

**Minutes of the Town of Lisbon & Village of Merton
Joint Planning Committee Meeting
Town of Lisbon Town Hall
W234N8676 Woodside Road
Tuesday, June 18, 2019
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 and Ron Reinowski. Also present was Lisbon Planner Dan Lindstrom, Merton Planner Bruce Kaniewski, Lisbon Administrator Gina Gresch and Village Administrator Thomas Nelson.

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

Discussion and necessary action on minutes of Joint Planning Committee Meeting of November 11, 2018.

Motion by Chairman Ron Reinowski to approve the Joint Planning Committee meeting minutes from November 15, 2018. Seconded by Commissioner Stadler. Motion carried, 3-0.

Joint Planning Areas

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:

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

Steve DeCleene from Neumann reviewed the 64 lot Lisbon Road proposal and explained the PUD overlay with 30,000 square foot lots. The conceptual plan shows trails, a playground and a fire pit area. Planner Dan Lindstrom explained why they needed a comprehensive plan for the development. Commissioner Stadler stated she was still concerned about storm water on the northern end near Ainsworth Road. She questioned why Waukesha County shifted the subdivision road where there used to be a lot of water and stated the street across Ainsworth is one of the lowest points. Mr. Nelson explained the County wanted it to line up with the road across the street in Merton. Planner Lindstrom explained the application is working with Waukesha County to address storm water facilities and water flows. Mr. DeCleene explained that infiltration basins will be on both sides of the street. Mr. Kaniewski asked what the percentage of wetlands in the common open space was compared to free space which Neumann those numbers are on the top of the map(8.3% wetland and 11.1% storm water). Administrator Nelson noted Lisbon did a great job with the subdivision and opening that area up.

Commissioner Stadler stated that the farmer to the west of the proposed subdivision used to get flooded out to the point where he could not plant his crops. Administrator Nelson responded that there were a lot of questions regarding storm water when their Halquist subdivision was being reviewed. He explained they were able to mitigate Waukesha County's concerns. Planner Lindstrom also explained that there were still two more layers to the review process going forward including the General Development Plan and Specific Development plan which Neumann is working on currently. Mr. Kaniewski asked how they planned to delineate the common open space. Mr.

DeCleene explained that the HOA maintains it and the policing will be done by the residents. Planner Lindstrom explained that the trails and playground areas will be for private use only. Administrator Nelson explained that Merton has a long term vision for their bike trails to eventually go all the around the village. Planner Lindstrom explained that the County had planned for bike trails to run along the south side of Lisbon Road at one time.

Motion by Chairman Osterman to approve Resolution 05-19 and Exhibit A, Town of Lisbon Land Use Map Amendment Approval and recommendation to Waukesha County of the same. Seconded by Ron Reinowski. Motion carried, 3-0.

2. 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 and Exhibit A, 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 Ron Reinowski. Motion carried, 3-0.

3. 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 and Exhibits A & B, 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 Ron Reinowski. Motion carried, 3-0.

Adjournment.

Motion by Chairman Osterman to adjourn the Tuesday, June 18, 2019 Joint Planning Committee Meeting at 6:52 P.M. Seconded by Ron Reinowski. Motion carried, 3-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk

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