN</p>
<p>REVISIONS</p>	<p>PROJECT DATA DATE: 2/2/2019 DRAWN BY: CL CHECKED BY: RW</p>
<p>SHEET NO.</p>	<p>A-1</p>

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO START

PRELIMINARY
NOT FOR
CONSTRUCTION

ALL DRAWINGS ARE
1/2 SCALE SHOWN

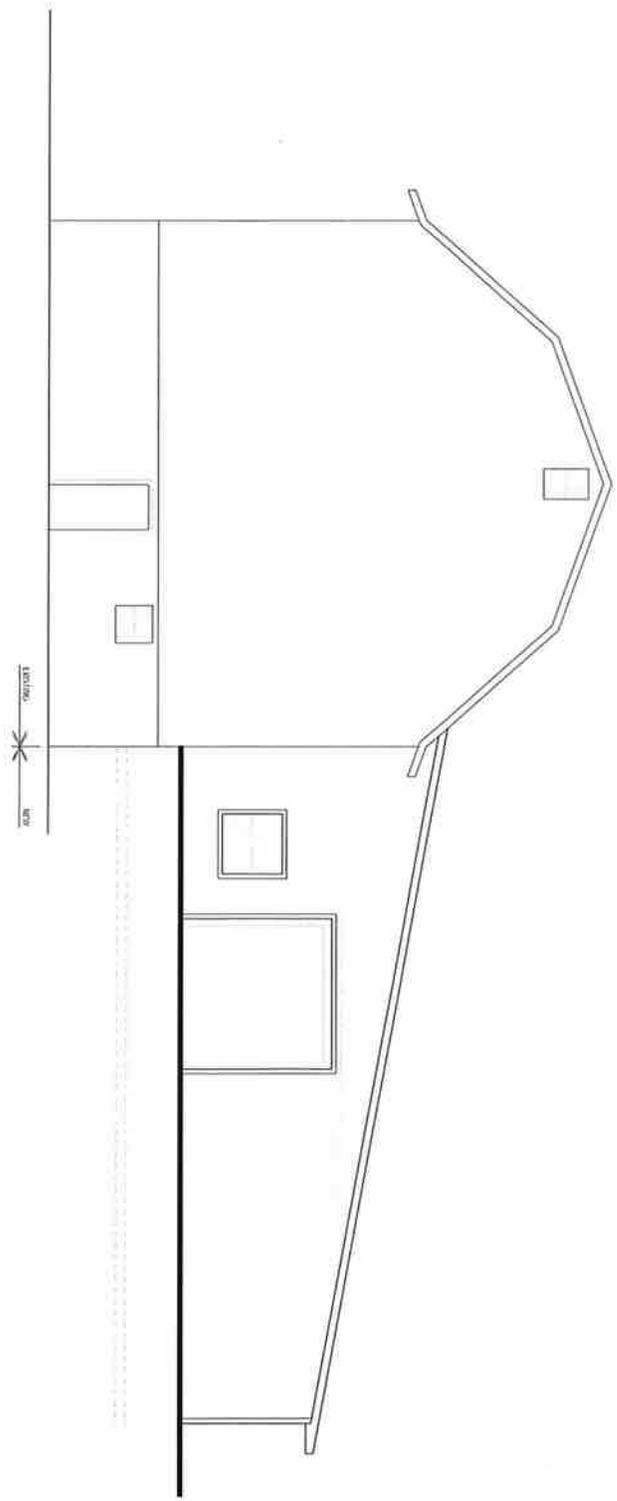


WEST ELEVATION
SCALE: 1/8" = 1'-0"
DATE: APRIL 16, 2018

 <p>1003 Madison Avenue Fort Atkinson, WI (920) 563-3404</p>	<p>MEYER BARN ADDITION W259N8598 State Road 64 Hartland, WI</p>
	<p>DRAWING NAMES WEST ELEVATION</p>
<p>REVISIONS</p>	<p>PROJECT DATA DATE: 5/2/2018 DRAWN BY: CL CHECKED BY: RW</p>
<p>SHEET NO.</p>	<p>A-2</p>

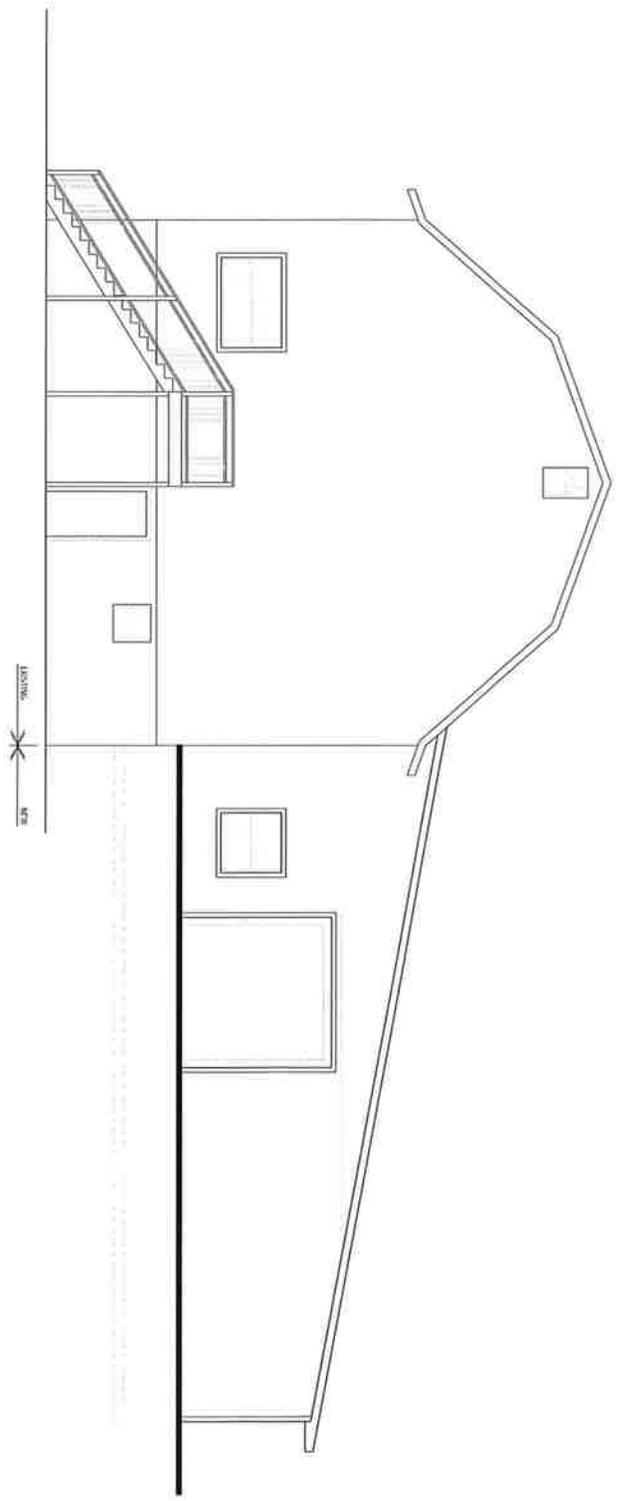
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY
NOT FOR
CONSTRUCTION



20
A-4
NORTH ELEVATION
SCALE: 1/4" = 1'-0"
DATE: 5/3/2018
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.

<p>MEYER BARN ADDITION W259N8598 State Road 64 Hartland, WI</p>	<p>Design Alliance Architects, Inc.</p> <p>1003 Madison Avenue Fort Atkinson, WI</p> <p>(920) 563-3404</p>
<p>REVISIONS</p>	<p>PROJECT DATA</p> <p>DATE: 5/3/2018</p> <p>DRAWN BY: CL</p> <p>CHECKED BY: P.W.</p> <p>SHEET NO.</p>
<p>A-4</p>	



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START

PRELIMINARY
NOT FOR
CONSTRUCTION

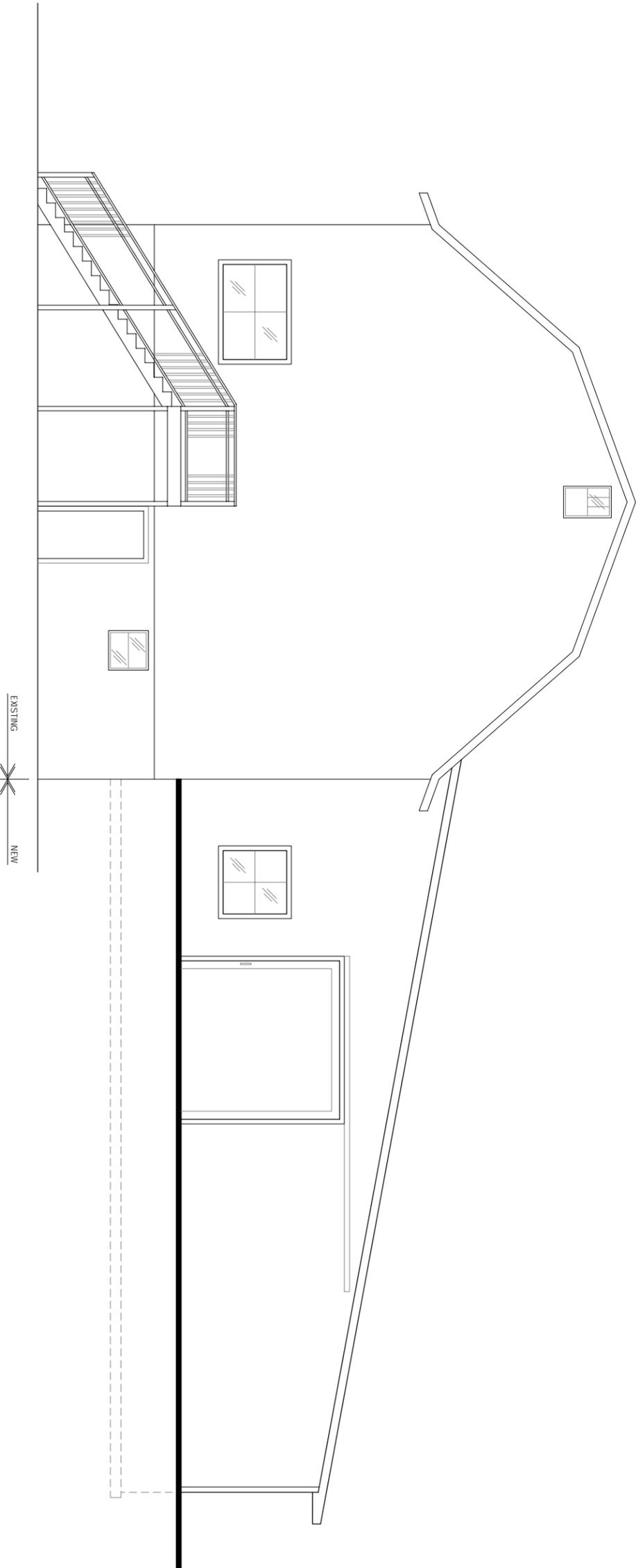
ALL DRAWINGS ARE
1/2 SCALE SHOWN

28
44
NORTH ELEVATION
SCALE: 1/2" = 1'-0"
201 BARKER WELDING BUSINESS CENTER
DATE PLOTTED: 10/20/19

<p>MEYER BARN ADDITION W259N8598 State Road 64 Hartland, WI</p>		<p>Design Alliance Architects, Inc. 1005 Madison Avenue Fort Atkinson, WI (920) 565-3404</p>
<p>DRAWING NAMES NORTH ELEVATION</p>	<p>PROJECT DATA DATE: 2/4/2019 DRAWN BY: CL CHECKED BY: P.W.</p>	
<p>REVISIONS</p>	<p>SHEET NO.</p>	<p>A-4</p>

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN
 PRELIMINARY NOT FOR CONSTRUCTION



20
A4

NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 2018 MEYER WEDDING BARN/MB-DRAWINGS.DWG
 DATE: APRIL 16, 2018

<p>PROJECT DATA</p> <p>DATE: 2/4/2019</p> <p>DRAWN BY: CL</p> <p>CHECKED BY: P.W.</p> <p>SHEET NO.</p>	<p>DRAWING NAMES</p> <p>NORTH ELEVATION</p>	<p>MEYER BARN ADDITION W259N8598 State Road 64 Hartland, WI</p>		<p>the Design Alliance Architects, Inc.</p> <p>1003 Madison Avenue Fort Atkinson, WI</p>	<p>(920) 563-3404</p>
		<p>REVISIONS</p>			

A-4



SIGN PERMIT APPLICATION

Property Information

W259 N8598 State Rd 164

Property Address
Hartland, WI 53029

LSB70178995001

Tax Key/Parcel ID #

5 acres

Lot Size

A5

Current Zoning

Property Owner

David & Kim Meyer

Name

Heartland Event Barn

Company

W259 N8598 State Rd 164

Address

Hartland WI 53029

City

State

Zip

242-327-5525

Phone

Fax

E-mail Address

dmeyer55@aol.com

Kimhair3636@gmail.com

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.

Applicant / Agent

Same

Name

Company

Address

City

State

Zip

Phone

Fax

E-Mail Address

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.***

David Meyer

Applicant Signature & Date

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

David Meyer

Property Owner Signature & Date

INTERNAL USE ONLY

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

00128



36" x 36" sign panel double sided
 aluminum composite material
 7' tall post with hanging arm
 decorative details



This design and drawing submitted for your review and approval is the exclusive property of **Signarama**. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of **Signarama**.

Name:		Company:	
Phone:	Fax:	E-mail:	
Z:kim meyer farm house studio/heartland event barn		Date:	3/15/2019
File: sign.fs		Time: 8:54:51 AM	



Parcel ID LSBT0178995001: Site Map
 Town of Lisbon

1 inch = 250 feet
 0 125 250 500 Feet

 Town of Lisbon Boundary
 Subject Parcel

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

00130



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 LSBT0178995001: Future Land Use
 Town of Lisbon



Town of Lisbon Boundary
 Subject Parcel

vierbicher
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
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00131



Parcel ID LSBT0178995001: Zoning Map

Town of Lisbon

1 inch = 250 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-I		PR

Town of Lisbon Boundary
 Subject Parcel

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

N88°33'03"W

525.44'

RTY

N0128°30'E

220.53'

N02°16'40"E

104.82'

1.6

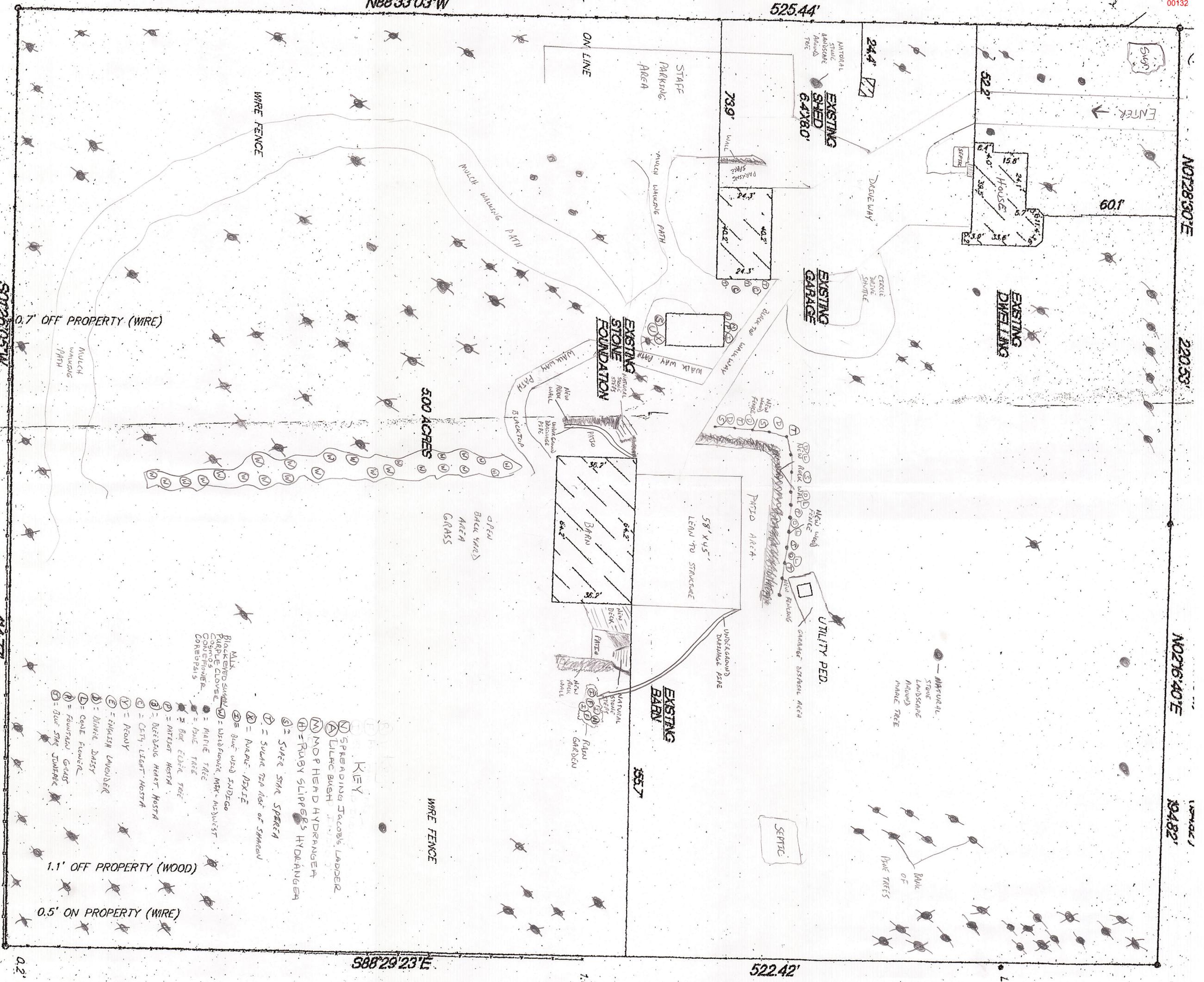
S88°29'23"E

522.42'

S0128°05'W
(N0128°30'E)

S0128°05'W
(N0128°30'E)

0.2' C



KEY

- ⊙ SPREADING DAGONIS LADDER
- ⊙ LILAC BUSH
- ⊙ NOP HEAD HYDRANGEA
- ⊙ RUBY SLIPPERS HYDRANGEA
- ⊙ SUPER STAR SPERCEA
- ⊙ SUNK TOP ASST OF SHARON
- ⊙ ANAQUE DIXIE
- ⊙ BUILT WOOD ENDEGO
- ⊙ BIRD EATING TREE
- ⊙ PATRIOT HOSTA
- ⊙ BEEDEAG HOSTA
- ⊙ CATTY LIGHT HOSTA
- ⊙ PEODY
- ⊙ ENGLISH LAVENDER
- ⊙ DENWIL DAISY
- ⊙ CODE FLOWER
- ⊙ FOUNDATION GRASS
- ⊙ BLUE STAR JASMINE
- ⊙ MIX
- ⊙ BLACKBERRY SWAN
- ⊙ PURPLE CLOVER
- ⊙ CORNFLOWER
- ⊙ CORNOPSIS
- ⊙ BIRD EATING TREE
- ⊙ PATRIOT HOSTA
- ⊙ BEEDEAG HOSTA
- ⊙ CATTY LIGHT HOSTA
- ⊙ PEODY
- ⊙ ENGLISH LAVENDER
- ⊙ DENWIL DAISY
- ⊙ CODE FLOWER
- ⊙ FOUNDATION GRASS
- ⊙ BLUE STAR JASMINE

1.1' OFF PROPERTY (WOOD)

0.5' ON PROPERTY (WIRE)

WIRE FENCE

0.7' OFF PROPERTY (WIRE)

500 ACRES

OPEN
BACK YARD
AREA
GRASS

1.6

1.6



April 4, 2019 (updated April 8, 2019)

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

RE: Heartland Event Barn Conditional Use, SPPOO, and Sign Permit Application Review

Introduction

This letter reviews the Conditional Use Permit (CUP), Site Plan/Plan of Operation (SPPOO), and Sign Permit application submitted by David Meyer (Applicant) on March 11, 2019, for the property located at W259N8598 WI-164 in the Town. The property in question is 5 acres and is currently zoned A-5 (Mini-Farm). The Applicant is proposing to make substantial structural changes to an existing barn on their property in order to operate an event space that would host weddings and other large gatherings. The Town Planner's review of all Conditional Use, SPPOO, and Sign Permit applications and accompanying materials are included in the following pages.

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

Conditional Use Permit

Chapter 11 of the Town Ordinances does not list wedding or event barns as a conditional use, and there are no conditional uses listed which would cover the intended use proposed by the Applicant. Therefore, this application shall be evaluated for an unspecified conditional use, as mentioned under Sec. 4(h)28. This ordinance states that uses which are not specified under Sec. 4 of Chapter 11 may be determined to be acceptable in the subject district under the provisions of Sec. 3(d)3, and allowed in accordance with the procedures set forth in Sec. 4. The Plan Commission shall evaluate the Applicant's Site Plan/Plan of Operation application and Sign Permit application, then either deny or conditionally approve the Conditional Use Permit application for an unspecified conditional use. The following zoning regulations apply to the site:

Site Plan/Plan of Operation

Pertinent Reviewed Materials – Summary Overview

Business Name:	Heartland Weddings and Event Barn
Property Owner:	David and Kim Meyer
Tax Key:	LSBT 0178.995.001
Zoning:	A-5 Mini-Farm – Future Land Use - Recreation
New or Existing Business:	New business
New or Existing Structure:	Existing structure

vision to reality

April 4, 2019
Page 2 of 7

Replacing an Existing Business: No

Change of Use or Operation: Yes – New operation.

Operation Summary: The Applicant intends to operate a barn to host weddings, dances, and other events annually from April through September. The barn has been newly renovated and the area around it has been newly landscaped.

Hours of Operation: 10:00 am – 12:00 am, mainly on weekends from April through September. Plan Commission may elect to discuss the hours of operation with the Applicant(s).

Full-Time Employees: Unspecified number – Applicant(s) mentioned primarily family members. Off-site catering business would have their own staff and would not be employed by the Heartland Wedding and Events Barn

Part-Time Employees: Unspecified number – Applicant mentioned primarily family members. Off-site catering business would have their own staff and would not be employed by the Heartland Wedding and Events Barn

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials: No

Parking: The site would have a parking lot measuring 180'x120'. The total number of spaces is 10, with five (5) allotted for employees. The Applicant would also have off-site parking for guests at two locations – Color Ink in Sussex and Gospel Fellowship Church in the Town of Lisbon. This would be serviced by shuttle buses provided by the business operator.

Outdoor Lighting: The Applicant's letter stated that interior and exterior lighting would be added to the barn; however, the Applicant did not specify the lighting types or provide cut sheets. Staff notes
Interior lighting plans shall be reviewed and approved by the Town of Lisbon Building Inspector.
Any future exterior lighting additions should be reviewed by the Plan Commission to ensure it does not interfere with the residential character of the residential uses around from Highway 164.

Signage: The Applicant submitted a sign permit application. See the following section of this letter.

Trash/Recycle Impacts: The Applicant shows a dumpster on the Site Plan behind the existing detached garage.

Stormwater Impacts: There is no anticipated additional impact to the existing stormwater facilities or stormwater plan. A major grading permit shall be reviewed by the Town Engineer.

County Shoreland Zoning Review Required: No

Odor, Smoke, Noise from Operation: The Applicant stated that the venue's maximum capacity would be 150 guests. Town Planner notes a capacity analysis should be required from a registered architect.

Chemical, Hazardous Waste,

Solvents Stored On-Site: No
 Storage/Sale of Gasoline or
 Petroleum Products: No
 Fire Department Inspection Date: Shall be required prior to occupancy.
 State Approved Building Plans Date: Shall be required prior to occupancy.

Additional Comments:

The Town Plan Commission has not had the opportunity to review an Event Barn as an unspecified conditional use. Therefore, it is imperative that the review and discussion are subject a thorough review of potential issues or concerns. Additional Town Planner Comments are included below:

Planning

Architectural drawings for the event structure, signed and stamped by a licensed architect, should be required and must be submitted prior to occupancy. The plans should show the proposed ingress/egress paths, exit/emergency lighting, and fire extinguishers, as well as all other information needed to meet requirements by the Fire Department and Building Inspector. The connection between the building spaces and the restrooms shall be ADA compliant.

Operation:

The Plan Commission could discuss requested hours of operation with the Applicant.

The Plan Commission could discuss the desire for an alcohol license with the Applicant.

Signage/Lighting/Noise/Screening Concerns:

All outdoor lighting should be shielded from neighboring properties, and any exterior lighting changes shall be submitted to the Plan Commission in an SPPOO application. Exterior lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally, all security lighting must be shielded appropriately.

There could be concerns of hours of the outdoor entertainment not enclosed by the building space. The Plan Commission should discuss with the Applicant the potential limitations to outdoor entertainment.

Roads/Sight Visibility/Ingress-Egress/Parking:

This property accesses off Highway 164. The driveway is an existing driveway. The Applicant worked with the DOT and determined that the site was not appropriate for onsite parking (less handicapped and staff parking without major construction to Highway 164. The Applicant secured off-site parking locations in the Village of Sussex and the Town of Lisbon to shuttle guest to the site. It shall be the responsibility of the Applicant and the business to ensure the off-site parking does not violate land use or site regulations in the Village of Sussex. Planning staff views this solution as a potential benefit as the off-site locations would significantly lower the impact on the surrounding neighborhood.

The connection between the building and the handicapped parking spaces shall be ADA compliant.

Building Improvements:

The State of Wisconsin has taken a moderately "hands-off" approach to regulate event barns if they were constructed prior to January 1, 1965, and was historically used as a barn and farming. Local Fire Departments and Building Inspectors have the ability to regulate how they deem

necessary. However, the State did make the following stipulations in 2017 regarding the use of an event barn.

- If the barn is internally wired for electricity or contains an elevator or other conveyance, the wiring or the elevator or other conveyance complies with applicable law. (ie. up to code)
- All areas of the barn used for wedding receptions or other social events satisfy applicable state accessibility requirements.
- Each year, there is at least one period of 90 consecutive days in which the barn is used for no more than one social event.
- Smoking and all open flames are prohibited in the barn and within 50 feet of the barn, except for certain catering services.
- The barn satisfies certain fire protection and posting requirements.

Additionally, the Plan Commission could consider a requirement of a backup generator as part of a prepared Emergency Action Plan.

Septic/Waukesha County Department of Environmental Health:

If approved, the CUP shall condition approval by Waukesha County Department of Environmental Health. The Department shall review and approval of the operation prior to the issuance of occupancy.

Sign Permit

Chapter 11 Sec. 14(b)4. states that signs in A-5 districts shall not exceed 40 square feet in the area displaying the name of the farm or estate. The Applicant's proposed sign is a 3'x3' panel hanging from a 7' tall post with the hanging arm. The panel is made of aluminum composite material. A review of the proposed sign with respect to Chapter 13 of the Town's Code of Ordinances is below.

The proposed sign is a double-faced sign that could be construed to fit the definitions of a freestanding, ground, or pole sign. Pole signs are prohibited in the Town. Should the Town interpret the proposed sign as a Pole sign, then the Applicant should modify the proposed exhibit unless the Town wishes to grant an exception. The Applicant shall pay all applicable fees required as part of this sign permit application in accordance with Sec. 13.05 of the Sign Code and the Town's fee schedule. If the use is conditionally approved the following signage standards shall apply.

- Require ground or freestanding signs to have a landscape area extending a minimum of 5 feet from the base of the sign in all directions. The Town should first decide whether it believes the proposed sign meets the definitions of ground or freestanding sign before enforcing this requirement. If external illumination is proposed, then the adherence to this ordinance should be required.
- Requires no sign or supporting structure shall be setback/offset less than 10 feet from an abutting lot line, right-of-way line, or driveway edge. This requirement should be made a condition of approval for the sign permit.
- Requires sign placement must adhere to the vision setback regulations set forth in the Zoning Code. Per Chapter 11 Sec. 3(g)1.B.ii. requires a vision triangle measured by connecting the endpoints of two perpendicular 60-foot lines measured from the intersection of the centerlines of the driveway and WI-164.

- Requires all signs shall be designed, constructed, erected, and maintained to safely withstand wind pressure as specified by Wisconsin Statutes and applicable administrative codes. The Applicant shall verify the proposed sign's structural design qualifications.

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

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

1. The Applicant shall comply with all site plan and operational aspects details on the submitted materials. The Site Plan shall be on file at the Town of Lisbon. It is the Applicant's responsibility to contact the Planning Office when inspections are needed.
2. The Town of Lisbon retains the right to annually review the business operation for compliance with approved plans. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
3. Land Use, Licensing, and Operation:
 - a. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
 - b. The Applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
 - c. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
 - d. Hours of operation are _____ a.m. to _____ a.m./p.m., April 1 – September 30 annually (i.e. There is at least one period of 90 consecutive days in which the barn is used for no more than one social event.)
 - e. Outdoor Entertainment shall be limited to the hours of _____ a.m. to _____ p.m.
 - f. Total site occupancy shall be no more than _____ individuals including staff and/or catering staff.
 - g. The operation shall be limited to a Class _____ liqueur licenses.
 - h. There shall be no outdoor storage of materials.
 - i. All onsite dumpsters shall be stored within enclosure areas.
 - j. The Applicant shall prepare an Emergency Action Plan and review the action plan with the Fire Marshall.
 - k. Any additional or future business signage shall be required to obtain signage approval.

- i. No signage in Highway 164 right-of-way.
 - ii. The sign shall be 10 feet from the abutting lot line and right-of-way line to ensure proper vision clearance.
4. Access:
 - a. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
 - b. On-site parking shall be limited to handicapped accessible spaces and parking for staff and event set up and coordinators/honorees.
 - c. If the State of Wisconsin, Waukesha County Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
5. Building and Site Plan:
 - a. Building plans and must be submitted to the Town for review and approval prior to occupancy. Architectural drawings for the event structure, signed and stamped by a licensed architect, are required and must be submitted prior to the issuance of occupancy. The plans shall include should show the proposed ingress/egress paths, exit/emergency lighting, and fire extinguishers, as well as all other information deemed necessary by the Building Inspector and Fire Marshall.
 - b. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to the issuance of an occupancy permit.
 - c. The Applicant shall provide proof that the Fire Department has inspected the site and approved its use. This shall include applicable site drive improvements necessary to access the site in an emergency.
 - d. Smoking and all open flames are prohibited in the barn and within 50 feet of the barn, except for certain catering services.
 - e. The building shall be inspected by a structural engineer building's structural and any required alterations will be made prior to occupancy. The results shall be submitted to the Town Clerk and Building Inspector.
 - f. Exit lights/emergency lights and fire extinguishers are required.
 - g. The Applicant is requesting a "warming only" kitchen at this time. A CUP amendment shall be obtained if the Applicant wishes to establish a commercial kitchen.
 - h. Site grading shall be approved by the Town Engineer.
 - i. All outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.
 - j. A statement from the Applicant, owner, architect or engineer must be submitted prior to the building being occupied that says the building, parking, access, and restrooms are in compliance with applicable ADA regulations.

6. Septic
 - a. Approval by Waukesha County Environmental Health Division (appointment date TBD).
 - b. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new developments.
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 reserves the right to review any condition imposed as part of Conditional Use Permit and Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

The Town should consider the comments above when evaluating the Applicant's sign permit application. The Town should approve, conditionally approve, or deny the submitted application.

Sincerely,

Daniel J Lindstrom, AICP
Town Planner

DL/ap

cc: Gina Gresch, Administrator, Town of Lisbon
Dan Green, Clerk, Town of Lisbon
David Meyer, Applicant

PLANS OF OPERATION - NON-CONDITIONAL USES & NON-MULTI TENANT

00140

INSPECTION YEARS					COMPANY NAME	FIRST NAME	LAST NAME	PHONE	ADDRESS	TYPE	# EMP
2019	2018	2017	2016	2015							
					AIR MAINTENANCE INC	ROB	STUART	695-0750	W230N4933 BETKER DR	AIR QUALITY OFFICE & EQUIPMENT STORAGE	20
	X				ALL AMERICAN AUTOMOTIVE LLP	NICK/KRIS	POPE/GOODREAU	229-3040	W230N9515 COLGATE RD	AUTO REPAIR	2
					ALL-WAYS TOPSOIL DISTRIBUTION SITE	CHRIS	MICHELS	789-6944	N53W23070 CTH K	LANDSCAPE BUSINESS	4
					ASSOCIATED LANDSCAPE SERVICES LLC	JOHN	SMAGLIK	255-6686	W220N7071 TOWN LINE RD	LANDSCAPE SERVICES	10
					ASP LANDSCAPE SERVICE	ANDREW	POLAHAR	305-9504	W260N8421 STH 164	LANDSCAPE SERVICES	2
				X	AUSBLICK INC	DENNIS	EVINRUDE	246-3090	W260N6195 MARY HILL RD	SKI HILL	50
				X	BIG CITY LIMOUSINE	JOSEPH	CIARDO	(414) 699-7288	W220N6671 TOWN LINE RD	LIMO RENTAL	6
					BROADWAY LIMOUSINE & COACH	JOSEPH	LUDAN	781-9922	N52W22222 CTH K	LIMO & COACH RENTAL	17
					BRUCH EXCAVATION	MYLES	BRUCH	691-3317	W230N5001 BETKER DR	EXCAVATING BUSINESS	6
					COLGATE STORAGE	JOHN	LIETZAU	251-1027	W230N9421 COLGATE RD	STORAGE UNITS	1
					COLOR INK INC.	JIM	MEISSNER	246-5000	N69W25055 INDIAN GRASS LA UNIT I,J,K	WAREHOUSE STORAGE	6
					DAS AUTO CARE	JIMMY	SAENPHONPHAKDEE	(414) 737-6365	W233N5639 STH 74	AUTO REPAIR	2
					DEMLANG BLDRS	ROD	DEMLANG	246-0330	N67W27770 MORAIN DR	BUILDER SHOWROOM & OFFICE	5
					FRANKFURTH & ASSOC. LANDSCAPE CONTR. INC	MICHAEL	FRANKFURTH	246-9009	N71W22315 GOOD HOPE RD	LANDSCAPE SERVICES	5
					FRANKLIN TRUCKING	JOYCE	SERVI	695-0055	N48W22953 COMMERCE CENTRE DR	TRUCKING BUSINESS	11
					GLOBE CONTRACTORS	RAY	OLSON	246-0600	N50W23076 BETKER DR	SEWER CONTRACTORS	8
					GROSS ROOFING	MICHAEL	GROSS	246-8774	W220N7063 TOWN LINE RD	ROOFING & RESTORATION	30
					GROWTH WERKS LLC	ANDY	REAHM		PARCEL #2 QUARRY CORNERS	STORAGE	0-Jan
				X	H&H AUTO PARTS & SALVAGE	RONALD	HEITPAS	246-6400	W233N5639 HWY 74	AUTO PARTS & SALVAGE	4
					INSURANCE AUTO AUCTION	TOM	BOBER	246-8822	N70W25277 INDIAN GRASS LA	AUTO AUCTION	11
				X	J A EQUITIES	MATTHEW	SHEVEY	(414) 617-9700	W233N5637 HWY 74	CAR & TRUCK SALES	2
					JBJ PROPERTIES/MULTI TENANT BLDG	BRIAN	BENCE	255-1800	W232N4950 QUARRY CORNERS PKWY	Approved but never constructed	
					LAYNE-NORTHWEST	TOM	ROBERTS	246-4646	W229N5005 DUPLAINVILLE RD	WELL & PUMP REPAIR & MAINTENANCE	10
					LIETZAU INC	JOHN	LIETZAU	251-2070	W230N9401 COLGATE RD	PLUMBING /SEPTIC CONTRACTORS	3
					LISBON PRESBYTERIAN CHURCH	FIONA	NICOLAISEN	(414) 881-5848	W250N7095 HILLSIDE RD	CHURCH SERVICES	
					MACHINE INSTALLATION				W230N4967 BETKER DR		
	X	X			MARYS CUSTOM STORAGE	JEFF	FILLINGER	966-9990	W275N6725 LAKE FIVE RD	STORAGE UNITS	OWNER ONLY
					M L CONDON CO	MICHAEL	CONDON	367-6946	N56W27802 CTH K	STORAGE & REPAIR FACILITY	10
	X	X			MERBETH SHEET METAL PRODUCTS	PETER	MERBETH	246-3500	W229N5087 DUPLAINVILLE RD	METAL FABRICATION	22
					PARKING LOT MAINTENANCE	TED	BALISTRERI	691-3964	W230N4928 BETKER DR	OFFICE/STORAGE	16
					PRIVATE TARGET RANGE	ROBERT	ZELLMER	538-1316	N59W27099 AINSWORTH RD	PRIVATE TARGET RANGE	OWNER ONLY
					TREMMEL TRUCKING	THERESA/BONNIE	TREMMEL	(920) 474-4922	W276N6746 CTH MD	MACHINING & WELDING	15
					REALM TRUCKING	STEVE	MACSURAK	(414) 659-6260	W233N5631 HWY 74		
					RESOURCE MACHINING & WELDING CORP.	GREG	SMILTNEEK	246-4000	W229N5065 DUPLAINVILLE RD	TRUCKING BUSINESS	OWNERS ONLY
					SPACE4U LLC	JON	THEN	391-6065	W230N9491 COLGATE RD	STORAGE UNITS	2
					THE ROCK STONE & LANDSCAPE SUPPLY	DAVID	WIRTZ	372-3072	W249N6916 STH 164	LANDSCAPE SUPPLY	6
					TOTAL CAR CARE	NATHAN	CESCHI	370-7269	N68W27820 HWY VV	AUTO REPAIR	1
				X	UNITED ENGINEERING CORP	HARVEY	BIESEL	246-4718	W220N6671 TOWN LINE RD	ENGINEERING OFFICE	2
					WAUKESHA COUNTY SUBSTATION	MIKE	WELLS		N51W23093 LISBON RD	SAND & SALT STORAGE	7
					WILLOW SPRINGS MOBILE HOME PARK	VINCE & JEAN	ESKAU	246-4090	N67W22208 WILLOW LA G-16	MOBILE HOME PARK	1
					WARRIOR WAREHOUSE	ADAM	FEISTHAMMEL	695-8800	N70W25156 INDIAN GRASS LN UNIT B	FITNESS CENTER	1

MULTI-TENANT BUILDING OWNERS														
2019	2018	2017	2016	INSPECTION YEARS					COMPANY NAME	COMPANY CONTACT	PHONE	EMAIL	PROPERTY ADDRESS	TYPE
				2015	2010	2009	2008	2007						
									Alex Rentals LLC	Keith M. Alexander	(262) 695-2340	Keith@visu-sewer.com	W230N4855 Betker Dr	
		X							Visu-Sewer, Inc.	Keith Alexander	(262) 695-2340		W230N4855 Betker Dr	Sewer Repair
		X							Air Plus, LLC	Mike Korek	(262) 385-5381	airplus@wi.rr.com	N48W22953 Commerce Centre Drive	AC Repair & Office
		X							Alex Rentals LLC	Keith M. Alexander	(262) 695-2340	Keith@visu-sewer.com	W230N4855 Betker Dr	
		X		X	X				Light Force of WI	Perry Perkins	(414) 881-8185	perryperkins@mac.com	N48W22953 Commerce Centre Drive	Lighting / Camera Rental & Services
		X							Kanavas Landscaping	George Kanavas	(262) 786-0050	orge@kanavaslandscape.com	N48W22953 Commerce Centre Drive	Landscape & Design
		X					X		Brzezinski Multi-Tenant Bldg - 1	Randy Brzezinski	(262) 246-8577	info@castheads.com	N50W23001 Betker Dr	
		X						same business, just a different name	Brzezinski Racing Products	Randy Brzezinski	(262) 246-8577		N50W23001 Betker Dr	Machine Shop
		X							Techni-Turn Inc.	Scott & Brian Yehle	(262) 246-8932	techni-turn@sboglobal.net	N50W23001 Betker Dr	Machine Shop
		X							Brzezinski Multi-Tenant Bldg - 2	Randy Brzezinski	(262) 246-8577	info@castheads.com	W230N5000 Betker Dr	
		X							JM Motorsports	Jim Macc	(262) 443-0019	jm@jmspeed.com	W230N5000 Betker Dr	Auto Fabrication
		X							Corky's Trucking	Cordell Lindahl	(414) 303-3914	pmicorky@hotmail.com	W230N5000 Betker Dr	Excavation
									Boat Care & Services	John Sier	(262) 309-3303	quickfab@hotmail.com	W230N5000 Betker Dr	Boat Repair
									Quick Fab Welding & Erection LLC	John Sier	(262) 309-3303	quickfab@hotmail.com	W230N5000 Betker Dr	Metal Fabrication Shop
									Standing Rock Real Estate LLC	Ram Subedi / Paul Karas	(262) 325-7406	lbmwisconsin@gmail.com		
		X			X				County Line Liquor	Jagdish Patel	(262) 293-3872	jaadishpatel142@yahoo.com	N95W25901 CTH Q	Liquor Store
									Lake Five Dentistry	Dr. Brian Jakusz	(262) 628-0555	jakusz@lakefivedentistry.com	N95W25901 CTH Q	Dental Office
									Lake Five Salon / Skin-Tight Medi-Spa	Ann Derenne	(262) 628-3727	adrenne@charter.net	N95W25901 CTH Q	Salon & Medi-Spa
							X		Snap Fitness	Jill Zimmermann	(414) 305-9789	jzimmermann@me.com	N95W25901 CTH Q	Members Only Fitness Club
									Subway	Keyur Desai	(262) 229-3075	desaikayura@gmail.com	N95W25901 CTH Q	Sub Shop
									Kroeger Properties, LLC	Linda Branscombe	414-416-6800	LINDA.BRANSCOMBE@GMA	N69W25055 Indian Grass Ln	
									Quality Welding	Mike Grackowski	262-246-3047	qwieweld@aol.com	N69W25055 Indian Grass Ln	welding
									Snap Fitness-JC Smith Ent	Jennifer Smith	262-501-3919	jensmith@jcsmithenterprises.com	N69W25055 Indian Grass Ln	fitness center
									Meridian Subtek	Karen Koupeny	708-359-4977	kkoupeny@meridian.cc	N69W25055 Indian Grass Ln	underwater equipment
									Hall Saddlery-Laake & Joys	vacating January 31, 2019			N69W25055 Indian Grass Ln	retail/warehouse
									vacant				N69W25055 Indian Grass Ln	
									Landworks	Tim Narr	262-820-2501	jttruss@landworkswisconsin.com	N69W25055 Indian Grass Ln	landscape & design
									Music Dynamics	Sandy Norman	262-246-3314	sandy@musiclessons.com	N69W25055 Indian Grass Ln	music & voice lessons
									Smith Bros Cabinetry/Hilbert	Kelly Henrickson	262-820-1900	hilbertcompany@aol.com	N69W25055 Indian Grass Ln	cabinetry
									Vivid Ink	Randy Kohler	262-719-0940	randykohler@vivid-ink.com	N69W25055 Indian Grass Ln	fulfillment center
									Custom Restoration	Scott & Lisa Krznarich	262-470-0878	lisa@custonrest@gmail.com	N69W25055 Indian Grass Ln	masonry repair
									Owner/Storage	Linda Branscombe	414-416-6800	Linda.Branscombe@gmail.com	N69W25055 Indian Grass Ln	storage
									Squared Away Builders	Dan Wittig	262-250-7780	dwwittig@sabuildersinc.com	N69W25055 Indian Grass Ln	construction services
					X			X	Performance Off-Road	Darin Marquart	414-975-3422	dmarquardt10@wi.rr.com	N69W25055 Indian Grass Ln	vehicle accessories
								X	Craters & Freighters	Dave & Pat Mansmith	414-254-9622	patricia.mansmith@cratersan.com	N69W25055 Indian Grass Ln	freight specialists
									J&A Management Services LLC	Melanie Thorne	(262) 695-8800	home@judsonrealestate.com	N70W25156 Indian Grass Ln	Rental Units
					X	X			Forston Construction	Dennis Forston	(262) 246-4989	dnis@forstonconstruction.com	N70W25156 Indian Grass Ln	Construction Services
									J&C Real Estate	Chuck Terizzi	(262) 490-1920	cterizzi@me.com	N70W25156 Indian Grass Ln	Real Estate
									Intelligent Media	Carlos Castillo	(414) 801-6999	carlos@cablecontractor.net	N70W25156 Indian Grass Ln	Cable Installation Storage
									The Mosaica Group	Randy Peters	(262) 820-9025	randy@printmosaica.com	N70W25156 Indian Grass Ln	Printing Storage
									FSC Corporation	Michelle Jegl	(262) 695-8800	gl@financialsystemsinc.com	N70W25156 Indian Grass Ln	Money Machines - Counting & ATM
		X							Advanced Communication Specialists	Kevin Smith	(262) 522-6410	kdsmith@acswi.com	N70W25156 Indian Grass Ln	?
		X							Michels Multi-Tenant Bldg	Chris Michels	(262) 789-6944		W230N4901 Betker Dr	Rental Units
		X							MJM Precision, LLC.	Scott McGraw	(262) 490-3172	smcgraw@mcgrawgroup.com	W230N4901 Betker Dr	Machine Shop
									All-Ways Contractors, Inc.	Chris Michels	(262) 510-9060	sr@allwaysinc.com	W230N4901 Betker Dr	Contractor
		X							West Shore Holdings, LLC, c/o Founders 3 Real Estate Services	Kevin Hannan	(414) 249-2145	khannan@founders3.com	N49W22900 Commerce Centre Dr	Rental Units
		X							Vacant					
									Allegis Corporation	Rob	(612) 965-7487	rscanlan@allegiscorp.com	N49W22900 Commerce Center Drive	Office & Warehouse
									Ferguson Water Works	Mark	(262) 691-8890	mark.vanweele@ferguson.com	N49W22900 Commerce Center Drive	Wholesale Distributer