



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

Agenda
Town of Lisbon & Village of Merton
Joint Planning Committee Meeting
Lisbon Town Hall, W234N8676 Woodside Rd.
Tuesday, June 18, 2019
6:30 P.M.

1. **Call to Order.**
2. **Roll Call.**
3. **Comments from Citizens Present.**
4. **Discussion and necessary action on minutes of Joint Planning Committee Meeting of November 15, 2018.**
5. **Joint Planning Areas**
 - a. Neumann Developments Inc., on behalf of Bowen Global Investments, Inc., for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, known as the "Stolz Property" for the following items:
 - (i) Resolution 05-19, Town of Lisbon Land Use Map Amendment Approval and recommendation to Waukesha County of the same.
 - (ii) Ordinance 09-19, Ordinance Rezoning LSBT 0264.998, Known as the "Stolz Property", From A-10 Agricultural District to R-1 Suburban Single-Family Residential District in the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same.
 - (iii) Ordinance 11-19, An Ordinance Establishing a Planned Unit Development Overlay Zoning Classification for LSBT 0264.998, Known as the "Stolz Property" and recommendation to Waukesha County of the same.

6. **Adjournment**

Joseph Osterman, Chairman
Town of Lisbon

Ron Reinowski, Village President
Village of Merton

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

Tom Nelson, Administrator-Clerk-Treasurer
Village of Merton

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

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

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

Posted: 2019-06-11
X Website

Clerk: DG
X Town Hall Bulletin Boards (2)

X Sent to Newspapers

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

Call to Order.

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

Roll Call: JPC members present were Joseph Osterman, Jane Stadler, Ron Reinowski, and Mark Baral. Also present was Lisbon Planner Dan Lindstrom, Lisbon Administrator Gina Gresch, Village Administrator Thomas Nelson, Town Clerk Daniel Green and Village Deputy Clerk-Treasurer Julie Ofori-Matmüller.

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

Discussion and necessary action on minutes of Joint Planning Committee Meeting of August 5, 2015.

Motion by Chairman Osterman to approve the Joint Planning Committee meeting minutes from August 5, 2015. Seconded by Commissioner Stadler. Motion carried, 5-0.

Joint Planning Areas

Discussion and necessary action on the Barnwood Conservancy Rezone, Conditional Use Planned Unit Development and Final Plat, LSBT 0217.998.

The Village of Merton's Plan Commission and Village Board has reviewed the application for Rezone, Conditional Use PUD and Final Plat and has made recommendations. The Village asks that the name of the subdivision be put on the plat. They also requested more details on the street light and/or monument sign. The applicant explained there was no street light in the plans at this time. He also explained that a proposed street light would be in the engineering documents. The applicant suggested they install an uplit monument sign but did not want to bring a lot of light pollution. The Town planner suggested that any recommendation to the applicant regarding a street light should be made on the CUP, not on the rezone or the final plat. It was also reiterated that the applicant will maintain at least a one acre density.

Motion by Chairman Joseph Osterman to approve the Barnwood Conservancy Rezone, Conditional Use Planned Unit Development and Final Plat subjected to the conditions provided by the Village of Merton. Seconded by Trustee Mark Baral. Motion carried, 4-0.

Discussion and necessary action on the following requests for Jeff Stolz, for the property located at N56 W27476 Lisbon Road, LSBT 0264.998, and recommendation to Waukesha County of the same:

Rezone LSBT 0264.998 from A-10 Agricultural District to A-5 Mini Farm District.

Town Planner Dan Lindstrom explained the application to the Committee and that the applicant is looking to split off the farmstead to sell this piece separate. In order to do so, the zoning has to comply with the size of the lot in the agricultural district. The 5 acre lot becomes non-conforming to the A-10 district and so the parcel needs to be rezoned as indicated in the Town's Ordinance Exhibit A.

Motion by Chairman Osterman to approve the rezone of a portion of the property located at N56W27476 Lisbon Road, LSBT 0264.998 from A-10 Agricultural District to A-5 Mini Farm District as outlined in Exhibit A. Seconded by Ron Reinowski. Motion carried, 3-0 with Jane Stadler abstaining.

Certified Survey Map

Motion by Chairman Osterman to approve the Certified Survey Map for the property located at N56W27476 Lisbon Road, LSBT 0264.998, and recommendation to Waukesha County of the same. Seconded by Ron Reinowski. Motion carried, 3-0 with Jane Stadler abstaining.

Discussion and possible action on the Town of Lisbon/Village of Merton Joint Planning Area Map.

The Town of Lisbon started working on comprehensive plan and came close to approving a joint map with Merton this was never formally approved. Waukesha County has two comprehensive plan maps for the joint planning area. Both maps are almost identical and there are only a few discrepancies. Some of those discrepancies are how the County color coated different uses. The Village of Merton expressed that they would like to adopt the Town of Lisbon's comprehensive plan map to make the joint planning process easier. The combined map would also solve some of the issues that had come up with the Barnwood subdivision. The Committee directed Mr. Lindstrom to prepare a memo and a larger map for the next Village Plan Commission meeting.

Discussion and necessary action on a 9-acre parcel of land in the Village of Merton, at the northwest corner of Lake Five Road and CTH V.V., MV 0218.032, currently zoned Neighborhood Business, but looking for suggestions for possible other uses of the property.

Chairman, there are two parcels of land available for neighborhood business. One is on the north side of the road and at a higher elevation. Owner decided to put those lands for sale. Wants to put in storage units which was denied because zoning doesn't allow. One wanted a nursery, garden center. Electrical wanted to put business on site. Trucking company wanted to move there. Nothing so far that fit the gateway of what a neighborhood business is. Would have strong opposition against it. Village does not allow private roads.

Possibly nursery? Townhomes? If we get someone looking for a business area.

Discussion and necessary action on the proposed subdivision development on land in the Village of Merton and Town of Lisbon, on CTH KE and Ainsworth Road; MV 0385.995.002 and LSBT 0262.999.

Halquist property. Nelson, no need for JPC to take any action. In preliminary talks with the developer. Not 100% sold on either one yet. Huge contours in that subdivision. Intersection becomes a blind intersection as you come over the hill. Work with county to get a controlled intersection. Kelly smith, north 40 doesn't get approved, the other two lots may get delayed. Developer was going to put in private roads. The village does not allow private roads. Could reduce some of our standards but do not allow private roads. Topography does not allow for larger lots. Dan, reserve some future connections. Parking, where would people park to use the park if they do not live in the subdivision? Would expect this to come forward in 2019. Had real-estate developer come forward? Dan infrastructure cost? Developer paying for all of it. Getting fire vehicles down private roads. Jane fire engines are getting bigger and bigger.

Nelson, at what point in time should we have these meetings? At what point in the process? Meet right away, don't have any information. After the Plan Commission and before the Town Board. Lets establish a protocol for this subdivision.

Adjournment.

Motion by Chairman Osterman to adjourn the Thursday, November 15, 2018 Joint Planning Committee Meeting at 7:26 P.M. Seconded by Commissioner Stadler. Motion carried, 4-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk

Go to the Town of Lisbon's website to find out what you can do to run for office in next year's local elections. Follow the link below to learn more.

RECEIVED

By Daniel Green at 3:47 pm, Jan 14, 2019

TOWN OF LISBON

W234 N8676 Woodside Road

Lisbon, Wisconsin 53089

Phone (262) 246-6100

Fax (262) 820-2023

Website: <http://www.townoflisbonwi.com>

**REQUEST TO AMEND THE TOWN OF LISBON
COMPREHENSIVE DEVELOPMENT PLAN/MAP**

**THE REQUESTED AMENDMENT MUST BE ACCOMPANIED BY A SCALED MAP, SURVEY,
SITE PLAN OR OTHER SIMILAR MEANS OF DEPICTING THE SUBJECT PROPERTY, OR
DETAILS ON THE TEXT TO BE AMENDED**

Tax Key No(s). of the subject property LSBT0264998

Legal Description of the subject property Pt S 1/2 Sec 30, T8N, R19E; Com W 757.0 FT
from E 1/4 Cor; S 2649.0 FT; W 1910.5 FT; N 2653.0 FT; E 1875.0 FT
to BGN - Doc # 4101209

Existing Land Use category as designated on the Town of Lisbon Comprehensive Development Plan (CDP)
land use map

Rural Density and Other Agricultural Land & other lands to be preserved

Amendment requested (e.g., which Land Use category)

Suburban 1 Residential

How much acreage is to be amended to the new Land Use category? approx. 110 acres

Is the amendment within an adopted Sewer Service Area? No If so, is sewer available to the subject
property?

Existing Land Use Agricultural

Proposed Land Use Residential Single Family Neighborhood

Conditions which justify the requested amendment to the CDP (use additional sheets, if necessary):

The price of new housing in Waukesha County has been on a steady rise for the last several years.
The requested amendment to the CDP allows for more dwelling units and is consistent with surrounding areas.
This amendment is necessary to be able to develop the subject property and provide lots
to the market at a price the market can support.

Owner Bowen Global Investments

Applicant Neumann Developments Inc.

Address Las Vegas, Nevada

Address N27 W24025 Paul Ct, Suite 100

Pewaukee, WI 53072

Daytime Phone No. 939-539-7402

Daytime Phone No. 262-542-9200

Signature of Owner [Signature]

Signature of Applicant (if different) [Signature]

Date: _____

Date: 1-9-19



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' Lisbon & Ainsworth Rd = 50' Rear=35'	Outlot Area* = 46.13 ac (43.5%) -% Wetland = 4.05/46.13= 8.8% -% Stormwater = 5.1/46.13= 11.1% -% Upland = 36.98/44.5 = 80.1% [*Outlots 1, 2, 3 & 4 (Not OL 5)]
Total Road Length = 6,850 l.f. [107 l.f. per lot]		

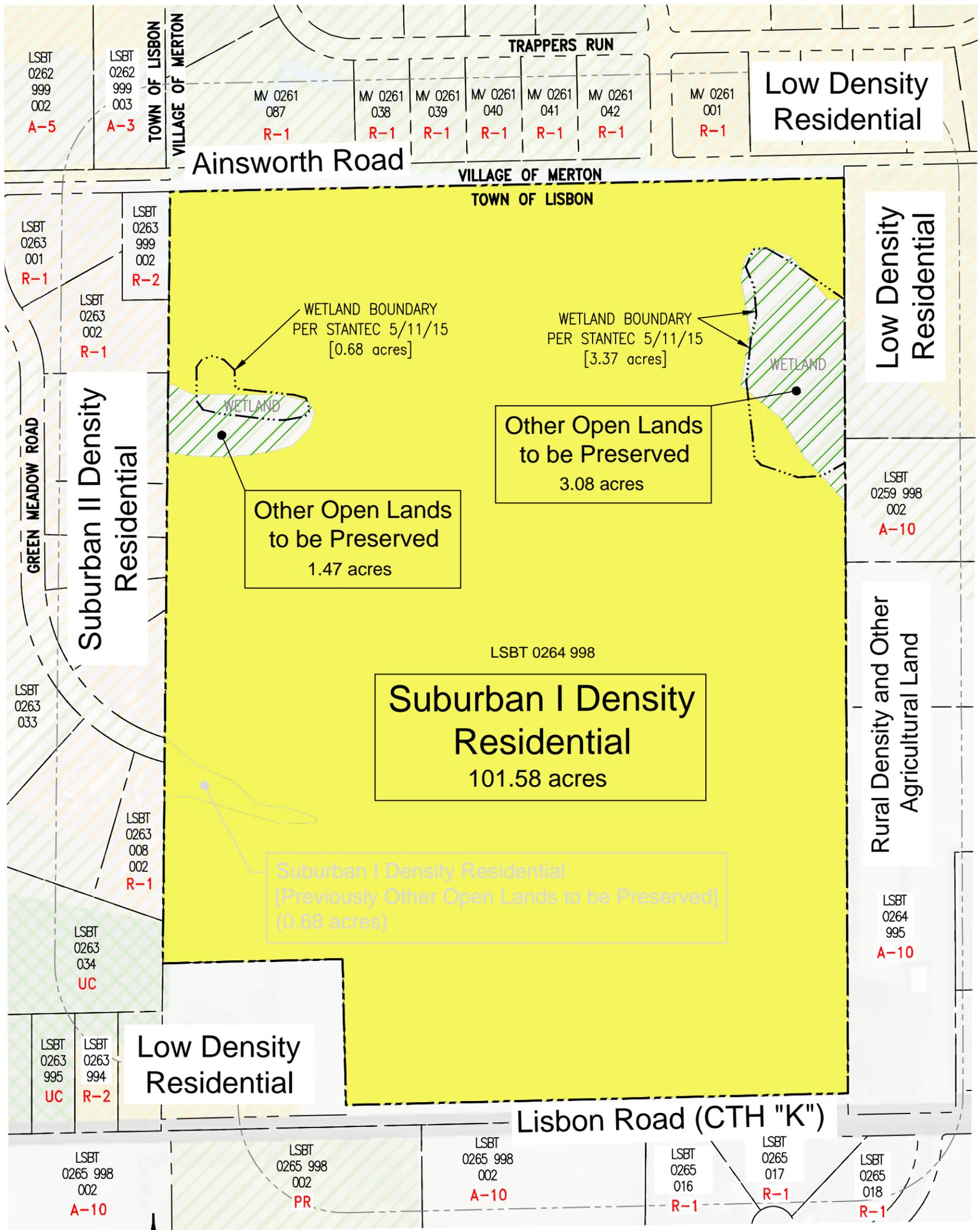
Developed By:

N27 W24025 Paul Court
Pewaukee, WI 53072



COMPREHENSIVE PLAN AMENDMENT

The Stolz Site, ±106.13 acres
Town of Lisbon, WI



NORTH
SCALE: 1" = 300'
0 150 300 600

Developed By:



N27 W24025 Paul Court
Pewaukee, WI 53072

ZONING INFORMATION

LEGEND: MERTON (MV)
R-1 RESIDENTIAL DISTRICT

LEGEND: LISBON (LSBT)
A-3 AGRICULTURE/RESIDENTIAL ESTATE
A-5 MINI FARM
A-10 AGRICULTURAL
C-1 CONSERVANCY WETLAND AND FLOODPLAIN
R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL
R-2 SINGLE FAMILY RESIDENTIAL
PR PARK AND RECREATION
UC UPLAND CORRIDOR



**12660 W. North Avenue
Building "D"
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481

DATE: 01-14-2019

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

RESOLUTION 05-19

TOWN OF LISBON LAND USE MAP AMENDMENT APPROVAL

WHEREAS, The Town of Lisbon Plan Commission adopted the Town of Lisbon Land Use Plan for the Town of Lisbon pursuant to the authority granted the Plan Commission under Section 62.23(3), Wisconsin Statutes, on September 14, 2009; and

WHEREAS, on April 11, 2019, the Town of Lisbon Plan Commission and the Town Board held a joint Public Hearing to receive testimony on the proposed land use map amendment to the Town of Lisbon Land Use Plan regarding LSBT 0264.998, and

WHEREAS, the Town of Lisbon Plan Commission on April 11, 2019, considered said land use amendment and a decision thereon reported to the Town Board of Supervisors, which was for approval as presented in Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF LISBON PLAN COMMISSION that the map amendment is hereby approved for the Town of Lisbon Land Use Map.

BE IT FURTHER RESOLVED that the detailed land use map amendment exhibit is on file in the office of the Town of Lisbon and is attached Exhibit A.

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission shall file a certified copy of this resolution with the Town Board.

PASSED AND ADOPTED by the Plan Commission of the Town of Lisbon, Waukesha County, Wisconsin this 11th day of April, 2019.

**PLAN COMMISSION, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN**

BY: 
Chairman Joseph Osterman

This resolution was adopted on a motion by Commissioner Nelson, seconded by Supervisor Plotecher, the affirmative votes of not less than a majority of all the members of the Town Plan Commission being required for adoption of the above resolution.

Town Board Endorsement

The Town of Lisbon Land Use Plan was amended, after adoption by the Plan Commission of the above resolution. The resolution was certified to the Town Board by the Secretary of the Plan Commission. The Town Board does hereby endorse the amendment by a motion made by Supervisor Osterman, seconded by Supervisor Gamino.
Chairman

Certification

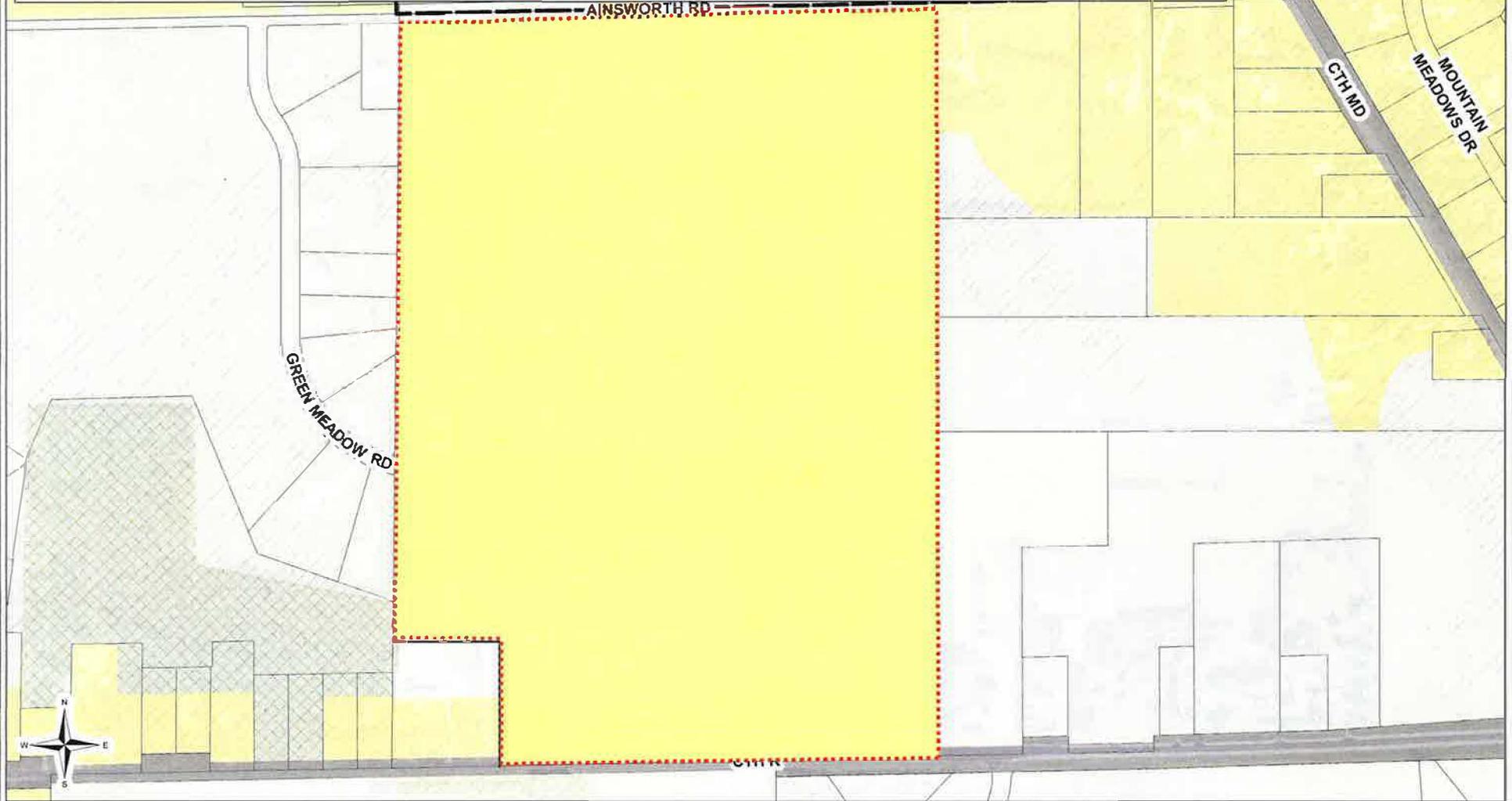
I, Jane Stadler, Secretary of the Town of Lisbon Plan Commission, hereby certify to the Town Board a copy of this Town of Lisbon Land Use Plan map amendment for the Town of Lisbon approved by the Plan Commission of the Town of Lisbon by resolution on April 11, 2019.

BY: 
Plan Commission Secretary Jane Stadler



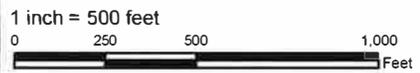
Exhibit A

	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 LSBT0264998: Future Land Use (Proposed Amendment)

Town of Lisbon



Town of Lisbon Boundary
 Subject Parcels

vierbicher
 planners engineers advisors

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



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

**TOWN OF LISBON
NOTICE OF JOINT PUBLIC HEARING
WAUKESHA COUNTY, WISCONSIN**

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.

The public may review copies of the application and the Comprehensive Development Plan at the Town Hall during regular office hours. Interested parties may make arrangements with the Town Clerk to obtain a copy of the application at 262-246-6100 ext. 1004.

During the Public Hearing, the public is invited to speak on the proposed plan amendment and rezoning. Written comments may be submitted to the Town Clerk until 3:00 PM on Thursday, April 4, 2019 and shall become part of the record. The Public Hearing shall be closed when all interested parties in attendance have had an opportunity to offer comment. Upon the close of the Public Hearing, a meeting of the Town of Lisbon Plan Commission shall be called to order and the application shall be addressed per the agenda.

Copies of the exhibits are available at the Lisbon Town Hall or on the Town's website, <http://www.townoflisbonwi.com/266/Public-Notices> for review. All interested parties will have the opportunity to be heard at said time and place.

Dated this 6th day of March, 2019.

Dan Green, WCMC
Town of Lisbon Town Clerk
Waukesha County

Publish: Waukesha Freeman – Tuesday, March 12, 2019 & March 19, 2019

**Minutes of the Plan Commission Public Hearing(s)
Town of Lisbon, Town Hall
Thursday, April 11, 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 was Supervisor Linda Beal.

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 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.

Public Hearing Comments:

Pat Wells, W279N5959 Walnut Grove Drive – Stated he represented the neighborhood association for Walnut Grove. There were a number of residents who received notice of the Comprehensive Plan amendment and wanted to know if the letter that was sent was correct as the properties in his subdivision had a net of 3 to 5 acres and the proposed subdivision is a Conservancy Subdivision with only 1.67 acres per lot. He is wondering if a variance would be required based on the current zoning and comprehensive plan.

Gary Gohde, W275N5747 Green Meadow Lane – Explained he is not against development as long as it meets the density of the Town's plan. Their category is suburban II density and he had concerns of the lower density zoning so close to them affecting their property values.

Peter Merbeth, N56W27034 Lisbon Road – Is the owner of the property on the corner of Lisbon Road and County MD. He is questioning whether this was to be a retention or a detention pond.

This public hearing was closed at 6:47 PM.

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.

Public Hearing Comments: None.

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.

Public Hearing Comments:

Sherry Howard, N73W25201 Howard Lane – Explained she lives just south of the proposed Hillside Subdivision and had questions regarding the development plan. She expressed concern about the tot lot location and about a deeded easement on the property that was left out of the plans. She asked that the deeded easement be included in the PUD. She also questioned whether or not a bike trail and tot lot is a benefit to the overall community. The max yield plan does not take into account the standing ground water levels and this area is already susceptible to flooding and has high resting ground water. She suggested to require the developer's agreement to pay and be financially liable for a period of 8 to 10 years, any water damage from flooding and questioned how an HOA could be responsible for maintaining the retention ponds.

William Eder, N74W25168 Howard Lane – Expressed concern about the amount of houses with no place for the water to go. He has shown pictures to the Town regarding this and went to the neighborhood meeting hosted by Neumann. He explained there was a natural "kettle" where the water collects. Developer plans always look good on paper but when they leave, the residents and Town are left with the liability. He expressed concerns about polluted water systems from all of the septic systems and asked if the developer was aware of the corn dryers that are adjacent to the property and operate 5 months of the year.

Joanne Brandtjen, N74W25134 Howard Lane – Reiterated concerns of water, traffic, noise and construction. She stated there has always been water on the property since she could remember.

Rod Kilian, W150N6115 Pocahontas Dr. – Expressed concerns about water on the church's property.

Brandon Wester, N75W25620 Hwy 164 – Explained he moved to his location because he and his wife like to ride dirt bikes and make noise without having to worry about neighbors calling the cops. He questioned if he would now have the cops called on him every day if a subdivision goes up.

This public hearing was closed at 7:09 PM

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.

Public Hearing Comments: None

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.

Public Hearing Comments: None

Adjournment

The public hearings were adjourned at 7:11 P.M.

**Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, April 11, 2019
Following the Public Hearing beginning at 6:30 P.M.**

Chairman Osterman called the Plan Commission meeting to order at 7:12 P.M.

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

Comments from citizens present pertaining to items on the agenda.

Gary Gohde, W275N5747 Green Meadow – Explained that his subdivision to the west of the proposed Neumann development on Lisbon Road also experiences water and flooding issues.

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

Motion by Commissioner Meyer to approve the March 14, 2019 Plan Commission minutes. Seconded by Commissioner Nelson. Motion carried, 7-0.

New Business

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.**

Dan Lindstrom explained the two items before the Commission. The original SPPOO was approved several years ago for automotive repair shop. The CUP for the storage units was approved a couple of years ago. The applicant has met with the County and have worked out an arrangement with them for when someone does come in who is interested in being a tenant for the garage. From the CSM standpoint, as long as the conditions of approval are met and the wetland delineations required by the County are followed through, we recommend approval subject to those conditions. The Plan of Operation is just a cleanup item to separate the two businesses from the CSM.

Commissioner Stadler asked if there has been a current inspection on the premises from the building inspector. She was referring to page 33 of the packet which part of Waukesha County's requirements. Planner Lindstrom also explained that a lot of this application from a County point of view is cleanup from what was originally done with the Town.

Motion by Commissioner Nelson to approve the request for John Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999 for a two-lot Certified Survey Map contingent on approval from the Village of Richmond, the conditions of the Town Planner, the conditions of Waukesha County and recommendation to the Town Board of the same. Seconded by Commissioner Samanske. Motion carried 7-0.

Motion by Chairman Osterman to approve the request for John Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999 for a Plan of Operation amendment as a result of the splitting of this parcel to separate the storage unit businesses from the auto repair shop. Seconded by Commissioner Nelson. Motion carried 7-0.

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:

- iii. 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.**
- iv. Rezone from A-10 Agricultural District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District – General Development Plan.**

Commissioner Stadler recused herself from these two items.

Bryan Lindgren and Steve DeCleene were present from Neumann Developments Inc. The first purpose to discuss is the land use amendment and to make sure the County's land use lines up with the Town. Mr. Lindgren explained that property values will be supportive of the development with properties with homes at \$450,000 to \$650,000. The storm water engineer Neumann has contracted with has worked with necessary storm water flows as it comes onto the site and passes off the site.

Planner Lindstrom explained the intent of the applicant to change the future land use map. Chairman Osterman explained to the audience the difference between a Comprehensive Plan map and a Zoning map. He explained there may be some confusion as to the Comprehensive Plan not being in line with the zoning map for the subdivision to the west of the proposed property. The current zoning of the subdivision to the west of the Stolz property is R-1, however the County's Land Use Map shows densities of 3-5 acres per lot. This is unusual, that a zoning designation is less restrictive than the Comprehensive Plan. The current zoning is now 1 acre lots. The current zoning of the subdivision to the west is actually similar to what is being proposed for this property.

Mr. Lindstrom explained that the PUD process is a two-step process with first a General Development that focuses on overarching issues such as general storm water, impact on the neighbors etc. The second step is a Specific Development Plan. Mr. Nelson asked if the GDP would allow the Plan Commission to review and make recommendations. Mr. Lindstrom explained that the Plan Commission will see each piece of the subdivision as it comes including the preliminary plat, the GDP and the SDP.

The Chairman asked if everyone was comfortable with what had been discussed as a change to the land use is a big deal. Commissioner Nelson questioned if, based on what was discussed, there would be responsibility on the developer when it comes to storm water. Dan Lindstrom explained the County and

State have storm water regulations that everyone has to abide by. As the developer moves forward with the GDP and SIP process they will have to meet the requirements of the County and the Town. The standards for water flows onto other properties dictate that no additional water is redirected to adjacent lands than what is currently being diverted. Attorney Kevin Clark explained the County has standards for water flow and what the developer has to do to meet these standards. He explained Neumann will have to go through an extensive process for storm water management and we do not have all the information in front of us yet to this point.

Steve DeCleene from Neumann explained they do recognize the water on the north east site and did not have lots in that section with sufficient space to hold a lot of water in that area. Bryan Lindgren reiterated the point they have to answer to the County's standards and will have to manage all the water on site including impervious surfaces.

Chairman Osterman addressed the letter that was submitted to the Clerk's Office regarding the comprehensive plan and requesting the zoning be the same as the neighboring subdivision. He explained that this is similar zoning as the R-1 zoning of that subdivision with the only difference being this is a conservancy subdivision and it meets the Suburban II density. Mr. Lindstrom added that the way density is calculated in the letter is not how the Town and County measure density.

Steve DeCleene explained the max yield compares a conservation subdivision with a regular R-1 subdivision. He explained that the 3-5 acre lot sizes will be obsolete. Conservation subdivisions give opportunity to pull lots off the main roads and away from water reservation areas. He explained most people think 30,000 square feet is plenty of space for their lots and these types of subdivisions provide a way to meet neighbors.

The board unanimously favored the PUD, pointing out the benefit it provides to controlling water with the open spaces and creates more usable shared space. The PUD also provides more open space between homes and Lisbon Road. The Chairman questioned the 60 foot cul-de-sac in which Neumann stated the 60 foot measurement was a radius which meets the Town's 75 foot diameter requirement.

Motion by Commissioner Nelson to approve the request for Neumann Developments Inc, for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, for approval of a 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 and recommendation to the Town Board and Merton Joint Plan Commission of the same. Seconded by Supervisor Plotecher. Motion carries 6-0 with Commissioner Stadler abstaining.

Attorney Kevin Clark stated the new PUD ordinance requires a report of the Commission's findings which need to be reported to the Town Board with their recommendation. This needs to provide a short report of the contingencies of their recommendation. This can be done in the motion or a report of such. Planner Lindstrom explained that usually meeting minutes in draft format will suffice for this requirement. Attorney Clark explained the reason for this is because the Plan Commission will make requirements at the meeting, however, not all the Town Board members are present.

Motion by Supervisor Nelson to approve the request for Neumann Developments Inc, for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, to Rezone from A-10 Agricultural District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District – General Development Plan with special attention to the 4/11/2019 Plan Commission Minutes as the findings of the Plan Commission with recommendation to the Town Board and Merton Joint Plan Commission of the same. Seconded by Supervisor Plotecher. Motion carried, 7-0.

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.

Bryan Lindgren from Neumann Development reviewed the some of the comments from their original PUD and considered the requests for better use of the open space. The new plan incorporated a recreational trail one mile long and a tot lot with some prairie grass areas for kids. He explained these areas were thought to have the least immediate impact to property owners. Mr. Lindgren also presented the yield plan to the Commission and explained the conservation subdivision is not designed to get more lots, but to preserve the open space. He explained there is an unrecorded easement to 164 and they are still working on trying to obtain the lot from Payne and Dolan.

Planner Lindstrom explained the rezone of this parcel is still working its way through the Town Board and Waukesha County Board as well as the Joint Planning review with the Village of Sussex. He explained there were concerns about the tot lot being too close to storm water areas. He also mentioned that a 10% grade level would be required. The overall density of Neumann's conservancy subdivision is comparable to a subdivision with R-1 zoning. He also explained that any easement from the Payne and Dolan property would be addressed going through the plat process. Any financial liability in regards to storm water would be incorporated into the developer's agreement. Soil tests would also be required during the plat process and all storm water controls will be reviewed thoroughly during this process. In regards to the noise ordinance, there will be no change to the current ordinance and is the same no matter where you live.

Mr. Lindstrom also explained the use and development of the property as described in our boarder agreement does have this area proposed to have sewer and water. The Town will need to figure out the legalities of the requirement of sewer based on our ordinance and the boundary agreement. Chairman Osterman explained the town had purchased 173,000 gallons of daily flow from Sussex, and if we purchased it, we should use it. If a sewer extension is required this would mean potentially smaller and more lots on the property.

Steve DeCleene stated he only sees the water issues improving around Howard Lane with two large ponds. These plans will need to go through extensive analysis and is vetted through Waukesha County with a surety for two years to make sure the ponds work properly. Mr. DeCleene also explained the two detention ponds will be clay lined and will take two to three years to mature. He explained he was confident they will be able to make water flow over 164 smoothly at a rate below what the area is seeing with the two ponds connecting with an overflow ditch between them. The DOT will also review drainage calculations and will be highly scrutinized.

Commissioner Nelson explained that the second detention pond is near a wetland and in the case of excessive rain events, would water be able to flow through those wetlands? Mr. DeCleene explained the water would have to flow around those wetland areas and go straight to the 164 right of way. Mr. Nelson asked if the HWY 164 overflow would be a ditch or a culvert system in which Mr. DeCleene stated would most likely be a high capacity swale.

Commissioner Samanske had concerns to the north with the road coming to the property behind lots 1 through 7. He explained between lots 4 and 5 there is a culvert which allows the property to the north to

drain down to the south. He questioned where the water from the north to the south is going to go? Mr. DeCleene explained there will be grass swales and a culvert under the road to divert to the pond. There were other concerns about grading heading west along 164. Mr. DeCleene explained they have staked for borings and shot storm water culverts but there is still more testing to do. The more serious testing is when they mark topography of the area. Neumann's engineer also mentioned the culvert that runs to 164 is only 24" and may be why this area floods.

Commissioner Stadler asked if they had considered the noise from the corn dryer to the north and west of the proposed subdivision. She questioned if the subdivision would change his operations. Planner Lindstrom explained there are exceptions to the noise ordinance with the "right to farm" laws. He also explained this can be marked on the plat of wet basin requirements, right to farm requirements and others. Commissioner Stadler also had concerns about hunting in the area and how this would cause issues due to the distance a firearm can be discharged from a subdivision.

Supervisor Plotecher stated she still had concerns about water.

Mr. DeCleene responded that the same amount of water is going to be on this parcel; however, they are now providing a great deal of storage for the water. He stated Neumann cannot say they will solve every problem with water, but they are introducing a solution to some of the concerns brought forward. Chairman Osterman explained the Town has gotten better with storm water from 2005 to now. He mentioned Sweetbriar Lane gets brought up a lot and agreed this is a bad area, but this was not the norm and this area was developed over 20 years ago. Now, technology has gotten a lot better with storm water management.

Commissioner Meyer explained the County has gotten more aggressive with storm water as does the Town whose engineer has to review Neumann's plans. The Commission has not seen water issues come back to bite the Town and they have only gotten better over the years. He stated he thinks the water issues will be much improved from where they are currently and there will only be more engineering reviews moving forward.

Chairman Osterman asked the Commission what their thoughts were on the PUD. Commissioner Nelson stated he didn't think the HOA would want a tot lot with the location of the lot close to the settlement pond. He recommended placing it anywhere away from its current location. Mr. DeCleene stated perhaps lot 4 would be a better option. Mr. Nelson also expressed concerns about lots 48, 52, 53 and 54 and to how close they are to those detention ponds. Mr. DeCleene explained there are a lot of lots that come close to these types of ponds and did not see this as a practical objection. Commissioner Nelson mentioned this as a safety concern for children. Mr. Nelson also mentioned having the entire recreational trail get paved because woodchips require too much maintenance and are not practical for runners and bikers. Mr. DeCleene explained that they never paved paths in wooded areas. The developer explained that the entire path would be paved except between lots 15 to 33 which would be woodchips. Commissioner Samanske agreed with Commissioner Nelson and stated if you are putting in the work you want to create a path people will use.

Mr. DeCleene came back to a previous question regarding property values. He explained that with the cost of materials for homes increasing, the lowest new home cost they can put on the market would be \$425,000 in Waukesha County. This means the sale price of these homes would exceed the homes around it. Chad Samanske explained he had concerns about the tot lot next to the water basin. He also had some concerns with lots 48 through 52 but did agree that if buyers are aware of the water ponds they should be cognizant of this when purchasing. He also expressed concerns with the Payne and Dolan property in the middle of the subdivision.

Commissioner Meyer agreed that out lot 4 would be better suited for a tot lot. He also wanted to see the bike trail paved all the way through. Overall he stated this was a good development given this piece of property. Commissioner Stadler expressed concerns with lots 22, 23 and 24 which are located near where property for a potential school is located. She stated water is a big concern and if sewer is involved, the Plan Commission would have to look at a different layout and design. The developer may not support the cost of running sewer to this location. Typically sewer lots are not bigger than 30,000 square feet.

Supervisor Plotecher stated the plan does not seem to do anything extraordinary and doesn't do anything for her. Commissioner Oelhafen expressed concerns with the tot lot being close to the retention pond. He also stated they should watch the basement floor elevations near the pond lots and to watch for lateral leaching. Also keep in mind the ordinance for the depth to high ground water. Mr. Oelhafen stated he wasn't an advocate of walking trails and if they didn't have one he wouldn't ask them to put one in. They are great when used, but if it doesn't get maintained it looks bad. Chairman Osterman stated he didn't like the idea of the path going through a wooded area for the safety of residents and homeowners.

Planner Lindstrom reviewed the PUD ordinance in the packet and the identified objectives for approving a Planned Unit Development. Commissioner Oelhafen stated he would like this subdivision to be a PUD so it allows for extra room to handle the water. Supervisor Plotecher stated if she had to choose she would rather see this as a PUD. Commissioner Stadler agreed, of the two, she liked the PUD map as did the other Commissioners. Chairman Osterman explained that conventional PUDs have space between the individual properties and agreed this subdivision fits better in the space as a PUD. The Chairman also addressed concerns about farming near the subdivision and wanted to make a restriction that neighbors have the right to farm. Bryan Lindgren stated they could record this as a plat note and/or declarations could be added. Planner Lindstrom stated he would add two conditions, one the future SDP is cognoscente of the right to farm and approval subject to the boarder agreement. This way we can continue to move this forward and if it doesn't meet the boarder agreement we can stop it at that point.

Supervisor Plotecher asked if the developer plans to put trees along the roads. Bryan Lindgren explained they will be putting covenants of two to three trees per lot. He also explained they have some berms outlined outside of the water basin and will dress those up.

Motion by Chairman Osterman to approve 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 and Sussex JPC of the same. Seconded by Commissioner Nelson. Motion carried, 7-0.

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.

Motion by Chairman Osterman to approve 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. Seconded by Commissioner Nelson. Motion carried, 7-0.

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:

- v. 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.**
- vi. Sign permit.**

Planner Lindstrom went through his review of the request from the Meyers. He explained they came to the Plan Commission last year for a major grading permit. He focused on the key parts for the Commission to consider when moving this forward and that would be the conditions of approval. The site plans and building plans are attached to the agenda packet along with recommendations and points to note. Planner Lindstrom reviewed and recommended 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.) The Commission made the determination of hours operation later in the meeting.
 - e. Outdoor Entertainment shall be limited to the hours of a.m. to p.m. The Commission made the determination of entertainment hours later in the meeting.
 - 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 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 and 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.

Chairman Osterman questioned if this would be considered a limited family business. Mr. Lindstrom stated this would be a staffed business and so went forward as an unspecified use. Attorney Clark stated the limited family business is more for an office setting and do not usually have a private hall. Commissioner Nelson asked if this was going to have a conventional septic tank. The Planner stated the applicant has been working with the county and it was explained that a conventional system had to be installed. Testing has been done for the mound system.

Mr. Meyer explained the DOT would allow them to add 10 spaces and they would be doing a gravel parking area. They have agreements with two entities for offsite parking, one in Lisbon and one in Sussex. The Commission questioned what they would like their hours of operation to be, keeping in mind the hours of operation is not when event will be held, but any work being done on the property including setup and take down. Planner Lindstrom explained that most communities have an "everybody out" end time. This would include staff, guests and caterers. In his experience, this time is one hour after the event is finished. Mr. Lindstrom also made a clarification on the difference between hours of operation and the personal use of your property. It was agreed that the event should end at 11:00 AM with an "everybody out time of 1:00 AM. The open time would be set to 8:00 AM. Outdoor entertainment time hours were restricted to 10:00 PM.

Clerk Dan Green explained to the Commission that the venue would be looking to acquire a liquor license and the Town did have one available for this venue. This would need to be approved by the Town Board.

Mr. Meyer pointed out the staircase off the deck in the architectural drawing is going the wrong way and should be going toward the level ground. He also mentioned they contacted Sussex and they had no issues with colored ink parking. Each parking lot being used has 100 spots. The applicant explained the code states there needs to be an exit within 50 feet. Commissioner Stadler expressed concern with the parking situation and asked why they could not have onsite parking. Mr. Meyer explained that they would need to build a \$300,000 turn lane off of HWY 164. Ms. Stadler explained there may be conflicts with other events that may be going on at the places where the offsite parking is located. Planner Lindstrom explained that it is not uncommon for similar offsite parking to take place. Supervisor Plotecher didn't see any problems but questioned the amount of noise at the parking drop off sites. Commissioner Oelhafen stated he met with the fire marshal on the property and said he would require structural engineering plans.

Motion by Commissioner to approve the request for David and Kim Meyer dba Hartland Weddings and Events, for the property located at W259N8598 State Road 164, LSBT 0178.995.001 for a 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. Seconded by Commissioner Nelson. Motion carried, 6-1 with Commissioner Stadler opposing.

Sign Permit

Planner Lindstrom explained this does not fit within our monument sign. The Town does not usually allow for pole signs and we do not have a spot in the Town Code. The Commission agreed that the sign would look nicer with two posts, one on each side, as the current sign looks more like a for sale sign.

Motion by Chairman Osterman to approve the request for David and Kim Meyer dba Hartland Weddings and Events, for the property located at W259N8598 State Road 164, LSBT 0178.995.001 for a sign permit to construct a two-post monument sign contingent on the conditions of the Town Planner. Seconded by Commissioner Samanske. Motion carried, 7-0.

Town Clerk & Town Planner

Assign Annual Inspection of Plans of Operation and Conditional Use Business Establishments.

Motion by Chairman Osterman to postpone "Assign Annual Inspection of Plans of Operation and Conditional Use Business Establishments" until the May Plan Commission meeting. Seconded by Commissioner Nelson. Motion carried, 7-0.

Assign Quarry Inspections for Northwest Asphalt, Halquist, Payne & Dolan, Genesee Aggregate, LaFarge & Lannon Stone.

The quarry inspections were assigned as follows:

Genesee Aggregate – Commissioner Stadler
Northwest Asphalt – Commissioner Meyer
Lannon Stone – Commissioner Meyer
LaFarge – Commissioner Samanske
Payne and Dolan – Commissioner Nelson
Halquist – Commissioner Oelhafen

Overview of March and April Planning Appointments.

Planner Lindstrom and Clerk Green reviewed planner appointments including some transfers of adjacent lands and potential CSM applicants.

Requests from members to put future items on the agenda.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, April 11, 2019 Plan Commission Meeting at 10:26 P.M. Seconded by Supervisor Samanske. Motion carried, 7-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk

**Minutes of the Town Board Meeting
Town of Lisbon, Town Hall
Monday, May 13, 2019
6:30 p.m.**

Chairman Osterman called the Town Board meeting to order at 6:31 PM.

Roll Call: Present: Chairman Osterman, Supervisors Gamiño, Moonen, Plotecher and Beal. Also present: Dan Green, Town Clerk and Gina Gresch, Town Administrator.

Comments from citizens present. None.

Consent Agenda. Items listed under the Consent Agenda are considered in one motion unless a Town Board member requests that an item be removed from the Consent Agenda.

- i. April 22, 2019 Town Board minutes
- ii. Peddler's Permits
- iii. Operator's Licenses

Motion by Supervisor Plotecher to approve the Consent Agenda. Seconded by Supervisor Beal. Motion carried, 5-0.

Approval of Bills.

Motion by Supervisor Moonen to approve the May 13, 2019 check register as presented. Seconded by Supervisor Gamiño. Motion carried, 5-0.

Announcements/Correspondence - Listing of upcoming meeting dates & times.

- Notice from WI DOR regarding 2019 Personal Property Aids Distribution to the Town
- Meeting Schedule
- Sussex Outreach Services Thank You letter; Easter Eggstravaganza Food Donation
- New Berlin Notice to Participate in a Cooperative Plan with Town of Brookfield
- Sled Bugs Thank You Letter
- Letter from VFW regarding 2019 Memorial Day Parade

Supervisor Beal added that she received an email from a resident about the traffic on Hillside Road cutting through their subdivision. She reiterated that this is a Washington County project and to contact the Wisconsin DOT and Washington County if there are concerns. Public Works Director Joe DeStefano explained that they are working on widening and paving the intersection where the truck overturned recently.

Department Reports - Presentation of activity statistics and recently attended meetings.

- **Administrator** – Treasurer Buchman applied for an education scholarship through the Municipal Treasurers of Wisconsin Association MTAW and received \$130 to be applied towards their two-day conference in the fall. During the interim period without a Deputy Clerk, Fire Captain Michelle Drager was helping me figure out the Fire Department's phone bills and was able to work with Verizon to change our billing status to tax exempt and in turn, credited the Town \$265 in taxes charged on prior invoices.

Since joining the Town, Deputy Clerk John has been reviewing the Town's utility vendor accounts for accurate contacts, services and charges. By doing that, she worked with our Spectrum account manager (who happens to be a Lisbon resident) who reviewed our services and was able to lower the Town Hall's internet account charge by \$40 per month (\$480 per year). She also worked with WE Energies and they

combined the Town's 18 separately invoiced accounts into one detailed invoice, with one due date and one payment, which helps make the monthly bank reconciliation easier.

She is also working with EH Wolf & Sons who delivers all of the Town's fuel. Currently our payment terms are net 10 days which isn't possible the way our meetings fall. However, if we were to pay in those 10 days, we could receive a discounted fuel price, which comes out to about 2%. Natasha is working with EH Wolf to give us longer payment terms (net 21 days) so the Town can take advantage of the discount. She calculated 2018's fuel bills to see what we paid vs. what we could have paid and what the discount would have been and it was about \$1,222. If we can get this started right away the Town could probably save at least half of that amount this year. Combo that with the approximately \$1,000 a year the Treasurer is getting the Town back from the state fuel tax credit and our rebates really start adding up!

Treasurer Buchman and I are already starting to think about the 2020 Budget. I have a tentative budget workshop schedule started and would like to know if the Town Board wants to continue the same type of schedule we did last year, which was five workshops and if they had any suggestions on the budget workshops, what they'd like to see more of or different.

Parks Department – Supervisor Gamiño reviewed some projects the Park staff have been working on including sport field maintenance of baseball fields, seasonal mowing, equipment and fleet maintenance, pruning trees, fixing plow damage, fertilizing sport fields picking up garbage along right-of-ways from Spring Adopt a Road Pickup and from restrooms/shelters. The Parks Department also filled 3 seasonal positions and are preparing training procedures.

Public Works Department – DPW Director Joe DeStefano reported what DPW staff have been working on including taking down snow fences, loading salt deliveries, taking down temporary weight limit signs, removing plows and wings from trucks, prepping the compost site, helping setup and taking down equipment for the election and brush pickup. Joe DeStefano also reviewed meetings that he attended including a meeting with Sussex regarding Maple Avenue reconstruction, a meeting with Waukesha County and all the DPW department heads and a meeting with Kunkel Engineering to review the 2019 crack-filling, paving, and storm water projects. Supervisor Moonen added the Town only received one plowing complaint and gave kudos to the plowing crew.

Treasurer – Amy Buchman stated the Audit is completed and the Town will be paying off one of their loans on May 15. This loan was from 2009 for \$470,000. She reviewed tax collection and everything was received and distributed for settlements. She explained the personal property collection from Waukesha County is much easier where the County sends a check to the Town instead of having to track down that money. Treasurer Buchman reviewed the revenue and expense chart which showed the Town being at 28% of their expenditures for the year. She also explained that the Town has earned \$31,874 in interest from investments so far this year which is over half of what we earned all of last year. She asked the board how they would like this presented going forward or if there is a different format they would like to see.

Supervisor's Reports.

Unfinished Business.

Discussion and necessary action on the Town's Health Insurance Opt-Out Benefit Payment.

Administrator Gresch explained this item was brought to the board a month ago for their review. She has since done research from other communities who have the opt-out plan and presented it to the board. There were not a lot of communities to compare to because of how many municipalities use the state insurance plan. She gave her recommendation to the board to simplify the benefit by giving one rate for opting out no matter if you are opting out of the single or family plan and to take out the dental opt-out option. Dousman offers a \$250 opt-out

and this is the rate recommended to the board. The administrator also explained that the current opt-out rate is similar to what the Town would be paying if these employees were on the Town's insurance plan.

Supervisor Gamiño questioned why the Town should pay that high of an amount. She explained \$250 a month would be in line with what some other communities offer, but most communities do not offer this benefit. She stated she could approve of \$150 - \$200 payment at the most. The board expressed concern about taking away a benefit that they have been receiving for years. Supervisor Moonen agreed with the \$250 opt-out in lieu of the dental opt-out no longer being an option and dropping the spouse opt-out. Supervisor Plotecher also agreed on the \$250 opt-out. Supervisor Beal agreed with Supervisor Gamiño that \$250 was too much and asked that there be a compromise at \$225.

DPW Director Joe DeStefano expressed concern about eliminating the benefit and what that could do the moral of staff and may result in an increase in staff taking the insurance. Supervisor Gamiño stated she would like to see employees get on the Town's insurance rather than taking an opt-out payment. Chairman Osterman stated the initial opt-out option was intended to save the Town money which it currently is not doing. At the time it was set up it was saving money. He expressed that he had no concerns about a \$250 opt-out option. The Chairman also suggested that the Board send a better message by having a unanimous vote. Supervisor Moonen and Plotecher agreed that they did not want to go under \$250. Supervisors Gamiño and Beal did not want to go higher than \$225.

Motion by Supervisor Moonen to approve the Health Insurance Opt-Out Payment policy in the amount of \$250 per month to take effect on January 1, 2020. Seconded by Supervisor Plotecher. Motion passed 3-2 with Supervisors Gamiño and Beal opposing.

New Business.

Discussion and necessary action to authorize a Traffic Improvement Analysis for the Lied's Property / TID #1.

Chairman Osterman explained they have to do a traffic analysis study so that Waukesha County will give the Town access to the road. The total amount would be \$14,872 and would be a TID expense.

Motion by Marc Moonen to approve the Traffic Improvement Analysis for the Lied's Property for a cost not to exceed \$14,872. Seconded by Supervisor Beal. Motion passed 5-0.

Discussion and necessary action on the purchase of a stump grinder attachment.

DPW Director Joe DeStefano explained that at the budget workshop the Town agreed to \$12,500 for a stump grinder. There is a heavy duty mount he can get for the skid steer which is an additional \$800. Supervisor Gamiño asked if the heavy duty mount was expected to have a longer longevity. Joe DeStefano explained it is built a lot stronger and made to last and will not twist as easy. Supervisor Moonen explained if they were to purchase the less expensive one and it were to break, they could buy a second mount and it would be the same price as the heavy duty mount. The board suggested approving the standard mount and if Joe does not feel comfortable with the quality, he can come back to the board.

Motion by Supervisor Beal to go with option one unless Joe DeStefano, upon review, thinks we should go with option 2. Seconded by Supervisor Plotecher. Chairman Osterman explained the motion should include that Joe DeStefano would need to come back to the board for approval of option two. Motion fails 0-5.

Motion by Supervisor Beal to have Joe DeStefano purchase option one for an amount not to exceed \$12,428.74 unless he does not feel comfortable with the purchase; then he can come back to the board. Seconded by Supervisor Plotecher. Motion Passed 5-0.

Discussion and necessary action to install a stop sign on Plainview Road at Maple Avenue.

DPW Director Joe DeStefano explained there was a meeting held with the Village of Sussex regarding the Maple Avenue project. The Village wanted to see a stop sign put in on Plainview Road where Maple Avenue comes to a T-intersection. The Board agreed there is not a need for a stop sign at that location for the time being.

Motion by Supervisor Gamiño to not install a stop sign on Plainview Road at Maple Avenue. Seconded by Supervisor Beal. Motion Passed 5-0.

Discussion and necessary action to carry-over the 2019 road paving sinking fund to be used in 2020 to complete additional road paving projects.

DPW Director Joe DeStefano explained he wants to save the Town money by pushing some road projects to next year. At budget time the board can decide what projects to do for next year. Chairman Osterman explained the board does not need to have formal action at this meeting. Supervisor Moonen explained if we did make a motion now and something came up where they may need to spend money this year, they would have to bring it back to the board. The board agreed to carry over the 2019 road paving sinking fund budget to be used in 2020 with no formal action.

Discussion and necessary action to rescind the Liquor License Transfer Agreement with the Village of Richfield.

Chairman Osterman explained the original agreement with Richfield was for the license in exchange for a border agreement. He had a discussion with the Village Board President who explained the Village Board did not want to move forward with a border agreement with the Town.

Supervisor Gamiño questioned whether Richfield's board did not agree to the terms of the agreement with the liquor license or if they did not want the border agreement. The chairman stated it could be both, but as a Town, we do not have a lot to offer the village besides the liquor license. Chairman Osterman explained that when they approved the agreement for the exchange of the license the Town made a motion to sell the license at \$25,000 contingent on a specific liquor license applicant being approved by Richfield. Richfield has not approved the applicant at this time. Supervisor Gamiño asked if the Town was still willing to sell the liquor license to Richfield without a border agreement, which the chairman stated he was not.

Supervisor Gamiño questioned if the Town should offer an olive branch and wanted to ensure that we still had a good relationship with the Village. Chairman Osterman explained that the Town does this currently as the Village currently uses the Town's paramedic license.

Chairman Osterman made a motion to rescind the Liquor License Transfer Agreement with the Village of Richfield. Seconded by Gamiño. Motion carried 5-0.

Discussion and necessary action on the Town's assessment services

Administrator Gresch explained that our current assessor contract ends at the end of 2019. She requested direction from the board as to whether she should get an RFP sent out or ask Grota for a contract extension. She also explained the Town needs to do a re-evaluation because the assessment ratio for the Town has dropped to 87.85%.

Chairman Osterman stated he would be abstaining from voting, but not from discussion. He explained that the Town has a 5 year timeline to get this ration to 90% or higher. Supervisor Plotecher stated the Town used to carry over \$30,000 each year to go toward the re-evaluation which was last done in 2013. Supervisor Gamiño asked how long the current contract with Grota was that was expiring which Administrator Gresch stated was 5 years. Supervisor Gamiño expressed that she likes competitive pricing and would like to see the Town send out

an RFP to see what they can get. The board agreed if they were to get quotes, they should do the RFP for the assessor services and the re-evaluation together and not separate. Supervisor Beal questioned how many communities Grota works with which Chairman Osterman stated over 70. Supervisor Moonen asked that Administrator Gresch get a cost for extending the contract with the Town before sending out the RFP in which the board agreed.

Motion by Supervisor Gamiño to have the Town Administrator send an RFP for the Town's assessment services for a three and five year term and a 2020 re-evaluation. Seconded by Supervisor Beal. Motion approved 3-1 with Chairman Osterman abstaining and Supervisor Moonen voting against.

Discussion and necessary action on the recommendations from the Plan Commission for the following items:

Ordinance 06-19, An Ordinance establishing a Planned Unit Development Overlay Zoning Classification of Property located along Hillside Road, in the Town of Lisbon, LSBT 0205.998, LSBT 0208.987 and LSBT 0205.994, for Neumann Developments Inc and recommendation to Waukesha County of the same.

Chairman Osterman explained that the Town purchased sewer capacity for this area and we have a sewer pipe currently on the north side of Good Hope Road. It is in the Town's ordinance that if something is in this area it should be developed on sewer. Chairman Osterman stated that in Neumann's defense this was brought up 3 weeks ago and with construction costs going through the roof it is not feasible to build on sewer with 1 acre density. He stated the Town staff needs to have more discussion before moving forward at this time.

Steve DeCleene from Neumann Developments asked what the timing of the future meetings would be. The chairman explained the next meeting would be in two weeks. Mr. DeCleene stated if they are not grading in July they cannot get roads in this year.

Joanne Brandtjen, resident on Howard Lane, questions if there is going to be sewer on the development, are they requiring Howard Lane to join sewer as well? Chairman Osterman explained that technically sewer is there, and thought the decision was made that they only had to hook up if they requested it. He explained that would be a separate agenda item as far as hooking up. If it is required for this development, it does not automatically require Howard Lane to hookup. Ms. Brandtjen also expressed concerns in regards to a letter that was sent addressing several concerns from Sherri Howard that were not all addressed.

Motion by Chairman Osterman to postpone "Discussion and necessary action on the recommendation from Plan Commission for Ordinance 06-19, An Ordinance establishing a Planned Unit Development Overlay Zoning Classification of Property located along Hillside Road, in the Town of Lisbon, LSBT 0205.998, LSBT 0208.987 and LSBT 0205.994, for Neumann Developments In and recommendation to Waukesha County of the same" To the next meeting. Seconded by Supervisor Moonen. Passed 5-0.

Neumann Developments Inc., on behalf of Bowen Global Investments, Inc., for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, known as the "Stolz Property" for the following items:

Resolution 05-19, Town of Lisbon Land Use Map Amendment Approval and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Resolution 5-19, Town of Lisbon Land Use Map Amendment and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Ordinance 09-19, Ordinance Rezoning LSBT 0264.998, Known as the "Stolz Property", From A-10 Agricultural District to R-1 Suburban Single-Family Residential District in

the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 09-19, Ordinance Rezoning LSBT 0264.998, known as the "Stolz Property" from A-10 Agricultural District to R-1 Suburban Single-Family Residential District in the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Ordinance 11-19, An Ordinance Establishing a Planned Unit Development Overlay Zoning Classification for LSBT 0264.998, Known as the "Stolz Property" and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 11-19, an Ordinance Establishing a Planned Unit Development Overlay Zoning Classification for LSBT 0264.998, known as the "Stolz Property" and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Ordinance 10-19, an Ordinance Rezoning LSBT 0241.999 from Agricultural District to M-2 General Industrial District to Allow Industrial Uses Town of Lisbon, for the property owned by the Town of Lisbon, located at N63W22039 County Road F, LSBT 0241.999, known as the "Lied's Property" and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 10-19, an Ordinance Rezoning LSBT 0241.999 from Agricultural District to M-2 General Industrial District to Allow Industrial Uses Town of Lisbon, for the property owned by the Town of Lisbon, located at N63W22039 County Road F, LSBT 0241.999, known as the "Lied's Property" and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Adjournment.

Motion by Supervisor Gamiño to adjourn the Monday, May 13, 2019 Town Board of Supervisors meeting at 8:01 PM. Seconded by Supervisor Plotecher. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town Clerk



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.

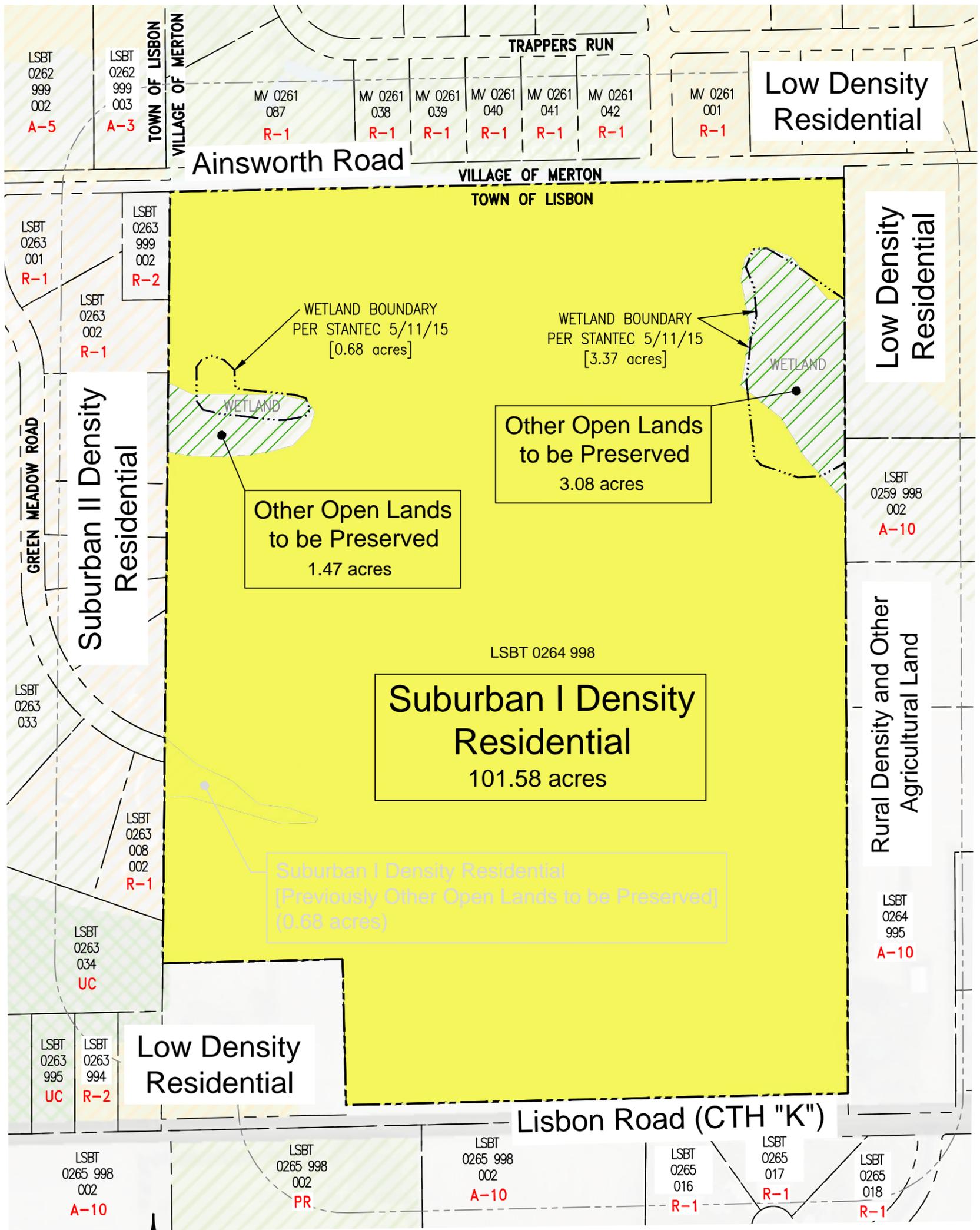
Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

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

COMPREHENSIVE PLAN AMENDMENT

The Stolz Site, ±106.13 acres
Town of Lisbon, WI



NORTH
SCALE: 1" = 300'
0 150 300 600

Developed By:



N27 W24025 Paul Court
Pewaukee, WI 53072

ZONING INFORMATION

LEGEND: MERTON (MV)
R-1 RESIDENTIAL DISTRICT

LEGEND: LISBON (LSBT)
A-3 AGRICULTURE/RESIDENTIAL ESTATE
A-5 MINI FARM
A-10 AGRICULTURAL
C-1 CONSERVANCY WETLAND AND FLOODPLAIN
R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL
R-2 SINGLE FAMILY RESIDENTIAL
PR PARK AND RECREATION
UC UPLAND CORRIDOR



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

DATE: 01-14-2019



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

**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.



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.

<u>See Attachments</u>

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:
 - 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
 - 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,

Bryan Lindgren
Neumann Developments Inc.

REZONING EXHIBIT "B"

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

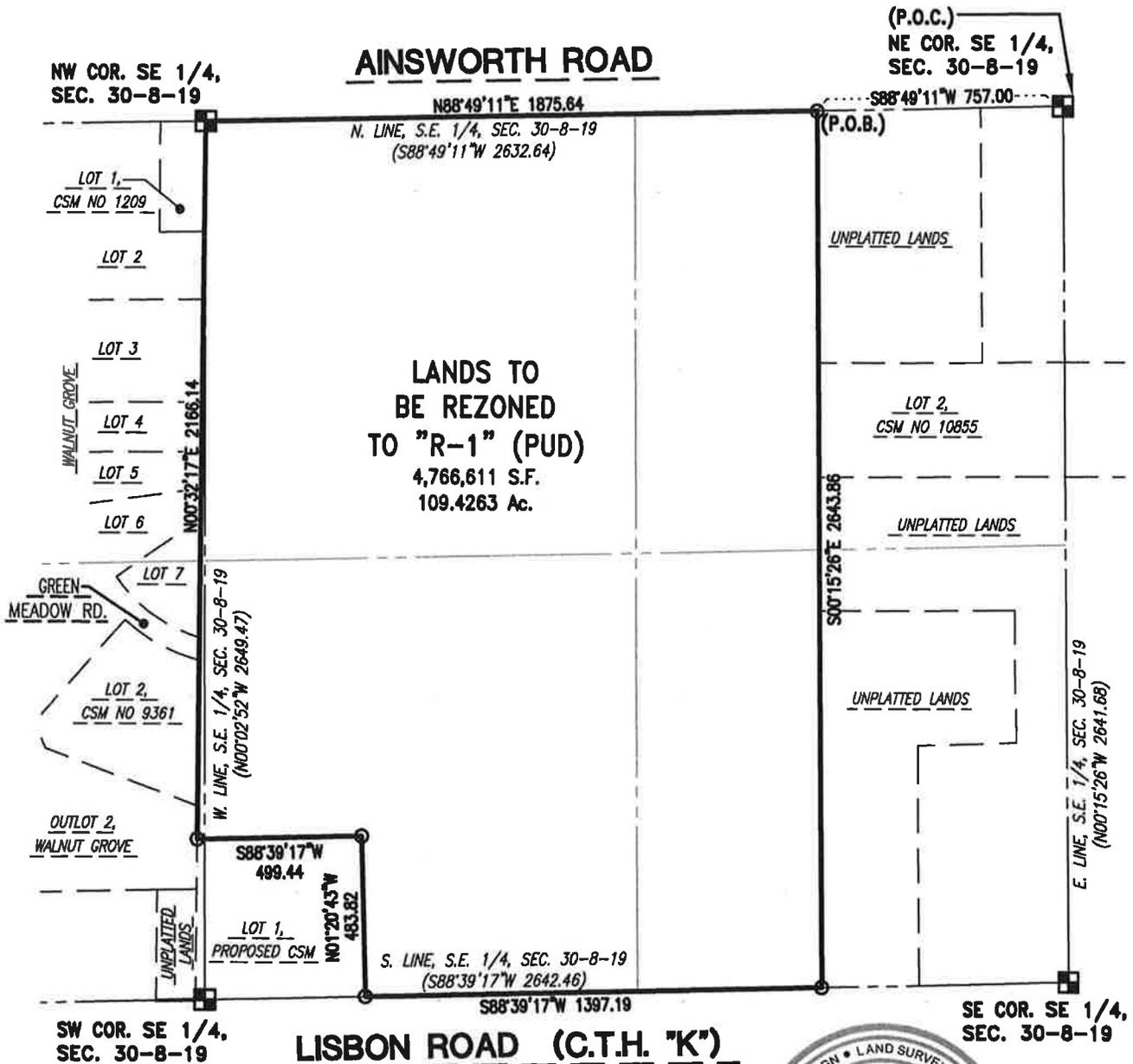


A handwritten signature in black ink, appearing to read "Ted R. Indermuehle".

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

REZONING EXHIBIT "A"

BEING A 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.



SCALE: 1" = 500'



12660 W. North Avenue
Building "D"
Brookfield, WI 53005

Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATE: 2/25/19

REZONING EXHIBIT "B"

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

Ord. 09-19

ORDINANCE REZONING LSBT 0264.998, KNOWN AS THE "STOLZ PROPERTY", FROM A-10 AGRICULTURAL DISTRICT TO R-1 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

WHEREAS, property owner, Bowen Global Investments, petitioned the Town of Lisbon to rezone property from A-10 Agricultural District to R-1 Suburban Single-Family Residential District; and

WHEREAS, the change in zoning is contingent on an amendment to the Town of Lisbon Comprehensive Plan land use element 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; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, April 11, 2019.

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

SECTION 1: The following described property is rezoned from A-10 Agricultural District to R-1 Suburban Single-Family Residential District and Planned Unit Development Overlay District:

PT S1/2 SEC 30 T8N R19E; COM W 757.0 FT FROM E1/4 COR; S 2649.0 FT; W 1910.5 FT; N 2653.0 FT; E 1875.0 FT TO BGN DOC# 4101209
LSBT 0264.998

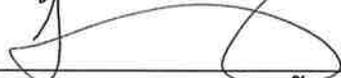
SECTION 2: All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

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

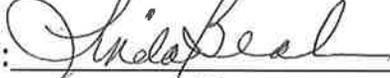
PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 13th day of May, 2019.

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





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

**TOWN OF LISBON
NOTICE OF JOINT PUBLIC HEARING
WAUKESHA COUNTY, WISCONSIN**

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.

Copies of the exhibits are available at the Lisbon Town Hall or on the Town's website, <http://www.townoflisbonwi.com/266/Public-Notices> for review. All interested parties will have the opportunity to be heard at said time and place.

Dated this 6th day of March, 2019.

Dan Green, WCMC
Town of Lisbon Clerk
Waukesha County

Publish: Waukesha Freeman– Tuesday, March 12, 2019 & March 19, 2019

**Minutes of the Plan Commission Public Hearing(s)
Town of Lisbon, Town Hall
Thursday, April 11, 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 was Supervisor Linda Beal.

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 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.

Public Hearing Comments:

Pat Wells, W279N5959 Walnut Grove Drive – Stated he represented the neighborhood association for Walnut Grove. There were a number of residents who received notice of the Comprehensive Plan amendment and wanted to know if the letter that was sent was correct as the properties in his subdivision had a net of 3 to 5 acres and the proposed subdivision is a Conservancy Subdivision with only 1.67 acres per lot. He is wondering if a variance would be required based on the current zoning and comprehensive plan.

Gary Gohde, W275N5747 Green Meadow Lane – Explained he is not against development as long as it meets the density of the Town's plan. Their category is suburban II density and he had concerns of the lower density zoning so close to them affecting their property values.

Peter Merbeth, N56W27034 Lisbon Road – Is the owner of the property on the corner of Lisbon Road and County MD. He is questioning whether this was to be a retention or a detention pond.

This public hearing was closed at 6:47 PM.

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.

Public Hearing Comments: None.

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.

Public Hearing Comments:

Sherry Howard, N73W25201 Howard Lane – Explained she lives just south of the proposed Hillside Subdivision and had questions regarding the development plan. She expressed concern about the tot lot location and about a deeded easement on the property that was left out of the plans. She asked that the deeded easement be included in the PUD. She also questioned whether or not a bike trail and tot lot is a benefit to the overall community. The max yield plan does not take into account the standing ground water levels and this area is already susceptible to flooding and has high resting ground water. She suggested to require the developer's agreement to pay and be financially liable for a period of 8 to 10 years, any water damage from flooding and questioned how an HOA could be responsible for maintaining the retention ponds.

William Eder, N74W25168 Howard Lane – Expressed concern about the amount of houses with no place for the water to go. He has shown pictures to the Town regarding this and went to the neighborhood meeting hosted by Neumann. He explained there was a natural "kettle" where the water collects. Developer plans always look good on paper but when they leave, the residents and Town are left with the liability. He expressed concerns about polluted water systems from all of the septic systems and asked if the developer was aware of the corn dryers that are adjacent to the property and operate 5 months of the year.

Joanne Brandtjen, N74W25134 Howard Lane – Reiterated concerns of water, traffic, noise and construction. She stated there has always been water on the property since she could remember.

Rod Kilian, W150N6115 Pocahontas Dr. – Expressed concerns about water on the church's property.

Brandon Wester, N75W25620 Hwy 164 – Explained he moved to his location because he and his wife like to ride dirt bikes and make noise without having to worry about neighbors calling the cops. He questioned if he would now have the cops called on him every day if a subdivision goes up.

This public hearing was closed at 7:09 PM

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.

Public Hearing Comments: None

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.

Public Hearing Comments: None

Adjournment

The public hearings were adjourned at 7:11 P.M.

**Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, April 11, 2019
Following the Public Hearing beginning at 6:30 P.M.**

Chairman Osterman called the Plan Commission meeting to order at 7:12 P.M.

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

Comments from citizens present pertaining to items on the agenda.

Gary Gohde, W275N5747 Green Meadow – Explained that his subdivision to the west of the proposed Neumann development on Lisbon Road also experiences water and flooding issues.

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

Motion by Commissioner Meyer to approve the March 14, 2019 Plan Commission minutes. Seconded by Commissioner Nelson. Motion carried, 7-0.

New Business

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.**

Dan Lindstrom explained the two items before the Commission. The original SPPOO was approved several years ago for automotive repair shop. The CUP for the storage units was approved a couple of years ago. The applicant has met with the County and have worked out an arrangement with them for when someone does come in who is interested in being a tenant for the garage. From the CSM standpoint, as long as the conditions of approval are met and the wetland delineations required by the County are followed through, we recommend approval subject to those conditions. The Plan of Operation is just a cleanup item to separate the two businesses from the CSM.

Commissioner Stadler asked if there has been a current inspection on the premises from the building inspector. She was referring to page 33 of the packet which part of Waukesha County's requirements. Planner Lindstrom also explained that a lot of this application from a County point of view is cleanup from what was originally done with the Town.

Motion by Commissioner Nelson to approve the request for John Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999 for a two-lot Certified Survey Map contingent on approval from the Village of Richmond, the conditions of the Town Planner, the conditions of Waukesha County and recommendation to the Town Board of the same. Seconded by Commissioner Samanske. Motion carried 7-0.

Motion by Chairman Osterman to approve the request for John Then, dba SPACE4U LLC, for the property located at W230N9515 Colgate Road, LSBT 0149.999 for a Plan of Operation amendment as a result of the splitting of this parcel to separate the storage unit businesses from the auto repair shop. Seconded by Commissioner Nelson. Motion carried 7-0.

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:

- iii. 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.**
- iv. Rezone from A-10 Agricultural District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District – General Development Plan.**

Commissioner Stadler recused herself from these two items.

Bryan Lindgren and Steve DeCleene were present from Neumann Developments Inc. The first purpose to discuss is the land use amendment and to make sure the County's land use lines up with the Town. Mr. Lindgren explained that property values will be supportive of the development with properties with homes at \$450,000 to \$650,000. The storm water engineer Neumann has contracted with has worked with necessary storm water flows as it comes onto the site and passes off the site.

Planner Lindstrom explained the intent of the applicant to change the future land use map. Chairman Osterman explained to the audience the difference between a Comprehensive Plan map and a Zoning map. He explained there may be some confusion as to the Comprehensive Plan not being in line with the zoning map for the subdivision to the west of the proposed property. The current zoning of the subdivision to the west of the Stolz property is R-1, however the County's Land Use Map shows densities of 3-5 acres per lot. This is unusual, that a zoning designation is less restrictive than the Comprehensive Plan. The current zoning is now 1 acre lots. The current zoning of the subdivision to the west is actually similar to what is being proposed for this property.

Mr. Lindstrom explained that the PUD process is a two-step process with first a General Development that focuses on overarching issues such as general storm water, impact on the neighbors etc. The second step is a Specific Development Plan. Mr. Nelson asked if the GDP would allow the Plan Commission to review and make recommendations. Mr. Lindstrom explained that the Plan Commission will see each piece of the subdivision as it comes including the preliminary plat, the GDP and the SDP.

The Chairman asked if everyone was comfortable with what had been discussed as a change to the land use is a big deal. Commissioner Nelson questioned if, based on what was discussed, there would be responsibility on the developer when it comes to storm water. Dan Lindstrom explained the County and

State have storm water regulations that everyone has to abide by. As the developer moves forward with the GDP and SIP process they will have to meet the requirements of the County and the Town. The standards for water flows onto other properties dictate that no additional water is redirected to adjacent lands than what is currently being diverted. Attorney Kevin Clark explained the County has standards for water flow and what the developer has to do to meet these standards. He explained Neumann will have to go through an extensive process for storm water management and we do not have all the information in front of us yet to this point.

Steve DeCleene from Neumann explained they do recognize the water on the north east site and did not have lots in that section with sufficient space to hold a lot of water in that area. Bryan Lindgren reiterated the point they have to answer to the County's standards and will have to manage all the water on site including impervious surfaces.

Chairman Osterman addressed the letter that was submitted to the Clerk's Office regarding the comprehensive plan and requesting the zoning be the same as the neighboring subdivision. He explained that this is similar zoning as the R-1 zoning of that subdivision with the only difference being this is a conservancy subdivision and it meets the Suburban II density. Mr. Lindstrom added that the way density is calculated in the letter is not how the Town and County measure density.

Steve DeCleene explained the max yield compares a conservation subdivision with a regular R-1 subdivision. He explained that the 3-5 acre lot sizes will be obsolete. Conservation subdivisions give opportunity to pull lots off the main roads and away from water reservation areas. He explained most people think 30,000 square feet is plenty of space for their lots and these types of subdivisions provide a way to meet neighbors.

The board unanimously favored the PUD, pointing out the benefit it provides to controlling water with the open spaces and creates more usable shared space. The PUD also provides more open space between homes and Lisbon Road. The Chairman questioned the 60 foot cul-de-sac in which Neumann stated the 60 foot measurement was a radius which meets the Town's 75 foot diameter requirement.

Motion by Commissioner Nelson to approve the request for Neumann Developments Inc, for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, for approval of a 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 and recommendation to the Town Board and Merton Joint Plan Commission of the same. Seconded by Supervisor Plotecher. Motion carries 6-0 with Commissioner Stadler abstaining.

Attorney Kevin Clark stated the new PUD ordinance requires a report of the Commission's findings which need to be reported to the Town Board with their recommendation. This needs to provide a short report of the contingencies of their recommendation. This can be done in the motion or a report of such. Planner Lindstrom explained that usually meeting minutes in draft format will suffice for this requirement. Attorney Clark explained the reason for this is because the Plan Commission will make requirements at the meeting, however, not all the Town Board members are present.

Motion by Supervisor Nelson to approve the request for Neumann Developments Inc, for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, to Rezone from A-10 Agricultural District to R-1 Suburban Single Family Residential District and Planned Unit Development Overlay District – General Development Plan with special attention to the 4/11/2019 Plan Commission Minutes as the findings of the Plan Commission with recommendation to the Town Board and Merton Joint Plan Commission of the same. Seconded by Supervisor Plotecher. Motion carried, 7-0.

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.

Bryan Lindgren from Neumann Development reviewed the some of the comments from their original PUD and considered the requests for better use of the open space. The new plan incorporated a recreational trail one mile long and a tot lot with some prairie grass areas for kids. He explained these areas were thought to have the least immediate impact to property owners. Mr. Lindgren also presented the yield plan to the Commission and explained the conservation subdivision is not designed to get more lots, but to preserve the open space. He explained there is an unrecorded easement to 164 and they are still working on trying to obtain the lot from Payne and Dolan.

Planner Lindstrom explained the rezone of this parcel is still working its way through the Town Board and Waukesha County Board as well as the Joint Planning review with the Village of Sussex. He explained there were concerns about the tot lot being too close to storm water areas. He also mentioned that a 10% grade level would be required. The overall density of Neumann's conservancy subdivision is comparable to a subdivision with R-1 zoning. He also explained that any easement from the Payne and Dolan property would be addressed going through the plat process. Any financial liability in regards to storm water would be incorporated into the developer's agreement. Soil tests would also be required during the plat process and all storm water controls will be reviewed thoroughly during this process. In regards to the noise ordinance, there will be no change to the current ordinance and is the same no matter where you live.

Mr. Lindstrom also explained the use and development of the property as described in our boarder agreement does have this area proposed to have sewer and water. The Town will need to figure out the legalities of the requirement of sewer based on our ordinance and the boundary agreement. Chairman Osterman explained the town had purchased 173,000 gallons of daily flow from Sussex, and if we purchased it, we should use it. If a sewer extension is required this would mean potentially smaller and more lots on the property.

Steve DeCleene stated he only sees the water issues improving around Howard Lane with two large ponds. These plans will need to go through extensive analysis and is vetted through Waukesha County with a surety for two years to make sure the ponds work properly. Mr. DeCleene also explained the two detention ponds will be clay lined and will take two to three years to mature. He explained he was confident they will be able to make water flow over 164 smoothly at a rate below what the area is seeing with the two ponds connecting with an overflow ditch between them. The DOT will also review drainage calculations and will be highly scrutinized.

Commissioner Nelson explained that the second detention pond is near a wetland and in the case of excessive rain events, would water be able to flow through those wetlands? Mr. DeCleene explained the water would have to flow around those wetland areas and go straight to the 164 right of way. Mr. Nelson asked if the HWY 164 overflow would be a ditch or a culvert system in which Mr. DeCleene stated would most likely be a high capacity swale.

Commissioner Samanske had concerns to the north with the road coming to the property behind lots 1 through 7. He explained between lots 4 and 5 there is a culvert which allows the property to the north to

drain down to the south. He questioned where the water from the north to the south is going to go? Mr. DeCleene explained there will be grass swales and a culvert under the road to divert to the pond. There were other concerns about grading heading west along 164. Mr. DeCleene explained they have staked for borings and shot storm water culverts but there is still more testing to do. The more serious testing is when they mark topography of the area. Neumann's engineer also mentioned the culvert that runs to 164 is only 24" and may be why this area floods.

Commissioner Stadler asked if they had considered the noise from the corn dryer to the north and west of the proposed subdivision. She questioned if the subdivision would change his operations. Planner Lindstrom explained there are exceptions to the noise ordinance with the "right to farm" laws. He also explained this can be marked on the plat of wet basin requirements, right to farm requirements and others. Commissioner Stadler also had concerns about hunting in the area and how this would cause issues due to the distance a firearm can be discharged from a subdivision.

Supervisor Plotecher stated she still had concerns about water.

Mr. DeCleene responded that the same amount of water is going to be on this parcel; however, they are now providing a great deal of storage for the water. He stated Neumann cannot say they will solve every problem with water, but they are introducing a solution to some of the concerns brought forward. Chairman Osterman explained the Town has gotten better with storm water from 2005 to now. He mentioned Sweetbriar Lane gets brought up a lot and agreed this is a bad area, but this was not the norm and this area was developed over 20 years ago. Now, technology has gotten a lot better with storm water management.

Commissioner Meyer explained the County has gotten more aggressive with storm water as does the Town whose engineer has to review Neumann's plans. The Commission has not seen water issues come back to bite the Town and they have only gotten better over the years. He stated he thinks the water issues will be much improved from where they are currently and there will only be more engineering reviews moving forward.

Chairman Osterman asked the Commission what their thoughts were on the PUD. Commissioner Nelson stated he didn't think the HOA would want a tot lot with the location of the lot close to the settlement pond. He recommended placing it anywhere away from its current location. Mr. DeCleene stated perhaps lot 4 would be a better option. Mr. Nelson also expressed concerns about lots 48, 52, 53 and 54 and to how close they are to those detention ponds. Mr. DeCleene explained there are a lot of lots that come close to these types of ponds and did not see this as a practical objection. Commissioner Nelson mentioned this as a safety concern for children. Mr. Nelson also mentioned having the entire recreational trail get paved because woodchips require too much maintenance and are not practical for runners and bikers. Mr. DeCleene explained that they never paved paths in wooded areas. The developer explained that the entire path would be paved except between lots 15 to 33 which would be woodchips. Commissioner Samanske agreed with Commissioner Nelson and stated if you are putting in the work you want to create a path people will use.

Mr. DeCleene came back to a previous question regarding property values. He explained that with the cost of materials for homes increasing, the lowest new home cost they can put on the market would be \$425,000 in Waukesha County. This means the sale price of these homes would exceed the homes around it. Chad Samanske explained he had concerns about the tot lot next to the water basin. He also had some concerns with lots 48 through 52 but did agree that if buyers are aware of the water ponds they should be cognizant of this when purchasing. He also expressed concerns with the Payne and Dolan property in the middle of the subdivision.

Commissioner Meyer agreed that out lot 4 would be better suited for a tot lot. He also wanted to see the bike trail paved all the way through. Overall he stated this was a good development given this piece of property. Commissioner Stadler expressed concerns with lots 22, 23 and 24 which are located near where property for a potential school is located. She stated water is a big concern and if sewer is involved, the Plan Commission would have to look at a different layout and design. The developer may not support the cost of running sewer to this location. Typically sewer lots are not bigger than 30,000 square feet.

Supervisor Plotecher stated the plan does not seem to do anything extraordinary and doesn't do anything for her. Commissioner Oelhafen expressed concerns with the tot lot being close to the retention pond. He also stated they should watch the basement floor elevations near the pond lots and to watch for lateral leaching. Also keep in mind the ordinance for the depth to high ground water. Mr. Oelhafen stated he wasn't an advocate of walking trails and if they didn't have one he wouldn't ask them to put one in. They are great when used, but if it doesn't get maintained it looks bad. Chairman Osterman stated he didn't like the idea of the path going through a wooded area for the safety of residents and homeowners.

Planner Lindstrom reviewed the PUD ordinance in the packet and the identified objectives for approving a Planned Unit Development. Commissioner Oelhafen stated he would like this subdivision to be a PUD so it allows for extra room to handle the water. Supervisor Plotecher stated if she had to choose she would rather see this as a PUD. Commissioner Stadler agreed, of the two, she liked the PUD map as did the other Commissioners. Chairman Osterman explained that conventional PUDs have space between the individual properties and agreed this subdivision fits better in the space as a PUD. The Chairman also addressed concerns about farming near the subdivision and wanted to make a restriction that neighbors have the right to farm. Bryan Lindgren stated they could record this as a plat note and/or declarations could be added. Planner Lindstrom stated he would add two conditions, one the future SDP is cognoscente of the right to farm and approval subject to the boarder agreement. This way we can continue to move this forward and if it doesn't meet the boarder agreement we can stop it at that point.

Supervisor Plotecher asked if the developer plans to put trees along the roads. Bryan Lindgren explained they will be putting covenants of two to three trees per lot. He also explained they have some berms outlined outside of the water basin and will dress those up.

Motion by Chairman Osterman to approve 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 and Sussex JPC of the same. Seconded by Commissioner Nelson. Motion carried, 7-0.

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.

Motion by Chairman Osterman to approve 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. Seconded by Commissioner Nelson. Motion carried, 7-0.

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:

- v. 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.**
- vi. Sign permit.**

Planner Lindstrom went through his review of the request from the Meyers. He explained they came to the Plan Commission last year for a major grading permit. He focused on the key parts for the Commission to consider when moving this forward and that would be the conditions of approval. The site plans and building plans are attached to the agenda packet along with recommendations and points to note. Planner Lindstrom reviewed and recommended 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.) The Commission made the determination of hours operation later in the meeting.
 - e. Outdoor Entertainment shall be limited to the hours of a.m. to p.m. The Commission made the determination of entertainment hours later in the meeting.
 - 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 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 and 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.

Chairman Osterman questioned if this would be considered a limited family business. Mr. Lindstrom stated this would be a staffed business and so went forward as an unspecified use. Attorney Clark stated the limited family business is more for an office setting and do not usually have a private hall. Commissioner Nelson asked if this was going to have a conventional septic tank. The Planner stated the applicant has been working with the county and it was explained that a conventional system had to be installed. Testing has been done for the mound system.

Mr. Meyer explained the DOT would allow them to add 10 spaces and they would be doing a gravel parking area. They have agreements with two entities for offsite parking, one in Lisbon and one in Sussex. The Commission questioned what they would like their hours of operation to be, keeping in mind the hours of operation is not when event will be held, but any work being done on the property including setup and take down. Planner Lindstrom explained that most communities have an "everybody out" end time. This would include staff, guests and caterers. In his experience, this time is one hour after the event is finished. Mr. Lindstrom also made a clarification on the difference between hours of operation and the personal use of your property. It was agreed that the event should end at 11:00 AM with an "everybody out time of 1:00 AM. The open time would be set to 8:00 AM. Outdoor entertainment time hours were restricted to 10:00 PM.

Clerk Dan Green explained to the Commission that the venue would be looking to acquire a liquor license and the Town did have one available for this venue. This would need to be approved by the Town Board.

Mr. Meyer pointed out the staircase off the deck in the architectural drawing is going the wrong way and should be going toward the level ground. He also mentioned they contacted Sussex and they had no issues with colored ink parking. Each parking lot being used has 100 spots. The applicant explained the code states there needs to be an exit within 50 feet. Commissioner Stadler expressed concern with the parking situation and asked why they could not have onsite parking. Mr. Meyer explained that they would need to build a \$300,000 turn lane off of HWY 164. Ms. Stadler explained there may be conflicts with other events that may be going on at the places where the offsite parking is located. Planner Lindstrom explained that it is not uncommon for similar offsite parking to take place. Supervisor Plotecher didn't see any problems but questioned the amount of noise at the parking drop off sites. Commissioner Oelhafen stated he met with the fire marshal on the property and said he would require structural engineering plans.

Motion by Commissioner to approve the request for David and Kim Meyer dba Hartland Weddings and Events, for the property located at W259N8598 State Road 164, LSBT 0178.995.001 for a 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. Seconded by Commissioner Nelson. Motion carried, 6-1 with Commissioner Stadler opposing.

Sign Permit

Planner Lindstrom explained this does not fit within our monument sign. The Town does not usually allow for pole signs and we do not have a spot in the Town Code. The Commission agreed that the sign would look nicer with two posts, one on each side, as the current sign looks more like a for sale sign.

Motion by Chairman Osterman to approve the request for David and Kim Meyer dba Hartland Weddings and Events, for the property located at W259N8598 State Road 164, LSBT 0178.995.001 for a sign permit to construct a two-post monument sign contingent on the conditions of the Town Planner. Seconded by Commissioner Samanske. Motion carried, 7-0.

Town Clerk & Town Planner

Assign Annual Inspection of Plans of Operation and Conditional Use Business Establishments.

Motion by Chairman Osterman to postpone "Assign Annual Inspection of Plans of Operation and Conditional Use Business Establishments" until the May Plan Commission meeting. Seconded by Commissioner Nelson. Motion carried, 7-0.

Assign Quarry Inspections for Northwest Asphalt, Halquist, Payne & Dolan, Genesee Aggregate, LaFarge & Lannon Stone.

The quarry inspections were assigned as follows:

Genesee Aggregate – Commissioner Stadler
Northwest Asphalt – Commissioner Meyer
Lannon Stone – Commissioner Meyer
LaFarge – Commissioner Samanske
Payne and Dolan – Commissioner Nelson
Halquist – Commissioner Oelhafen

Overview of March and April Planning Appointments.

Planner Lindstrom and Clerk Green reviewed planner appointments including some transfers of adjacent lands and potential CSM applicants.

Requests from members to put future items on the agenda.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, April 11, 2019 Plan Commission Meeting at 10:26 P.M. Seconded by Supervisor Samanske. Motion carried, 7-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk

**Minutes of the Town Board Meeting
Town of Lisbon, Town Hall
Monday, May 13, 2019
6:30 p.m.**

Chairman Osterman called the Town Board meeting to order at 6:31 PM.

Roll Call: Present: Chairman Osterman, Supervisors Gamiño, Moonen, Plotecher and Beal. Also present: Dan Green, Town Clerk and Gina Gresch, Town Administrator.

Comments from citizens present. None.

Consent Agenda. Items listed under the Consent Agenda are considered in one motion unless a Town Board member requests that an item be removed from the Consent Agenda.

- i. April 22, 2019 Town Board minutes
- ii. Peddler's Permits
- iii. Operator's Licenses

Motion by Supervisor Plotecher to approve the Consent Agenda. Seconded by Supervisor Beal. Motion carried, 5-0.

Approval of Bills.

Motion by Supervisor Moonen to approve the May 13, 2019 check register as presented. Seconded by Supervisor Gamiño. Motion carried, 5-0.

Announcements/Correspondence - Listing of upcoming meeting dates & times.

- Notice from WI DOR regarding 2019 Personal Property Aids Distribution to the Town
- Meeting Schedule
- Sussex Outreach Services Thank You letter; Easter Eggstravaganza Food Donation
- New Berlin Notice to Participate in a Cooperative Plan with Town of Brookfield
- Sled Bugs Thank You Letter
- Letter from VFW regarding 2019 Memorial Day Parade

Supervisor Beal added that she received an email from a resident about the traffic on Hillside Road cutting through their subdivision. She reiterated that this is a Washington County project and to contact the Wisconsin DOT and Washington County if there are concerns. Public Works Director Joe DeStefano explained that they are working on widening and paving the intersection where the truck overturned recently.

Department Reports - Presentation of activity statistics and recently attended meetings.

- **Administrator** – Treasurer Buchman applied for an education scholarship through the Municipal Treasurers of Wisconsin Association MTAW and received \$130 to be applied towards their two-day conference in the fall. During the interim period without a Deputy Clerk, Fire Captain Michelle Drager was helping me figure out the Fire Department's phone bills and was able to work with Verizon to change our billing status to tax exempt and in turn, credited the Town \$265 in taxes charged on prior invoices.

Since joining the Town, Deputy Clerk John has been reviewing the Town's utility vendor accounts for accurate contacts, services and charges. By doing that, she worked with our Spectrum account manager (who happens to be a Lisbon resident) who reviewed our services and was able to lower the Town Hall's internet account charge by \$40 per month (\$480 per year). She also worked with WE Energies and they

combined the Town's 18 separately invoiced accounts into one detailed invoice, with one due date and one payment, which helps make the monthly bank reconciliation easier.

She is also working with EH Wolf & Sons who delivers all of the Town's fuel. Currently our payment terms are net 10 days which isn't possible the way our meetings fall. However, if we were to pay in those 10 days, we could receive a discounted fuel price, which comes out to about 2%. Natasha is working with EH Wolf to give us longer payment terms (net 21 days) so the Town can take advantage of the discount. She calculated 2018's fuel bills to see what we paid vs. what we could have paid and what the discount would have been and it was about \$1,222. If we can get this started right away the Town could probably save at least half of that amount this year. Combo that with the approximately \$1,000 a year the Treasurer is getting the Town back from the state fuel tax credit and our rebates really start adding up!

Treasurer Buchman and I are already starting to think about the 2020 Budget. I have a tentative budget workshop schedule started and would like to know if the Town Board wants to continue the same type of schedule we did last year, which was five workshops and if they had any suggestions on the budget workshops, what they'd like to see more of or different.

Parks Department – Supervisor Gamiño reviewed some projects the Park staff have been working on including sport field maintenance of baseball fields, seasonal mowing, equipment and fleet maintenance, pruning trees, fixing plow damage, fertilizing sport fields picking up garbage along right-of-ways from Spring Adopt a Road Pickup and from restrooms/shelters. The Parks Department also filled 3 seasonal positions and are preparing training procedures.

Public Works Department – DPW Director Joe DeStefano reported what DPW staff have been working on including taking down snow fences, loading salt deliveries, taking down temporary weight limit signs, removing plows and wings from trucks, prepping the compost site, helping setup and taking down equipment for the election and brush pickup. Joe DeStefano also reviewed meetings that he attended including a meeting with Sussex regarding Maple Avenue reconstruction, a meeting with Waukesha County and all the DPW department heads and a meeting with Kunkel Engineering to review the 2019 crack-filling, paving, and storm water projects. Supervisor Moonen added the Town only received one plowing complaint and gave kudos to the plowing crew.

Treasurer – Amy Buchman stated the Audit is completed and the Town will be paying off one of their loans on May 15. This loan was from 2009 for \$470,000. She reviewed tax collection and everything was received and distributed for settlements. She explained the personal property collection from Waukesha County is much easier where the County sends a check to the Town instead of having to track down that money. Treasurer Buchman reviewed the revenue and expense chart which showed the Town being at 28% of their expenditures for the year. She also explained that the Town has earned \$31,874 in interest from investments so far this year which is over half of what we earned all of last year. She asked the board how they would like this presented going forward or if there is a different format they would like to see.

Supervisor's Reports.

Unfinished Business.

Discussion and necessary action on the Town's Health Insurance Opt-Out Benefit Payment.

Administrator Gresch explained this item was brought to the board a month ago for their review. She has since done research from other communities who have the opt-out plan and presented it to the board. There were not a lot of communities to compare to because of how many municipalities use the state insurance plan. She gave her recommendation to the board to simplify the benefit by giving one rate for opting out no matter if you are opting out of the single or family plan and to take out the dental opt-out option. Dousman offers a \$250 opt-out

and this is the rate recommended to the board. The administrator also explained that the current opt-out rate is similar to what the Town would be paying if these employees were on the Town's insurance plan.

Supervisor Gamiño questioned why the Town should pay that high of an amount. She explained \$250 a month would be in line with what some other communities offer, but most communities do not offer this benefit. She stated she could approve of \$150 - \$200 payment at the most. The board expressed concern about taking away a benefit that they have been receiving for years. Supervisor Moonen agreed with the \$250 opt-out in lieu of the dental opt-out no longer being an option and dropping the spouse opt-out. Supervisor Plotecher also agreed on the \$250 opt-out. Supervisor Beal agreed with Supervisor Gamiño that \$250 was too much and asked that there be a compromise at \$225.

DPW Director Joe DeStefano expressed concern about eliminating the benefit and what that could do the moral of staff and may result in an increase in staff taking the insurance. Supervisor Gamiño stated she would like to see employees get on the Town's insurance rather than taking an opt-out payment. Chairman Osterman stated the initial opt-out option was intended to save the Town money which it currently is not doing. At the time it was set up it was saving money. He expressed that he had no concerns about a \$250 opt-out option. The Chairman also suggested that the Board send a better message by having a unanimous vote. Supervisor Moonen and Plotecher agreed that they did not want to go under \$250. Supervisors Gamiño and Beal did not want to go higher than \$225.

Motion by Supervisor Moonen to approve the Health Insurance Opt-Out Payment policy in the amount of \$250 per month to take effect on January 1, 2020. Seconded by Supervisor Plotecher. Motion passed 3-2 with Supervisors Gamiño and Beal opposing.

New Business.

Discussion and necessary action to authorize a Traffic Improvement Analysis for the Lied's Property / TID #1.

Chairman Osterman explained they have to do a traffic analysis study so that Waukesha County will give the Town access to the road. The total amount would be \$14,872 and would be a TID expense.

Motion by Marc Moonen to approve the Traffic Improvement Analysis for the Lied's Property for a cost not to exceed \$14,872. Seconded by Supervisor Beal. Motion passed 5-0.

Discussion and necessary action on the purchase of a stump grinder attachment.

DPW Director Joe DeStefano explained that at the budget workshop the Town agreed to \$12,500 for a stump grinder. There is a heavy duty mount he can get for the skid steer which is an additional \$800. Supervisor Gamiño asked if the heavy duty mount was expected to have a longer longevity. Joe DeStefano explained it is built a lot stronger and made to last and will not twist as easy. Supervisor Moonen explained if they were to purchase the less expensive one and it were to break, they could buy a second mount and it would be the same price as the heavy duty mount. The board suggested approving the standard mount and if Joe does not feel comfortable with the quality, he can come back to the board.

Motion by Supervisor Beal to go with option one unless Joe DeStefano, upon review, thinks we should go with option 2. Seconded by Supervisor Plotecher. Chairman Osterman explained the motion should include that Joe DeStefano would need to come back to the board for approval of option two. Motion fails 0-5.

Motion by Supervisor Beal to have Joe DeStefano purchase option one for an amount not to exceed \$12,428.74 unless he does not feel comfortable with the purchase; then he can come back to the board. Seconded by Supervisor Plotecher. Motion Passed 5-0.

Discussion and necessary action to install a stop sign on Plainview Road at Maple Avenue.

DPW Director Joe DeStefano explained there was a meeting held with the Village of Sussex regarding the Maple Avenue project. The Village wanted to see a stop sign put in on Plainview Road where Maple Avenue comes to a T-intersection. The Board agreed there is not a need for a stop sign at that location for the time being.

Motion by Supervisor Gamiño to not install a stop sign on Plainview Road at Maple Avenue. Seconded by Supervisor Beal. Motion Passed 5-0.

Discussion and necessary action to carry-over the 2019 road paving sinking fund to be used in 2020 to complete additional road paving projects.

DPW Director Joe DeStefano explained he wants to save the Town money by pushing some road projects to next year. At budget time the board can decide what projects to do for next year. Chairman Osterman explained the board does not need to have formal action at this meeting. Supervisor Moonen explained if we did make a motion now and something came up where they may need to spend money this year, they would have to bring it back to the board. The board agreed to carry over the 2019 road paving sinking fund budget to be used in 2020 with no formal action.

Discussion and necessary action to rescind the Liquor License Transfer Agreement with the Village of Richfield.

Chairman Osterman explained the original agreement with Richfield was for the license in exchange for a border agreement. He had a discussion with the Village Board President who explained the Village Board did not want to move forward with a border agreement with the Town.

Supervisor Gamiño questioned whether Richfield's board did not agree to the terms of the agreement with the liquor license or if they did not want the border agreement. The chairman stated it could be both, but as a Town, we do not have a lot to offer the village besides the liquor license. Chairman Osterman explained that when they approved the agreement for the exchange of the license the Town made a motion to sell the license at \$25,000 contingent on a specific liquor license applicant being approved by Richfield. Richfield has not approved the applicant at this time. Supervisor Gamiño asked if the Town was still willing to sell the liquor license to Richfield without a border agreement, which the chairman stated he was not.

Supervisor Gamiño questioned if the Town should offer an olive branch and wanted to ensure that we still had a good relationship with the Village. Chairman Osterman explained that the Town does this currently as the Village currently uses the Town's paramedic license.

Chairman Osterman made a motion to rescind the Liquor License Transfer Agreement with the Village of Richfield. Seconded by Gamiño. Motion carried 5-0.

Discussion and necessary action on the Town's assessment services

Administrator Gresch explained that our current assessor contract ends at the end of 2019. She requested direction from the board as to whether she should get an RFP sent out or ask Grota for a contract extension. She also explained the Town needs to do a re-evaluation because the assessment ratio for the Town has dropped to 87.85%.

Chairman Osterman stated he would be abstaining from voting, but not from discussion. He explained that the Town has a 5 year timeline to get this ration to 90% or higher. Supervisor Plotecher stated the Town used to carry over \$30,000 each year to go toward the re-evaluation which was last done in 2013. Supervisor Gamiño asked how long the current contract with Grota was that was expiring which Administrator Gresch stated was 5 years. Supervisor Gamiño expressed that she likes competitive pricing and would like to see the Town send out

an RFP to see what they can get. The board agreed if they were to get quotes, they should do the RFP for the assessor services and the re-evaluation together and not separate. Supervisor Beal questioned how many communities Grota works with which Chairman Osterman stated over 70. Supervisor Moonen asked that Administrator Gresch get a cost for extending the contract with the Town before sending out the RFP in which the board agreed.

Motion by Supervisor Gamiño to have the Town Administrator send an RFP for the Town's assessment services for a three and five year term and a 2020 re-evaluation. Seconded by Supervisor Beal. Motion approved 3-1 with Chairman Osterman abstaining and Supervisor Moonen voting against.

Discussion and necessary action on the recommendations from the Plan Commission for the following items:

Ordinance 06-19, An Ordinance establishing a Planned Unit Development Overlay Zoning Classification of Property located along Hillside Road, in the Town of Lisbon, LSBT 0205.998, LSBT 0208.987 and LSBT 0205.994, for Neumann Developments Inc and recommendation to Waukesha County of the same.

Chairman Osterman explained that the Town purchased sewer capacity for this area and we have a sewer pipe currently on the north side of Good Hope Road. It is in the Town's ordinance that if something is in this area it should be developed on sewer. Chairman Osterman stated that in Neumann's defense this was brought up 3 weeks ago and with construction costs going through the roof it is not feasible to build on sewer with 1 acre density. He stated the Town staff needs to have more discussion before moving forward at this time.

Steve DeCleene from Neumann Developments asked what the timing of the future meetings would be. The chairman explained the next meeting would be in two weeks. Mr. DeCleene stated if they are not grading in July they cannot get roads in this year.

Joanne Brandtjen, resident on Howard Lane, questions if there is going to be sewer on the development, are they requiring Howard Lane to join sewer as well? Chairman Osterman explained that technically sewer is there, and thought the decision was made that they only had to hook up if they requested it. He explained that would be a separate agenda item as far as hooking up. If it is required for this development, it does not automatically require Howard Lane to hookup. Ms. Brandtjen also expressed concerns in regards to a letter that was sent addressing several concerns from Sherri Howard that were not all addressed.

Motion by Chairman Osterman to postpone "Discussion and necessary action on the recommendation from Plan Commission for Ordinance 06-19, An Ordinance establishing a Planned Unit Development Overlay Zoning Classification of Property located along Hillside Road, in the Town of Lisbon, LSBT 0205.998, LSBT 0208.987 and LSBT 0205.994, for Neumann Developments In and recommendation to Waukesha County of the same" To the next meeting. Seconded by Supervisor Moonen. Passed 5-0.

Neumann Developments Inc., on behalf of Bowen Global Investments, Inc., for the property located at N56W27476 Lisbon Road, Tax Key LSBT 0264.998, known as the "Stolz Property" for the following items:

Resolution 05-19, Town of Lisbon Land Use Map Amendment Approval and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Resolution 5-19, Town of Lisbon Land Use Map Amendment and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Ordinance 09-19, Ordinance Rezoning LSBT 0264.998, Known as the "Stolz Property", From A-10 Agricultural District to R-1 Suburban Single-Family Residential District in

the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 09-19, Ordinance Rezoning LSBT 0264.998, known as the "Stolz Property" from A-10 Agricultural District to R-1 Suburban Single-Family Residential District in the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Ordinance 11-19, An Ordinance Establishing a Planned Unit Development Overlay Zoning Classification for LSBT 0264.998, Known as the "Stolz Property" and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 11-19, an Ordinance Establishing a Planned Unit Development Overlay Zoning Classification for LSBT 0264.998, known as the "Stolz Property" and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Ordinance 10-19, an Ordinance Rezoning LSBT 0241.999 from Agricultural District to M-2 General Industrial District to Allow Industrial Uses Town of Lisbon, for the property owned by the Town of Lisbon, located at N63W22039 County Road F, LSBT 0241.999, known as the "Lied's Property" and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 10-19, an Ordinance Rezoning LSBT 0241.999 from Agricultural District to M-2 General Industrial District to Allow Industrial Uses Town of Lisbon, for the property owned by the Town of Lisbon, located at N63W22039 County Road F, LSBT 0241.999, known as the "Lied's Property" and recommendation to Waukesha County of the same. Seconded by Supervisor Gamiño. Motion passed 5-0.

Adjournment.

Motion by Supervisor Gamiño to adjourn the Monday, May 13, 2019 Town Board of Supervisors meeting at 8:01 PM. Seconded by Supervisor Plotecher. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town Clerk



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

Ord. 11-19

AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT OVERLAY ZONING CLASSIFICATION FOR LSBT 0264.998, KNOWN AS THE "STOLZ PROPERTY"

WHEREAS, property owner, Bowen Global Investments, for LSBT 0264.998, 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 sixty-four (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.

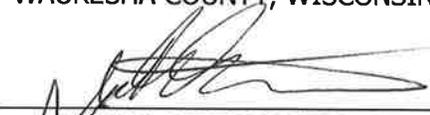
SECTION 2: All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

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.

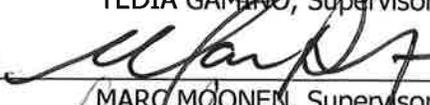
SECTION 4: Notwithstanding anything contained in this Ordinance to the contrary, this Zoning Ordinance is contingent upon the approval, not later than April 11, 2020, of a Specific Development Plan as required by the Town Zoning Code of the Town of Lisbon. In the event a Specific Development Plan implementing the Planned Unit Development authorized by this Ordinance is not adopted and approved by the Town Board on or before April 11, 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.

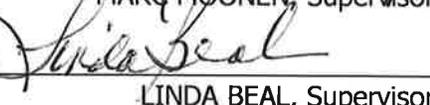
PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this day this 13th day of May, 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: 
JOSEPH OSTERMAN, Chairman

BY: 
TEDIA GAMINO, Supervisor

BY: 
MARC MOONEN, Supervisor

BY: 
LINDA BEAL, Supervisor

BY: 
REBECCA PLOTECHER, Supervisor

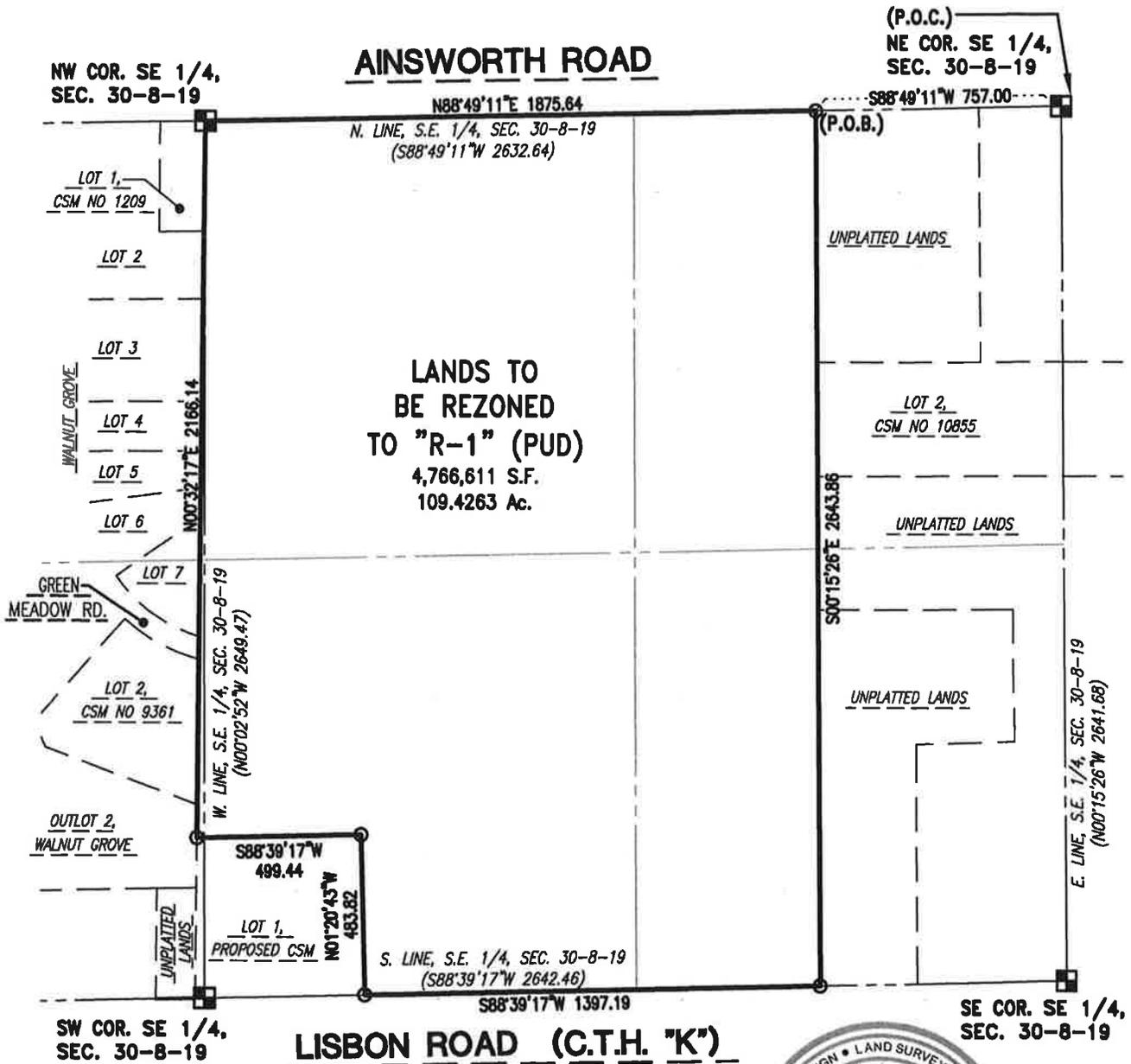
ATTEST:

BY: 
Dan Green, WCMC
Town Clerk



REZONING EXHIBIT "A"

BEING A 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.



SCALE: 1" = 500'



12660 W. North Avenue
Building "D"
Brookfield, WI 53005

Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATE: 2/25/19

REZONING EXHIBIT "B"

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 - Exhibit B 64 Lot Conservation Subdivision

Total Area = ± 106.13 acres
(with full ROW dedication)
Density = 1.66 acres/lot
Total Road Length = 6,850 l.f.
[107 l.f. per lot]

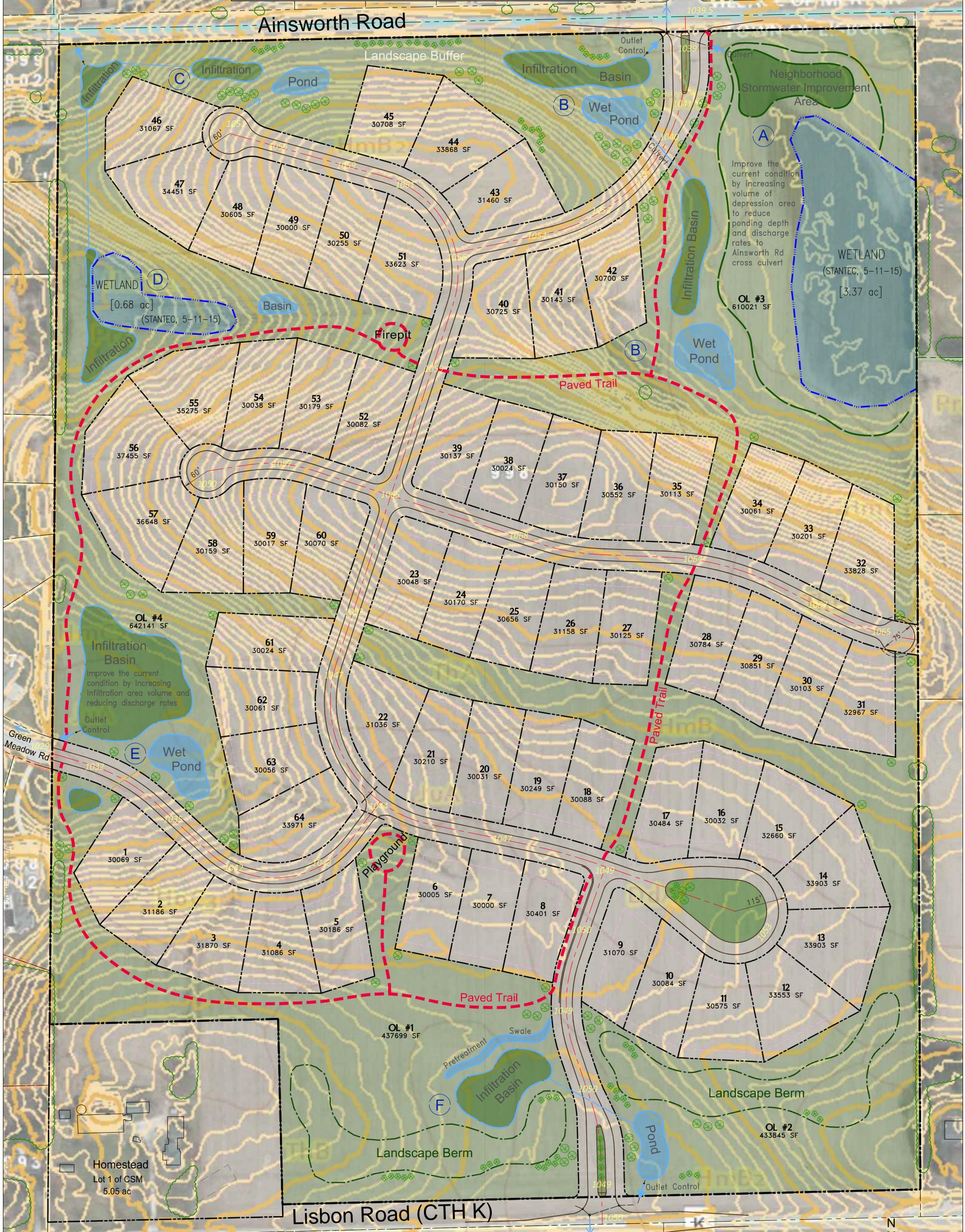
PUD Proposed Standards
Lot Size: 30,000 s.f. min.
Lot Width: 110' minimum
Proposed Setbacks:
Public Road = 35'
Side=20'
Rear=20'
Lisbon & Ainsworth Rd = 50'

PUD Open Space Calculations:
Total PUD Area = 106.13 acres
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]

Developed By:



N27 W24025 Paul Court
Pewaukee, WI 53072



ENVISION PLD/CHK/2009/201

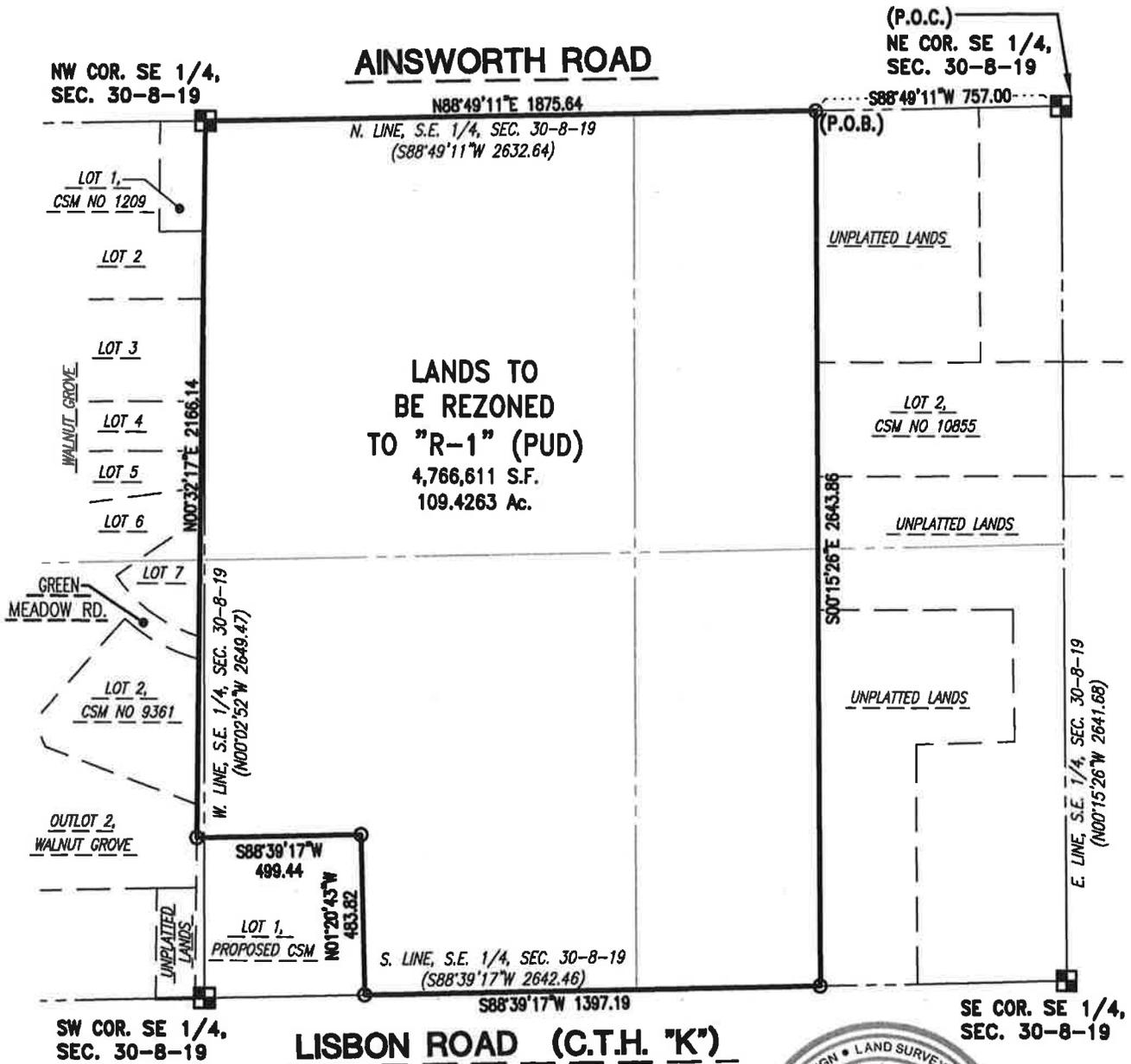
CONSERVATION SUBDIVISION Conceptual Site Plan - Stolz Site

Lisbon Road, Town of Lisbon, WI

Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")
DATE: 03/21/2019

REZONING EXHIBIT "A"

BEING A 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.



SCALE: 1" = 500'



12660 W. North Avenue
Building "D"
Brookfield, WI 53005

Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATE: 2/25/19

REZONING EXHIBIT "B"

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



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Ted R. Indermuehle, P.L.S.
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Phone: (262)790-1480 Fax: (262)790-1481