

AGENDA
TOWN OF LISBON
VILLAGE OF SUSSEX

Joint Planning Commission Meeting
Wednesday, July 10, 2019
6:30 P.M.
Lisbon Town Hall
W234N8676 Woodside Rd.

- 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 February 21, 2019.**
- 5. Joint Planning Areas:**
 - A. Discussion and necessary action of area maps outlining special joint review areas with the Village of Sussex.
 - B. Discussion of general sewer service in accordance with the Extraterritorial Service Area Map and Intermunicipal Agreement between the Town of Lisbon and Village of Sussex and impact on planning.
 - C. Discussion and necessary action on the recommendations from the Lisbon Plan Commission and Town Board for the following requests for Neumann Developments Inc, for the property located along Hillside Road:
 1. Rezoning LSBT 0205.995 from A-10 Agricultural District to R-1 Suburban Single-Family Residential District and recommendation to Waukesha County of the same.
 2. Establishing a Planned Unit Development Overlay Zoning Classification for the property located along Hillside Road, in the Town of Lisbon, LSBT 0205.995 and LSBT 0208.987, and recommendation to Waukesha County of the same.
 - D. Discussion and necessary action on the request for the Town of Lisbon, for the property located at N63W22039 County Road F, LSBT 0241.999, known as the Lied's Property:
 1. Rezone from Agricultural District to M-2 General Industrial District to allow industrial uses.
 2. Two-Lot Certified Survey Map

6. Adjournment.

Joseph Osterman, Chairman
Town of Lisbon

Greg Goetz, Village President
Village of Sussex

Jeremy Smith, Administrator
Village of Sussex

Gina Gresch, Administrator
Town of Lisbon

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Lisbon Town Hall at 246-6100.

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 governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**Minutes of the Town of Lisbon & Village of Sussex
Joint Planning Committee Meeting
Lisbon Town Hall
Thursday, February 21, 2019
6:15 P.M.**

Call to Order.

Village of Sussex Chairman Goetz called the meeting to order at 6:19 pm.

Roll Call.

Town of Lisbon: Town of Lisbon: Plan Commission member Chad Samanske and Town Supervisor Rebecca Plotecher. Also present: Town Clerk Dan Green. Chairman Osterman was excused

Village of Sussex: President Greg Goetz, Plan Commission Members Annette Kremer and Scott Adkins. Also present: Assistant Development Director Kasey Fluet.

Comments from Citizens Present. None.

Discussion and necessary action on minutes of Joint Planning Committee Meeting of January 24, 2019.

Motion by Annette Kremer to approve the October 22, 2018 Joint Planning Committee Meeting minutes. Seconded by Scott Adkins. Motion carried, 5-0.

Joint Planning Areas

Discussion and necessary action on the request for John Matter, for the property located at W263N6314 Ridge Drive, Lisbon, LSBT 0257.995.001:

Ordinance 04-19, An Ordinance Rezoning LSBT 0257.995.001 from A-10 Agricultural District to A-5 Mini-Farm District, and recommendation to the Town Board of the same.

Clerk Dan Green explained to the Committee that the CSM related to this item was approved by the Village Plan Commission on Tuesday. The Town Plan Commission approve the Rezone and the CSM for this property on February 14. This will be on the Town Board agenda for approval on February 25.

Motion by Greg Goetz to approve Ordinance 04-19, an ordinance rezoning LSBT 0257.995.001 from A-10 Agricultural District to A-5 Mini-Farm District and recommendation to the Town Board of the same. Seconded by Annette Kremer. Motion carried, 5-0.

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

Motion by Greg Goetz to approve the request for John Matter, for the property located at W263N6314 Ridge Drive, Lisbon, LSBT 0257.995.001 for a 2-lot Certified Survey Map and recommendation to the Town Board of the same. Seconded by Annette Kremer. Motion carried, 5-0.

Discussion and necessary action on the request from Donald Schneider for the property located at W220N4879 Townline Road, LSBT 0288.987.001 for a 3-Lot Certified Survey Map and recommendation to the Town Board of the same.

Motion by Greg Goetz to approve the request from Donald Schneider for the property located at W220N4879 Townline Road, LSBT 0288.987.001 for a 3-Lot Certified Survey Map and recommendation to the Town Board of the same. Seconded by Annette Kremer. Motion carried 5-0.

Adjournment

Motion by Greg Goetz to adjourn the Thursday, February 21, 2019 Town of Lisbon & Village of Sussex Joint Planning Committee Meeting at 6:22 PM. Seconded by Annette Kremer. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town Clerk

Exhibit A

0004

Special Planning District 1 (Lieds)

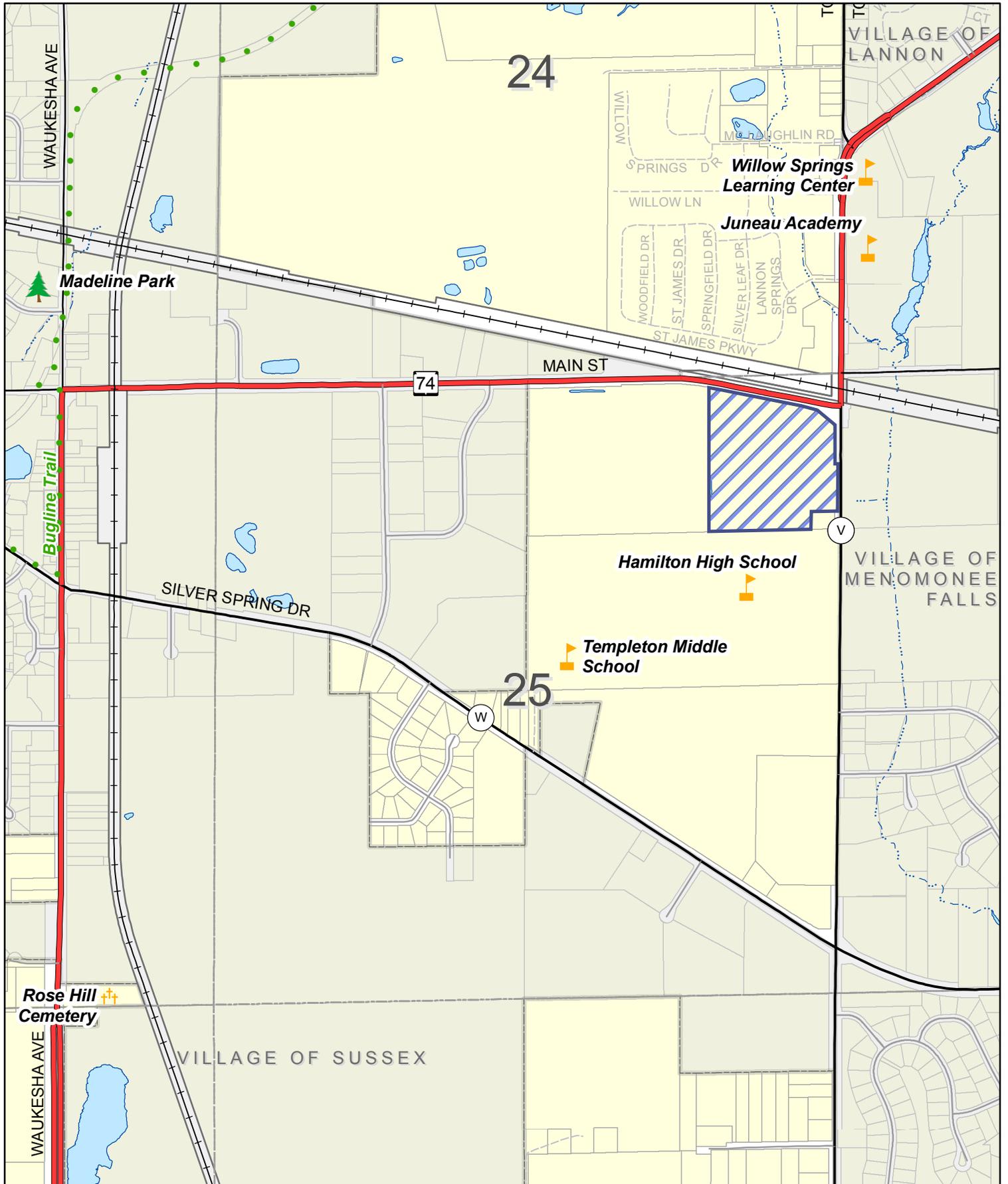


Exhibit B

0005

Special Planning District 2 (School District, Hyland, etal.)

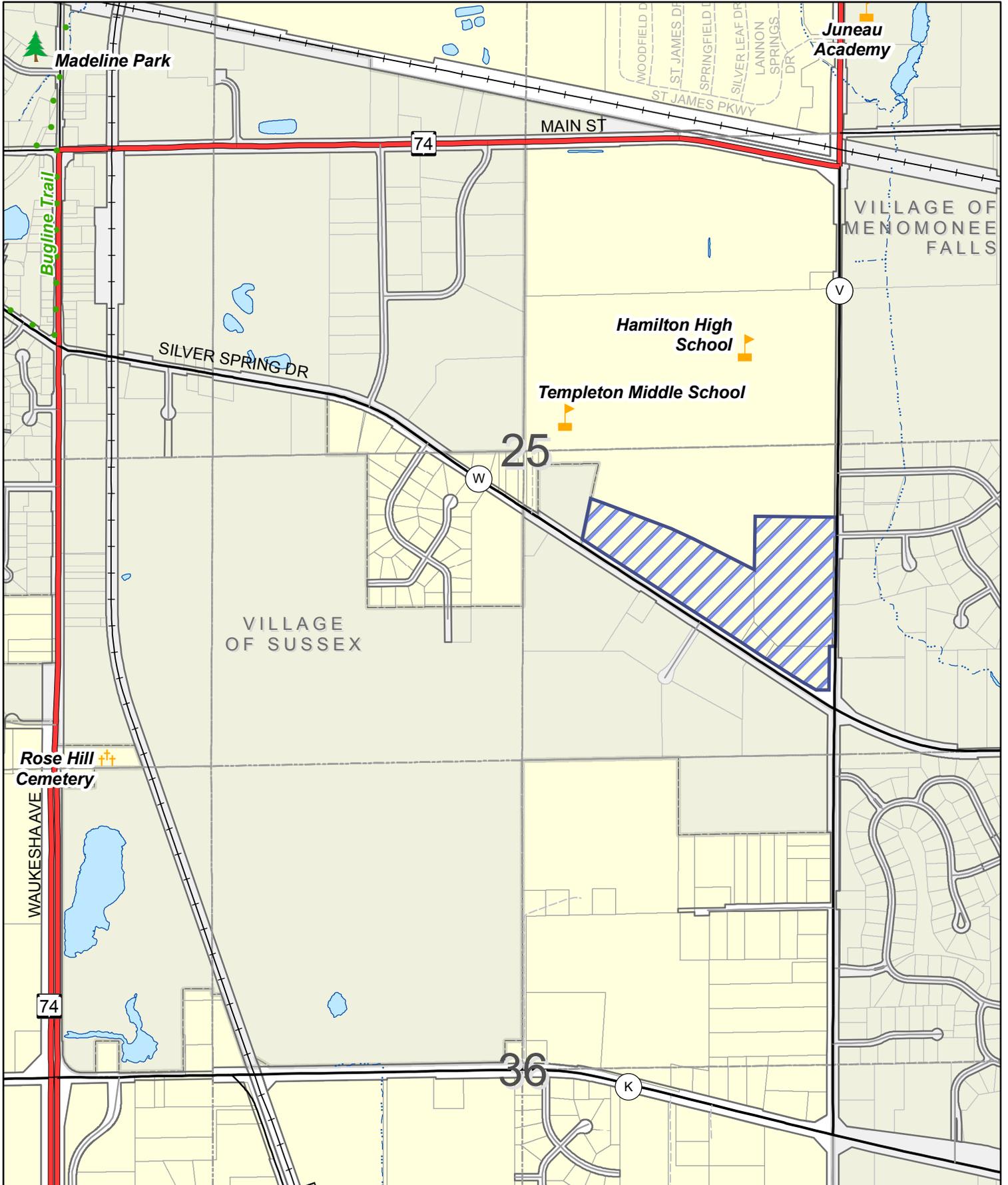


Exhibit C

0006

Special Planning District 3 (Glass)



Exhibit D

0007

Special Planning District 4 (Mindeman, etal.)

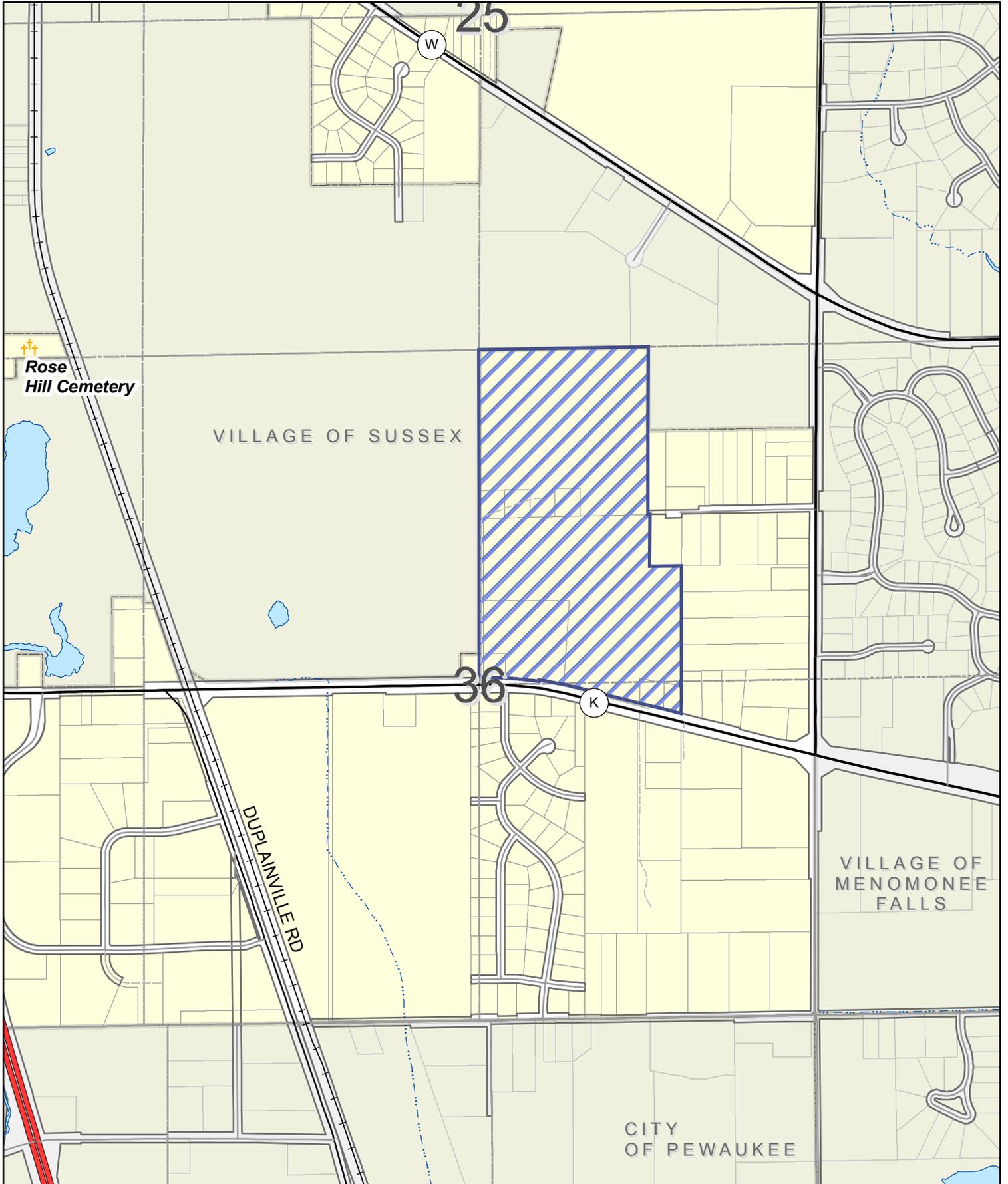


Exhibit E

0008

Additional Design Standards Area Outside of JPC Jurisdiction (Quarry Corners - southern portion)



Exhibit F

Additional Design Standards Area Outside of JPC Jurisdiction (Lieds - western portion)





N64W23760 Main Street 0011
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

To: Joint Planning Committee, Town of Lisbon and Village of Sussex

From: Kasey Fluet, Assistant Development Director

Re: Extraterritorial Sewer Service Area

Date: June 24, 2019

Planning and development occurring in and around areas (A-3 and A-1) that were to receive sewer service in the Town necessitates a discussion. Please see the sewer service map from the Boundary Stipulation for the service locations. The development proposed in A-1 is now not scheduled to receive sewer. The Village has a development occurring that would in the future serve A-3 and Lisbon needs to make decisions and come to terms with the Village or the proper infrastructure will not be installed for the same to eventually serve A-3.

Issue A-1.

The Town of Lisbon needs to confirm the development of the Hillside Ridge subdivision, in Area 1 on the map, will not be required to provide municipal sewer as it was intended for based on the agreement between the Town of Lisbon and the Village of Sussex. This of course is the Town's decision to make, but the Town should be aware it cannot add other areas to the sewer service area map. In essence the Town's bought capacity in the plant for that area will go unused. While the basis on how to utilize the sewer may be a Town Board issue, the planning issue revolves around how development occurs when it was supposed to be sewered and now it is not. It is also questionable how future areas within the A-1 area will be served if the Hillside Ridge doesn't connect.

If Lisbon does wish to serve area A-1, it will need to come to terms with the Village for use of the Village's existing sewer interceptor system. The Boundary Stipulation calls out the basis for payments in a very similar manner as to how the Lannon Interceptor system works, but an agreement would still need to be drawn up and specific values established.

Issue A-3.

The Meissner Farm west of Kohl's will soon be developed for a residential subdivision with sewer. This development will extend sanitary sewer to the west and to the border of the Village of Sussex. The Village needs to know if Lisbon intends to serve A-3 and if so the Village will need to enter into an agreement with Lisbon for the payment of said costs.

The Village of Sussex in the early 2000's established the deep and large sewer through the Kohl's development to eventually serve A-3. The Village incurred costs in excess of \$350,000 to do so, which were not needed by the Village, but to service the town. The costs to continue to extend said sewer are extensive and the Village will not carry these costs for the Town. The Village will need to let the developer know how to proceed on sewer design so the Town has until August 15 to let the Village know if it wants to enter into the necessary agreements and payment obligations to provide for

service to its area A-3. Again if the Town chooses not to serve area A-3 those capacities cannot be reallocated to other areas without approval by the Village.



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

PETITION FOR REZONING

Property Owner

Hillside Ridge LLC

Name / Company Name

[Signature]

Signature

N27W24025 Paul Ct., Suite 100

Address

Pewaukee WI 53072

City State Zip

262-542-9200 blindgren@neumanncompanies.com

Phone E-mail Address

Applicant

Neumann Developments Inc. - Bryan Lindgren

Name

Neumann Developments Inc.

Company

N27W24025 Paul Ct., suite 100

Address

Pewaukee WI 53072

City State Zip

262-542-9200 blindgren@neumanncompanies.com

Phone E-Mail Address

Property Information

W249 N7416 Hillside Rd. Lisbon 53089

Property Address City Zip

LSBT0205995 A-10 R-1 PUD

Tax Key/Parcel ID # Current Zoning Proposed Zoning

Rezone Information

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

See attachments

INTERNAL USE ONLY

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



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

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

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

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

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

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

PROJECT NAME Hillside Ridge



SITE INSPECTION NOTIFICATION:

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

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

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

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

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

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

COMMENTS:

Town Official Accepting Form

Date

Narrative in Support of Re-Zoning Application

Hillside Ridge

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

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

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

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



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

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

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

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

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

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

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

Sincerely,

Bryan Lindgren
Neumann Developments Inc.

Hillside Ridge

Town of Lisbon, Wisconsin

DEVELOPED BY:



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

DEVELOPMENT SUMMARY

Total Area: 79.83 acres
(Wetland = 0.93 acres)

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

Description: Conservation Subdivision
55 Single Family Lots

Density: 1.45 acres/lot

Proposed Zoning: R-1 PUD

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

Lot Width: 110' (min)

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

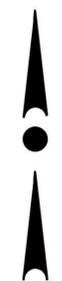
Open Space: 32.2 acres (40.3% of site)

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

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



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



0 50 100 200

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

DATE: 02-11-2019



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



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

March 7, 2019

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

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

Dear Plan Commission Members:

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

Application Summary:

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

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

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

vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Milwaukee Metro (262)875-5000 | Prairie du Chien (608) 326-1051

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

Zoning Map Amendment Review

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

Pertinent Reviewed Materials

Property Owners:	Hillside Ridge LLC (rezoning and PUD) Roger Rodeghier (PUD) Payne & Dolan Inc. (PUD)
Applicant:	Bryan Lindgren – Neumann Developments Inc.
Tax Key:	LSBT 0205.995 (rezoning and PUD) LSBT 0208.987 (PUD) LSBT 0205.994 (PUD)
Current Zoning:	A-10 (Agricultural)
Adjacent Zoning:	A-10, R-1, A-5, C-1, P-1, R-2, and A-3.
Current Land Use Plan designation:	"Low-Density Residential" on the Recommended Land Use Plan for Town of Lisbon – 2035.
Proposed Use:	Residential
Proposed Zoning:	R-1 Suburban Single Family Residential District) and a Planned Unit Development Overlay District
Sussex Joint Planning Commission Req:	Yes, the Sussex/Lisbon Joint Plan Commission will need to review the proposal. Waukesha County will also have to approve the rezone following any actions by the Town.

Planned Unit Development Process

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

Procedural Requirements

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

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

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

Under Plan Commission review.

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

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

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

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

The General Development Plan shall include the following information:

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

Area Summary:

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

Description: Conservation Subdivision containing 55 Single Family Lots

Proposed Underlying Zoning: R-1

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

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

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

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

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

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

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

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

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

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

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

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

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

The legal description is attached to this application.

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

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

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

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

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

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

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

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

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

- L. Conceptual provisions for stormwater management.

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

Rezoning Recommendations:

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

Planned Unit Development Recommendations:

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

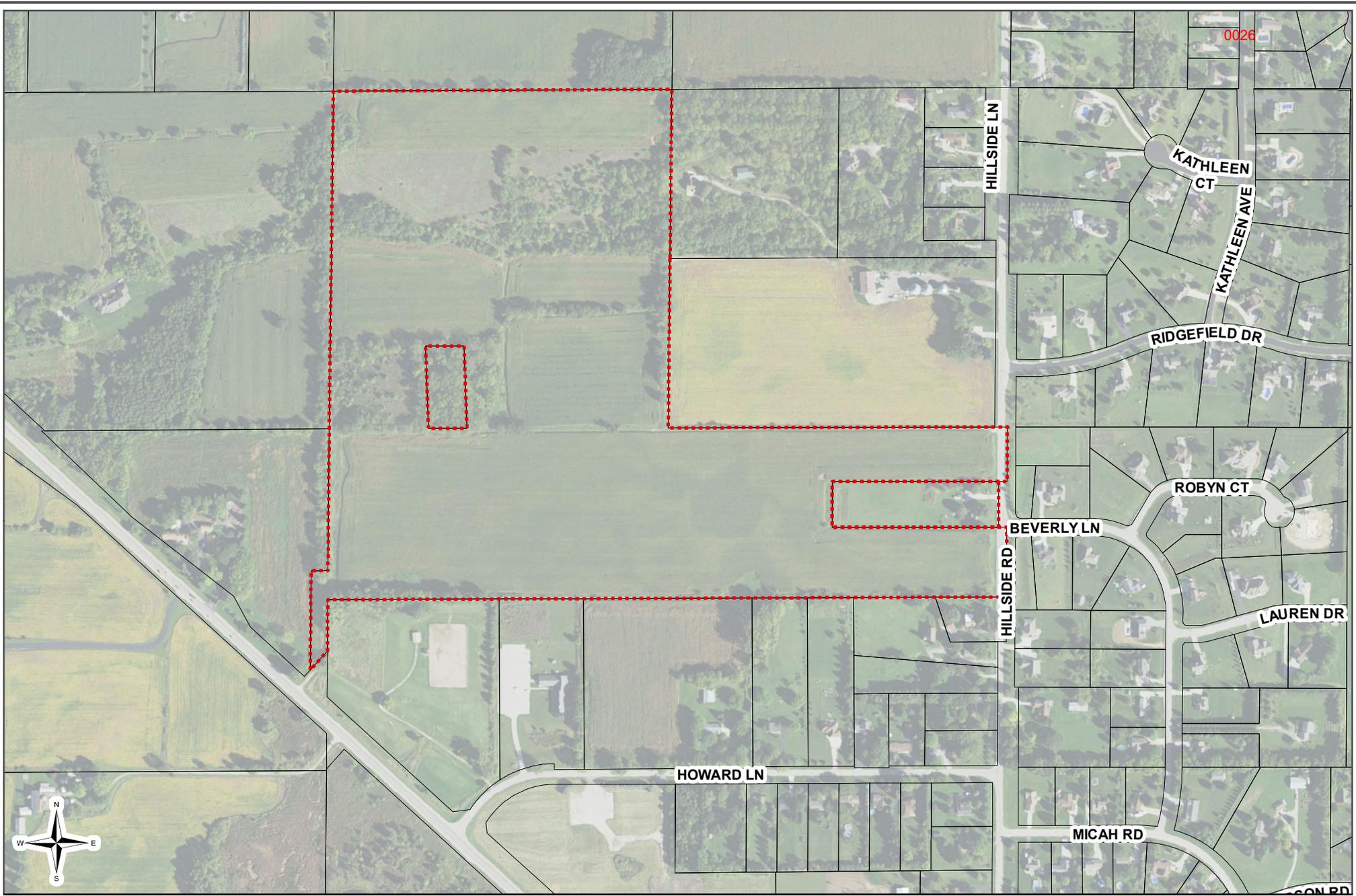
If the Town approves the rezoning and PUD-GDP, then the Applicant shall, within 12 months, submit a Specific Development Plan (SPD) proposal, including but not limited to the preliminary and final plats to the County and Town and JPC prior to the approval of the subdivision. The Applicant shall also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

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. I will be in attendance at the March 14, 2019, Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

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



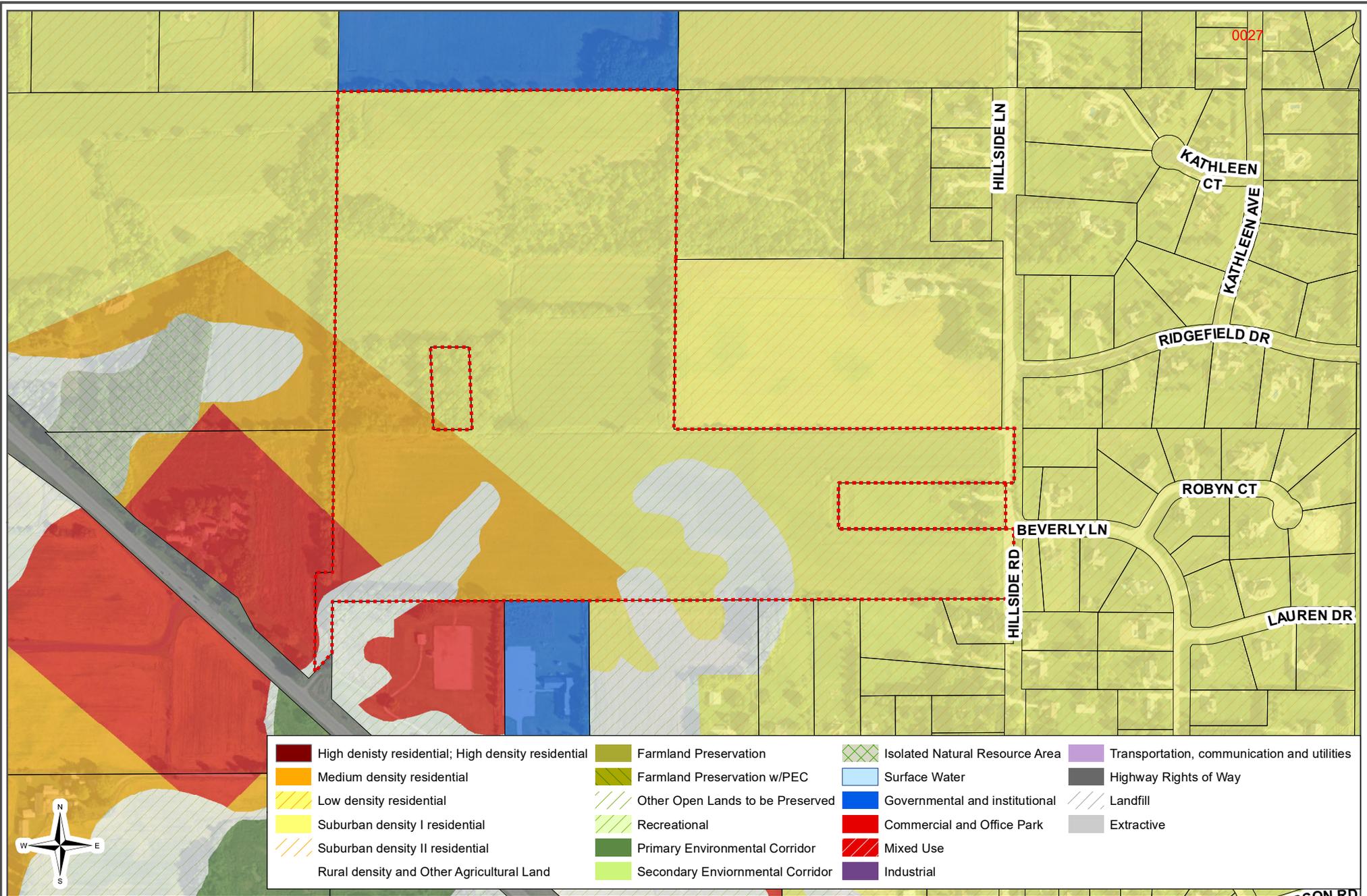
Parcel ID 0205995 & 0208987: Site Map
 Town of Lisbon



Town of Lisbon Boundary
 Subject Parcels

vierbicher
 planners | engineers | advisors

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



Parcel ID 0205995 & 0208987: Future Land Use

Town of Lisbon

1 inch = 500 feet



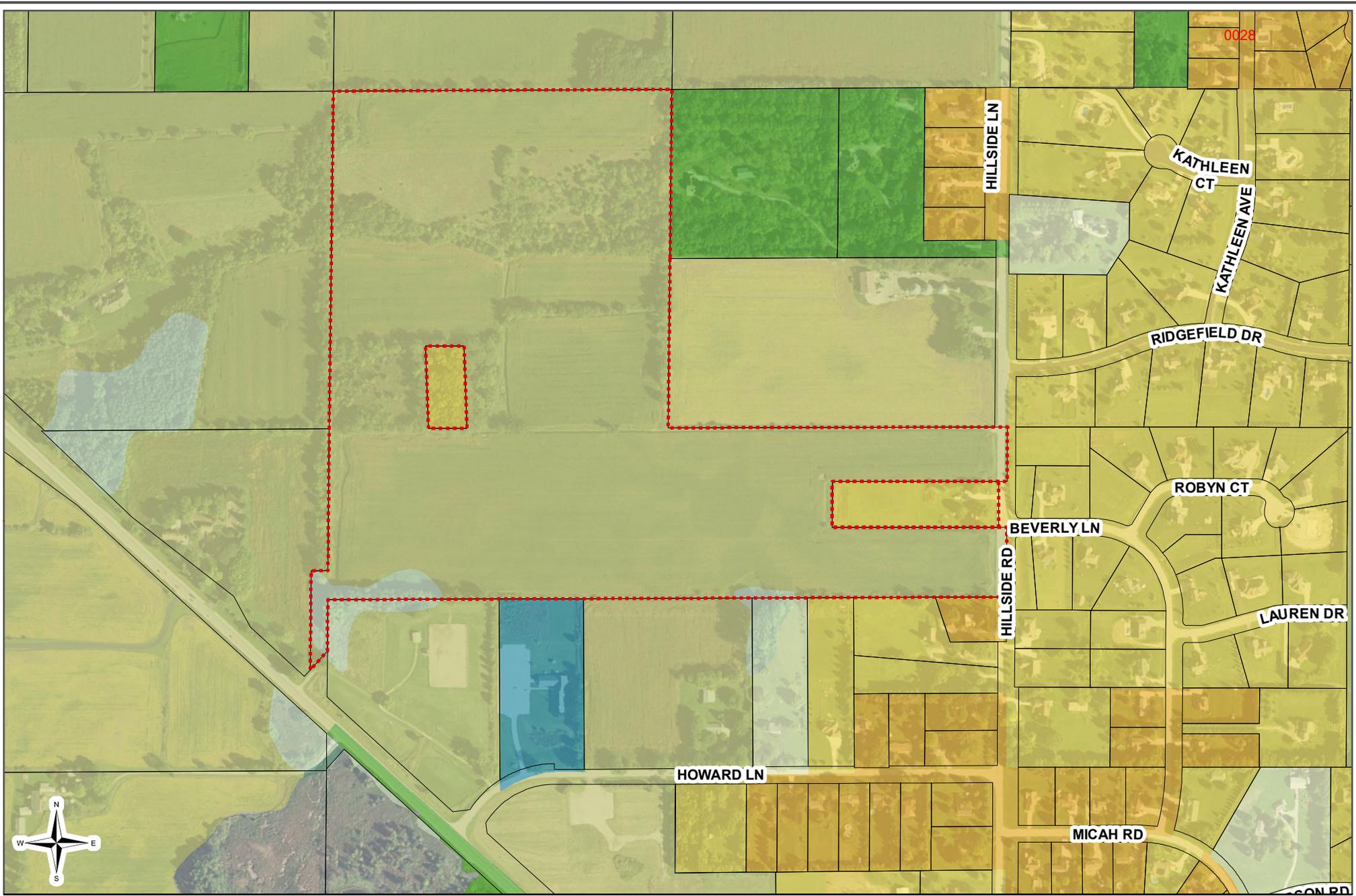
Subject Parcels

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

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planners | engineers | advisors



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



Parcel ID 0205995 & 0208987: Current Zoning

Town of Lisbon

1 inch = 500 feet



Town of Lisbon Boundary

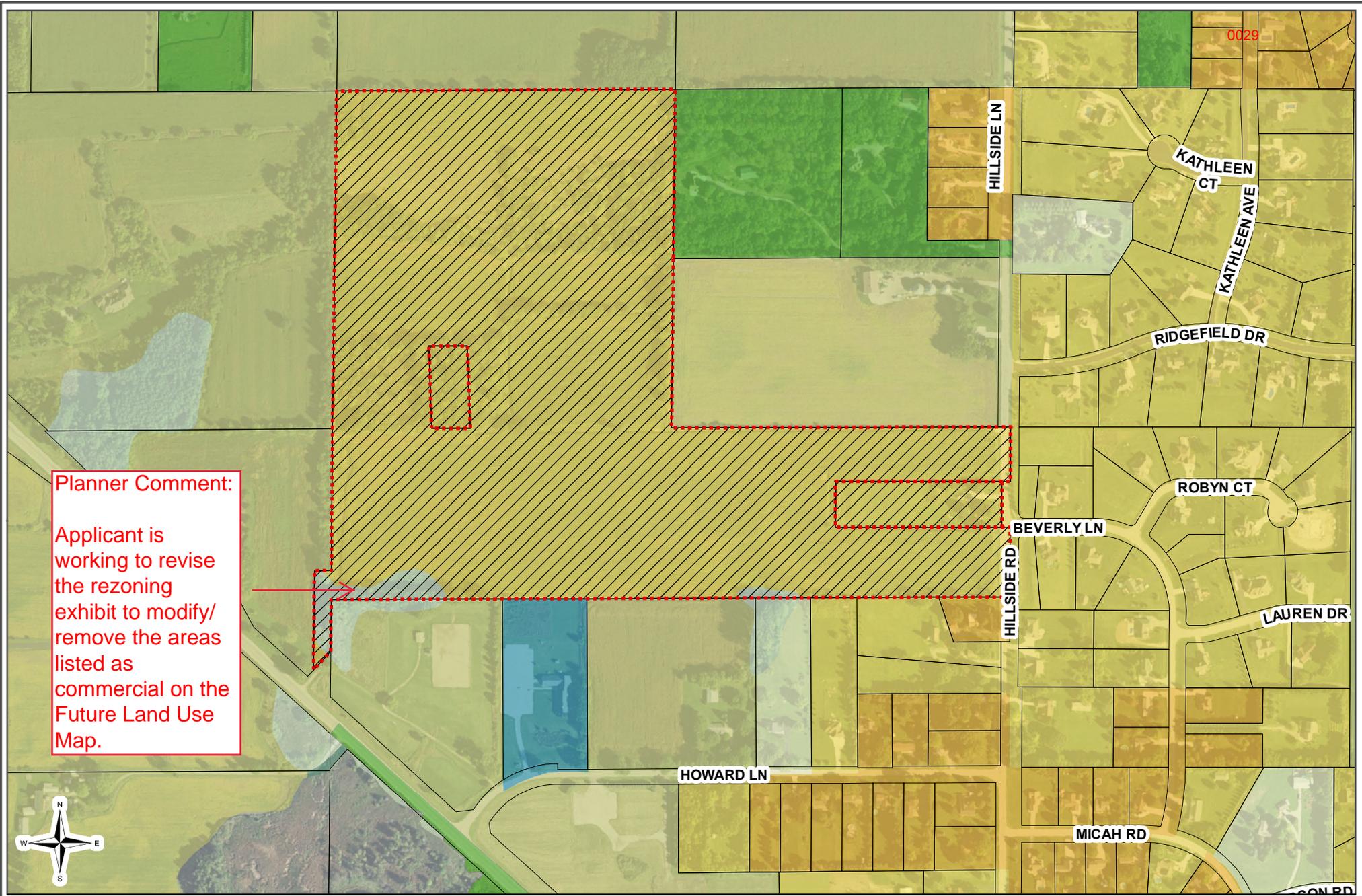
Subject Parcels

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

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N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530



Planner Comment:

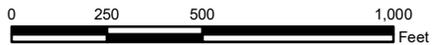
Applicant is working to revise the rezoning exhibit to modify/remove the areas listed as commercial on the Future Land Use Map.



Parcel ID 0205995 & 0208987: Proposed Zoning

Town of Lisbon

1 inch = 500 feet



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

Subject Parcels

Proposed PUD Area

vierbicher
planners | engineers | advisors



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



N64W23760 Main Street 0030
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

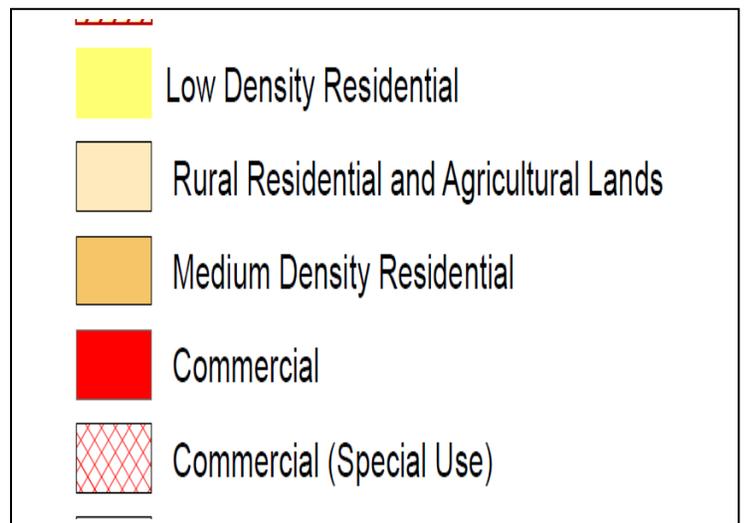
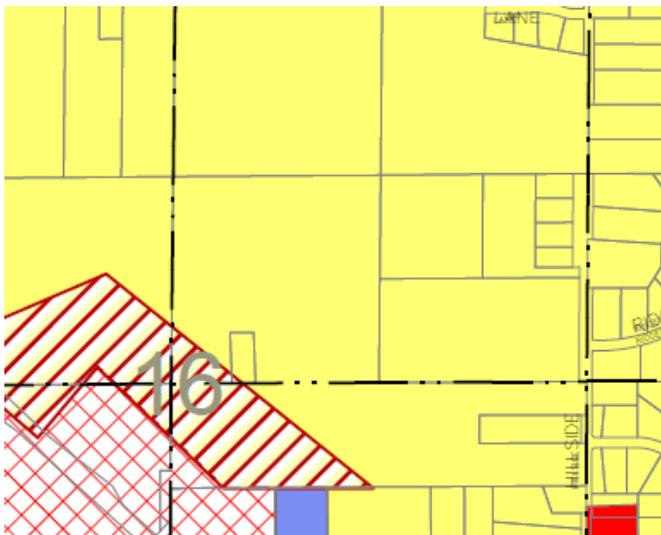
To: Joint Planning Committee, Town of Lisbon and Village of Sussex

From: Kasey Fluet, Assistant Development Director

Re: Rezoning request of LSBT 0205.995

Date: June 24, 2019

The Village of Sussex will make a motion to deny the request to rezone the property LSBT 0205.995 because it is not consistent with the Land Use Map for the area. Before the request for a rezone of this property can be approved the Town of Lisbon will need to amend the Land Use Map (LUM). The current LUM calls for a portion of the property at the southwest corner to be Commercial Special Use. This designation requires the JPC to review and agree on the development of this area. The Village of Sussex is not opposed to an amendment to the LUM to designate the southwest corner as residential and remove the Commercial Special use but the Village will require the proper procedure takes place to do so.





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

PETITION FOR REZONING

Property Owner

Hillside Ridge LLC

Name / Company Name

[Signature]

Signature

N27W24025 Paul Ct., Suite 100

Address

Pewaukee WI 53072

City State Zip

262-542-9200 blindgren@neumanncompanies.com

Phone E-mail Address

Applicant

Neumann Developments Inc. - Bryan Lindgren

Name

Neumann Developments Inc.

Company

N27W24025 Paul Ct., suite 100

Address

Pewaukee WI 53072

City State Zip

262-542-9200 blindgren@neumanncompanies.com

Phone E-Mail Address

Property Information

W249 N7416 Hillside Rd. Lisbon 53089

Property Address City Zip

LSBT0205995 A-10 R-1 PUD

Tax Key/Parcel ID # Current Zoning Proposed Zoning

Rezone Information

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

See attachments

INTERNAL USE ONLY
Amount Due: \$ _____ Check # _____ Date Paid: _____



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

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

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

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

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

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

PROJECT NAME Hillside Ridge



SITE INSPECTION NOTIFICATION:

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

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

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

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

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

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

COMMENTS:

Town Official Accepting Form

Date

Narrative in Support of Re-Zoning Application

Hillside Ridge

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

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

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

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



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

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

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

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

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

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

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

Sincerely,

Bryan Lindgren
Neumann Developments Inc.

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 01-18

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

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

SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(a) Purpose and Intent

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

(b) Identified objectives

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

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

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

(c) Relationship to other applicable regulations

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

(d) Procedural Requirements

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

The General Development Plan shall include the following information:

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

3. Changes in Comprehensive Plan or Base Zoning District.

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

4. General Development Plan Hearing and Referral.

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

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

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

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

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

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

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

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

Plan.

c. Plat or Certified Survey Maps.

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

6. Basis of Approval of Specific Development Plan Petition.

a. Town Plan Commission Approval. The Town Plan Commission shall, after reviewing the information submitted in support of the request for SPD approval, as well as any Plat and/or Certified Survey Map submitted simultaneously with the plan, recommend to the Town Board that the SPD either be approved, approved conditionally or rejected.

b. Town Board Approval. Following referral from the Plan Commission, the Town Board shall either approve, approve conditionally or reject the SPD. In the event that the Town Board approves the SPD conditionally, the conditions of approval shall be stated with particularity. If the Town Board rejects the SPD, the reason or reasons for the rejection shall be stated in writing and provided to the applicant.

c. The recommendation of the Town Plan Commission and the decision of the Town Board shall be based upon the following criteria:

i. Whether the SPD is consistent with the Purpose and Intent of the Zoning Code, and the purpose and intent of Planned Unit Development Overlay District.

ii. Whether the SPD reflects and incorporates consideration of the physical nature of the Site with particular concern for the preservation of natural resources, open spaces, natural terrain as required by Ordinance including the CDP and to the greatest extent possible when not regulated by Ordinance.

iii. Whether the general character and intensity of the use produces an attractive environment appropriate to the uses proposed and is compatible with existing developments in the surrounding area, including developments in neighboring and adjacent municipalities, and is generally consistent with the development policies and practices of the Town.

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

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

Section 2 Definitions

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

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

Section 3(d)(2) Use regulations

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

Section 3(i)(3) Open Space

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

Section 3(i)(4) Residential Density

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

Exhibit B HILLSIDE RIDGE

Town of Lisbon, Wisconsin

DEVELOPMENT SUMMARY

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

Description: Conservation Subdivision
55 Single Family

Lots Density: 1.45 acres/lot

Proposed Zoning: R-1 PUD

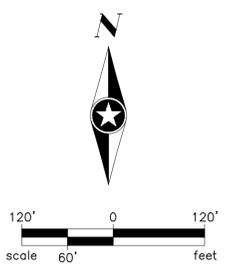
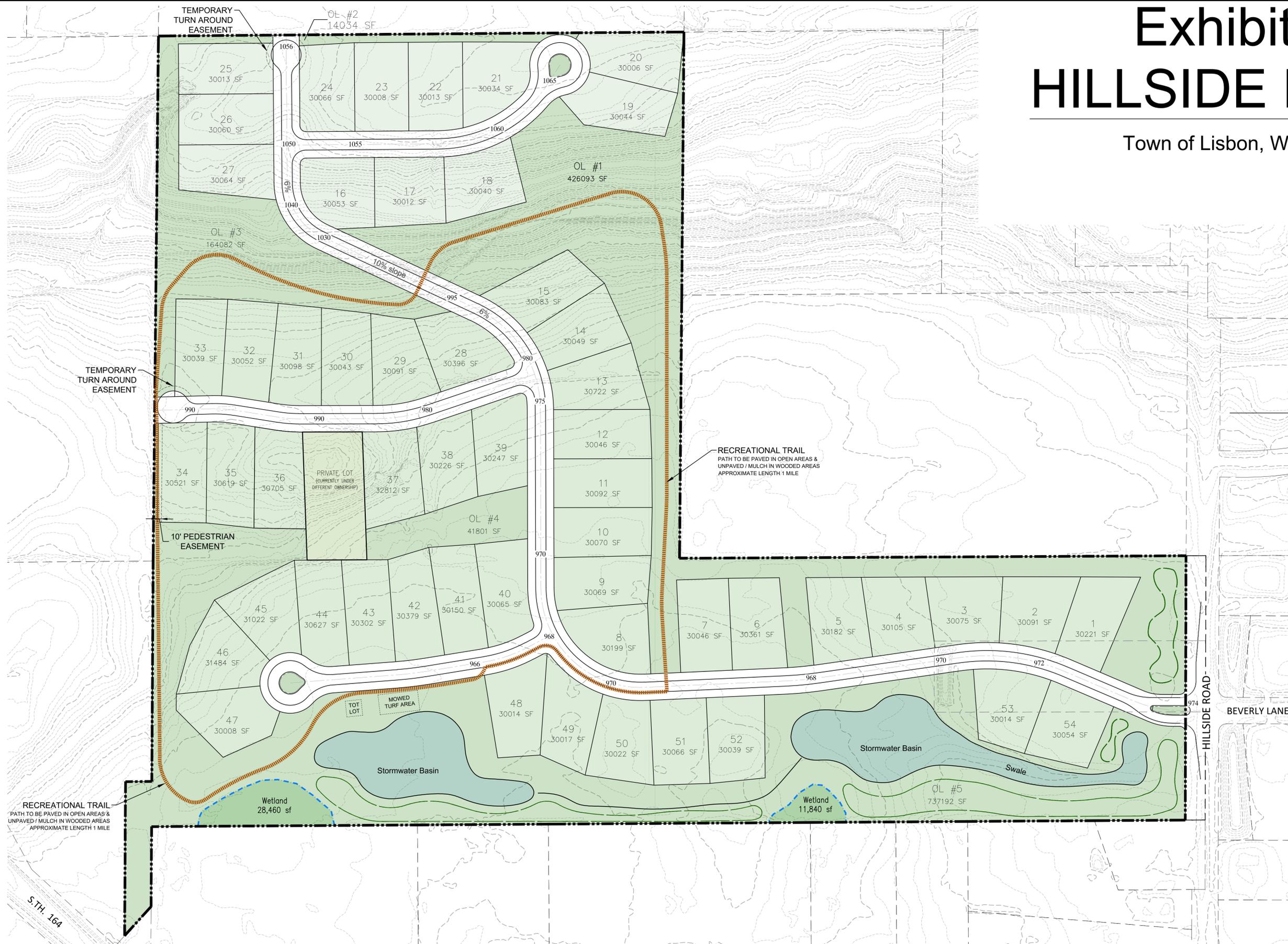
Lot Size: 30,000 sf (min)
(Average = 30,137 sf)

Lot Width: 110' (min)

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

Open Space: 32.2 acres (40.3% of site)
- % Wetland = 2.9%
- % Stormwater = 5.3/32.2 = 16.5%
- % Upland = 80.6%

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



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

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

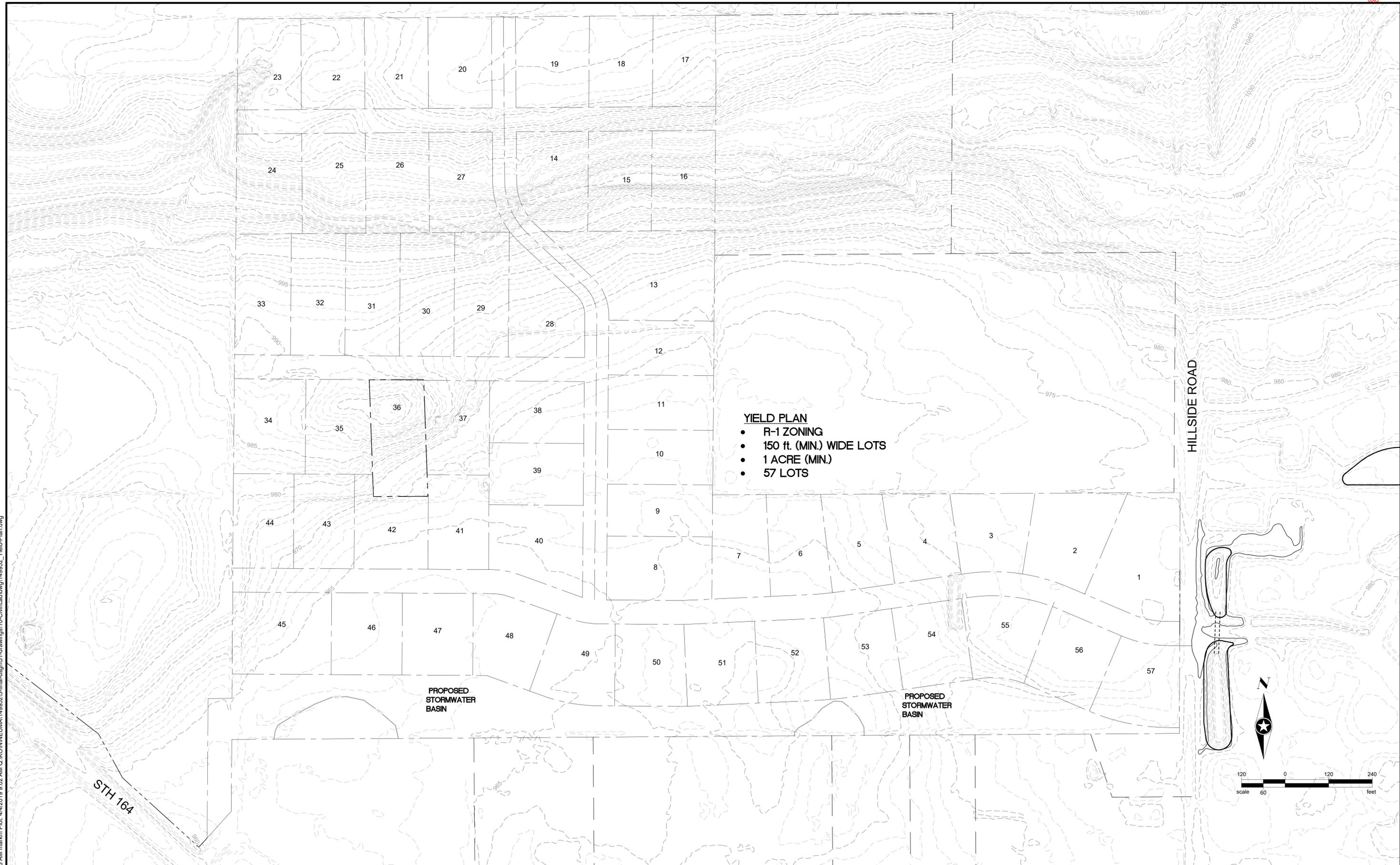
SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

**HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN**

CONCEPT PLAN

FILE NO.	149952
DATE	03/21/2019

Save: 4/4/2019 8:53 AM markm Plot: 4/4/2019 9:02 AM O:\KONINUEUMA149952\5-final-dsgn\51-drawings\1D-Civil\cad\dwg\149952_Yield-Plan.dwg



- YIELD PLAN**
- R-1 ZONING
 - 150 ft. (MIN.) WIDE LOTS
 - 1 ACRE (MIN.)
 - 57 LOTS

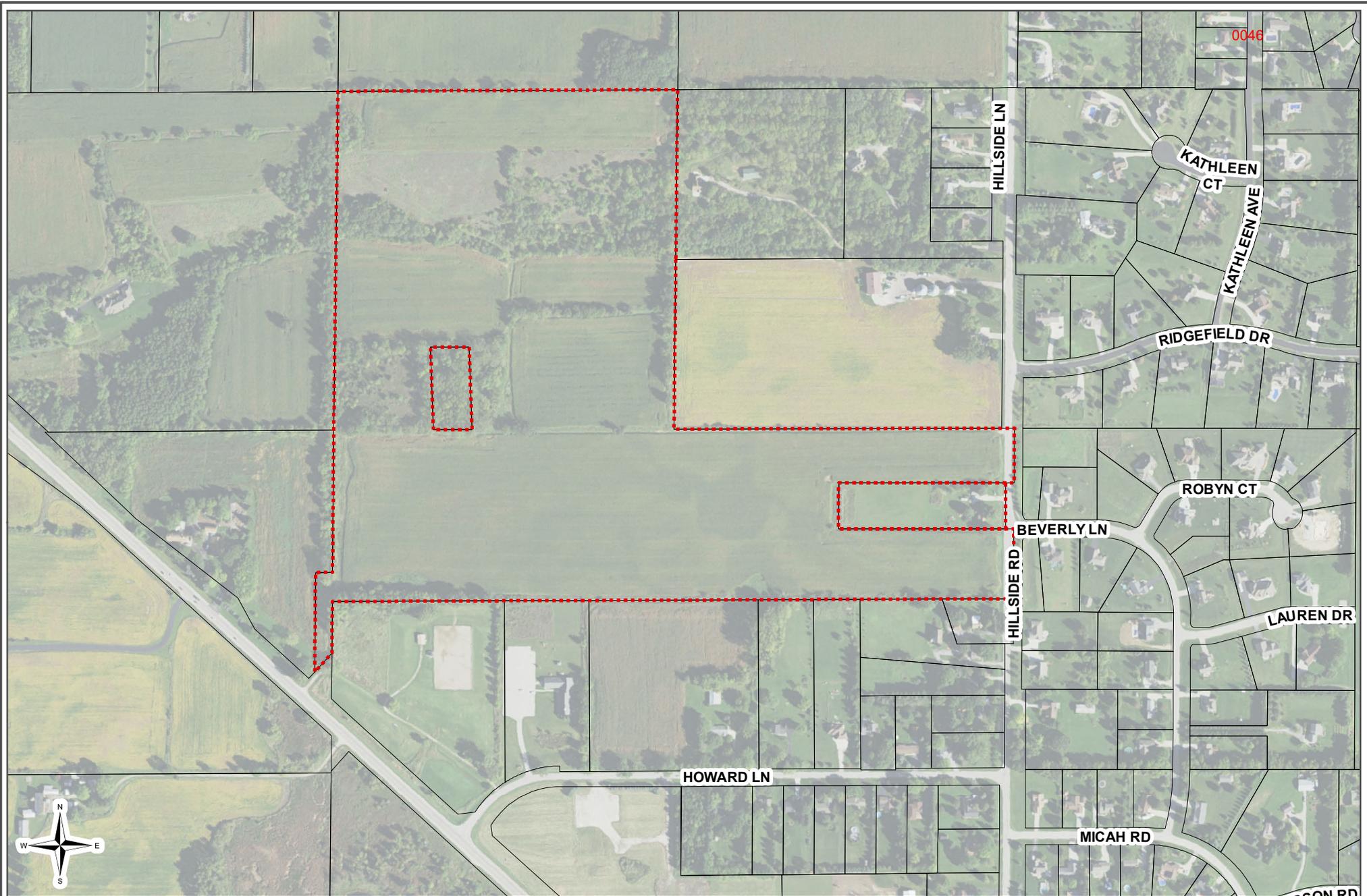
DRAWN BY:	PAL			
DESIGNER:	X			
CHECKED BY:	X			
DESIGN TEAM				
	NO.	BY	DATE	REVISIONS

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

**HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN**

YIELD PLAN

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



Parcel ID 0205995 & 0208987: Site Map
 Town of Lisbon

1 inch = 500 feet

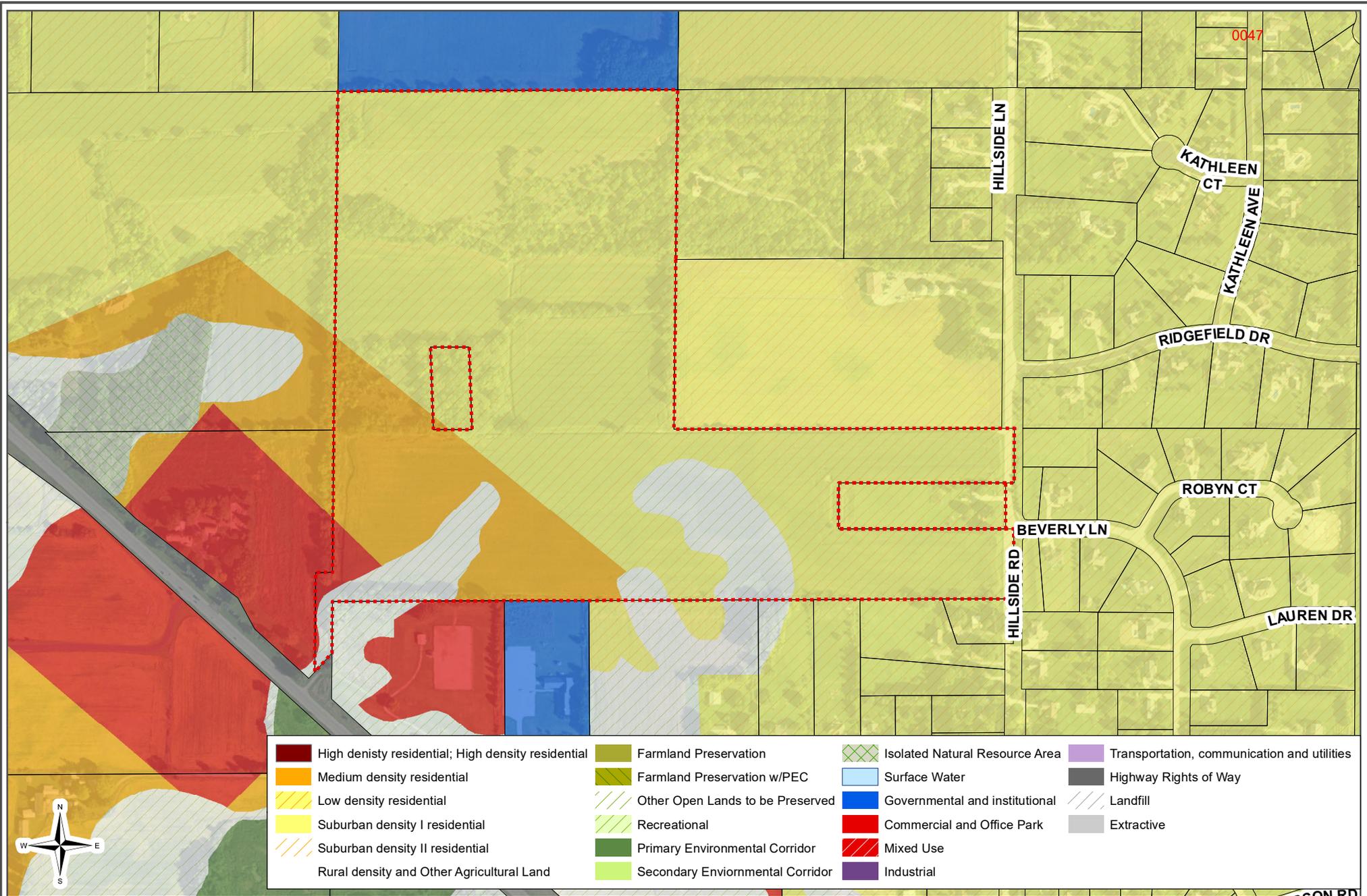


 Town of Lisbon Boundary
 Subject Parcels

vierbicher
 planners | engineers | advisors



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



Parcel ID 0205995 & 0208987: Future Land Use

Town of Lisbon

1 inch = 500 feet



Subject Parcels

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

vierbicher
planners | engineers | advisors



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

March 7, 2019 (UPDATED April 4, 2019)

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

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

Dear Plan Commission Members:

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

Pertinent Reviewed Materials

Property Owners:	Hillside Ridge LLC (rezoning and PUD) Roger Rodeghier (PUD) Payne & Dolan Inc. (PUD)
Applicant:	Bryan Lindgren – Neumann Developments Inc.
Tax Key:	LSBT 0205.995 (rezoning and PUD) LSBT 0208.987 (PUD) LSBT 0205.994 (PUD)
Current Zoning:	A-10 (Agricultural) – Under R-1 Rezoning Process at this time.
Adjacent Zoning:	A-10, R-1, A-5, C-1, P-1, R-2, and A-3.
Current Land Use Plan designation:	“Low-Density Residential” on the Recommended Land Use Plan for Town of Lisbon – 2035.
Proposed Use:	Residential
Proposed Zoning:	R-1 Suburban Single Family Residential District and a Planned Unit Development Overlay District
Sussex Joint Planning Commission Req:	Yes, the Sussex/Lisbon Joint Plan Commission will need to review the proposal. Waukesha County will also have to approve the rezone following any actions by the Town.

Planned Unit Development Process

The Planned Unit Development Overlay District (PUD) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible

[vision to reality](#)

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Milwaukee Metro (262)875-5000 | Prairie du Chien (608) 326-1051

under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.

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

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

Procedural Requirements

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

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

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

Under Plan Commission review.

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

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

Plan Commission recommended approval.

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

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

The General Development Plan shall include the following information:

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

Area Summary:

Total Area: 79.83 acres (Wetland = 0.93 acres)

Included Rodeghier parcels

Excludes: Anticipated 0.76 ac Hillside Road ROW

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

Proposed Underlying Zoning: R-1

Lot Size Minimum: 30,000 sq sf

Average Lot Size: 30,137 sq ft

Anticipated Setbacks: Front Yard - 35'

Side Yard - 20'

Rear Yard - 20'

Anticipated Road ROW: 6,050 total lf (110 lf/lot)

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

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

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

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

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

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

Front Yard - Reduced from 50' to 35'

Side Yard (offset) – Unchanged

Rear Yard (offset)- Unchanged

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

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

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

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

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

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

The legal description is attached to this application.

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

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

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

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

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

March 7, 2019
Page 5

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

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

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

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

- L. Conceptual provisions for stormwater management.

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

If the Town approves the PUD-GDP, then the Applicant shall, within 12 months, submit a Specific Development Plan (SPD) proposal, including but not limited to the preliminary and final plats to the County and Town and JPC prior to the approval of the subdivision. The Applicant shall also submit any proposed deed restrictions to the Town Plan Commission and Village Board for review. The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. I will be in attendance at the April 11, 2019, Plan Commission meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

DL/AP

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

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 06-19

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

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

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

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

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

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

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

- C. The minimum required open space shall be 40% of the entire development site, less planned road dedications.
- D. The minimum lot size, lot width, public road set back, and yard setbacks may be modified from those minimum requirements contained in the underlying R- 1 Suburban Single Family Residential Zoning Classification, such reductions, if any, to be determined by the Plan Commission and Town Board upon review and approval of a specific development plan.
 - 1. Reduction to 35' Front Yard setback.
 - 2. Reduction of minimum lot width to 110'.
- E. The Specific Development Plan is prepared in substantial conformity with the approved General Development Plan – Concept Plan listed as Exhibit B.

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

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

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

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this day the ____ of March 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

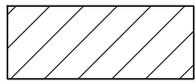
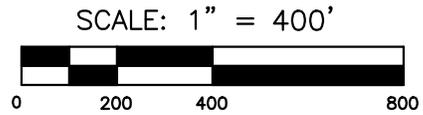
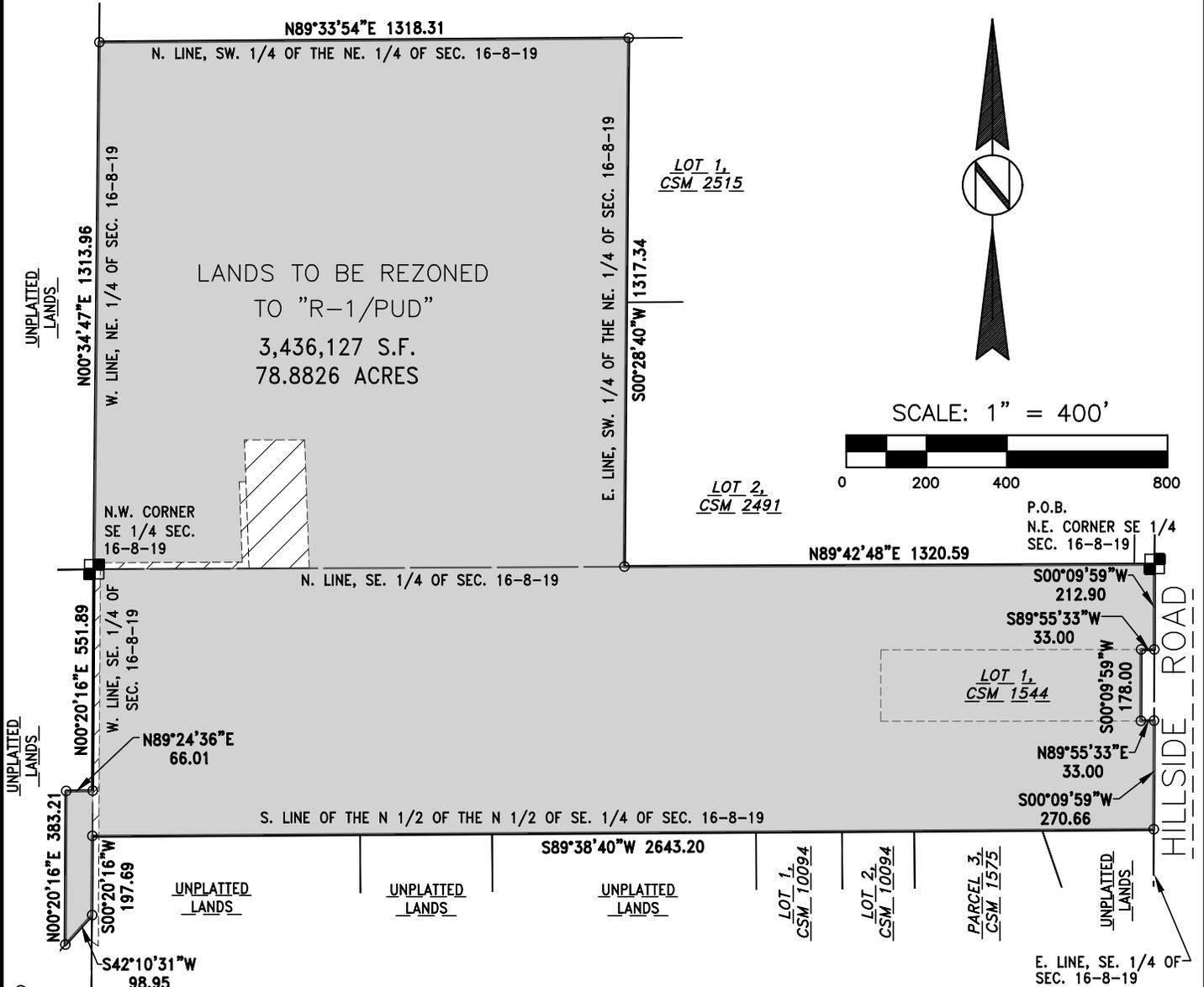
BY: _____
Dan Green, WCMC
Town Clerk



PUD EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

UNPLATTED
LANDS



CURRENTLY ZONED R-1
(NOT INCLUDED IN PETITION)



AREA TO BE REZONED R-1/PUD



PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

PROJECT NO. NEUMA #149952

Exhibit B HILLSIDE RIDGE

Town of Lisbon, Wisconsin

DEVELOPMENT SUMMARY

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

Description: Conservation Subdivision
55 Single Family

Lots Density: 1.45 acres/lot

Proposed Zoning: R-1 PUD

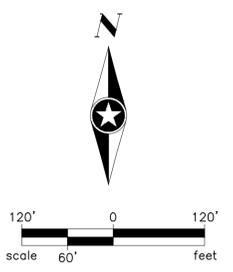
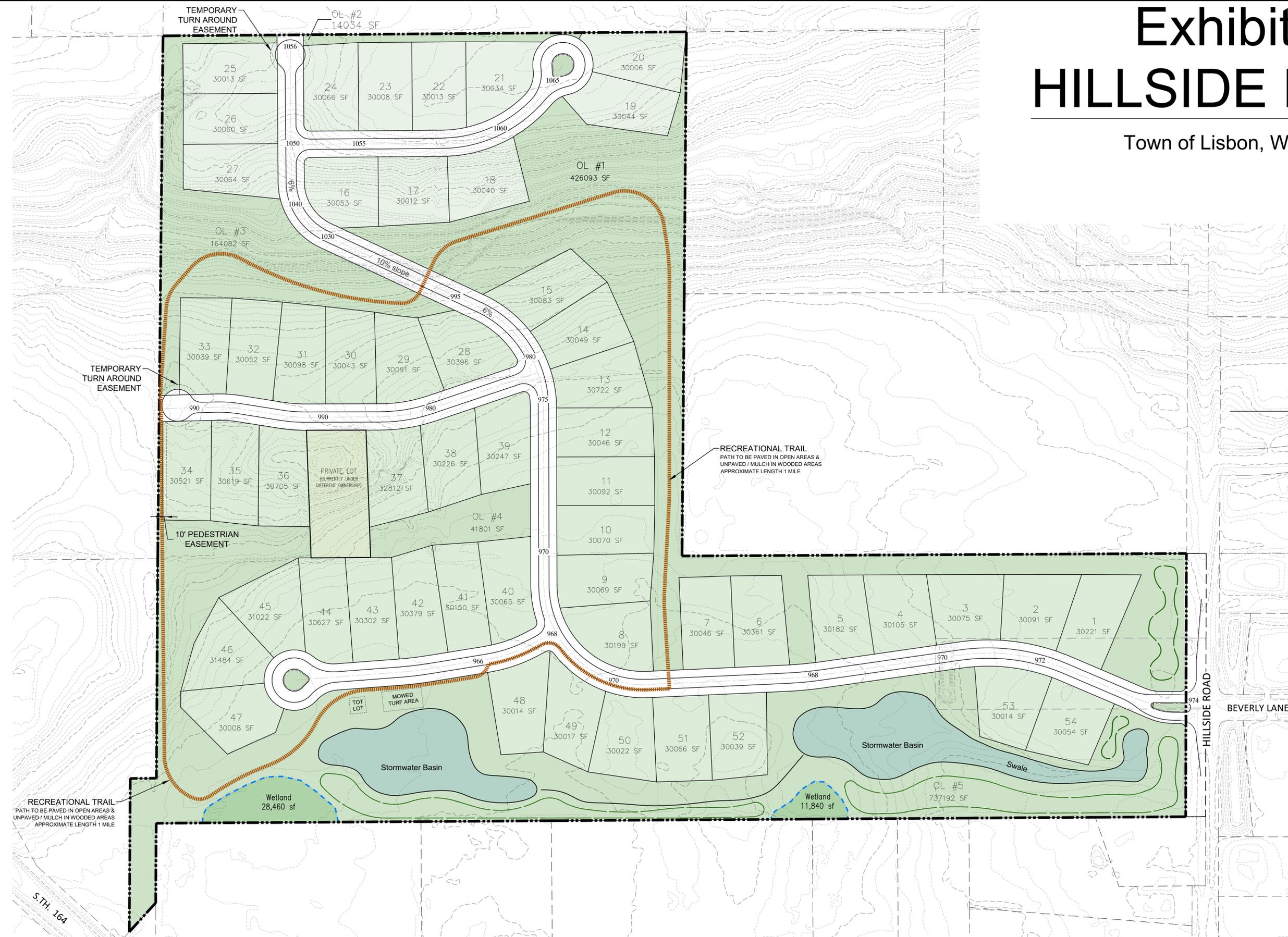
Lot Size: 30,000 sf (min)
(Average = 30,137 sf)

Lot Width: 110' (min)

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

Open Space: 32.2 acres (40.3% of site)
- % Wetland = 2.9%
- % Stormwater = 5.3/32.2 = 16.5%
- % Upland = 80.6%

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



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

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

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

**HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN**

CONCEPT PLAN

FILE NO.	149952
DATE	03/21/2019



April 4, 2019

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

RE: Former Lied's Property Rezone

Introduction

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

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

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

Pertinent Reviewed Materials

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

April 4, 2019
Page 2 of 2

Zoning Map Amendment Review

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

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

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

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

Recommendation:

Planning staff recommends approval of the requested Zoning Map Amendment in order to reestablish the current A-10 zoning district to M-2 for a Parcel ID LSBT 0241999. The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Plan Commission meeting. I will be in attendance at the April 11th Plan Commission meeting to answer any questions.

Sincerely,

Daniel J Lindstrom, AICP
Vierbicher

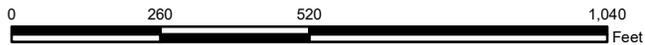
DL/ap

cc:

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



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

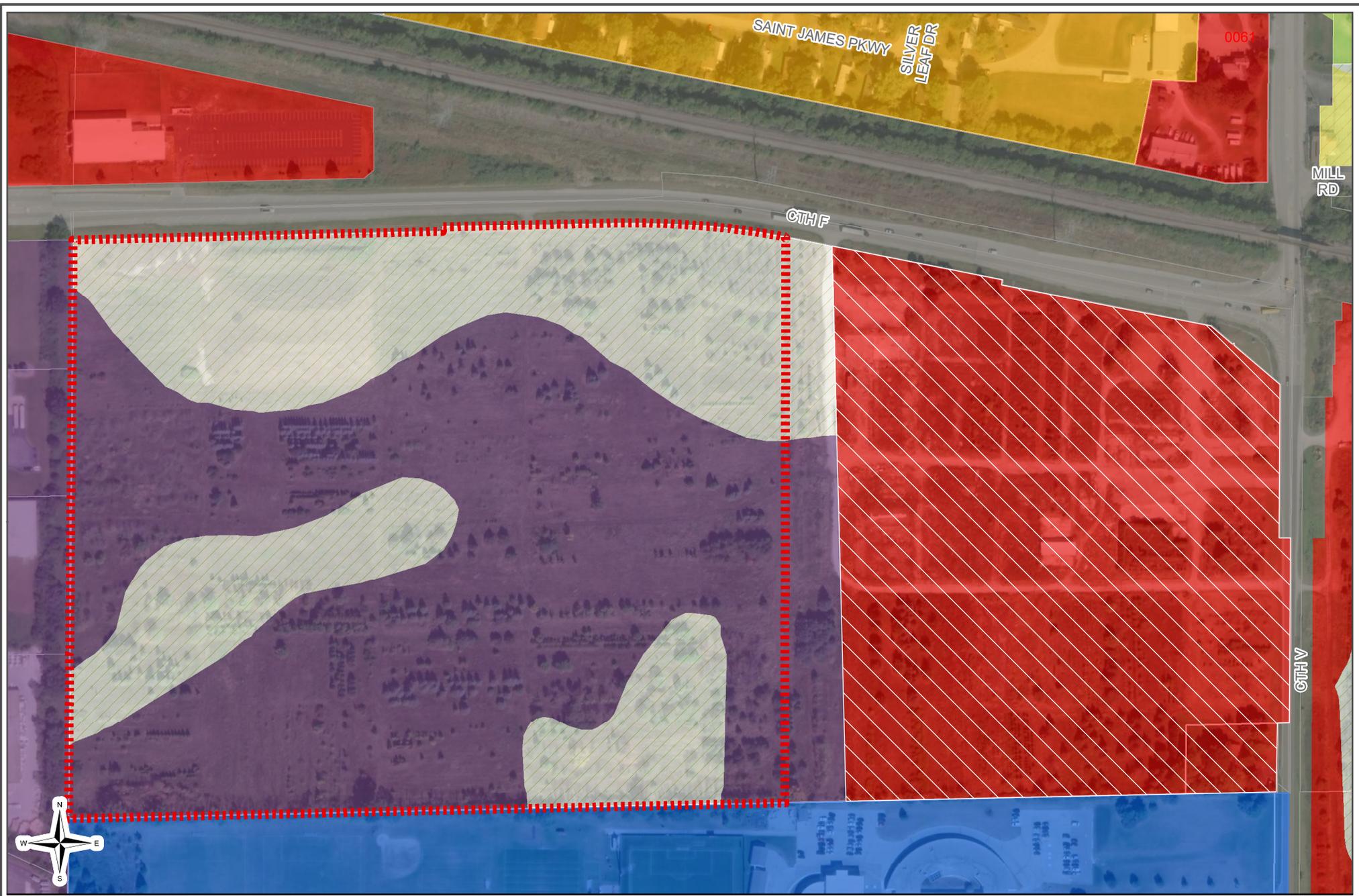


vierbicher
 planners | engineers | advisors



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

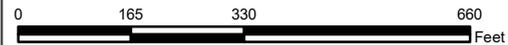
Data Sources: Vierbicher, Town of Lisbon, Wauksha County, ESRI



Lied's Property (LSBT0241999) Comprehensive Development Plan Map

Town of Lisbon

1 inch = 279 feet



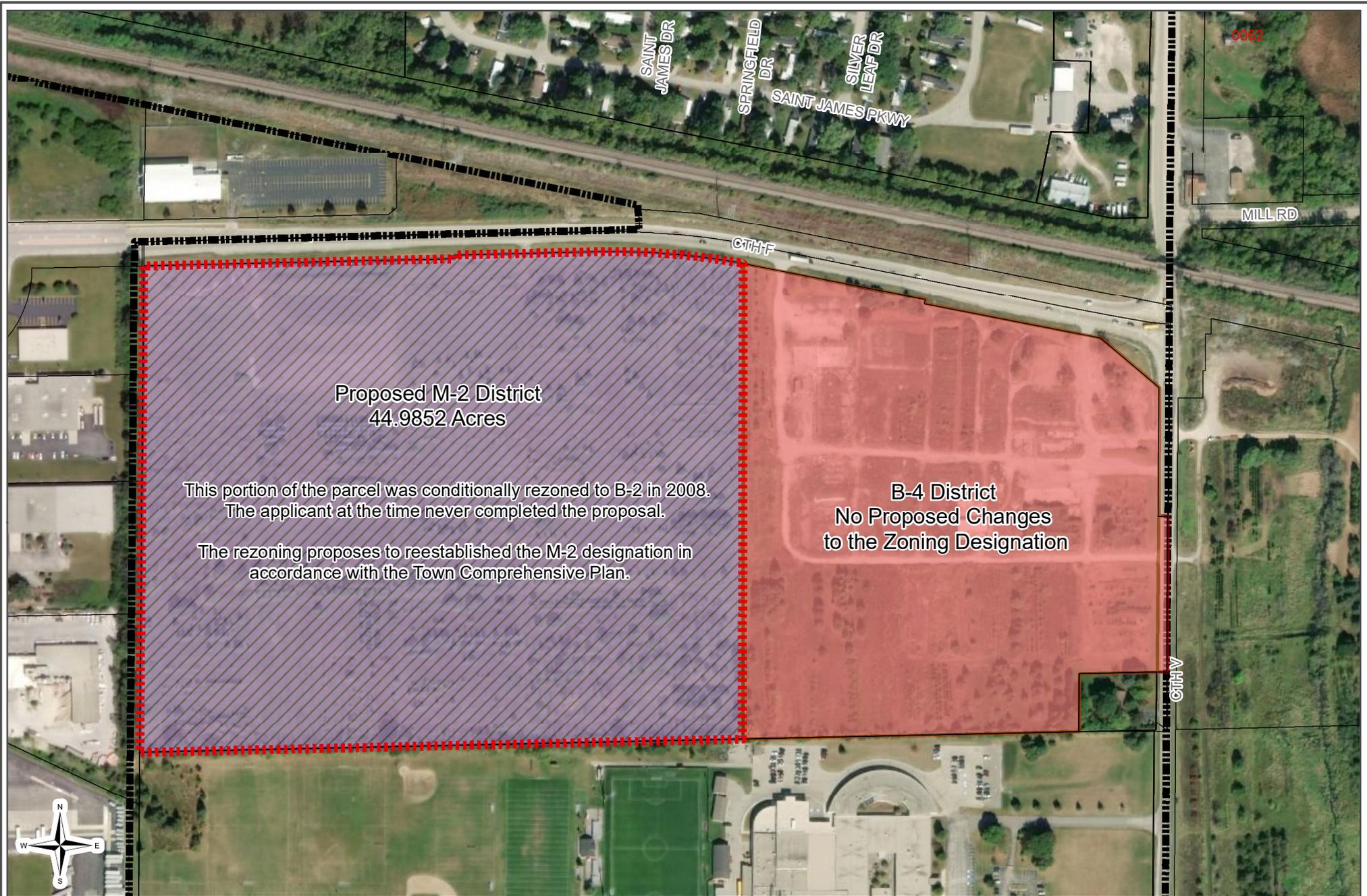
- | | |
|--|--|
|  Medium Density Residential |  Industrial |
|  Other Open Lands to be Preserved |  Commercial and Office Park |
|  Governmental & Institutional |  Commercial Special Use |

vierbicher
planners | engineers | advisors



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

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



Proposed M-2 District
44.9852 Acres

This portion of the parcel was conditionally rezoned to B-2 in 2008.
The applicant at the time never completed the proposal.
The rezoning proposes to reestablished the M-2 designation in
accordance with the Town Comprehensive Plan.

B-4 District
No Proposed Changes
to the Zoning Designation

Portion of the Lied's Property (LSBT0241999) Rezoning

Town of Lisbon



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

vierbicher
 planners | engineers | advisors

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



STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 10-19

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this ____ day of _____, 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Dan Green, WCMC
Town Clerk



EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

Please Note: the appropriate signature lines required for filing with the County will be added on the complete CSM.

WAUKESHA COUNTY CERTIFIED SURVEY MAP #

for Town of Lisbon

Being part of the North 1/2 of the Northeast 1/4 of Section 25 in the Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin

LINE TABLE

#	DISTANCE	BEARING
1	38.78'	S45°35'10"E
2	35.92'	N44°24'50"E
3	103.50'	N88°29'10"E
4	10.00'	N01°26'17"W
5	365.39'	N88°37'18"E
6	216.55'	S00°20'31"W

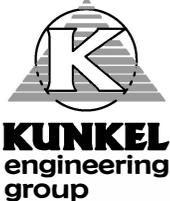
CURVE TABLE

	CURVE 1	CURVE 2
R=	1859.86'	60.00'
L=	406.01'	268.16'
CA=	12°30'28"	255°31'22"
CH=	405.21'	95.07'
CB=	S85°07'29"E	S52°25'15"W

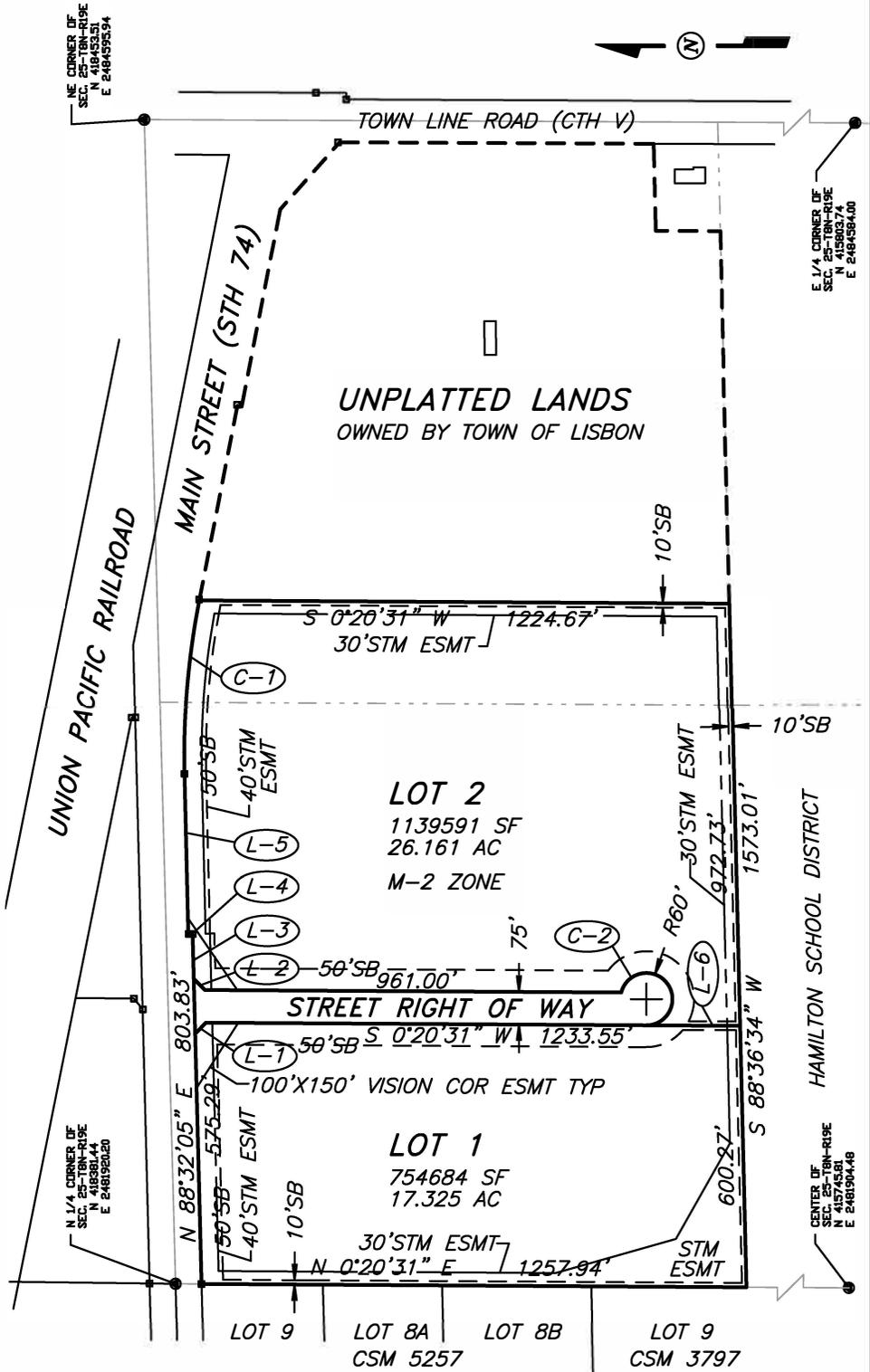
LEGEND

- ⊕ ALUMINUM MONUMENT FOUND
- ⊙ BRASS CAP IN SET CONC.
- 3/4" REBAR FOUND
- 3/4" REBAR WITH CAP FOUND
- 3/4" X 24" REBAR SET WEIGHING 1.50 LB. / LN. FT.
- 1" IRON PIPE FOUND
- △ MAG Nail Set
- (R.A.) DENOTE "RECORDED AS"

0 200 400
SCALE IN FEET
1" = 400'



KUNKEL engineering group
107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454



SURVEYOR

CHRISTOPHER J. KUNKEL
107 PARALLEL STREET
BEAVER DAM, WI.

OWNER

Town of Lisbon
W234 N8676 Woodside Rd.
Lisbon, WI 53089-1545

Reference Bearing; The North line of Northeast Quarter of Section 25, T.8N., R.19E., is used as the Reference Bearing and has a bearing of N88°27'28"E based on the Wisconsin State Plane Coordinate System (South Zone)

PRELIMINARY

WAUKESHA COUNTY CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER J. KUNKEL, REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT BY ORDER OF TOWN OF LISBON I HAVE MADE A SURVEY OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 25, TOWN 8 NORTH, RANGE 19 EAST, OF THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SECTION 25, T8N, R19E, WAUKESHA COUNTY;

THEN S0°20'31"W ALONG THE WEST LINE OF SAID 1/4 SECTION A DISTANCE OF 60.03 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF MAIN STREET (STH 74) AND POINT OF BEGINNING;

THEN N88°32'05"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 803.83 FEET TO A POINT

THEN N1°26'17"W, ALONG AN OFFSET IN SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT;

THEN N88°37'18"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 365.39 FEET TO A POINT;

THEN EASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1859.86', A CENTRAL ANGLE OF 12°30'28", AN ARC LENGTH OF 406.04, AND CHORD OF 405.21' BEARING S85°07'28"E, TO A POINT;

THEN S0°20'31"W, A DISTANCE OF 1224.67 FEET TO A POINT;

THEN S88°36'34"W A DISTANCE OF 1573.01 FEET TO A POINT IN THE WEST LINE OF SAID 1/4 SECTION;

THEN N0°20'31"E ALONG THE WEST LINE OF SAID 1/4 SECTION A DISTANCE OF 1257.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,894,276 SQUARE FEET OR 43.486 ACRES, MORE OR LESS

THE BEARINGS ARE ORIENTED TO THE NORTH LINE OF THE OF THE NE 1/4 OF SECTION 25, T8S, R19E, HAVING A BEARING OF N88°27'28"E, BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

I FURTHER CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND; THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND DODGE COUNTY LAND USE CODE IN SURVEYING AND MAPPING THE SAME, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



KUNKEL
engineering
group

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PRELIMINARY

