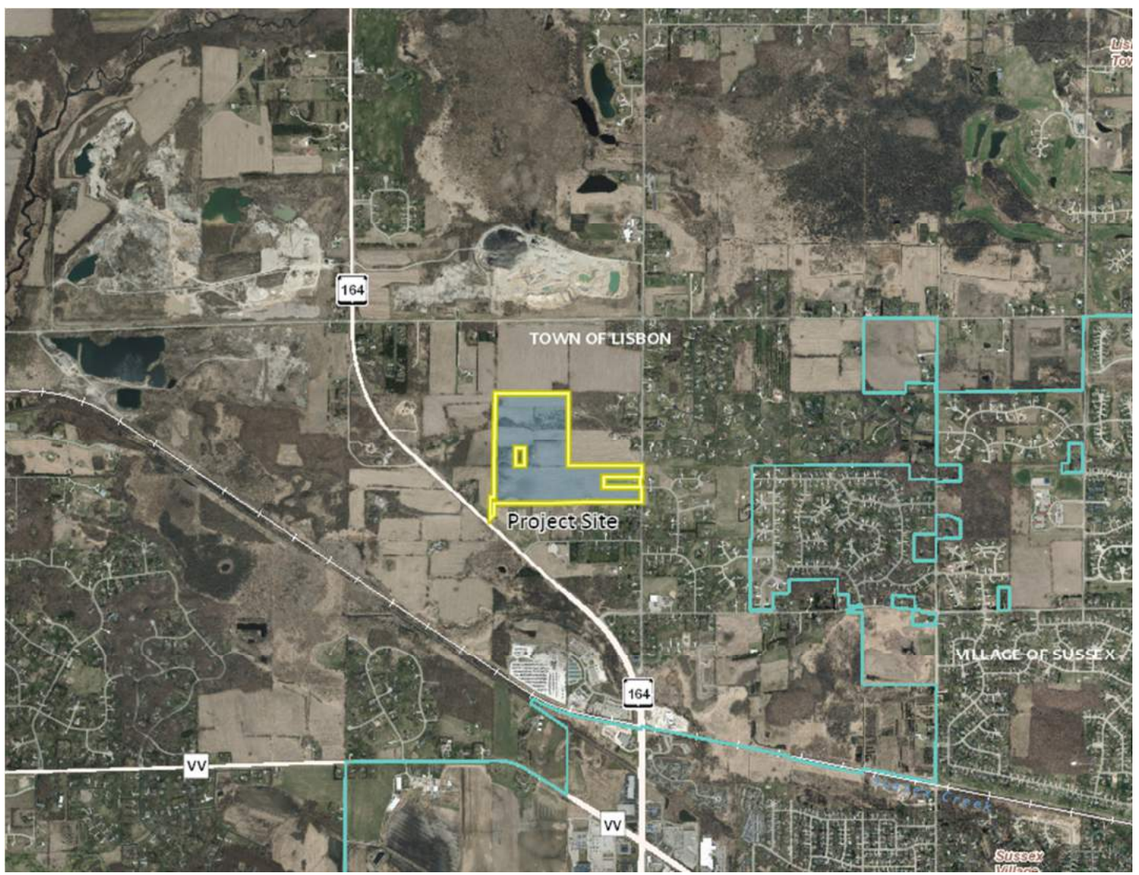
HILLSIDE RIDGE

Town of Lisbon – Planned Development – General Development Plan & Specific Development Plan
Submitted March 14, 2019 – Revised April 11, 2019 & May 13, 2019 – GDP approved May 28, 2019
Specific Development Plan – submitted July 11, 2019



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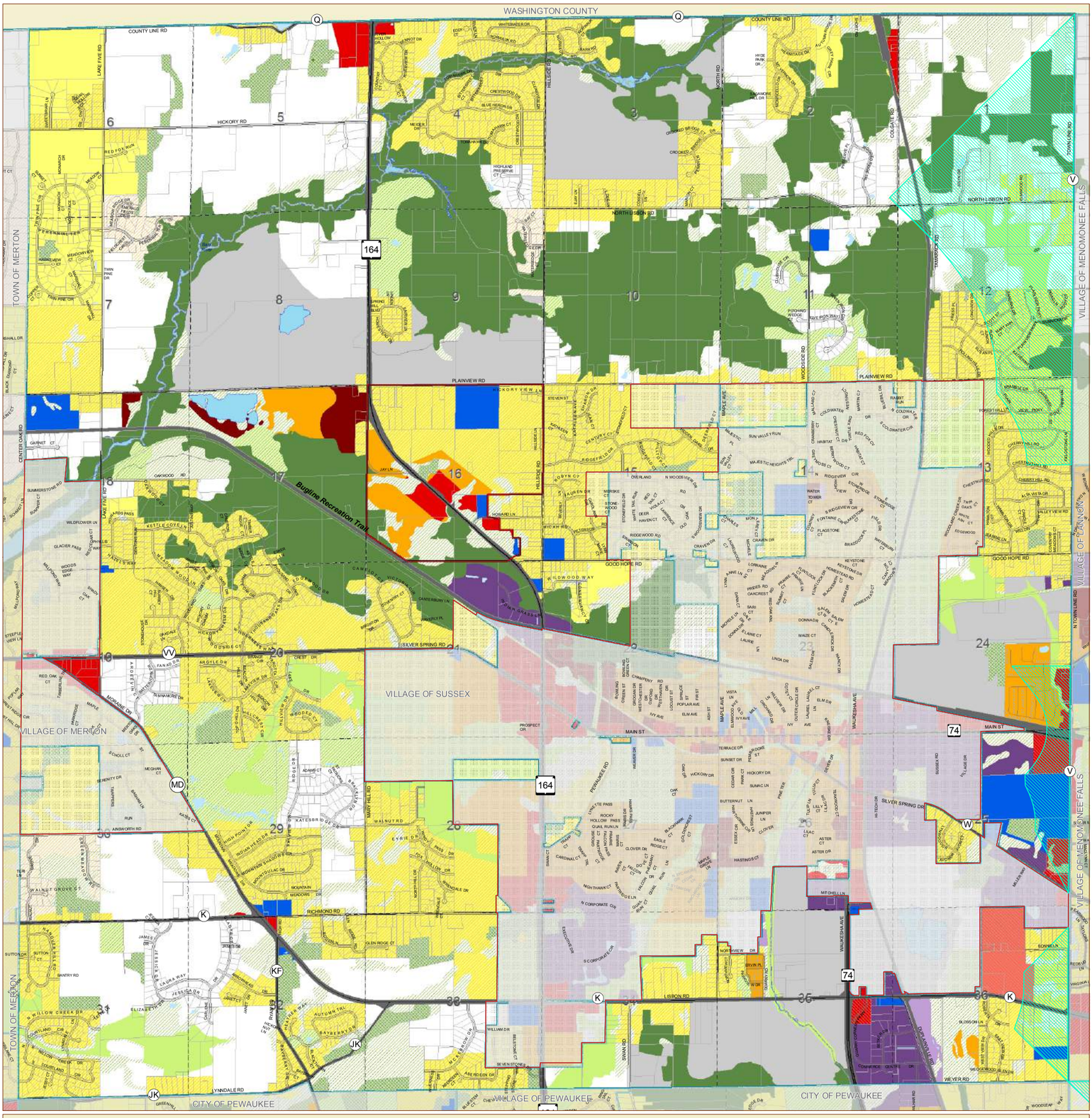


Recommended Land Use Plan for Town of Lisbon - 2035 (EXHIBIT B)

Land Use Plan Categories

- High Density Residential (Less than 6,000 square feet of area per dwelling unit)
- Medium Density Residential (6,000-19,999 square feet of area per dwelling unit)
- Low Density Residential (20,000 square feet to 1.4 acres of area per dwelling unit)
- Suburban I Density Residential (1.5 to 2.9 acres of area per dwelling unit)
- Suburban II Density Residential (3.0 to 4.9 acres of area per dwelling unit)
- Rural Density and Other Agricultural Land (5.0 to 34.9 acres of area per dwelling unit or equivalent density)
- Farmland Preservation (>35 acres of area per dwelling unit)
- Farmland Preservation w/ EC Overlay (>35 acres of area per dwelling unit)
- Other Open Lands to be Preserved
- Recreational
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Governmental & Institutional
- Commercial and Office Park
- Mixed Use
- Industrial
- Transportation, Communication & Utilities
- Highway and Railway Rights of Way
- Landfill
- Extractive
- Major Recreational Trails
- Boundary Agreement Areas
- Menomonee Falls Extra-Territorial Area

N

0 1,000 2,000 3,000 4,000 5,000 Feet

Local Plan Refinements

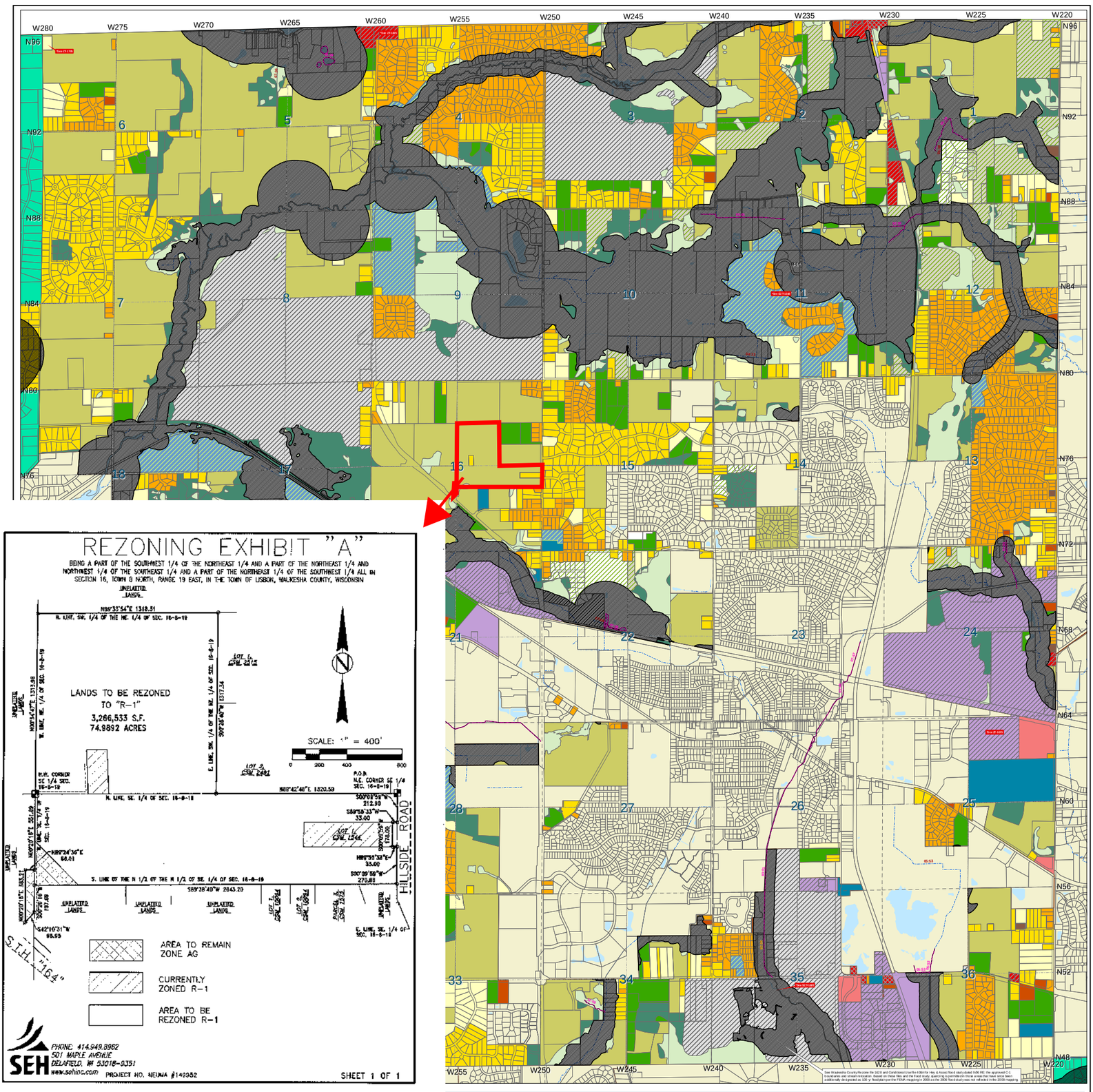
Special Use Districts

- Commercial Special Use
- Industrial Special Use
- Mixed Special Use

STH 164 Corridor Mixed Use Sewered Area

The area within this boundary, in accordance with the Boundary Agreement with the Village of Sussex, consists of approximately 511 acres and will be a mixed land use area with no more than 60 acres of commercial use; a residential density of no more than one house per .71 acres; and a total sewer capacity for the area of no more than 231,000 gallons per day. The actual configuration of the land uses within this area is contingent upon a neighborhood plan approved by the Town of Lisbon Plan Commission.

Environmental Corridor information from SEWRPC Environmental Corridor Inventory 2010 Prepared & Updated by the Waukesha County Department of Parks and Land Use April 2015.



Town of Lisbon Zoning Map

Zoning Districts

- AD-10 Agricultural Density 10-Acre
- RD-5 Rural Residential Density 5-Acre
- A-10 Agricultural
- A-5 Mini-Farm
- A-3 Agricultural/Residential Estate
- R-1 Suburban Single Family Residential
- R-2 Single Family Residential
- R-3 Two Family Residential
- RM Multi-Family Residential
- B-1 Restricted Business
- B-2 Local Business
- B-3 General Business
- B-4 Community Business
- B-P Mixed Use Business Park/Light Industrial
- Q-1 Quarrying
- M-1 Limited Industrial
- M-2 General Industrial
- P-I Public and Institutional
- C-1 Conservancy Wetland
- UC Upland Corridor
- PR Park and Recreation

TOWN OF LISBON

*Conditional Rezones are labeled w/ File Number

Waukesha County Shoreland Jurisdictional Boundary

Private and Future Roads

Navigability Determination (File Number Labeled)

99:99 (Navigable)

99:99 (Not Navigable)

99:99 (See File for more info)

1 inch = 1,000 feet

0 500 1,000 2,000 Feet

Adopted by the Lisbon Town Board: January 25, 2010
Adopted by the Waukesha County Board of Supervisors: March 23, 2010
Prepared by the Waukesha County Dept. of Parks & Land Use: January 25, 2010
Comprehensive Revisions adopted by the Waukesha County Board of Supervisors: October 24, 2017
Effective Date: October 30, 2017
Updated by the Waukesha County Dept. of Parks & Land Use: January 2019

Recent Zoning Amendments

File Number	Section	Zoning Change	Adopted
ZT-841	17	Q-1 to A-2	3/22/88
ZT-913	4	A-2 to B-2	11/21/89
ZT-914	24	M-2 to A-2	11/21/89
ZT-1119	35	B-2 to Q-1	8/9/94
ZT-1244	36	A-3 to B-2	3/8/94
SZT-1311	35	Q-1 to B-3, M-2	2/23/99
SZT-1318	11	A-10, A-2 to A-2	4/13/99 *
ZT-1357(Extraterritorial)	35	Q-1 to M-2	9/12/00
SZT-1425	24	A-2 to M-2,C-1	11/13/01
ZT-1449	8	A-1 to Q-1	7/23/02
ZT-1548	35, 36	Q-1 to M-2	10/12/04
ZT-1625	4	A-2 to B-2	7/25/06*
SZT-1628	35	C-1 to Q-1/Q-1 to C-1	10/10/06*
ZT-1646	35, 36	Q-1 to M-2	6/26/07
ZT-1650	29	A-2 to C-1	10/23/07
SZT-1659	22	A-2 to C-1	11/13/07
ZT-1675	25	A-10 to M-2	7/22/08*
ZT-1681	34	A-2 to Q-1/C-1	2/24/09
ZT-1705	6	AD-10 to A-3	9/28/10*
ZT-1711	28	A-5 to A-3	2/22/11
RZ00019	25	A-3 to B-4	10/18/18

File Number	Section	Zoning Change	Adopted
ZT-1712	29, 30	A-10 to A-5	2/22/11
ZT-1714	19, 20	P-R to A-3	3/22/11
ZT-1715	20	P-R to R-1	3/22/11
ZT-1740	18	A-3 to R-1	10/23/12
ZT-1743	15	AD-10 to A-5	11/27/12
Map correction	3	R-3 to R-1	1/4/13
ZT-1742	16	A-5 to R-1	1/22/13
ZT-1747	10	A-10 to R-1	2/26/13
ZT-1754	33	A-5 to R-1	6/25/13
ZT-1758	19	B-2 to B-3	8/27/13
ZT-1659A	22	C-1 to RD-5	11/26/13
ZT-1778	11	A-10 to RD-5	7/22/14
ZT-1800	28	A-5 to R-2	11/25/14
ZT-1807	36	A-10 to R-2	5/26/15
ZT-1740A	18	R-1 to A-3	7/28/15
SZT-1822	35	A-10 to R-1, R-3	5/24/16
ZT-1840	19	B-2 to B-3	10/25/16
ZT-1701D	All	Comprehensive	10/24/17
ZT-1858	29	A-10 to R-1	11/28/17
Map correction	19	B-2 to B-3	12/7/2018

** Adopted Conditionally*

Current and Future Zoning for Certain Lands in Accordance with the Special Planning Districts

Certain lands generally along Townline Rd. between STH 74/Main St. and CTH VV/Silver Spring Dr. in the E 1/2 of Section 25 are designated as current or future B-4 and B-P zoned lands. B-4 is designated for the lands on the southwest corner of Townline Rd. and STH 74 northeast of the developed school district property. B-P is designated for the lands along CTH VV south of the developed school district property, and B-4 is designated for the lands on the northwest corner of Townline Rd. and CTH VV southeast of the developed school district property.

Certain lands north of CTH K/Lisbon Rd. in the East 1/2 of Section 36 are designated as future B-4 and B-P lands.

Certain lands on the southeast corner of CTH K and STH 164 in the SE 1/4 of Section 35 are designated as B-4 zoned lands.

Refer to Exhibits A-D in the Town of Lisbon Zoning Ordinance.

Planned Development Written Description

This Planned Development Submittal for the Hillside Ridge project contains Specific Development Plan (SDP) features that are consistent with the previously approved General Development Plan (GDP). The Project Narrative below covers both GDP and SDP elements, noting which elements contain combined GDP and SDP information and which elements pertain only to the GDP or SDP. As a follow up submittal, the project has been designed for consistency between GDP and SDP elements. The GDP and SDP area cover the entire planned development area as shown.

Project Themes and Images (GDP & SDP)

The overall design and quality materials of the homes that will be built in Hillside Ridge will be consistent with the Declaration of Restrictive Covenants for Hillside Ridge and as summarized within the Site and Structure Design Code in this document.

Land Uses (GDP & SDP)

The land use with in the planned development area will be entirely single family residential, as shown on the GDP and SDP maps in this document and summarized in the chart below. The development also includes several storm water management out lots and preserved green space.

Residential Densities (GDP & SDP)

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
54 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: 33.2 acres (41.6% of site)
- % Wetland = 2.9%
- % Stormwater = 6.9/32.2 = 20.8%
- % Upland = 76.3%

Street Length: 5,754 lf (106 lf/lot)

The density of the overall site is 1.45 acres per lot with a total open space preservation of 41.6% of the site. All lots are above the minimum lot size of 30,000 SF.

Treatment of Natural Features (GDP & SDP)

The primary open space included in the Hillside Ridge neighborhood is for storm water management. The storm water management areas primarily lie along the southern boundary of the property. The storm water management goals and objectives for the planned development area are detailed in the included storm water management report.

The project is subject to the Post-construction performance standards NR 151.121 through NR151.125. Town regulations state that the site must also adhere to the Waukesha County Storm water Management & Erosion Control Ordinance, Chapter 14, Article VIII.

The specific standards include:

For new development:

- Maintain or reduce peak flows for the 1-year, 2-year, 10-year and 100-year 24-hour storm events to the pre-development flows.
- Obtain an 80% reduction in Total Suspended Solids (TSS)
- Infiltrate at least 75 percent of the pre-development infiltration volume, based on average annual rainfall, while not exceeding more than 2 percent of the total area to infiltration (NR 151.124(b)).
- Safely pass the 100-year storm.

Design

The vast majority of the development will be routed to the detention pond, with the exception of 1.49 acres on the northwest corner of the property. This small area consists of residential yards and a small amount of roadway, which will flow offsite to the west (undetained) as it does now. The new detention pond is also taking in storm water runoff from over 85 acres of off-site area located to the east, and approximately 45 acres from the north. The off-site area to the east has been calibrated in the model to not overtop Hillside Road in the 10-year storm event based on observations from the landowner and the Town Highway Superintendent. The site will be graded to ensure treatment in the site's new storm water best management practices (BMPs). The detention pond has been designed to remove a minimum of 80% of TSS from the development.

Steep slopes and wooded buffer areas are intended to be preserved as much as possible.

Relationship to Nearby Properties (GDP & SDP)

The planned development area is within a primarily rural portion of the Town of Lisbon. However, there is a newer development to the East called Polo Fields which is largely built out. This property also lies within an area that was planned for future residential development as highlighted on the comprehensive land use plan. Lands immediately north are primarily agricultural. Lands west are large lot residential, and lands south are existing single family residential. There is some institutional use to the south west of this property.

Access to the site is from Hillside Road to the East. Hillside Road connects north to Plainview Road and south to Good Hope Road providing reliable arterial access to the surrounding areas. Beverly Lane to the east will be made to line up and continue into the development.

It is proposed to serve the planned area with private sanitary and water service. Gas and Electric service currently exist adjacent to the property and will be extended throughout to serve the new properties.

All of these elements make the proposed residential development within the planned area well-suited to existing and planned development around the site.

General Relationship to Comprehensive Plan (GDP)

The Town of Lisbon's Comprehensive Land Use Plan 2035, shows the eastern and northern portions of the site as Low Density Residential. The southwestern portion of the site includes recommendations for medium density residential and commercial. This development avoids the commercial recommendation and is consistent with the residential recommendations as set forth in the Land Use Plan for the Town of Lisbon 2035.

Statement of Rationale & Justification for PUD Zoning (GDP)

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.

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.

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.

Comparison to Existing Town Zoning (GDP)

The planned development area was previously zoned a mixture of A-10 Agricultural and R-1 Residential. A change to entirely R-1 Residential through Ordinance 05-19 was approved by the Town Board at the March 25, 2019 meeting. A subsequent approval of Ordinance 06-19 on May 28, 2019 approved the use of a Planned Development Overlay for this property. As a result of the approval of these two ordinances, the details of the specific development requirements are proposed in this submittal.

Development Plan Maps

The following maps are included to illustrate proposed neighborhood development under this planned development:

- Land Use and Street Network: This GDP/SDP map illustrates the lot layout, street network, and open space. Note that cross sections for streets are included in a later document. Further Construction-level plans will be provided to the Town for review and approval prior to street construction of subsequent phases.

- Existing Site Topography. The preliminary plat submittal includes existing contours
- Preliminary Utilities. The Preliminary Plat includes soil data to be used for private on site sanitary system design. Details on storm water utilities and sanitary systems will be provided as part of construction-level plans in subsequent phases.

Signage & Lighting Plan (GDP & SDP)

Neighborhood Signage conforming to the Town's code will be submitted for Town approval in the future. It is likely that a neighborhood sign will be placed on the Homeowner's Association out lot shown on the GDP/SDP map.

Street signage and lighting will be installed in coordination with the Town of Lisbon and accordance with town ordinances. Individual lamp posts with dusk till dawn control are being proposed as part of the declaration of restrictive covenants.

Concept Development Phasing Plan

(GDP & SDP)

Phasing is anticipated from South to North on the site with the initial Phase 1 being constructed in 2019 following along Beverly Lane including the southern cul-de-sac and extending up to Outlot 4 and lot 10. North of this Phase we anticipate an additional phase to include the remaining lots. Note that actual implementation of phasing will depend upon market conditions at the time, and the phase boundaries and number of phases may be adjusted accordingly without amendment to this document.

Anticipated Organizational Structure (SDP)

The Developer will record a Declaration of Covenants, Restrictions, and Conditions for the Hillside Ridge neighborhood. The Declaration will address architectural controls, lot regulations, management/maintenance of common neighborhood elements, the formation/composition of a Homeowner's Association, procedures for Association review/approval of building plans, and the role of the Developer during build out of the neighborhood. Should there be any conflicts between the Declaration and the planned development document, the more restrictive provision shall govern.

Mailboxes will be placed in accordance with USPS regulations. It is anticipated the USPS will require cluster box units.

Standard Street Cross-Sections (SDP)

The standard street cross section will be shown on the construction level plans and will be used for all public street construction, and at a minimum will match the Town of Lisbon requirement and be approved by the Town Engineer. A pedestrian trail will loop through the out lots of the neighborhood as shown on the plans. The neighborhood association or adjacent homeowners will be responsible for maintaining the out lots.

General Lot Provisions (SDP)

The general purposes of these regulations are: to help ensure that the lots will become and remain an attractive community; to preserve and maintain the natural beauty of the lots; to ensure the most appropriate development and improvement of each lot, including construction of attractive and harmonious residential structures; and to ensure the highest and best residential development of the lots.

These regulations are general in nature and apply to all single family lots. Developer intends to develop the Subdivision in phases, and may record additional Covenants that are specific to each phase of lots prior to the sale of lots. All owners are subject to the zoning provisions of this document and any recorded Covenants, and area given notice that their ability to use t heir privately owned property is limited thereby and the Developer may add, delete, modify, create exceptions to, or amend the Covenants. Each owner, by acceptance of a deed for a lot, acknowledges and agrees for himself or herself, and for his or her heirs, representatives, successors, and assigns, that the use, enjoyment and marketability of his or her lot can be affected by the zoning, Covenants, and future development within the Subdivision. Items #1 through #3 below are not considered planned development standards, but are included to illustrate how the covenants and restrictions will be written to ensure a high-quality neighborhood.

1. Vehicles.

   No outdoor parking of vehicles shall be permitted on the Lots for more than twenty-four (24) consecutive hours, without the express prior consent of the Board. No person shall occupy, park or otherwise use a vehicle so as to block access to a Lot. Storage or parking of trailers, campers, camping trucks, boats or other marine craft, horse or boat trailers, motorcycles, mopeds, motorized bicycles, vehicles licensed as recreational vehicles or commercial vehicles, snowmobiles, all-terrain vehicles, inoperative or unlicensed vehicles or the like shall not be permitted on a Lot, except (i) in a garage, (ii) in the case of recreational vehicles, commercial vehicles, campers, trailers, and boats, outside of a garage for no longer than one twenty-four (24) hours in a one week period; or (iii) outside parking on a case-by-case basis as approved by the ACC.

2. Appearance.

   Each Owner shall be responsible for maintaining the lot and all structures located thereon in a neat appearance at all times. This covenant shall apply to all lots from the date of purchase, regardless of whether a building has been or is in the process of construction.

3. Activities.

   No use or practice shall be allowed in the Subdivision or the Common Areas which is immoral, improper or offensive in the opinion of the Board or which is in violation of the Documents. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

Site and Structure Design Code (SDP)

The following are requirements for all single family structures in the Hillside Ridge neighborhood unless otherwise specified. The Town will enforce sections 1 and 2 as part of this planned development, and the remaining items will be enforced through the Covenants and Restrictions for the home lots:

1. **Setbacks.** The following are minimum setbacks for all single family structures.
   a. Front: 35'
   b. Side: 20'
   c. Rear: 20'

2. **Lot Size and Width**. The minimum lot size shall be 30,000 square feet, and the minimum lot width shall be 110 feet.

3. **Minimum / Maximum Home Size Requirements**. Only one single-family home not to exceed two stories in height may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

Home Type:	Minimum Size:
One story	1,750 square feet
More than one story	2,000 square feet

   For purposes hereof, "more than one story" includes homes referred to as one and a half story, two-story, split level or bi-level. The type of home and the number of square feet shall be determined on a uniform basis by the Architectural Control Committee (ACC) and shall not include basement, attic, garage, porch or patio areas in the computation.

4. **Garages**. Each residence shall have a garage for not less than two cars attached to the residence containing a minimum of 440 square feet. All garage doors facing the street shall be decorative garage doors (raised panels shall not be considered decorative) with either glass inserts or have architectural design such as carriage style or similar.

5. **Driveways.** All drives shall be asphalt or concrete or some other hard surface as approved by the ACC and shall be installed no later than twelve (12) months from occupancy. No permanent gravel drive will be permitted.

6. **Curbing & Roadways**. Lot Owner shall be responsible for repairing and/or replacing any curbing damaged during construction of the home. Damaged curbing shall be removed and replaced per municipal requirements as part of the driveway installation if allowed by the Municipality. The Developer is responsible for placing the surface course of asphalt on the public roadways; the Lot Owner is hereby notified that is may occur after the structure is built on the Lot. Prior to installing the surface course of paving, the Municipality will inspect the roadways and curbing, if the Developer is notified by the Municipality that curbing needs replacement, the owner of the Lot shall be responsible for costs associated with the replacement of the damaged curbing.

7. **Exterior Siding**. All residences should be sided with vinyl, cedar, cement board siding, stone, brick, or stucco. Fascia and soffit may be aluminum. Window and door wraps shall be at least four inch (4") nominal in width and used on all locations except on windows with shutters. All corners shall be six inch (6") trim boards. Front Elevation should contain at least one prominent architectural feature such as a front porch or a minimum of 10% stone or brick accent material. If masonry is used on the exterior walls, it should whenever possible, terminate only at an inside corner. In the event it is not possible to terminate the masonry material at an inside corner, the material must then terminate at a corner board that is at least four (4) inches in width. Side elevations of homes shall require a minimum of two (2) architectural elements for each ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements shall include any window, door, closed shutter (false window), fypon, horizontal trim, or break in elevation or foundation.

   The ACC shall be acting reasonably if it disapproves the Drawings, or any portion thereof, for a home because such home would be similar in appearance, or color, to other homes in close proximity, as determined by the ACC.

8. **Roof**. A residence shall have a roof made of dimensional shingles, or better, with a minimum pitch ratio of 6:12, 8:12 for front facing gables, or such other pitch as is specifically approved by the ACC. "3-tab" shingles shall not be allowed.

9. **Fences**. ALL FENCES ARE SUBJECT TO REVIEW AND APPROVAL BY THE ACC AND ARE SUBJECT TO APPLICABLE MUNICIPAL ORDINANCES, GOVERNMENTAL EASEMENTS, AND BUILDING CODES. Fences shall not exceed forty-eight inches (48") in height, shall be constructed of ornamental/decorative metal (wrought iron or aluminum) which is black in color. Stone or masonry columns may be used at corners and in lieu of posts. Chain-link, natural wood, stockade fences, white vinyl fencing and other fencing materials are not allowed. Subject to ACC approval, fencing may be permitted in the front yard in limited quantities subject to the other provisions of this Declaration. Fences shall be installed no closer than twenty-four inches (24") from any property line unless the Lot Owners mutually agree, in writing, to install a single fence along the property line. In such case, a variance request should be submitted to the Association and ACC. Fences shall not be located on a public easement area, drainage area, right of way, or the Common Areas.

10. **Grading**. No soil shall be removed from any Lot nor may excess soil stored on any Lot (except for prompt use for backfilling, finish grading or landscaping) unless in either case contemplated by the approved Drawings. Even if so approved, the final grades (sometimes called a "finish grade" or "master grade") of a Lot must conform to grading plans approved by the Municipality. The ACC shall be acting reasonably if it requires that, on Lots with significant grades as determined by the ACC, portions of basement walls be exposed to allow for a more natural transition between homes. Any such exposed basement or foundation walls shall be covered with suitable material consistent with the overall architecture of the home.

11. **Pools**. Only in-ground pools may be installed on a Lot (above-ground pools are not allowed) and only with approval of the ACC, which approval shall not be construed as a review of conformance to the Municipal or other regulatory bodies' requirements. Pools shall be completely enclosed by a wall or fence of a minimum of four foot (4') elevation, with a self-closing or self-latching gate or door (at the top of such gate or door) with at least four feet (4') clearance between the fence and the pool. Owner is responsible to insure conformance to applicable Municipal and State of Wisconsin codes and ordinances to insure conformance to size, setbacks and any other requirements.

12. **Mailboxes**. The term "mailbox" shall mean the post and mailbox combination. Unless the U.S. Postal Service (the "USPS") requires CBUs in the Subdivision, the ACC shall select a standard mailbox for the Subdivision. The Developer will provide each Lot owner a layout for placement of the mailboxes in the Subdivision in locations as determined by the USPS. If any mailbox is damaged, destroyed, stolen, or any other adverse effected, the Owner shall be solely responsible to repair the defect in a timely manner and at the Owner's expense. Each Owner is responsible to conform to USPS installation requirement. The ACC shall re-select the mailbox if the selected item is determined to no longer be available.

13. **CBUs**. The term "CBU" shall mean the Cluster Box Unit installed along the roadway or in a Common Area serving the postal needs of each home. Unless the USPS allows mailboxes in the Subdivision, the Developer shall direct the HOA to install CBUs in locations as approved by the USPS. The Developer will provide each Lot owner a layout for placement of the mailboxes in the Subdivision in locations as determined USPS. If any CBU is damaged, destroyed, stolen, or any other adverse effected, the HOA shall be responsible, on behalf of the Lot Owners, to repair the defect in a timely manner and at the HOA's expense. The HOA shall issue a single key for a box to a Lot Owner at the INITIAL occupancy of each home and the HOA shall retain the spare master key for each box. If a key is lost, not transferred when the home is sold, the HOA shall make a copy of the key and charge the Owner the then-current rate as determined by the HOA.

14. **Lamppost**. The term "lamppost" shall mean the post and lantern combination including lamps and other devices. The ACC shall select a standard lamppost for the Subdivision. The lamppost shall be purchased and installed by Owner, or Owner's contractor, and shall be operational before occupancy. The lamppost must be located in the front yard, generally ten feet (10') from the edge of the driveway and no more than fifteen feet (15') from the front of the house or sidewalk, on the front door side of the driveway. Each lamppost shall be fitted with a photocell that automatically energizes the lamps at dusk and de-energized the lamps at dawn. Owner shall maintain the lamppost in operational condition and shall not tamper with such lantern controls. The ACC shall re-select the lamppost if the selected item is determined to no longer be available.

15. **Installation; Maintenance**. Each Owner shall maintain its mailbox (if required) and lamppost in good condition and working order. If an Owner does not install or maintain the mailbox or lamppost, the Association may install, repair, replace, or maintain the same as deemed necessary by the Association and charge Owner for such amount plus a fee for services rendered as determined by Association. Without limiting the authority of the Association, the costs of enforcing the covenants in this subsection may be assessed to an offending Owner or other method as set forth in Article 4. The HOA shall maintain the CBUs and retain a master keys for each unit.

16. **Installation by Developer**. If Developer, in its discretion, installs any mailbox or mailbox post, or performs or pays for any other matter required herein on behalf of any Owner, it shall not be deemed a waiver of any of the requirements herein as to any other Lot or Owner and shall not obligate Developer to perform the same action on any other Lot, for any other Owner, or on any subsequent occasion.

17. **Utilities**. All utilities servicing the Lot shall be installed underground.

18. **Alternative Energy**. No solar collectors, wind turbines, or other exterior energy producing devices shall be erected or installed unless approved by the ACC.

19. **Dog Kennels.** Dog kennels shall not be allowed on any Lot even one would otherwise be permitted by Municipal ordinance or code.

20. **Play Equipment**. If an Owner chooses to install a play set of any size, whether temporary or permanent, said playground equipment must be approved in advance by the ACC and conform to Municipal codes and ordinances. Play equipment shall be located a minimum of ten feet (10') away from any property lines.

21. **Outbuildings.** Storage sheds or outbuildings may be permitted by the ACC, provided that the following requirements have been satisfied.
    a. The maximum square footage shall not exceed 200 square feet.
    b. Door openings and all overhead doors shall not exceed 9' in height.
    c. Color, design, and building materials shall be consistent with existing home on the lot.
    d. Underground electric shall be required for all sheds and outbuildings.
    e. Site location, landscape plans, construction plans and survey must be approved by the ACC prior to construction of the same.
    f. No lean-to or carport of any nature shall be allowed.
    g. Building must be located within setback lines.

22. **Master Grading Plan**. Developer has established a master surface drainage plan consistent with the master grading plan on file with the Municipality (the "Master Grading Plan") designating the manner in which each Lot shall drain in relation to all other Lots. Compliance of all grading and construction work to the Master Grading Plan is important to the effective

drainage of all Lots and affects the value of all Lots. Within sixty (60) days after substantial completion of a dwelling on any Lot, the Owner shall grade the Lot to conform to the Master Grading Plan. Each Owner will take such action as is reasonably necessary to maintain the grading and landscaping of the Owner's Lot in accordance with the Master Grading Plan, and shall refrain from taking actions which would cause the grading or landscaping to not conform to the Master Grading Plan without Municipal and ACC approval. Developer and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance, correction of any drainage condition, and the Owner shall be responsible for the cost thereof. Despite Developer's efforts to prepare a Master Grading Plan which will achieve the effective and efficient drainage of storm water from and within the Subdivision, Developer does not warrant or represent that the Master Grading Plan will achieve any particular effect. Building envelopes are shown on the Plat. Any deviations to the Master Grading Plan shall require review and approval by the Municipal Engineer prior to the issuance of the building permit.

23. **Plantings**. Each Lot with a home in the Subdivision must plant and maintain a minimum of two (2) – 2.5" caliper trees and one (1) – 2" caliper ornamental tree located in the front yard. Additionally, there must be a minimum of twelve (12) foundation plantings and mulched bed along the front foundation wall.

24. **Vegetative Cover.** Each individual Lot Owner shall be responsible for installing and maintaining vegetative cover (a lawn or landscaping) on all exposed soil on their Lot to prevent erosion of the soil into unwanted locations. This vegetative cover must be installed within one hundred twenty (120) days of obtaining occupancy of the home or, in the case of winter occupancy as outlined below. Note that other materials are allowable around the foundation and paved surfaces including, but not limited to gravel, mulch, brick or any other material that will reduce erosion and permanently stabilize the disturbed areas of soil. If the Owner of any Lot, after reasonable written notice from the Association, fails or refuses to install vegetative cover as described herein, or maintain it as required above, the Association, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with Municipal codes or ordinances, or the Wisconsin State Statutes. This restriction for vegetative cover does not apply during the winter months when growing conditions will not allow the establishment of vegetation cover. In such an event the Owner shall be required to establish vegetative cover within one hundred twenty (120) days of proper growing conditions which is anticipated to be from mid-April to mid-October.

25. **Irrigation.** Irrigation systems for lawns and planting beds, if installed, shall utilize irrigation controllers and components that conform to the Environmental Protection Agency's "WaterSense" criteria. If such criteria are no longer available, the ACC may substitute a different standard. Controllers shall be TORO Evolution Series equipped with a precision soil sensor and rain sensor, as minimum components. Controllers and equipment shall be installed, programmed and maintained according to manufacturer's recommendations. If the model of controller specified above is, in the opinion of the ACC, no longer readily available or available at reasonable cost, the ACC may choose a different controller from time to time as the standard. The ACC may also permit use of other products from other manufacturers, with similar features, as "or equal" products.

26. **Municipal Codes and Ordinances**. All items in this SDP shall be subject to Municipal codes and ordinances, as may be modified from time to time.

Composition and Authority of the Architectural Control Committee (GDP)

1. **Architectural Control Committee**. So long as Developer has title to any Lot subject to this Declaration, including the Expansion Area, the ACC shall consist of three (3) members appointed in writing by Developer. The Developer appointed members are not required to be Lot Owners in the Subdivision. All members of the ACC shall serve at the pleasure of the Developer. The Developer shall surrender the selection of the members of the ACC upon the earlier of: (a) thirty (30) days from Developer's conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration, to an Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) ten (10) years from the date of this Declaration; or (c) Developer's election to waive its rights to control the ACC. Upon Developer's surrender of the ACC as provided above, the members of the ACC shall be elected by the Board, provided, however, that if selected by the Board, a representative of Developer may serve on the ACC. Notwithstanding the election of the new members of the ACC, the approval of Drawings for the initial construction of a home on a Lot shall not be effective without the express prior consent of the Developer; approval of Drawings for other matters will not require Developer's approval. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

2. **No Development without Prior Approval**. Not less than ten (10) days prior to each time any of the following is proposed to occur:
    a. commencement of construction of any Building or other improvements or alteration on any Lot; or
    b. the reconstruction of any Building or other improvements on any portion or portions of such property following a casualty loss thereto; or
    c. the demolition of any Building or other improvements on any portion or portions of such property; or
    d. the initial painting, or subsequent decoration or alteration of the exterior of any Building or other improvement on such property; or
    e. the installation of items such as, but not limited to, solar panels, wind-driven energy devices, awnings, enclosure,

hot tub, deck, swimming pool, mailboxes, fences, berms or other features on any such property;

the Owner(s) of such property shall submit to the ACC for consideration as described below three (3) copies of written information, which shall include a survey of such property prepared by a licensed surveyor or the equivalent, as approved by the ACC for the particular submission, ("Drawings") showing:

i. the location, size, elevations and type of Building(s) and other improvements, including, but not limited to, homes, garages and fences or other matters proposed to be erected or reconstructed on such property,
ii. detailed plans and specifications for construction or reconstruction, including building material, type and color, and plans to screen the demolition, construction or reconstruction from view,
iii. the proposed landscaping, including any fences or walls, and
iv. the proposed location and specifications for utilities servicing such improvements.

The Drawings shall be submitted in 11x17 format and reflect the proposals in (i) through (iv) above, which are appropriate to be shown on the survey. Any of the actions described in clauses (a) through (e) above may be taken (subject to Section 3 below) on or after the date on which the ACC approves or does not object or is deemed to have done so as provided in Section 3 below, unless such time periods are waived by the ACC in its sole discretion where the ACC believes that such earlier commencement is consistent with the purposes of this Declaration. No action described in paragraphs (a) through (e) above shall take place without the approval by the ACC of the Drawings for such action, except if the action is the repair or replacement of previously approved exterior features with features that are identical or if the action is the repainting of an exterior surface with paint of the same color.

The Municipality may also require permits prior to proceeding with the development activities for the items listed above.

3. **Standards and Procedural Matters of Consideration**. The ACC shall not unreasonably refuse to consider submitted Drawings provided that any fees imposed for review have been paid. In considering any Drawings, the ACC shall consider, among other factors, whether all of the improvements and the lighting, exterior finishes (such as materials, decorations, and paint color), landscaping, the placement and protection of trees and such other matters proposed in such Drawings comply with the terms of this Declaration and the Municipality's ordinances and otherwise are, in the ACC's sole opinion, in keeping with and do not detract from the harmony of the external design of, or depreciate any portion of the Property, whether then undeveloped, developed or in the process of development, even if the Drawings otherwise do not breach any other standard set forth in this Declaration. The ACC may approve Drawings (absolutely or conditionally), may object to Drawings (absolutely or conditionally), or may state that it has no objection to Drawings (absolutely or conditionally). Approval must be express and in writing. The failure of the ACC to approve, object to, or acquiesce conditionally as provided above within thirty (30) business days after submittal of the complete Drawings and payment of any review fees shall be deemed to be the ACC's acceptance of the Drawings as submitted. If the ACC objects to Drawings in whole or in part for any reason, the submitting Owner shall thereafter resubmit Drawings to the ACC with such revisions as are required. Each time an Owner so submits the Drawings, the ACC shall have the right to approve, acquiesce conditionally or object to the Drawings as described above in the time periods as measured from the last submittal. Following the ACC's approval of the Drawings, the improvements described therein shall be developed strictly in accordance with the approved Drawings and requirements. If the approved improvements are not completed within one (1) year of their initial approval, then such approval shall be deemed withdrawn and the same or different Drawings required to be submitted or resubmitted, as the case may be; provided that the ACC may, in its discretion, extend such period by up to an additional six (6) months if it reasonably determines that delay has been primarily caused by factors outside of the control of the Owner; and provided further that the initial driveway need not be completed until the time period specified.

4. **Prior Approval for Changes.** If after the completion of the improvements to an affected Lot, the Owner thereof desires to construct any additional improvements or to substantially alter the then existing improvements or the grade of the affected Lot, the Owner shall comply with the provisions of Section 2.1.2 above. A proposed alteration will be deemed substantial if it affects the grade of the affected Lot or the location or exterior appearance of the approved improvements.

5. **Procedures and Budget.** The ACC may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Board. The costs of operating the ACC shall be assessed by the Association as common expenses, except as permitted below. The ACC may, but need not, require the payment of a review fee in connection with the submittal of any Drawings pursuant to a written policy. The ACC may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to the applicant. The members of the ACC shall not draw any compensation for serving thereon, but may be reimbursed for expenses incurred in performing their duties. All funds relating to the ACC shall be handled by the treasurer of the Association.

6. **Separate Municipal Approval.** Matters which require approval of the ACC may also require the approval of the Municipality. Obtaining approval from the ACC and from the Municipality is the sole responsibility of the Owner desiring approval. Approval of Drawings by the ACC shall not be deemed approval by the Municipality, and approval by the Municipality shall not be deemed approval by the ACC. ACC interpretations of Municipal ordinances are not binding on the Municipality.

7. **Uniformity Standards.** Certain standards of architectural control are set forth below. The ACC may adopt additional written standards of uniformity, setback, grading, landscaping, basements, roofing, or exterior, whether generally or for certain types of improvements. The ACC may enforce any standard even if it has, expressly or by acquiescence, permitted previous deviations from such standard.

8. **Indemnification.** Each member or former member of the ACC, together with the personal representatives and heirs of each such person, shall be indemnified, defended, and held harmless by the Association from and against any and all claims, actions, suits, proceedings (including criminal proceedings), losses, costs, damages and expenses, including, without limitation, reasonable attorneys' fees and costs, asserted against, incurred by, imposed in connection with, related to, or resulting from service as a member of the ACC, except as to matters resulting in a final determination of negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liability, loss, damage, cost and expense incurred or suffered by the Association in connection with this indemnification shall be a common expense. Nothing in this subsection shall be deemed an indemnification of such person with respect to such person's status as an Owner, Occupant or otherwise.

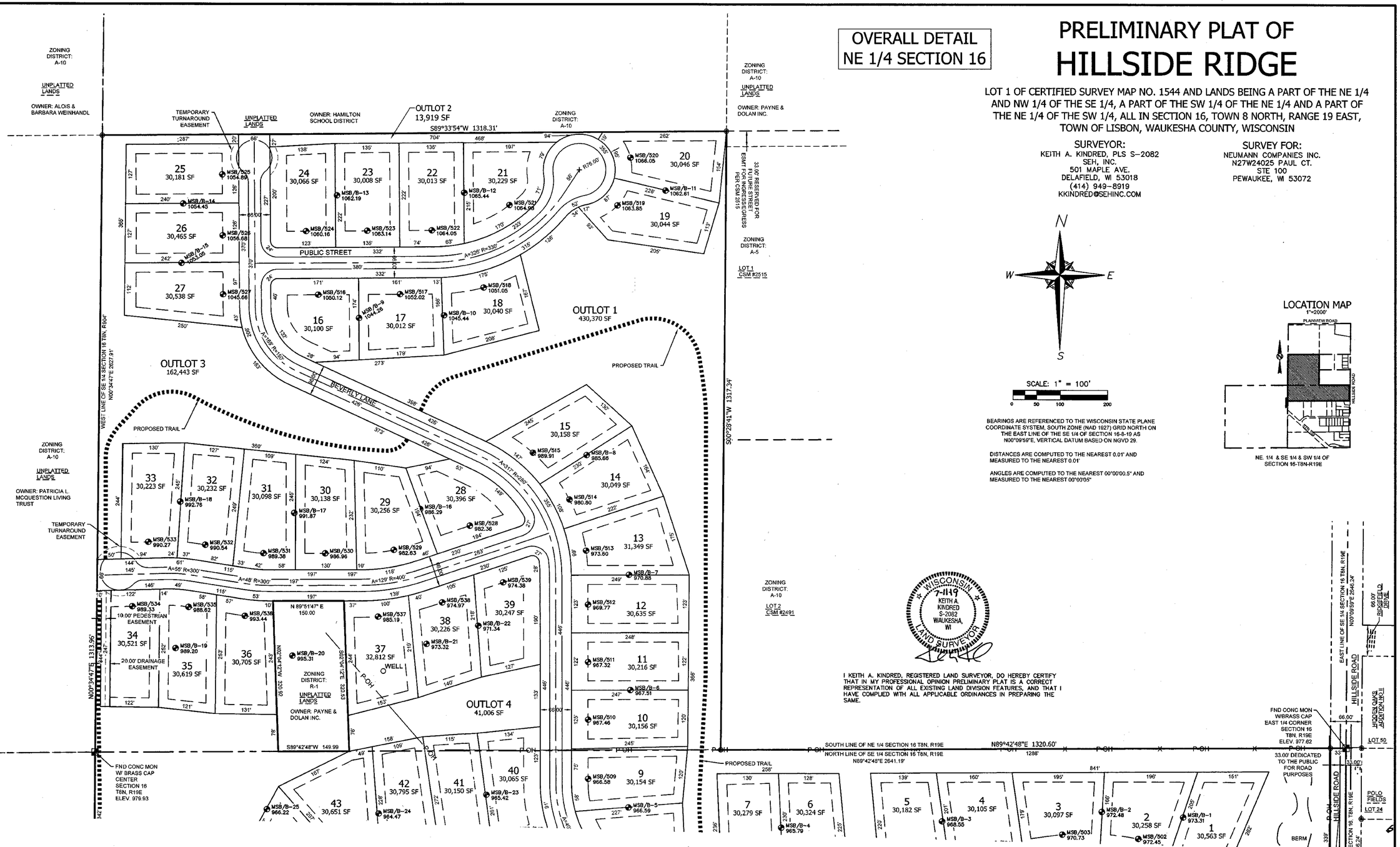
OVERALL DETAIL
NE 1/4 SECTION 16

PRELIMINARY PLAT OF
HILLSIDE RIDGE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072



SCALE: 1" = 100'
0 50 100 200

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SE 1/4 OF SECTION 16-8-19 AS N00°09'59"E, VERTICAL DATUM BASED ON NGVD 29.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LOCATION MAP
1"=2000'

WISCONSIN
S-2082
KEITH A. KINDRED
WAUKESHA, WI
LAND SURVEYOR

I KEITH A. KINDRED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

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DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NEUMA #149952

OVERALL DETAIL
SE 1/4 SECTION 16 &
SW 1/4 SECTION 16

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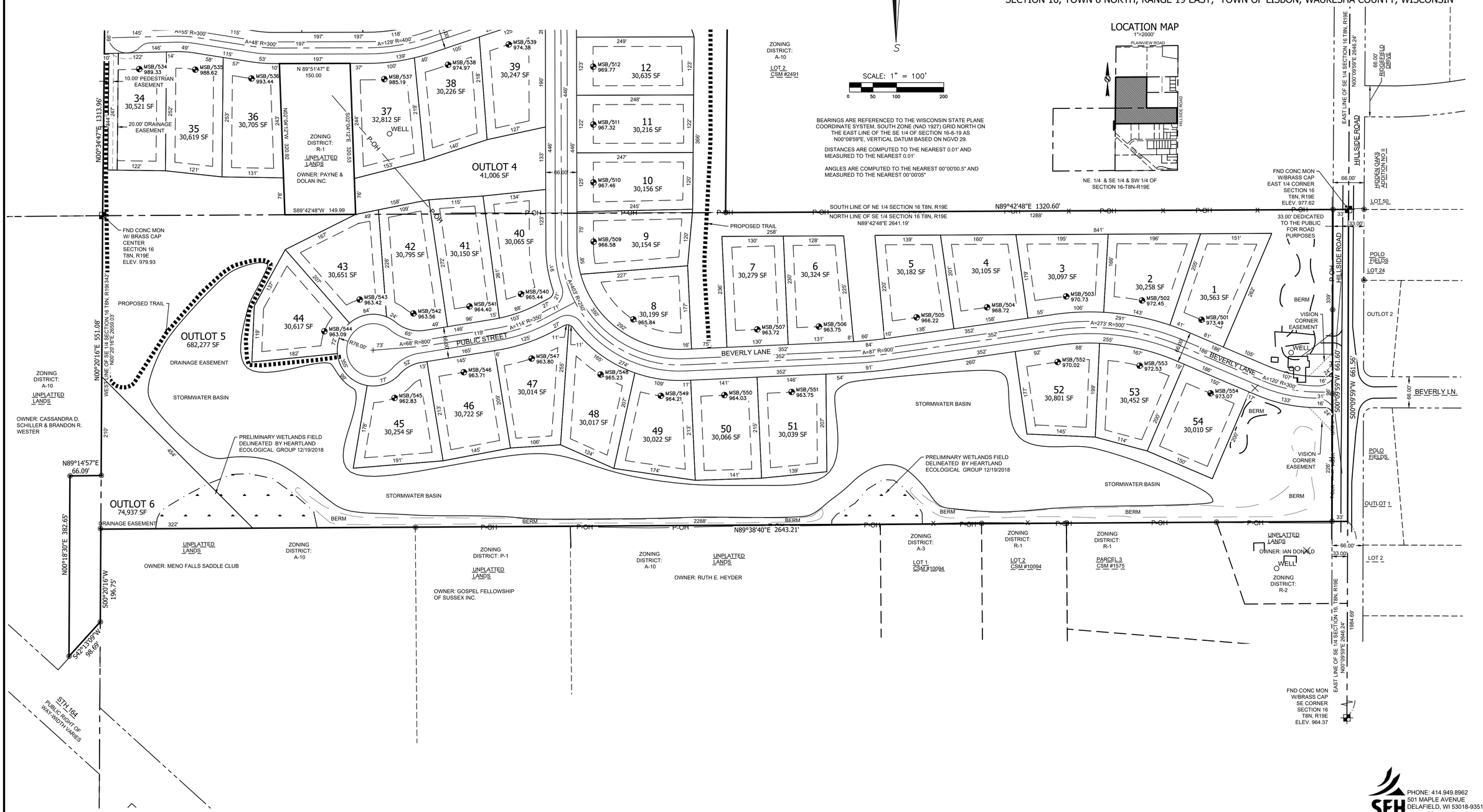

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PRELIMINARY PLAT OF
HILLSIDE RIDGE

LOT DETAIL

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SCALE: 1" = 60'

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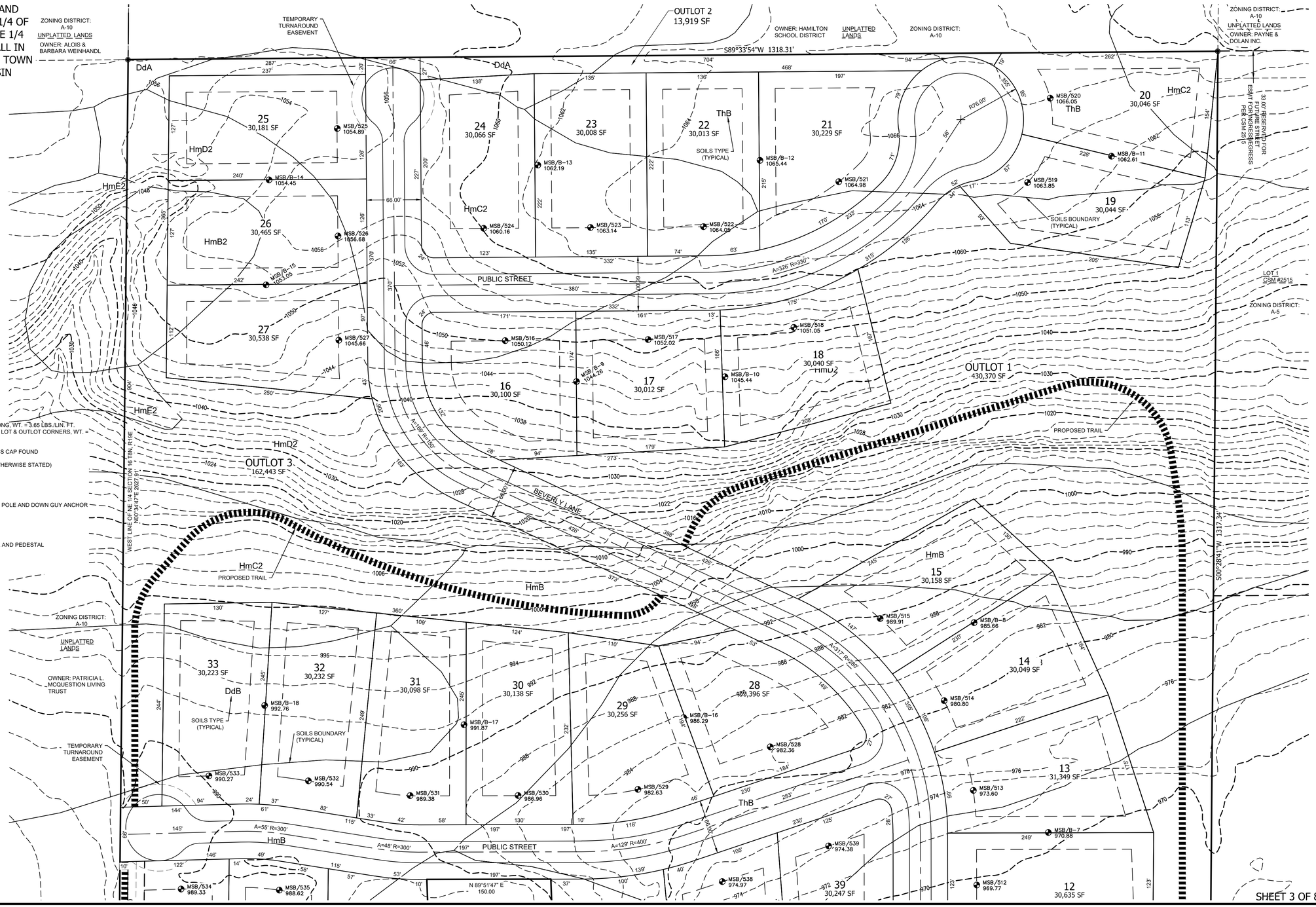

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 900 — DENOTES MAJOR CONTOUR
- 902 — DENOTES MINOR CONTOUR
- P-OH — DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- DENOTES SOIL BORING
- 953.66 — DENOTES EXISTING SPOT ELEV.
- T-BUR — T-BUR — DENOTES BURIED PHONE CABEL AND PEDESTAL
- XC — DENOTES FENCE LINE
- G G — DENOTES GAS METER , VALVE

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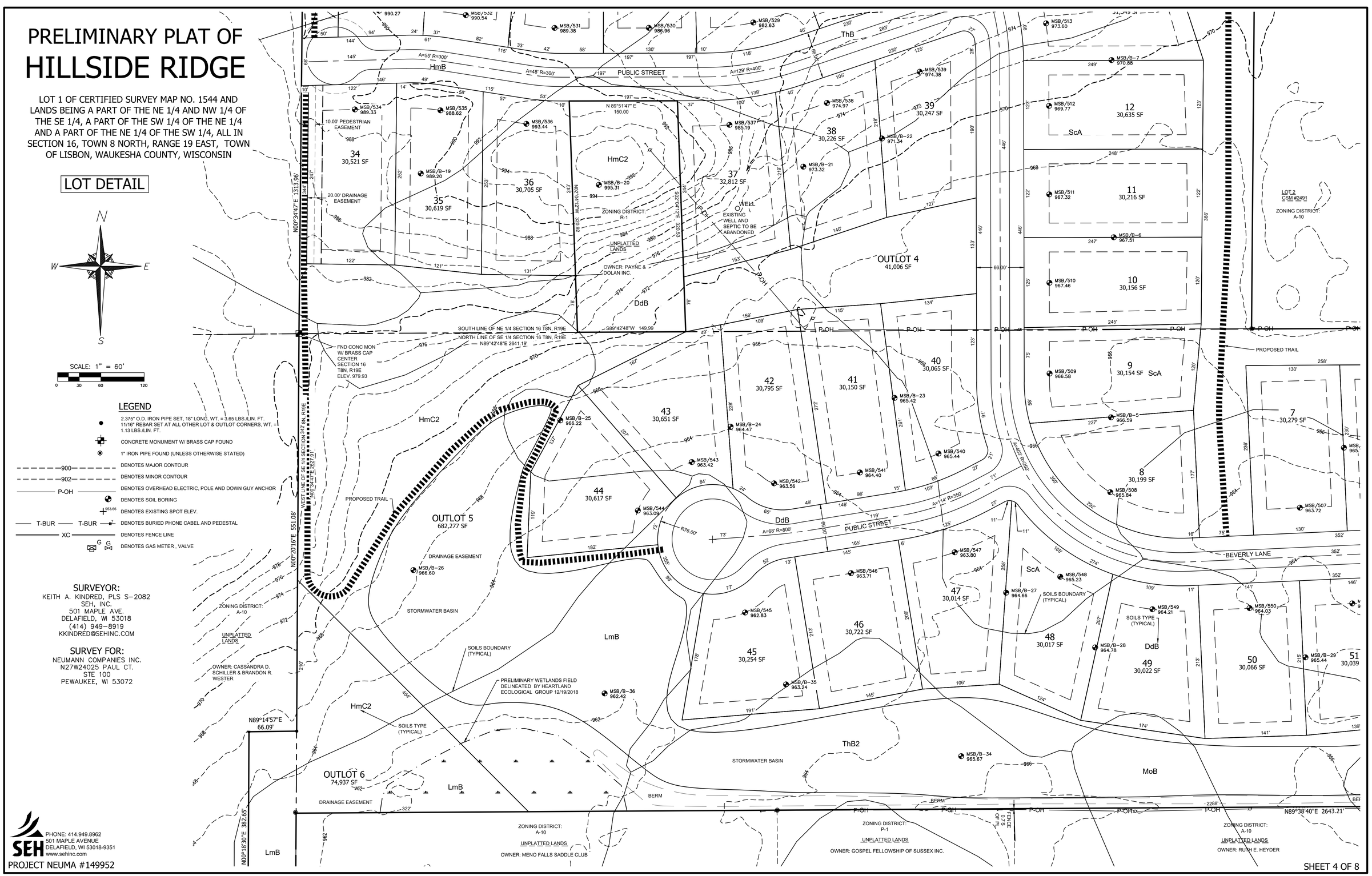

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N
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SCALE: 1" = 60'
0 30 60 120

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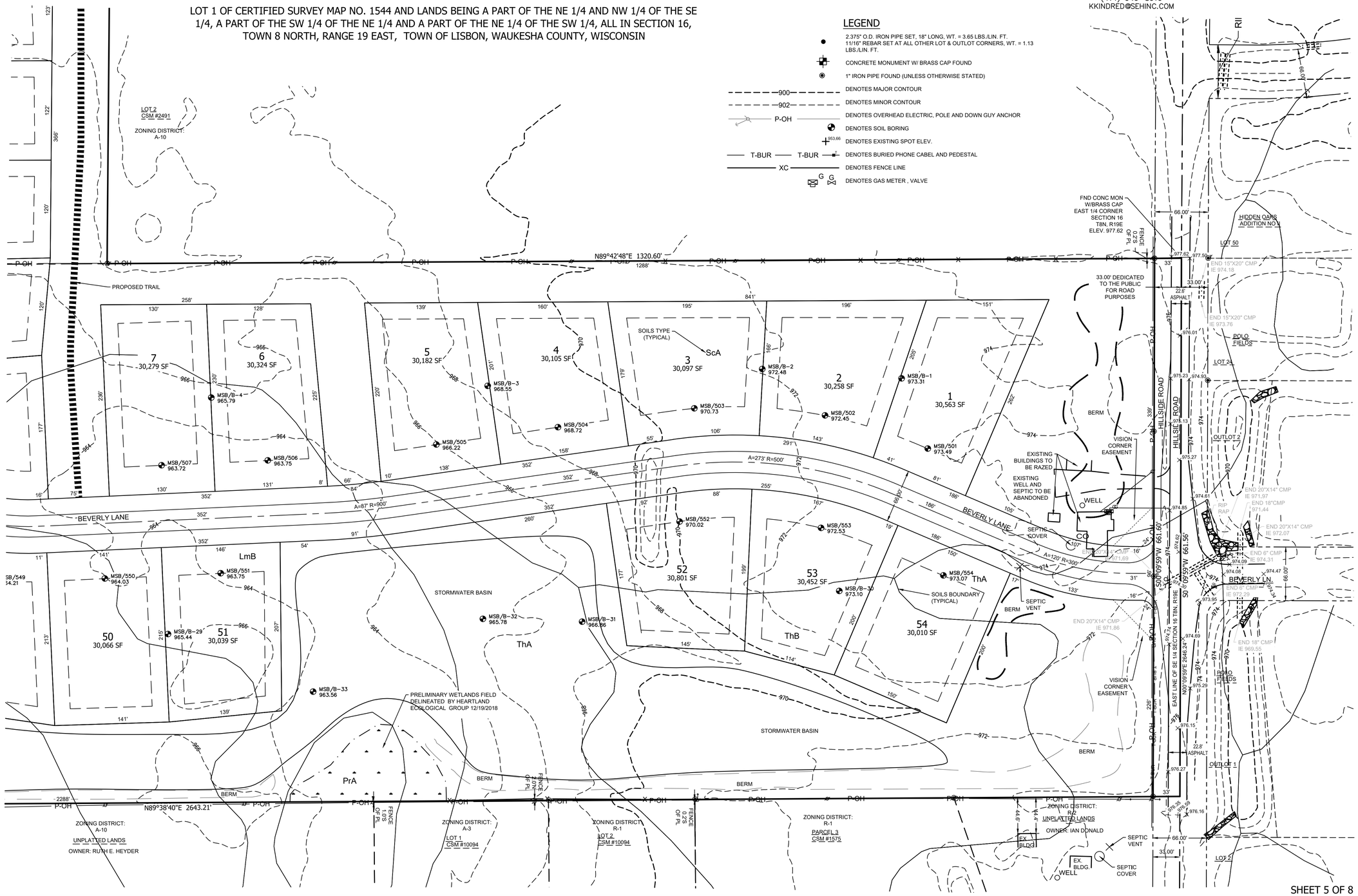

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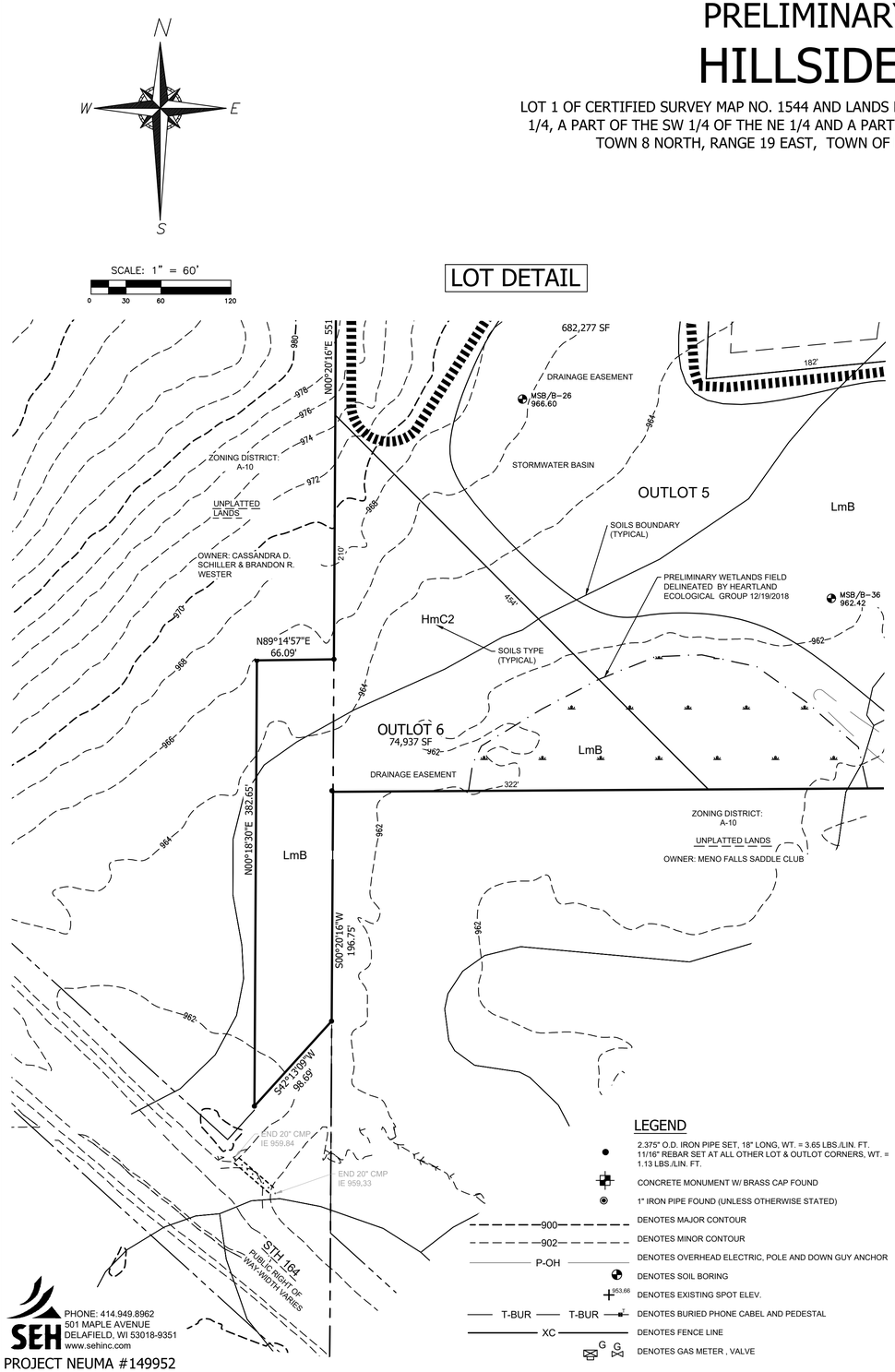

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PROJECT NEUMA #149952

GENERAL NOTES:

1) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1-5. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. THE INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOTS.

2) OUTLOT 5 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT GRANTED TO TOWN OF LISBON AND MAINTAINED BY THE LOT OWNERS. SEE STORMWATER MANAGEMENT PRACTICES NOTES.

3) ALL EASEMENTS ARE GRANTED TO THE TOWN OF LISBON UNLESS OTHERWISE STATED.

4) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

5) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55133C0088G, EFFECTIVE DATE NOVEMBER 5, 2014.

6) THE OVERALL AREA OF THIS PRELIMINARY PLAT IS 3,510,700 S.F., 80.59 AC.

7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

8). ALL VISIBLE BUILDINGS, WELLS, SEPTIC ACCESS LIDS AND VENTS (IF ANY) WITHIN 50' OF THE PROPERTY BOUNDARY ARE DEPICTED.

Hillside Ridge							
Lot #	Soil Observ. #	Surface Elev	Bottom Elev. of Soil Profile	Soil Map Unit Symbol	Elevation of Seasonal High Water Table	Depth to Seasonal High Water Table	Proposed Basement Floor Elevation
1	501	973.5	964.5	ScA	≤964.5	≥9	≥966
2	502	972.5	963.5	ScA	≤963.5	≥9	≥965
3	503	970.7	961.37	ScA	≤961.37	≥9.33	≥962.87
4	504	968.7	959.7	ScA	962.62	7.08	≥964.12
5	505	966.2	958.2	ScA	961.37	4.83	≥962.87
6	506	963.8	955.8	LmB	956.63	7.17	≥958.13
7	507	963.7	956.03	LmB	961.78	1.92	≥963.28
8	508	965.8	957.8	ScA	963.8	2	≥965.3
9	509	966.6	958.77	ScA	964.02	2.58	≥965.52
10	510	967.5	959.5	ScA	961.02	5.83	≥963.17
11	511	967.3	959.3	ScA	961.67	5.33	≥963.47
12	512	969.8	961.13	ScA	961.97	3.58	967.72
13	513	973.6	965.6	ScA	971.93	1.67	≥973.43
14	514	980.8	972.8	ThB	977.3	3.5	≥978.8
15	515	989.9	981.9	ThB	≤981.9	≥8	≥983.4
16	516	1050.1	1042.1	HmD2	≤1042.1	≥8	≥1043.6
17	517	1052	1044	HmD2	≤1044	≥8	≥1045.5
18	518	5051.1	1043.1	HmD2	≤1043.1	≥8	≥1044.6
19	519	1063.9	1055.9	ThB	≤1055.9	≥8	≥1057.4
20	520	1066.1	1058.1	ThB	≤1058.1	≥8	≥1059.6
21	521	1065	1057	ThB	≤1057	≥8	≥1058.5
22	522	1064.1	1056.1	ThB	≤1056.1	≥8	≥1057.6
23	523	1063.1	1055.1	HmC2	≤1055.1	≥8	≥1056.6
24	524	1060.2	1052.2	HmC2	≤1052.2	≥8	≥1053.7
25	525	1054.9	1054.9	HmC2	≤1046.07	≥8.83	≥1047.57
26	526	1056.7	1056.7	HmD2	1048.7	≥8	≥1050.2
27	527	1045.7	1045.7	HmD2	1037.7	≥8	≥1039.2
28	528	982.4	982.4	ThB	980.48	1.92	≥981.98
29	529	982.6	982.6	HmB	980.85	1.75	≥982.35
30	530	987	987	HmB	984.5	2.5	≥986
31	531	989.4	989.4	DdB	986.73	2.67	≥988.23
32	532	990.5	990.5	DdB	987	3.5	≥988.5
33	533	990.3	990.3	DdB	987.3	3	≥988.8
34	534	989.3	989.3	ThB	985.3	4	≥986.8
35	535	988.6	988.6	ThB	985.6	3	≥987.1
36	536	993.4	993.4	ThB	990.4	3	≥991.9
37	537	985.2	985.2	HmC2	≤997.2	≥8	≥978.7
38	538	975	975	HmC2	973.5	1.5	≥975
39	539	974.4	974.4	ThB	972.4	2	≥973.9
40	540	965.4	965.4	ScA	963.07	2.33	≥964.57
41	541	964.4	964.4	DdB	962.73	1.67	≥964.23
42	542	963.6	963.6	DdB	962.27	1.33	≥963.77
43	543	963.4	955.4	DdB	962.4	1	≥963.9
44	544	963.1	955.1	HmC2	961.35	1.75	≥962.85
45	545	962.8	954.8	LmB	961.8	1	≥963.3
46	546	963.7	955.7	LmB	962.95	0.75	≥964.45
47	547	963.8	955.8	DdB	962.97	0.83	≥964.47
48	548	965.2	957.2	DdB	962.87	2.33	≥964.37
49	549	964.2	956.2	DdB	962.95	1.25	≥964.45
50	550	964	956	DdB	962.5	1.5	≥964
51	551	963.8	955.8	LmB	961.97	1.83	≥963.47
52	552	970	961.67	ThB	≤961.67	≥8.33	≥963.17
53	553	972.5	963.5	ThB	≤963.5	≥9	≥965
54	554	973.1	964.1	ThB	≤964.1	≥9	≥965.6

SOILS LEGEND

TYPES	DESCRIPTION
DdA	Dodge silt loam
DdB	Dodge silt loam
HmB	Hochheim loam
HmB2	Hochheim loam
HmC2	Hochheim loam
HmD2	Hochheim loam
HmE2	Hochheim loam
LmB	Lamartine silt loam
MoB	Mayville silt loam
PrA	Pistakee silt loam
ScA	St. Charles silt loam
ThB	Theresa silt loam
ThB2	Theresa silt loam

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: 33.2 acres (41.6% of site)
- % Wetland = 2.9%
- % Stormwater = 6.9/32.2 = 20.8%
- % Upland = 76.3%

Street Length: 5,754 lf (106 lf/lot)

BASEMENT RESTRICTION - GROUNDWATER

THE LANDS THAT ARE A PART OF THIS SUBDIVISION PLAT ARE LOCATED IN AN AREA WITH MAPPED SOILS THAT MAY CONTAIN SEASONAL HIGH GROUNDWATER. THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE CURRENTLY REQUIRES THAT THE LOWEST LEVEL OF ANY RESIDENCE MUST BE AT AN ELEVATION THAT IS AT LEAST ONE (1) FOOT HIGHER THAN THE HIGHEST SEASONAL GROUNDWATER LEVEL, UNLESS A VARIANCE FROM THAT REQUIREMENT IS OBTAINED FROM THE WAUKESHA COUNTY BOARD OF ADJUSTMENT. THEREFORE, ADDITIONAL SOIL TESTING IN THE VICINITY OF ANY FUTURE PROPOSED RESIDENCE WILL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS REQUIREMENT. IF THE REQUIREMENT REGARDING VERTICAL SEPARATION DISTANCE FROM THE HIGHEST SEASONAL GROUNDWATER LEVEL IS MODIFIED BY A FUTURE AMENDMENT TO THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE, THE REQUIREMENT AT THE TIME OF CONSTRUCTION SHALL APPLY. ALL GROUNDWATER SEPARATION REQUIREMENTS SET FORTH BY THE TOWN OF LISBON MUST ALSO BE COMPLIED WITH.

WETLAND RESTRICTIONS

THOSE AREAS IDENTIFIED ON THIS SUBDIVISION PLAT AS WETLANDS, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE - PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.

3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.

4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.

5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED, AND IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

7. THE RESOURCE BOUNDARIES AND RESTRICTIONS CONTAINED HEREIN MAY ONLY BE MODIFIED IN COMPLIANCE WITH THE REGULATIONS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE OR THE TOWN OF LISBON ZONING ORDINANCE, WHICHEVER APPLIES, WITH APPROVAL FROM THE JURISDICTIONAL AUTHORITY.

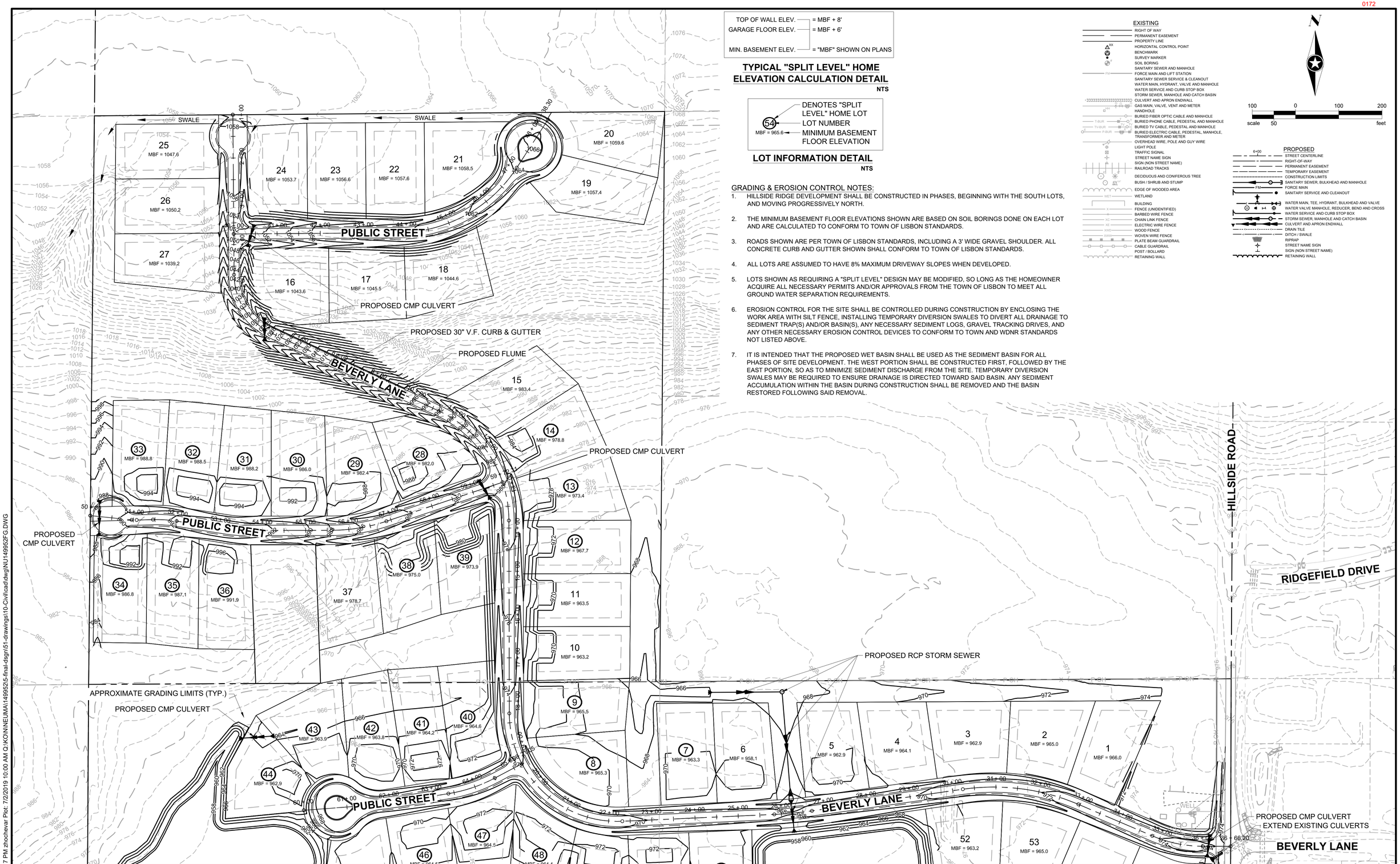
STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS AND UNIT OWNERS OF THE HILLSIDE RIDGE SUBDIVISION SHALL EACH HOLD AN UNDIVIDED INTEREST IN OUTLOT 5 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED.

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 5 . THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF LISBON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-55 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

EASEMENTS
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF LISBON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.



TOP OF WALL ELEV.	= MBF + 8'
GARAGE FLOOR ELEV.	= MBF + 6'
MIN. BASEMENT ELEV.	= "MBF" SHOWN ON PLANS

TYPICAL "SPLIT LEVEL" HOME ELEVATION CALCULATION DETAIL

NTS

	DENOTES "SPLIT LEVEL" HOME LOT
54	LOT NUMBER
MBF = 965.6	MINIMUM BASEMENT FLOOR ELEVATION

LOT INFORMATION DETAIL

NTS

GRADING & EROSION CONTROL NOTES:

1. HILLSIDE RIDGE DEVELOPMENT SHALL BE CONSTRUCTED IN PHASES, BEGINNING WITH THE SOUTH LOTS, AND MOVING PROGRESSIVELY NORTH.
2. THE MINIMUM BASEMENT FLOOR ELEVATIONS SHOWN ARE BASED ON SOIL BORINGS DONE ON EACH LOT AND ARE CALCULATED TO CONFORM TO TOWN OF LISBON STANDARDS.
3. ROADS SHOWN ARE PER TOWN OF LISBON STANDARDS, INCLUDING A 3' WIDE GRAVEL SHOULDER. ALL CONCRETE CURB AND GUTTER SHOWN SHALL CONFORM TO TOWN OF LISBON STANDARDS.
4. ALL LOTS ARE ASSUMED TO HAVE 8% MAXIMUM DRIVEWAY SLOPES WHEN DEVELOPED.
5. LOTS SHOWN AS REQUIRING A "SPLIT LEVEL" DESIGN MAY BE MODIFIED, SO LONG AS THE HOMEOWNER ACQUIRE ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF LISBON TO MEET ALL GROUND WATER SEPARATION REQUIREMENTS.
6. EROSION CONTROL FOR THE SITE SHALL BE CONTROLLED DURING CONSTRUCTION BY ENCLOSING THE WORK AREA WITH SILT FENCE, INSTALLING TEMPORARY DIVERSION SWALES TO DIVERT ALL DRAINAGE TO SEDIMENT TRAP(S) AND/OR BASIN(S), ANY NECESSARY SEDIMENT LOGS, GRAVEL TRACKING DRIVES, AND ANY OTHER NECESSARY EROSION CONTROL DEVICES TO CONFORM TO TOWN AND WDNR STANDARDS NOT LISTED ABOVE.
7. IT IS INTENDED THAT THE PROPOSED WET BASIN SHALL BE USED AS THE SEDIMENT BASIN FOR ALL PHASES OF SITE DEVELOPMENT. THE WEST PORTION SHALL BE CONSTRUCTED FIRST, FOLLOWED BY THE EAST PORTION, SO AS TO MINIMIZE SEDIMENT DISCHARGE FROM THE SITE. TEMPORARY DIVERSION SWALES MAY BE REQUIRED TO ENSURE DRAINAGE IS DIRECTED TOWARD SAID BASIN. ANY SEDIMENT ACCUMULATION WITHIN THE BASIN DURING CONSTRUCTION SHALL BE REMOVED AND THE BASIN RESTORED FOLLOWING SAID REMOVAL.

EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- HORIZONTAL CONTROL POINT
- BENCHMARK
- SURVEY MARKER
- SOIL BORING
- SANITARY SEWER AND MANHOLE
- FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RAILROAD TRACKS
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- EDGE OF WOODED AREA
- WETLAND
- BUILDING
- FENCE (UNIDENTIFIED)
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- ELECTRIC WIRE FENCE
- WOOD FENCE
- WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- POST / BOLLARD
- RETAINING WALL

N

100 0 100 200
scale 50 feet

PROPOSED

- STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- SANITARY SEWER, BULKHEAD AND MANHOLE
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

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DRAWN BY:	ZJH		
DESIGNER:	MAM		
CHECKED BY:			
DESIGN TEAM	NO.	BY	DATE

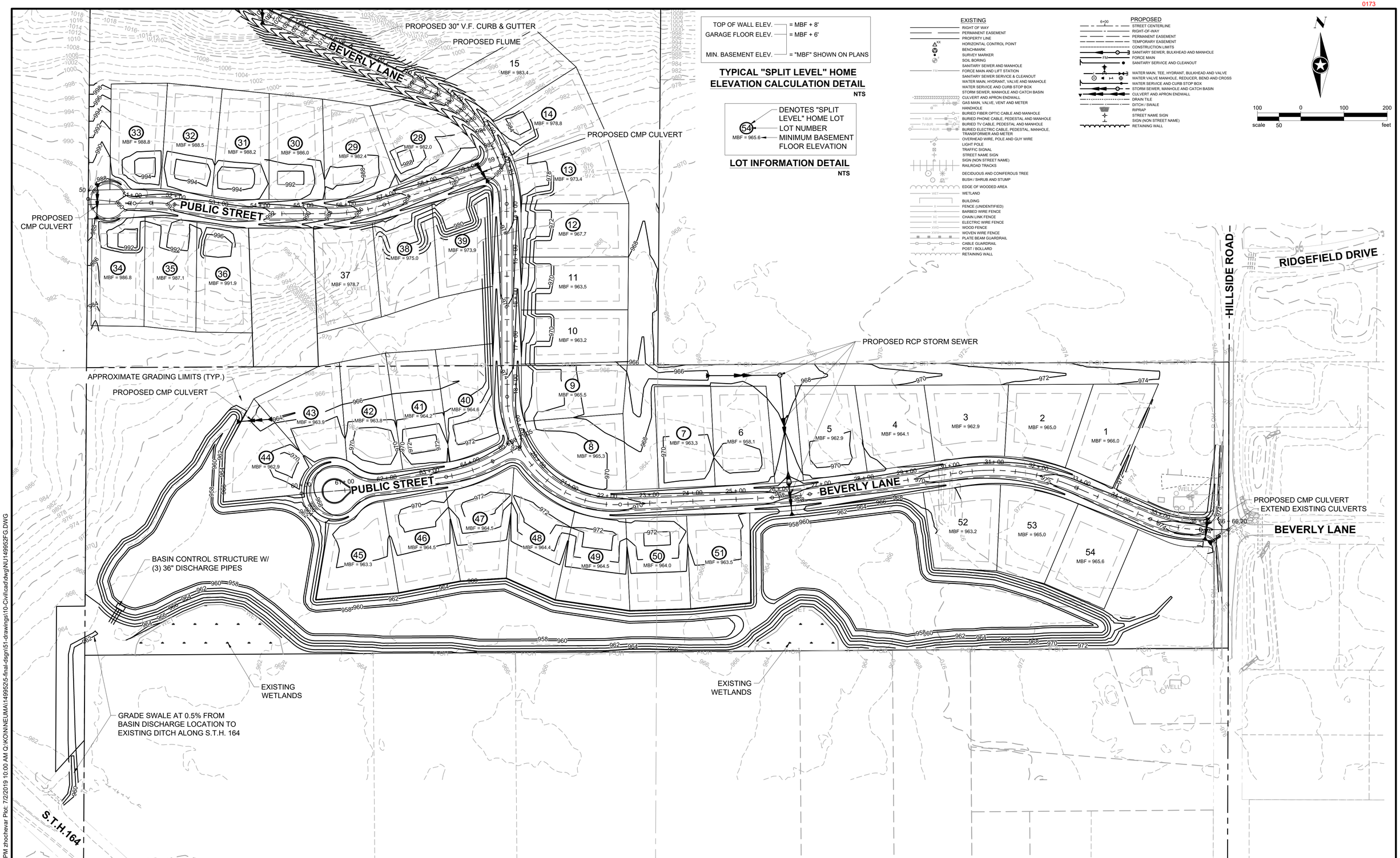
REVISIONS

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

HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN

PRELIMINARY GRADING PLAN - NORTH AREA

FILE NO. 149952
DATE 07/02/2019



TOP OF WALL ELEV.	= MBF + 8'
GARAGE FLOOR ELEV.	= MBF + 6'
MIN. BASEMENT ELEV.	= "MBF" SHOWN ON PLANS

TYPICAL "SPLIT LEVEL" HOME ELEVATION CALCULATION DETAIL

NTS

54 — DENOTES "SPLIT LEVEL" HOME LOT
LOT NUMBER
MBF = 965.6 — MINIMUM BASEMENT FLOOR ELEVATION

LOT INFORMATION DETAIL

NTS

EXISTING

- RIGHT OF WAY
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- BUILDING
- FENCE (UNIDENTIFIED)
- BARBED WIRE FENCE
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- ELECTRIC WIRE FENCE
- WOOD FENCE
- WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- POST / BOLLARD
- RETAINING WALL

PROPOSED

- STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
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- SANITARY SEWER, BULKHEAD AND MANHOLE
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- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

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scale 50 feet

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DRAWN BY: ZJH				
DESIGNER: MAM				
CHECKED BY:				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

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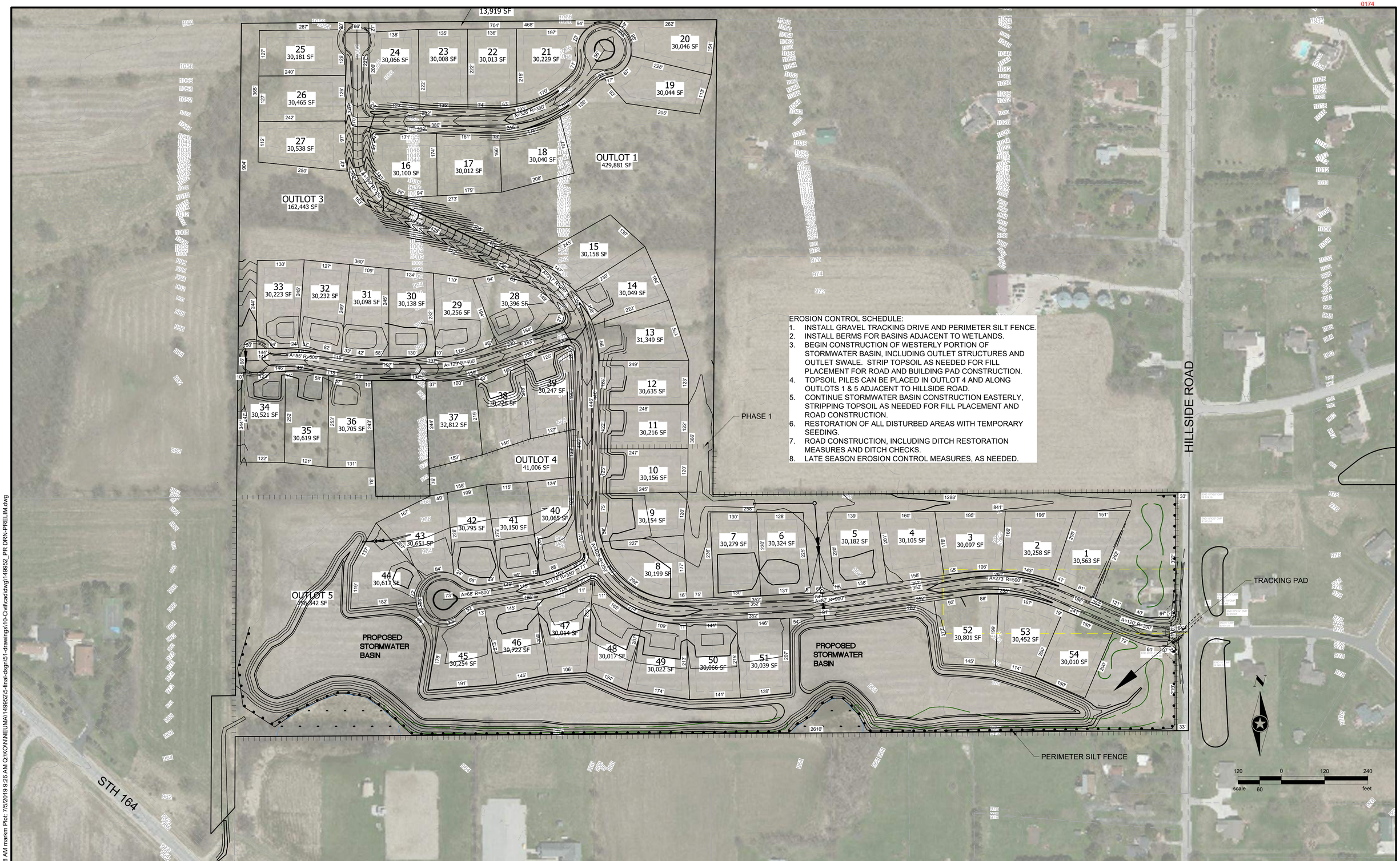
HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN

PRELIMINARY GRADING PLAN - SOUTH AREA

FILE NO. 149952
DATE **07/02/2019**



EROSION CONTROL SCHEDULE:

1. INSTALL GRAVEL TRACKING DRIVE AND PERIMETER SILT FENCE.
2. INSTALL BERMS FOR BASINS ADJACENT TO WETLANDS.
3. BEGIN CONSTRUCTION OF WESTERLY PORTION OF STORMWATER BASIN, INCLUDING OUTLET STRUCTURES AND OUTLET SWALE. STRIP TOPSOIL AS NEEDED FOR FILL PLACEMENT FOR ROAD AND BUILDING PAD CONSTRUCTION.
4. TOPSOIL PILES CAN BE PLACED IN OUTLOT 4 AND ALONG OUTLOTS 1 & 5 ADJACENT TO HILLSIDE ROAD.
5. CONTINUE STORMWATER BASIN CONSTRUCTION EASTERLY, STRIPPING TOPSOIL AS NEEDED FOR FILL PLACEMENT AND ROAD CONSTRUCTION.
6. RESTORATION OF ALL DISTURBED AREAS WITH TEMPORARY SEEDING.
7. ROAD CONSTRUCTION, INCLUDING DITCH RESTORATION MEASURES AND DITCH CHECKS.
8. LATE SEASON EROSION CONTROL MEASURES, AS NEEDED.

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

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HILLSIDE RIDGE
TOWN OF LISBON, WISCONSIN

PHASE 1 PRELIMINARY EROSION CONTROL PLAN

FILE NO. 149952

DATE 03/27/2019

1 / OF 1

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vierbicher
planners | engineers | advisors

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STAFF REPORT:
Review of General and Specific Development Plans:

To: Chairperson Osterman
Town Plan Commission Members
Gina Gresch, Town Administrator

From: Daniel J. Lindstrom, AICP, Town Planner
Aaron Prichard, Community Development Consultant

Subject: Preserve at Hillside Ridge Subdivision GDP/SDP

Date: August 8, 2019

The above-referenced GDP/SDP was received in our office for review on behalf of the Town of Lisbon. The proposed lots are situated northeast of STH 164, west of Hillside Road, and north of the parcel occupied by the Gospel Fellowship of Sussex on Howard Lane. The Preliminary Plat is being proposed by Neumann Companies, Inc. The land's existing zoning designation is R-1 Suburban Single Family Residential and C-1 Conservancy/Wetland with a PUD overlay and was rezoned from A-1 on June 6, 2019.

We have completed our review of the following documents for the GDP/SDP of the Hillside Ridge Subdivision:

- General Development Plan and Specific Development Plan, received July 11, 2019
- Draft Declaration of Protective Covenants, received July 11, 2019
- Erosion Control and Stormwater Management Plan, received July 11, 2019
- Preliminary Plat, received July 11, 2019
- Preliminary Grading Plan, received July 11, 2019

Basis of Approval of Specific Development Plan Petition

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 simultaneously with the plan, recommend to the Town Board that the SPD either be approved, approved conditionally or rejected.

Town Board Approval. Following a 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.

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

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

2. 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.

3. Whether the general character and intensity of the use produce 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.

4. 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.

5. 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 charged with responsibility of maintaining common areas of the proposed Development has been established.

6. Whether any Plat or Certified Survey map has been approved by the Town and all other approving authorities.

7. 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.

8. Whether the development will include the dedication of lands for parks or other municipal purposes, or alternatively, whether the developer will pay fees in lieu of the dedication.

9. 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.

Specific Development Plan Requirements

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:

1. The information required for approval of Site Plans as set forth in section 3 of the zoning code. 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 provided the applicant with an example GDP/SDP material packet.

2. 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.

3. 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.

Planned Unit Development Summary and Review Criteria

The submitted materials were reviewed for compliance with Town Ordinance 01-18, which created Section 33 of the Zoning Code to specify the Town's requirements for Planned Unit Developments. The intention is for the GDP/SDP packet to be included by ordinance. As mentioned above, it is up to the discretion of the Plan Commission and the Town Board to require any additional elements that exceed typical zoning requirements and are necessary for the completion of the GDP/SDP.

The information required for approval of site plans as set forth in Section 3 of the zoning code is typically for commercial developments so the GDP/SDP allows for more flexibility in the creation of a cohesive development.

Related items from Section 3 that are included in this submittal (GDP/SDP and Preliminary Plat) as it relates to a residential subdivision.

- Preliminary and Final Plat. The preliminary plat has been submitted and reviewed. The final plat information shall be incorporated by reference to the GDP/SDP when approved by the Town and recorded by the Applicant.

- Characteristics of soils related to proposed uses including soil tests for basements and on-site sewerage disposal systems as required in the drainage regulations section and other sections in Town Ordinance. The final plat information and soil reports shall be incorporated by reference to the GDP/SDP when approved by the Town and recorded by the Applicant.

- Grading Plan showing the existing and proposed grades with contours at no greater than 2' intervals National Geodetic Vertical Elevation, to be included on separate sheets. The final approved grading plan shall be incorporated by reference to the GDP/SDP once approved by the Town of Lisbon and Waukesha County.

- Storm Water Management and Erosion Control Plan showing all proposed stormwater drainage facilities, erosion control measures, and drainage patterns. The stormwater management plan shall be incorporated by reference to the GDP/SDP once approved by the Town of Lisbon and Waukesha County.

- Design Criteria. The GDP/SDP section titled "Site and Structure Design Code" is the incorporation of the restrictive covenants that are typically enforceable by the private parties in the Home Owners Association; however, by potentially including them into the GDP/SDP submittal and incorporating that submittal into a potential ordinance the standards could then become enforceable by the Town. The Plan Commission and Town Board should decide if it is appropriate to be an approving or enforcement agency for design standards. If the Town does not want to be an enforcement and approval agency for designs then a statement should be added to the GDP/SDP stating the design standards are only enforceable only by the private parties in the Home Owners Association.

Other Items or examples that may be included if requested by the Plan Commission and Town Board:

- Example, but not prescribed, architectural plans or illustrations depicting the exterior design, materials and colors, height, and character of proposed structures, including elevations and

interior floor plans.

- Fencing details, if limited in the GDP/SDP.
- Required lighting details, if limited in the GDP/SDP.
- Landscaping and screening details including berms, fences, etc.

Other Items to Note

At the request of the Plan Commission, the Applicant included an internal trail network and a planned tot-lot or small park to add to the neighborhood amenities amenities in exchange for smaller lot sizes. The Applicant revise the concept to include a Tot Lot and mowed turf area on Outlot 4. Neither the preliminary plat nor the GDP/SDP states the surface or width of the proposed trail, and neither of these documents shows the tot lot on Outlot 4. The Trail will be detailed in the development agreement; therefore, it is likely not necessary to include the details here, but the park details should likely be included. The Plan Commission may recommend a conditional approval on the GDP/SDP to including these items and any other items stated above.

Recommendations

Approval of the GDP/SDP application shall be contingent upon the applicant supplying the missing information listed under the "Planned Unit Development Summary and Review Criteria" section, along with any additional items requested by the Plan Commission, and with the satisfaction of the comments under the "Other Items to Note" Section.

vierbicher planners | engineers | advisors

Dan Lindstrom <dlin@vierbicher.com>

FW: Rezone petition

Bryan Lindgren <blindgren@neumanncompanies.com>
To: Dan Lindstrom <dlin@vierbicher.com>

Thu, Aug 1, 2019 at 4:15 PM

Hi Dan,

Here are the comments on the Hillside Ridge zoning from the Village of Sussex.

Thanks,

Bryan Lindgren

N27 W24025 Paul Ct., Suite 100 | Pewaukee, WI 53072

O 262.542.9200 | C 608.215.4934

www.neumannland.com

NEUMANN DEVELOPMENTS, INC.

From: Kasey Fluet [mailto:KFluet@villagesussex.org]
Sent: Wednesday, July 31, 2019 4:42 PM
To: Bryan Lindgren <blindgren@neumanncompanies.com>
Subject: Rezone petition

Bryan,

The rezone will require a PDO, I have attached your PDO you wrote for the Woodland Trails/Preserve for you to use as a guide and also the PDO requirements.

I'll call you tomorrow to confirm.

Regards,

Kasey Fluet

Assistant Development Director

Village of Sussex

262-246-5215

kfluet@villagesussex.org

www.villagesussex.org

CONFIDENTIALITY NOTICE:

This e-mail, including any files transmitted with it, is the property of the Village of Sussex, Wisconsin. It is confidential and is intended solely for the use of the individual, or entity, to whom the e-mail is addressed. If you are not a named recipient, or otherwise have reason to believe that you have received this message in error, please notify the sender at 262-246-5200 and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. **Elected Officials and Members of Village Committees: in order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.**

2 attachments

Rezoning Petition Application.pdf
1935K

PDO Requirements.docx
20K

Item 5E.I – Attachments

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

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

☐ **Commercial**
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

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

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

Property Information

N56W27476 Lisbon Rd	Lisbon	53089
Property Address	City	Zip
LSBT0264998002	≈ 106 acres	R-1 PUD
Tax Key/Parcel ID #	Lot Size	Current Zoning

Property Owner

Bowen Global Investments Inc.
Name / Company Name

Signature

633 S 4th Street, Suite 7
Address

Las Vegas | NV | 89101
City | State | Zip

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

Applicant

Bryan Lindgren
Name

Neumann Developments Inc.
Company

N27W24025 Paul Ct, Suite 100
Address

Pewaukee | WI | 53072
City | State | Zip

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

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

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

Project Review Checklist

Prior to the Plan Commission submittal deadline the property owner or applicant presents a site plan prepared with the information below to the Deputy Clerk at the Town Hall. The submittal material is reviewed and if appropriate, discussed at the next regularly scheduled Plan Commission meeting.

The information below is a required minimum and the other materials may be requested of the applicant during the review process.

1) A statement describing the general character of the intended development and including the property address, tax key number and correct legal description. General items to include in the statement are: hours of operation, number of employees, traffic patterns, parking requirements, trash removal, etc.

2) An accurate map (site plan) of the project area. The site plan should be professionally prepared by a licensed architect, surveyor and/or engineer, with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

   A. Structures, showing all entrances
   B. Driveways & street access
   C. Parking areas
   D. Walkways
   E. Existing landscaping
   F. Abutting public and private streets
   G. Public easements
   H. Surrounding land uses and zoning
   I. Retaining walls
   J. Decorative accessories
   K. Dumpster location and screening
   L. Location, color, message, dimensions and materials of all signs
   M. Location, size and character of dedicated or private open space
   N. Location of sanitary sewer, storm sewer, water mains and services and stormwater detention facilities
   O. Floor plan of building or addition

3) Stormwater management plan.

4) Grading plan showing existing and finished grades to Town datum.

5) Professionally prepared landscape plan.

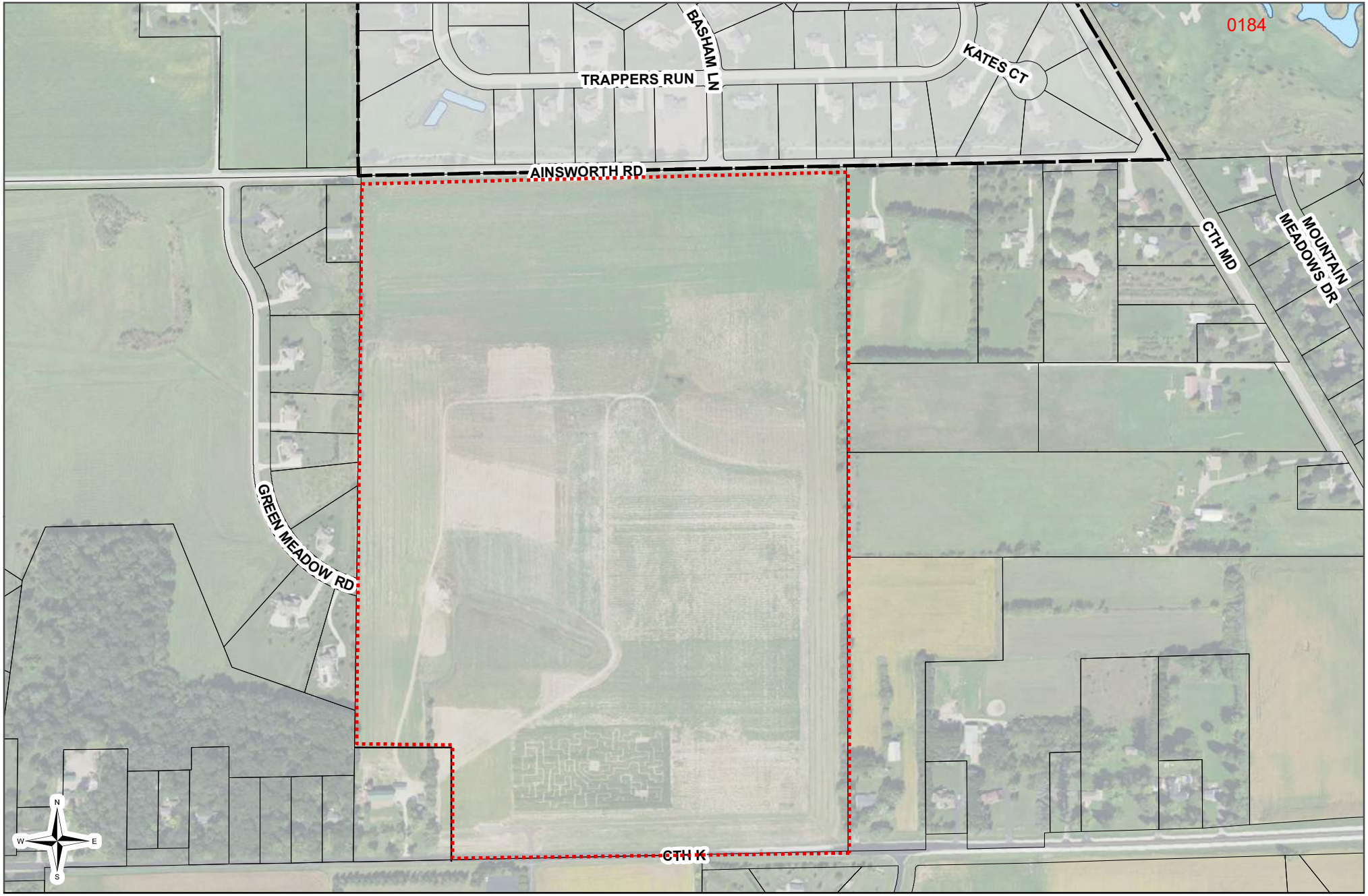
6) Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.

7) Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.

8) Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

9) Names, address, telephone number, fax number and email address of the owner(s) and/or agent to be contacted with regard to the application.

10) Proof of ownership or agent status.



Parcel ID LSBT0264998: Site Map

Town of Lisbon

1 inch = 500 feet

0 250 500 1,000 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

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

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

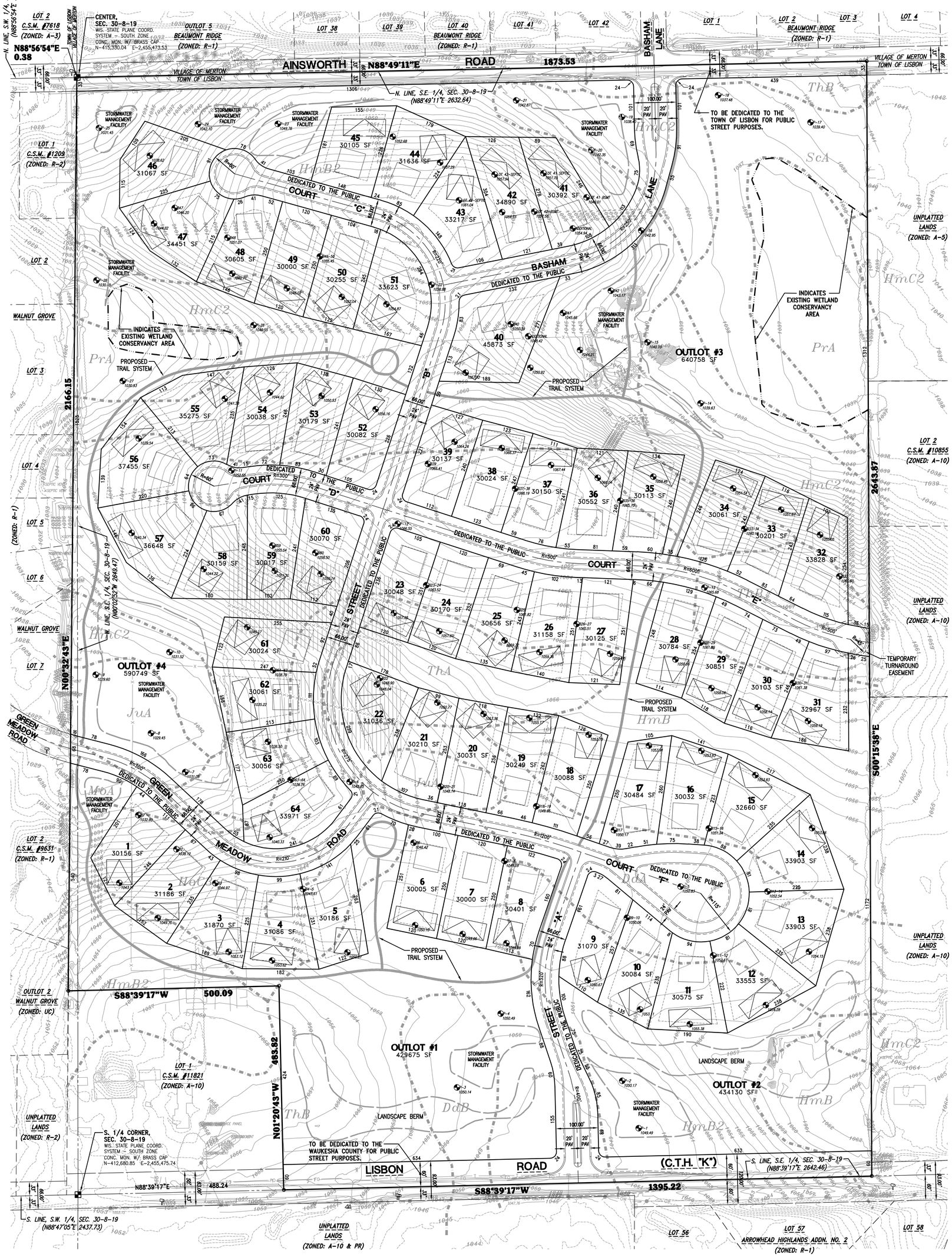
PRELIMINARY PLAT
OF
THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

WETLAND PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlots 3 and 4 of this Plat shall be subject to the following restrictions:

1. Grading, filling, and excavation shall be prohibited in said Conservancy Area, except as may be required for Nature Walking Trails.
2. Construction of structures within said Conservancy Area shall be prohibited.
3. Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the Town municipality weed control ordinance, except as may be required for Nature Walking Trails.
4. Introduction of plant material not indigenous to the existing environment of the Conservancy Area shall be prohibited in the Conservancy Area.
5. Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Conservancy Area.
6. No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".



SCALE: 1"=100'
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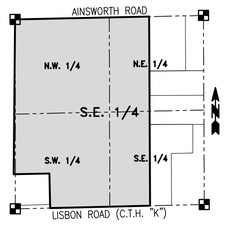


LOCALITY MAP:
NW 1/4, SEC. 30, T. 8 N., R. 19 E.
SCALE: 1"=1000'

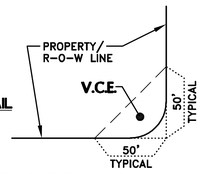
Data Summary Table

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

LEGEND

- INDICATES SOIL BORING LOCATION
- ST — INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- 700 — INDICATES EXISTING CONTOUR
- INDICATES INDICATES ONSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEM
- INDICATES 60'X60' BUILDING PAD

VISION CORNER EASEMENT DETAIL



VISION CORNER EASEMENT: (V.C.E.)

Corner lots & outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

DEVELOPMENT SUMMARY:

1. Tax Key No. LSBT.0264.998.002
2. Subdivision contains approximately 109.3282 Acres.
3. Subdivision contains 64 Lots and 4 Outlots.
4. All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location.
5. All Wells shall be located within 50 ft. of the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
6. Public Roads to be paved with Asphalt with open road ditches and culverts.
7. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
8. Proposed Zoning = R-1 (PUD)
9. Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
10. Outlots 3 and 4 contain a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
11. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
12. Stormwater Management Facilities are located on Outlots 1, 2, 3 and 4 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
13. There shall be no direct vehicular ingress or egress to Ainsworth Road and Lisbon Road (C.T.H. "K") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.
14. Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4.
15. There shall be a 12' wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document and granted to the Town of Lisbon for public trail purposes.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon were digitized from a Wetland map provided by Stantec, Inc.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.E. 1/4 of Section 30, Town 8 North, Range 19 East, bears North 00°02'52" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Goedetic Vertical Datum of 1929. Topography shown herein is combination of a ground Survey performed by Trio Engineering, LLC and Waukesha County GIS digital files.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Village of Merton (Extra-Territorial Jurisdiction)

APPROVING AUTHORITY:

- Town of Lisbon
- Waukesha County, Department of Parks and Land Use

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting ordinance of the Town of Lisbon, Waukesha County and Chapter 236 of the Wisconsin State Statutes.

Date: 07-08-19

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

DEVELOPER:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION

DATE: JULY 8, 2019

JOB NUMBER: 19-007-953-01

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

H:\C9001\953\19007-01\SURVEY\PLATS\15PRP01.DWG

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT: THE PRESERVE AT HARVEST RIDGE

SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE: JULY 11, 2019

JOB NUMBER: 19007

DESCRIPTION: EXISTING SITE PLAN

SHEET C0.1

Data Summary Table
64 Lot Conservation Subdivision

Total Area = ± 106.13 acres
(with full ROW dedication)

Density = 1.66 acres/lot

Total Road Length = 6,850 l.f.
[107 l.f. per lot]

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

PUD Open Space Calculations:
Total PUD Area = 106.13 acres

Outlot Area* = 48.74 ac (45.9%)
- % Wetland = 4.05/48.74= 8.3%
- % Stormwater = 5.4/48.74= 11.1%
- % Upland = 39.29/44.5 = 80.6%
[*Outlots 1, 2, 3 & 4]

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
PROPOSED SITE PLAN

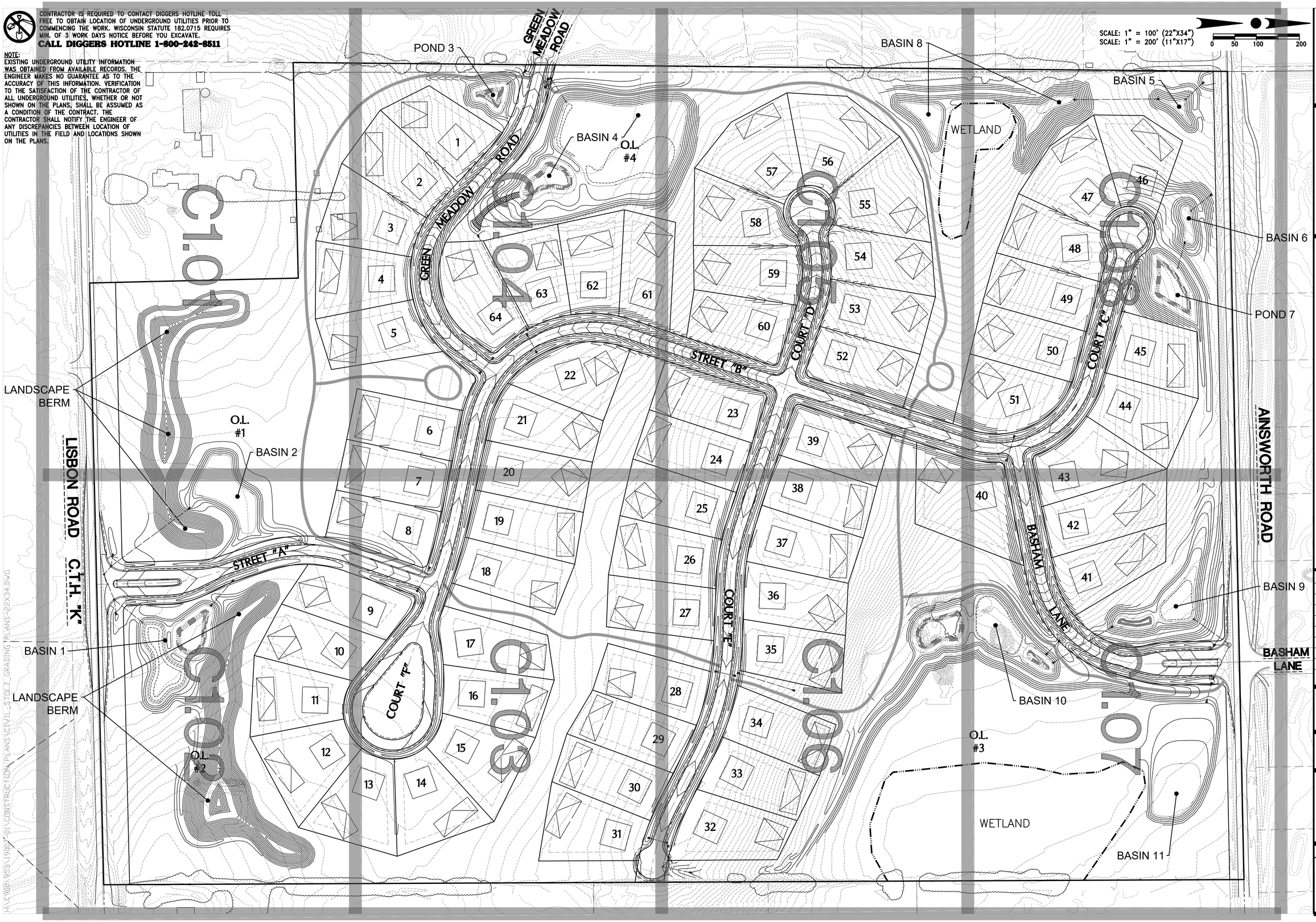
SHEET
C0.2

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")
0 50 100 200



WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

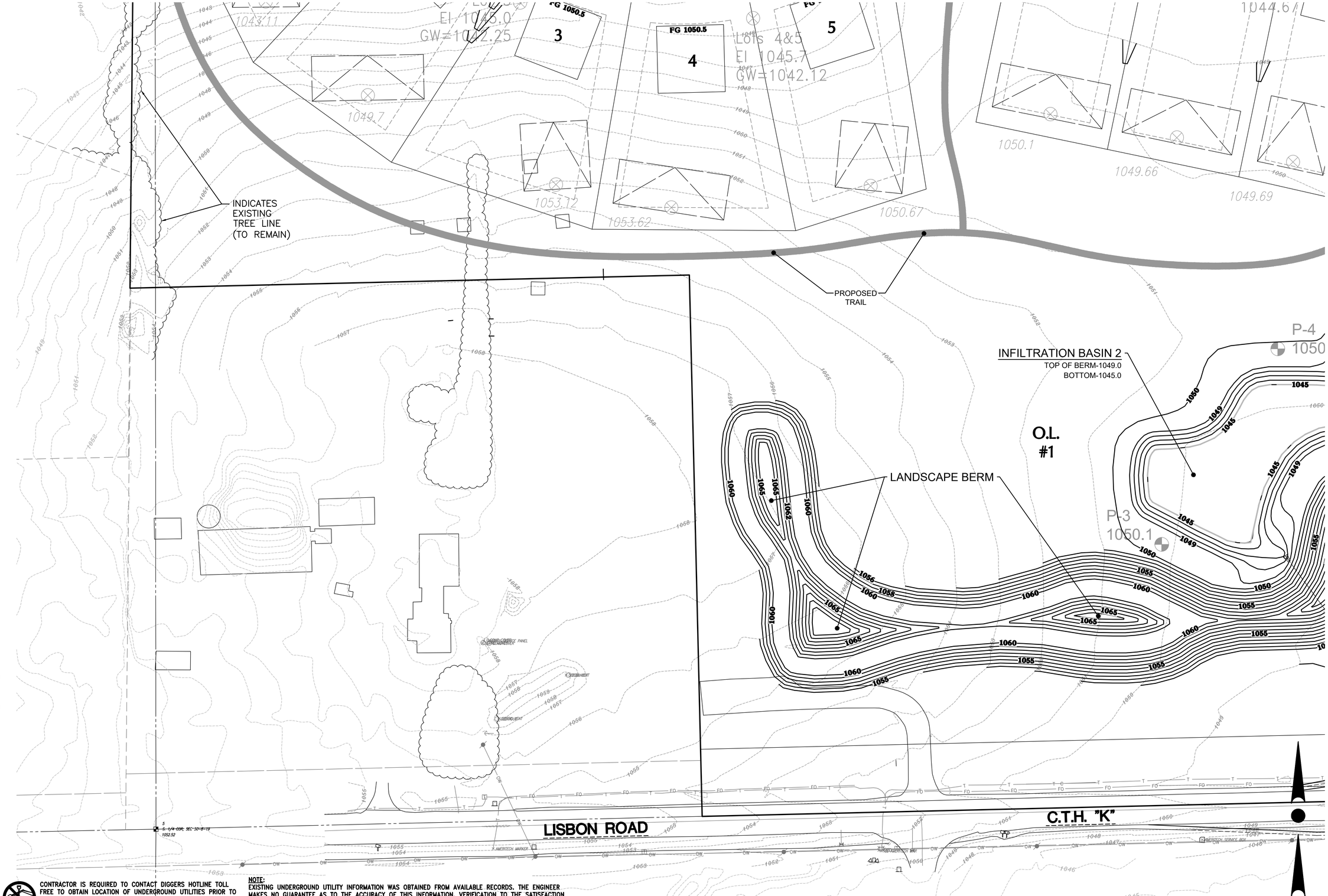
DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
OVERALL GRADING & DRAINAGE PLAN

SHEET
C1.00

H:\C9001-9533\19007-01\CONSTRUCTION\PLANS\CIVIL\STOLZ_GRADING [PLANS-22X34.DWG]



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")
0 20 40 80

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WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

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4100 N. CALHOUN ROAD, SUITE 300
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FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

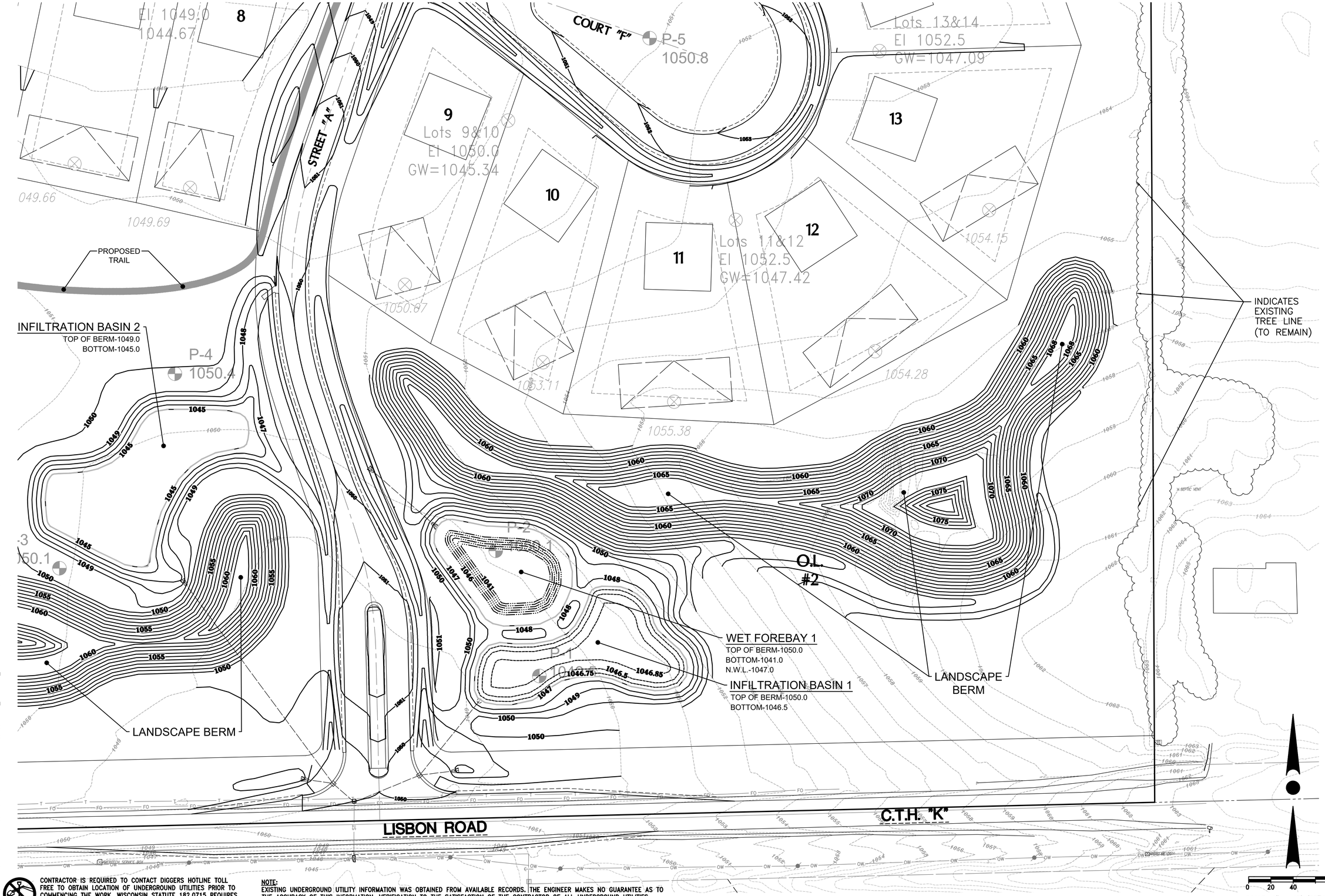
DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET
C1.01



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JOB NUMBER:
19007

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET
C1.02

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JOB NUMBER:
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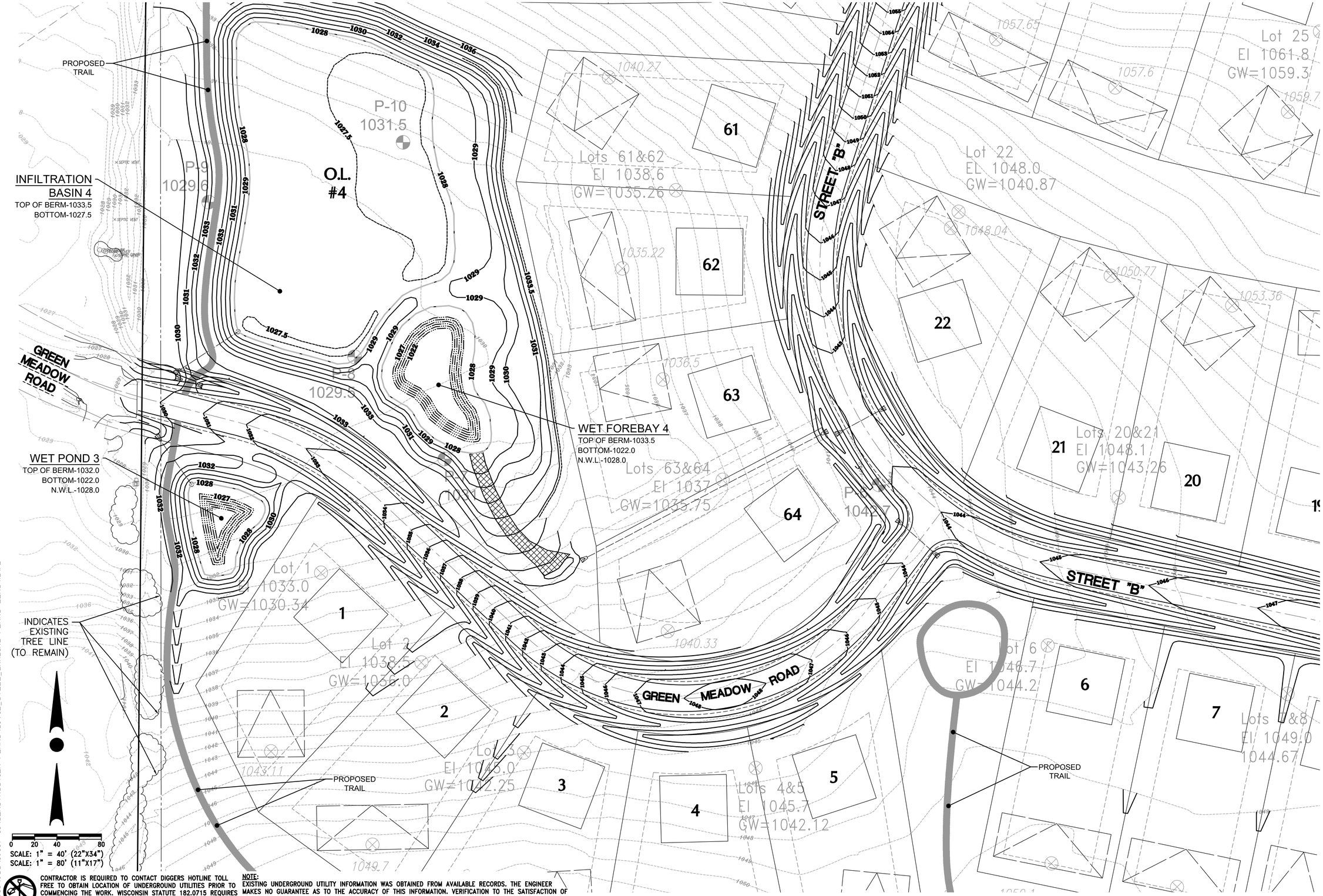
DESCRIPTION:
MASTER GRADING & DRAINAGE PLAN

SHEET
C1.03



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DESCRIPTION:
MASTER GRADING & DRAINAGE PLAN

SHEET
C1.04

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MASTER GRADING & DRAINAGE PLAN

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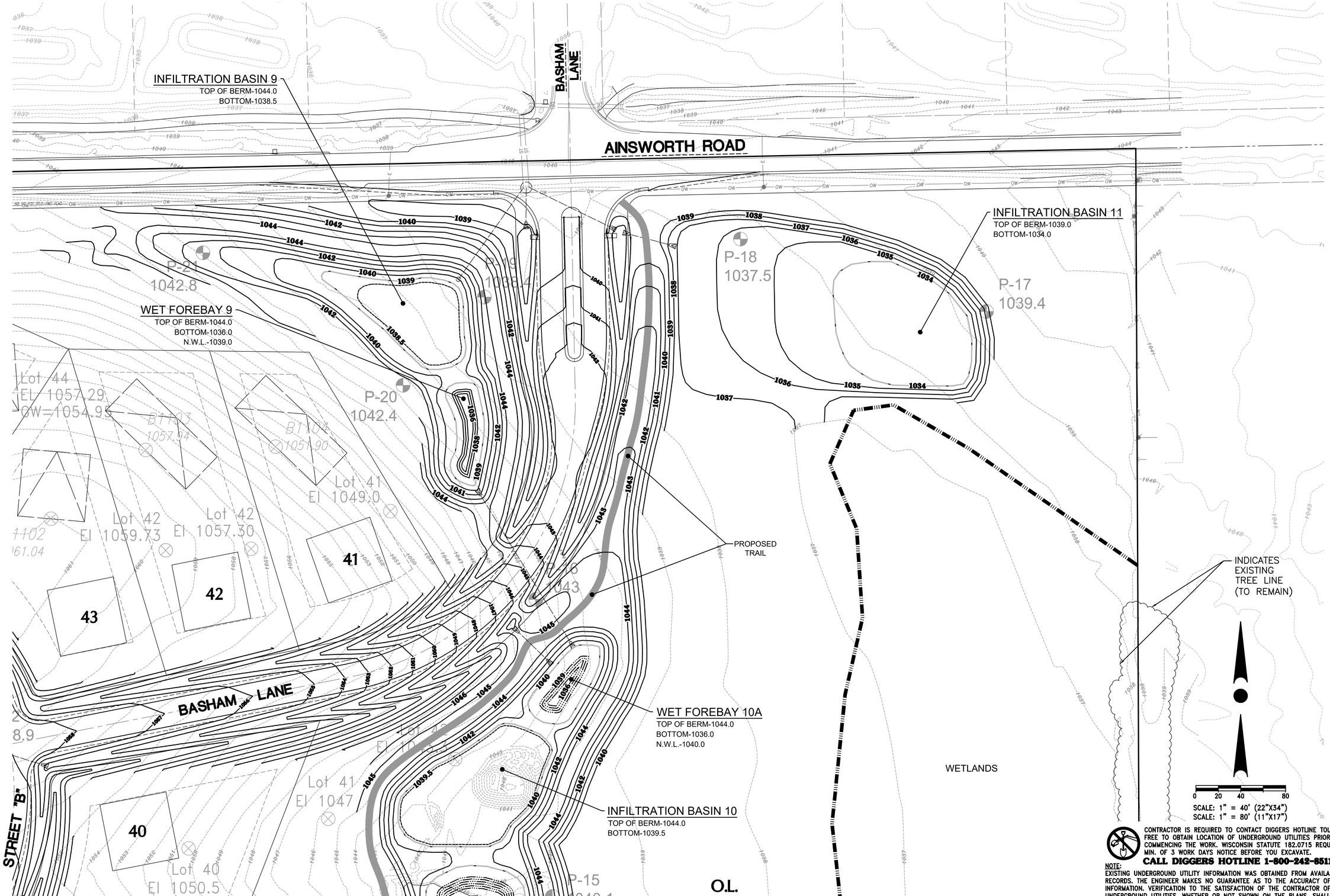

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DESCRIPTION:
MASTER GRADING & DRAINAGE PLAN

SHEET
C1.07

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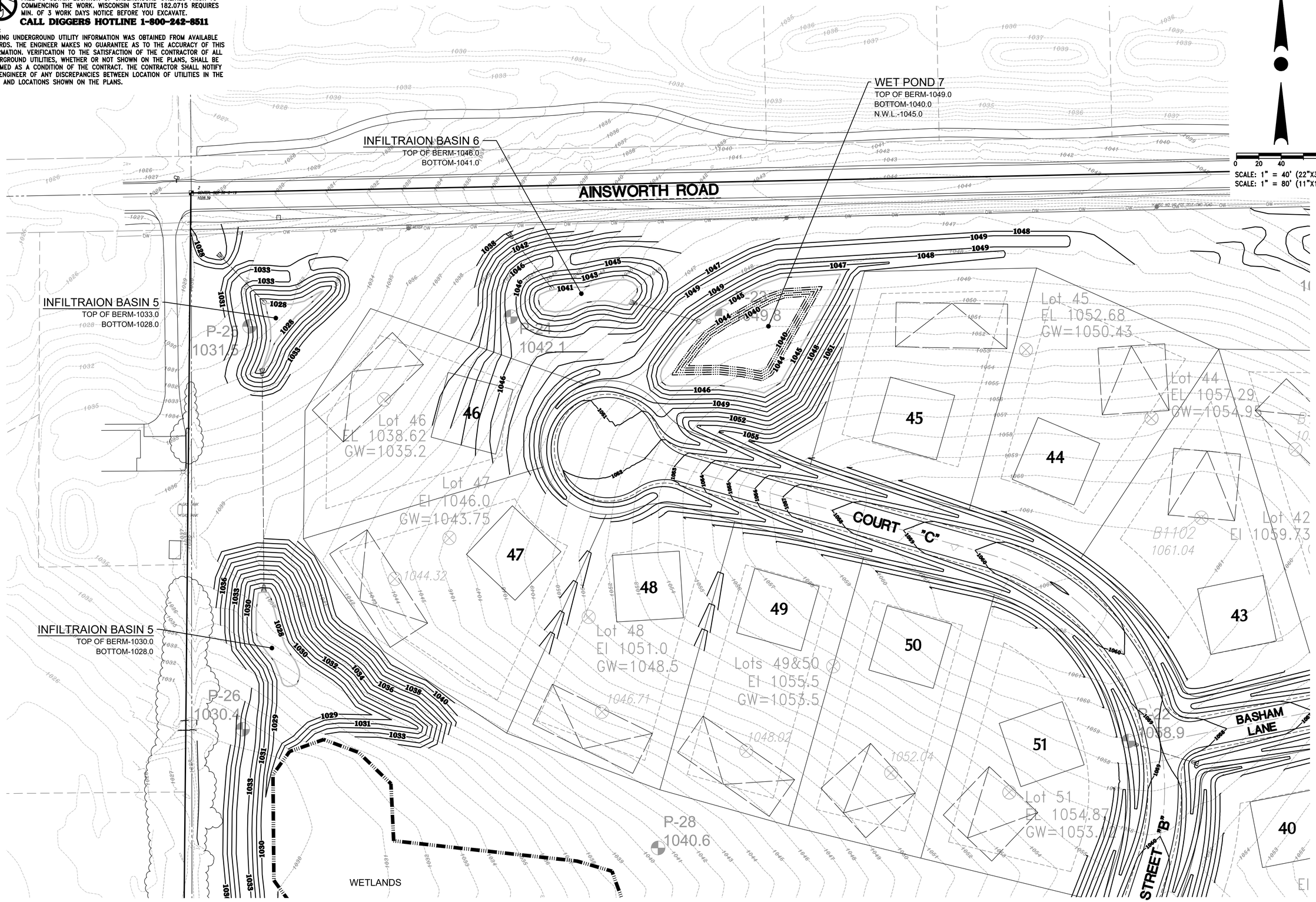

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PROFESSIONAL ENGINEER

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REVISION HISTORY	
DATE	DESCRIPTION
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DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
MASTER GRADING & DRAINAGE PLAN

SHEET
C1.08

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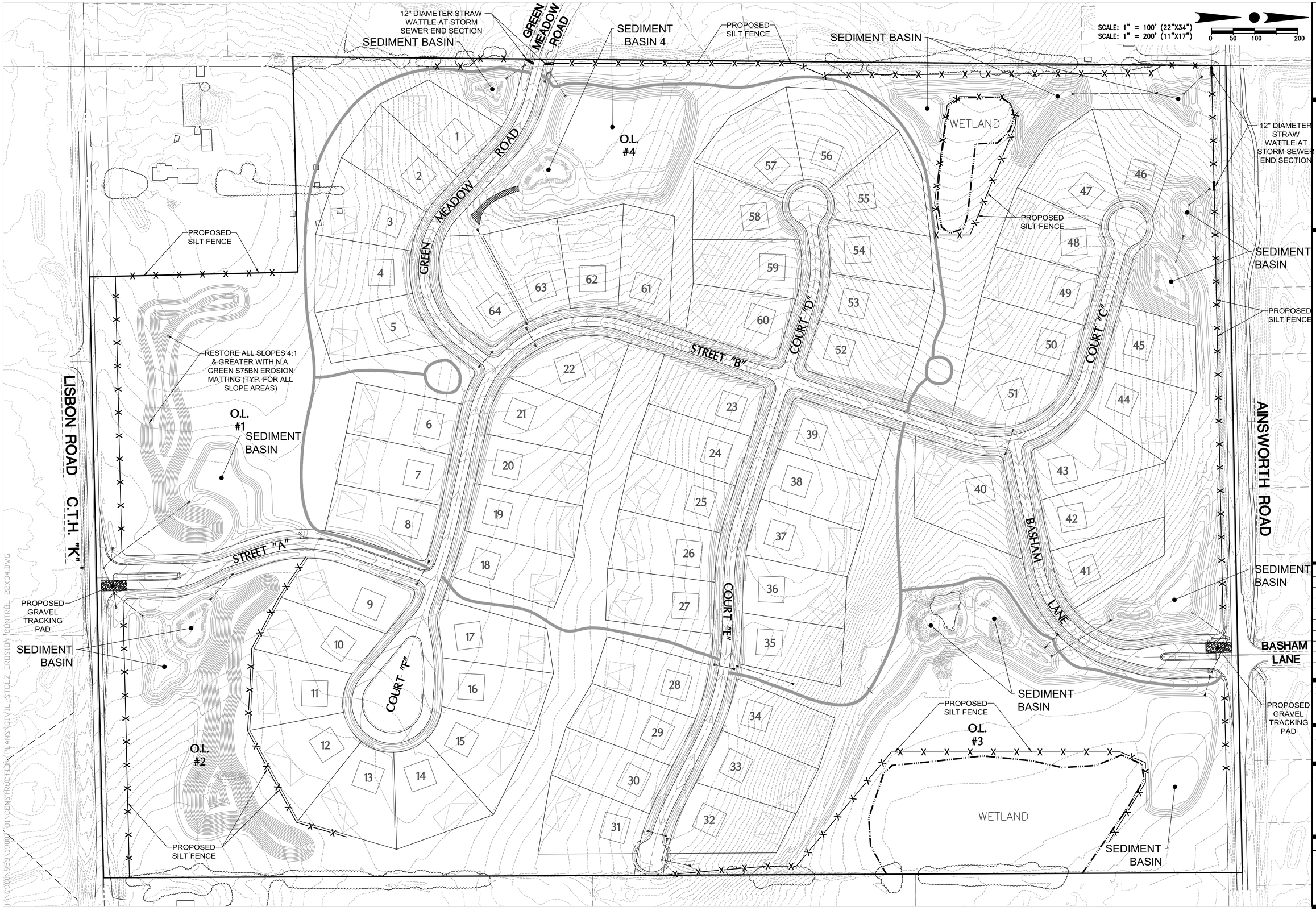

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PROJECT: THE PRESERVE AT HARVEST RIDGE

SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
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PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE: JULY 11, 2019

JOB NUMBER: 19007

DESCRIPTION: EROSION CONTROL PLAN

SHEET C2.00

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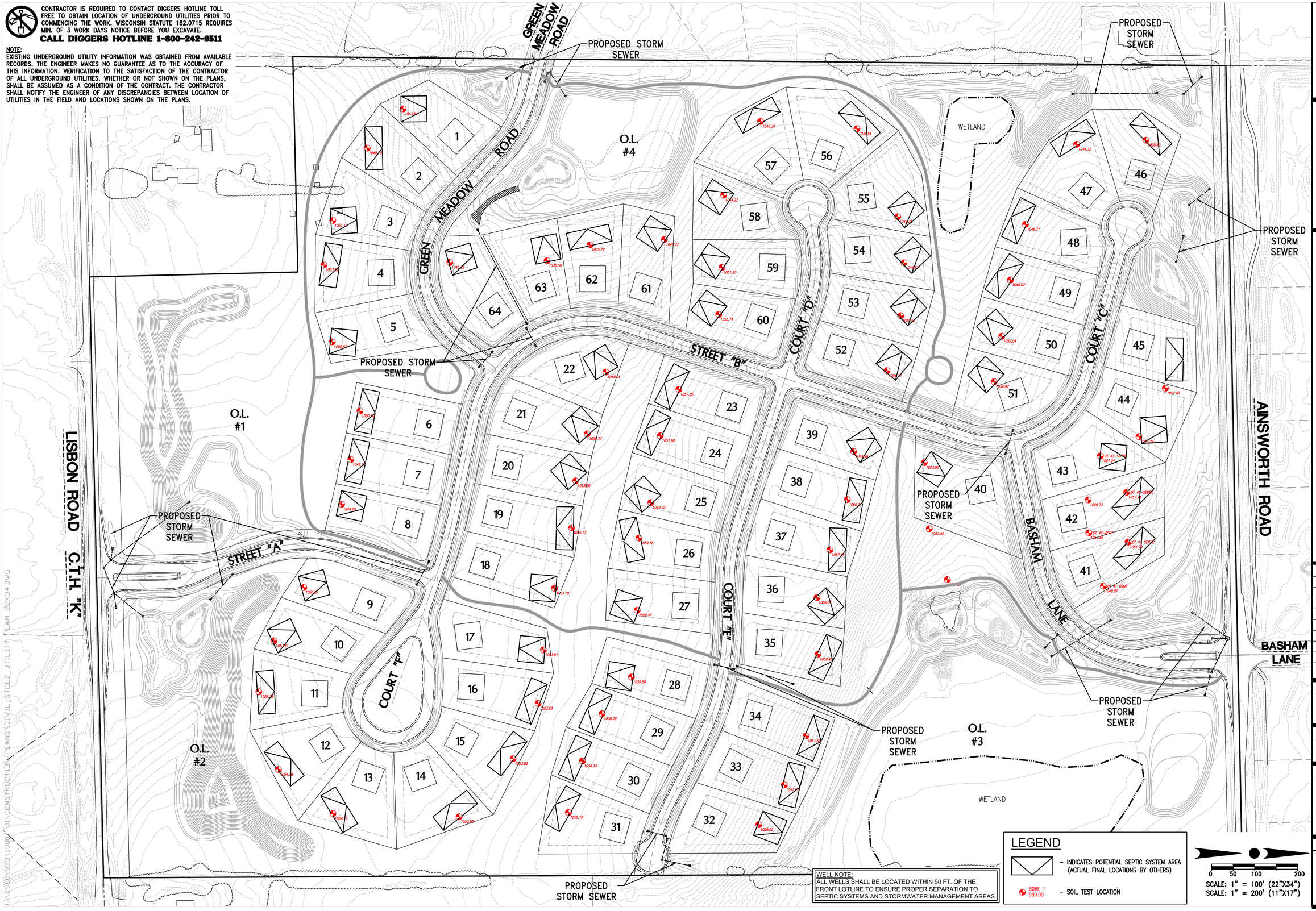

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REVISION HISTORY

DATE	DESCRIPTION
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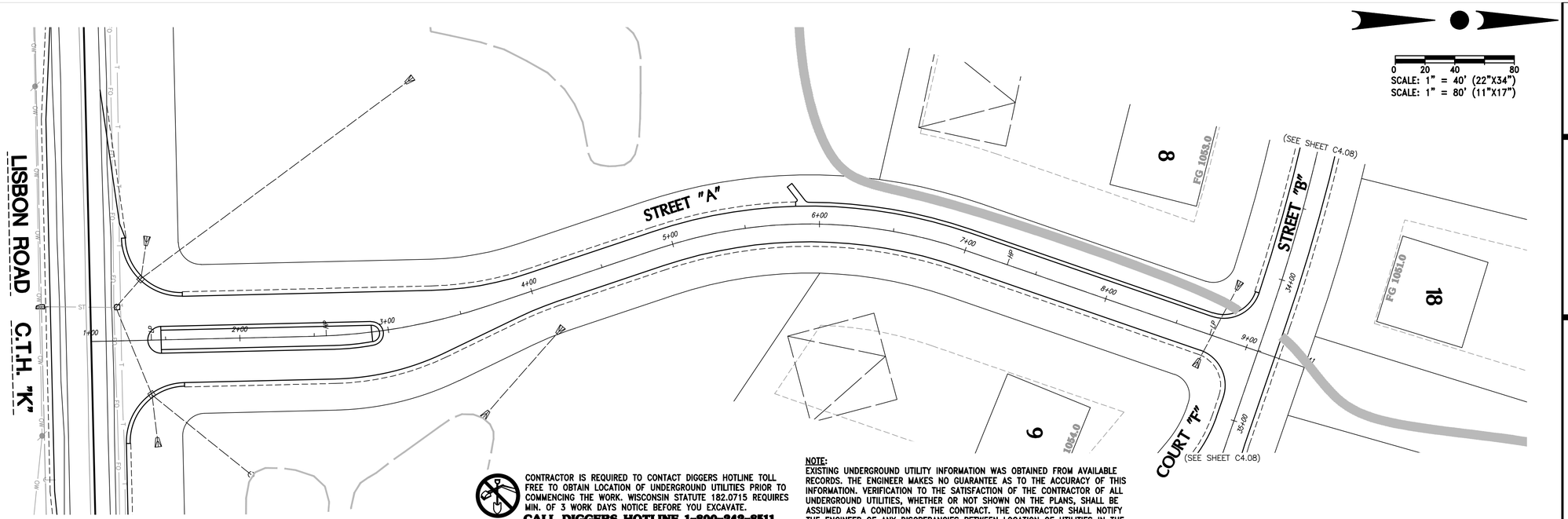
DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
PROPOSED SANITARY SEPTIC & STORM SEWER PLAN

SHEET
C3.00



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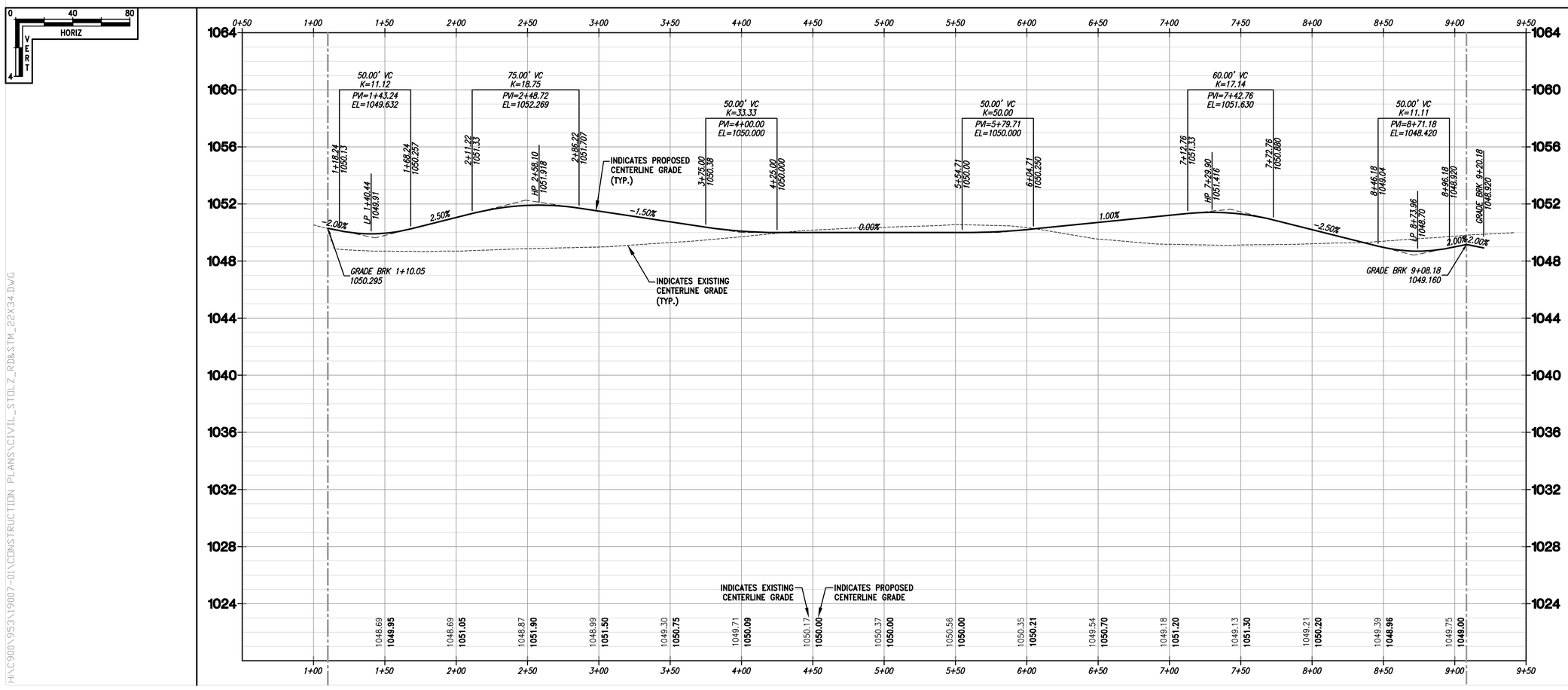

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DATE:
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JOB NUMBER:
19007

DESCRIPTION:
ROADWAY
PLAN & PROFILE

SHEET
C4.01

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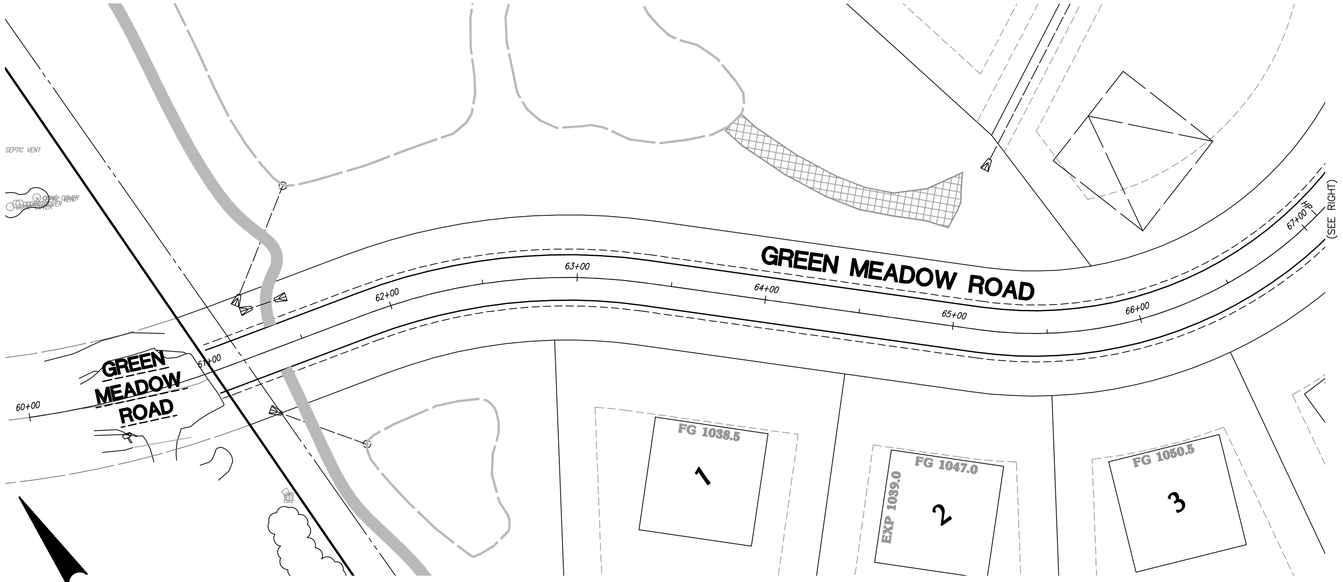

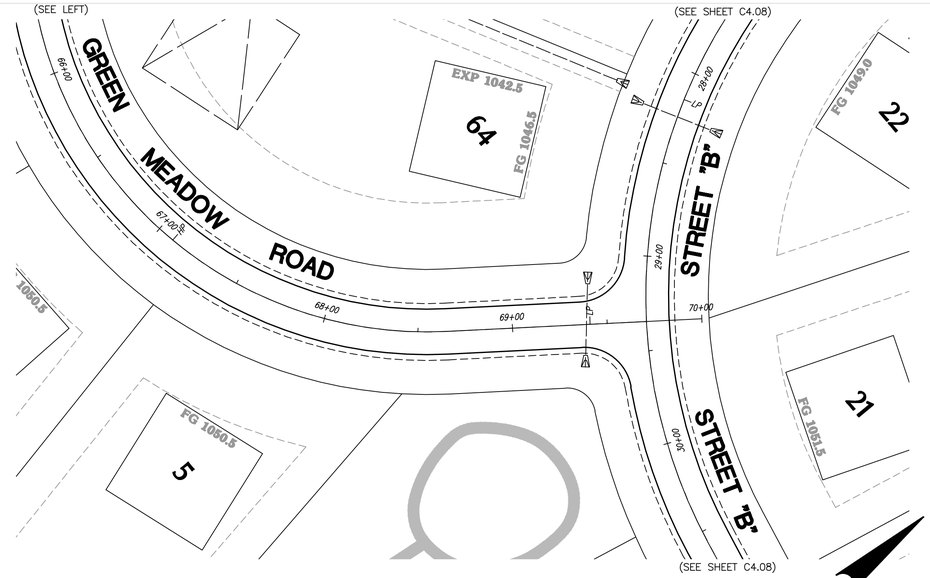

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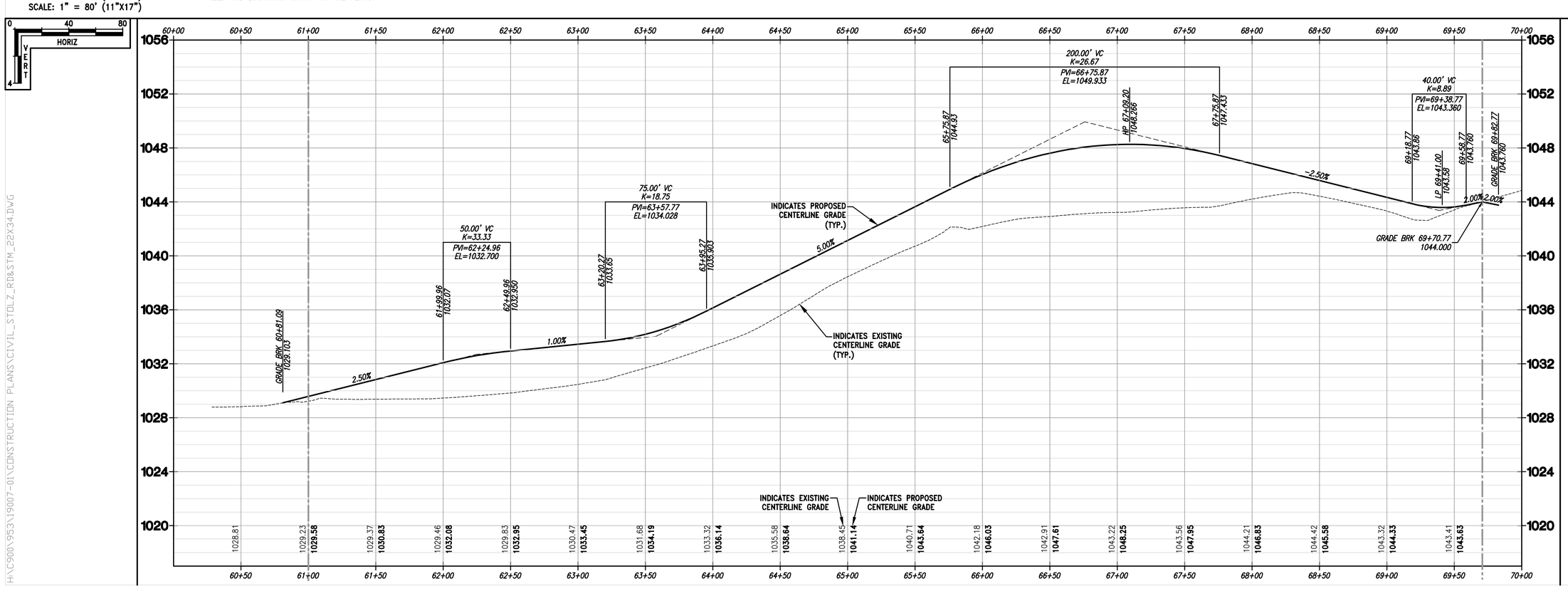

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DESCRIPTION:
ROADWAY PLAN & PROFILE

SHEET
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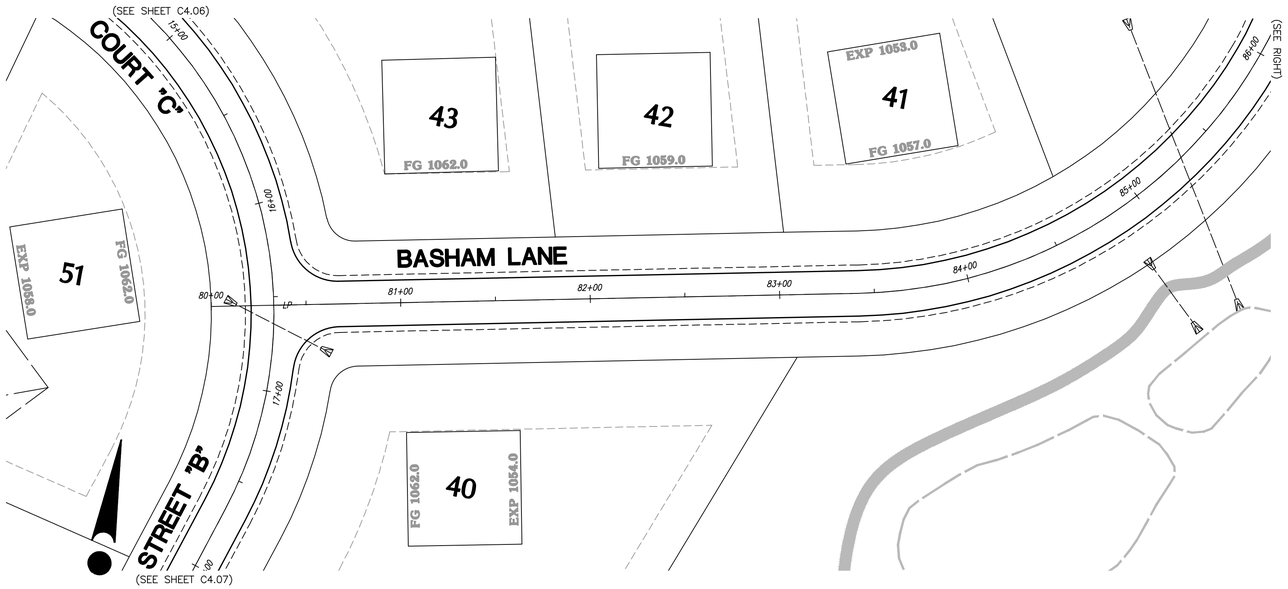

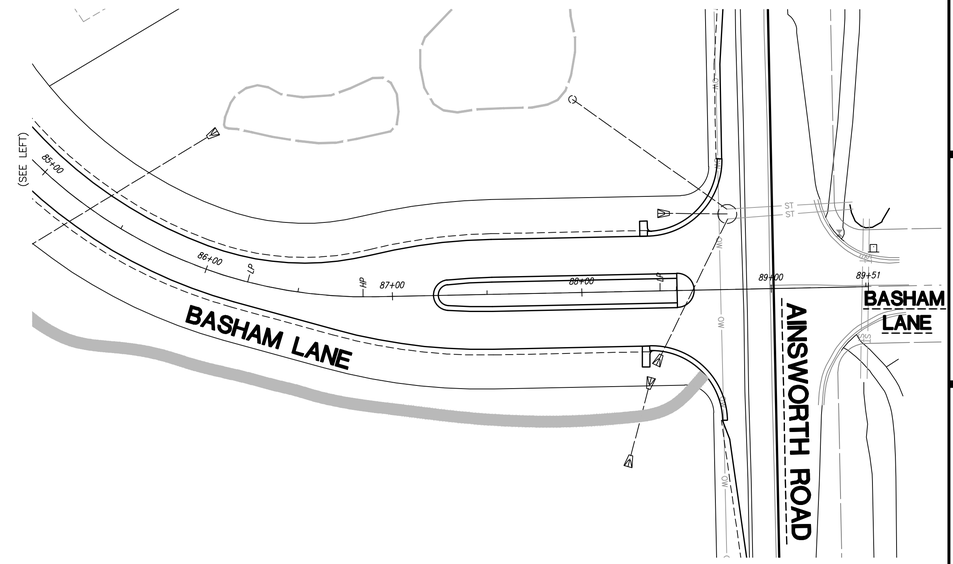

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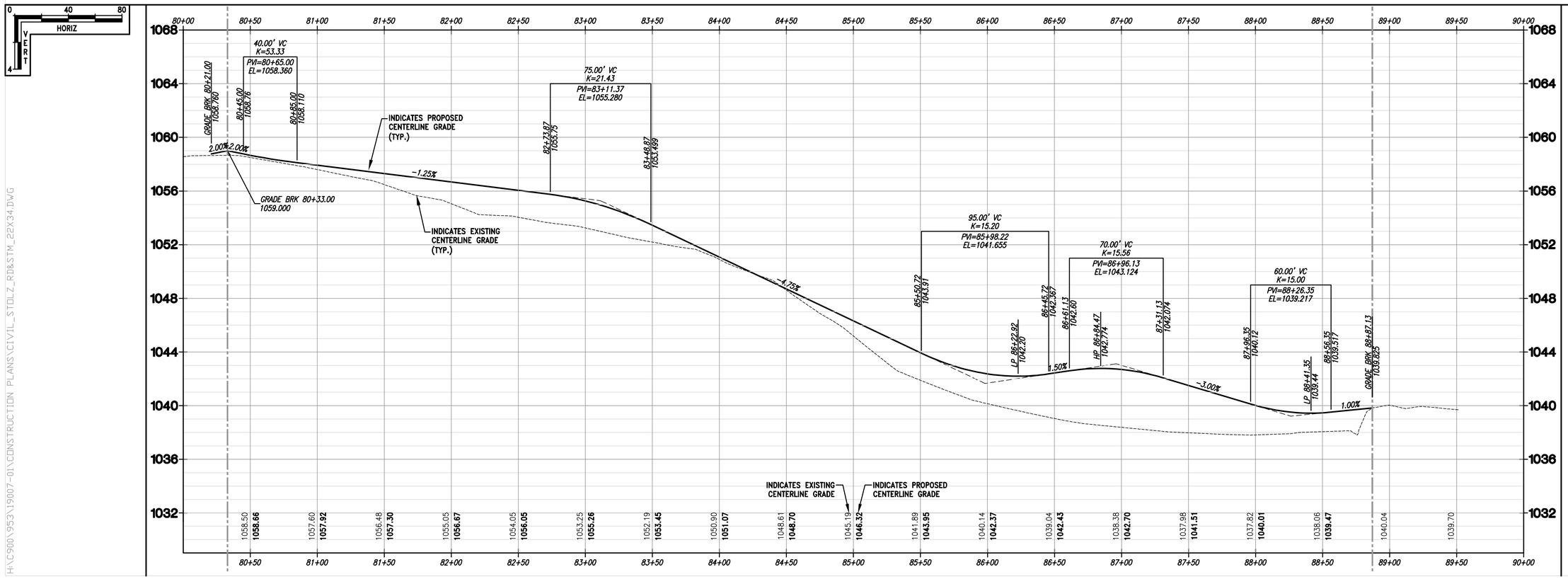

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WISCONSIN
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FAX: (262) 790-1481
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PROJECT: THE PRESERVE AT HARVEST RIDGE

SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

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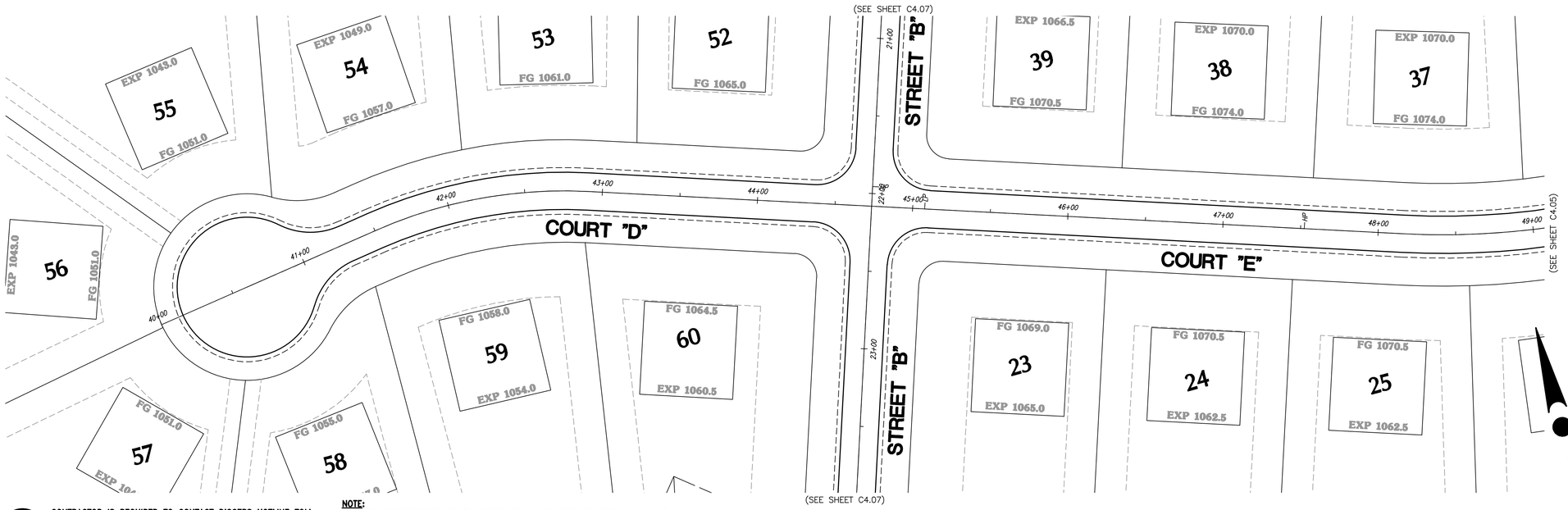
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
ROADWAY PLAN & PROFILE

SHEET
C4.03



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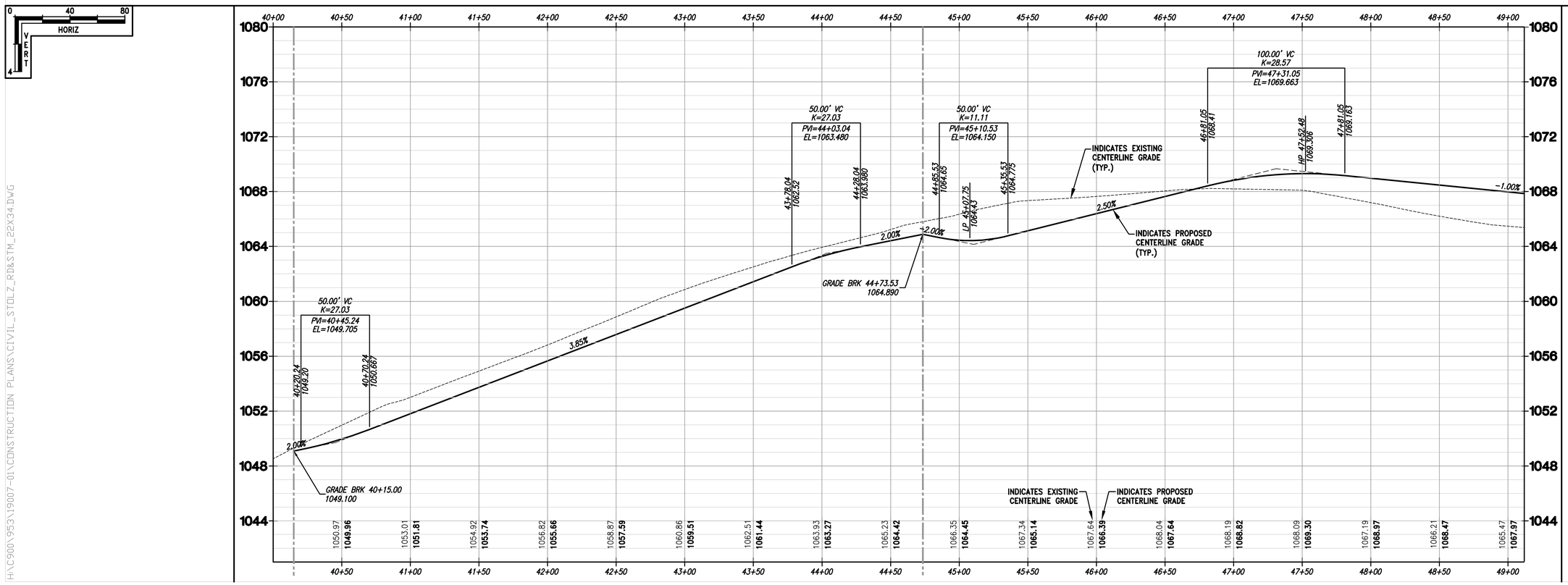

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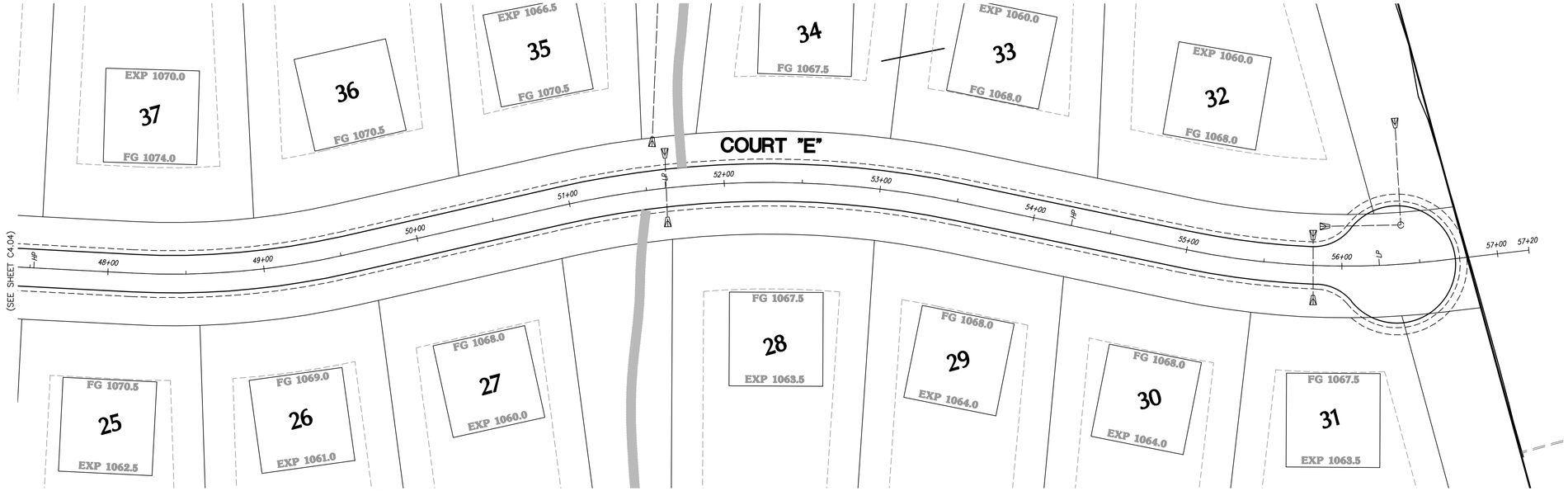

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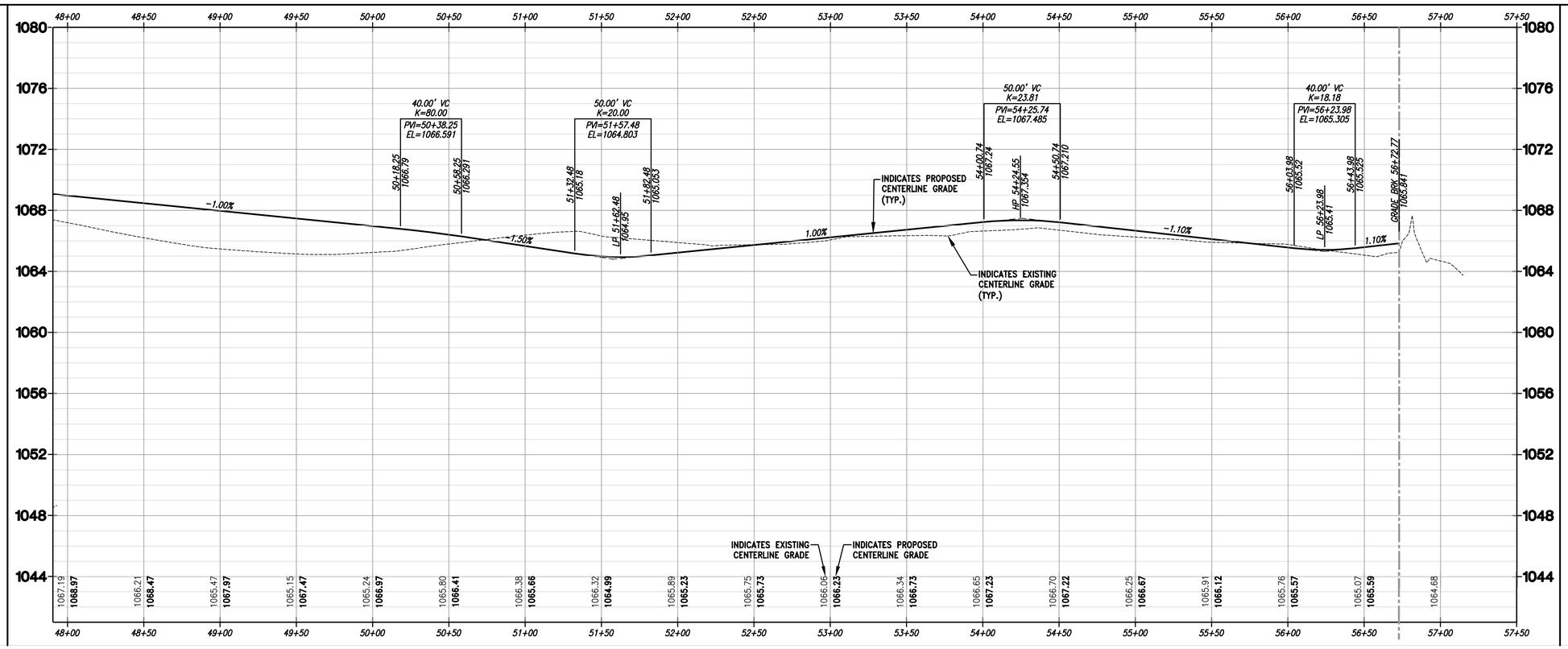

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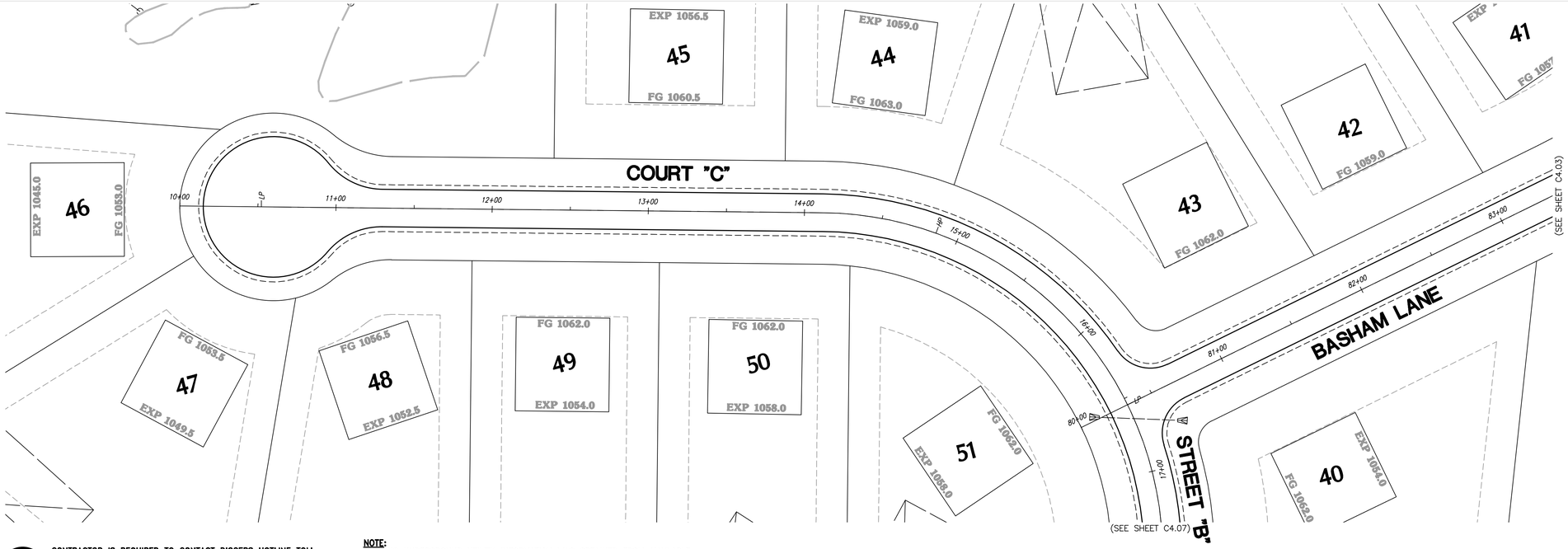

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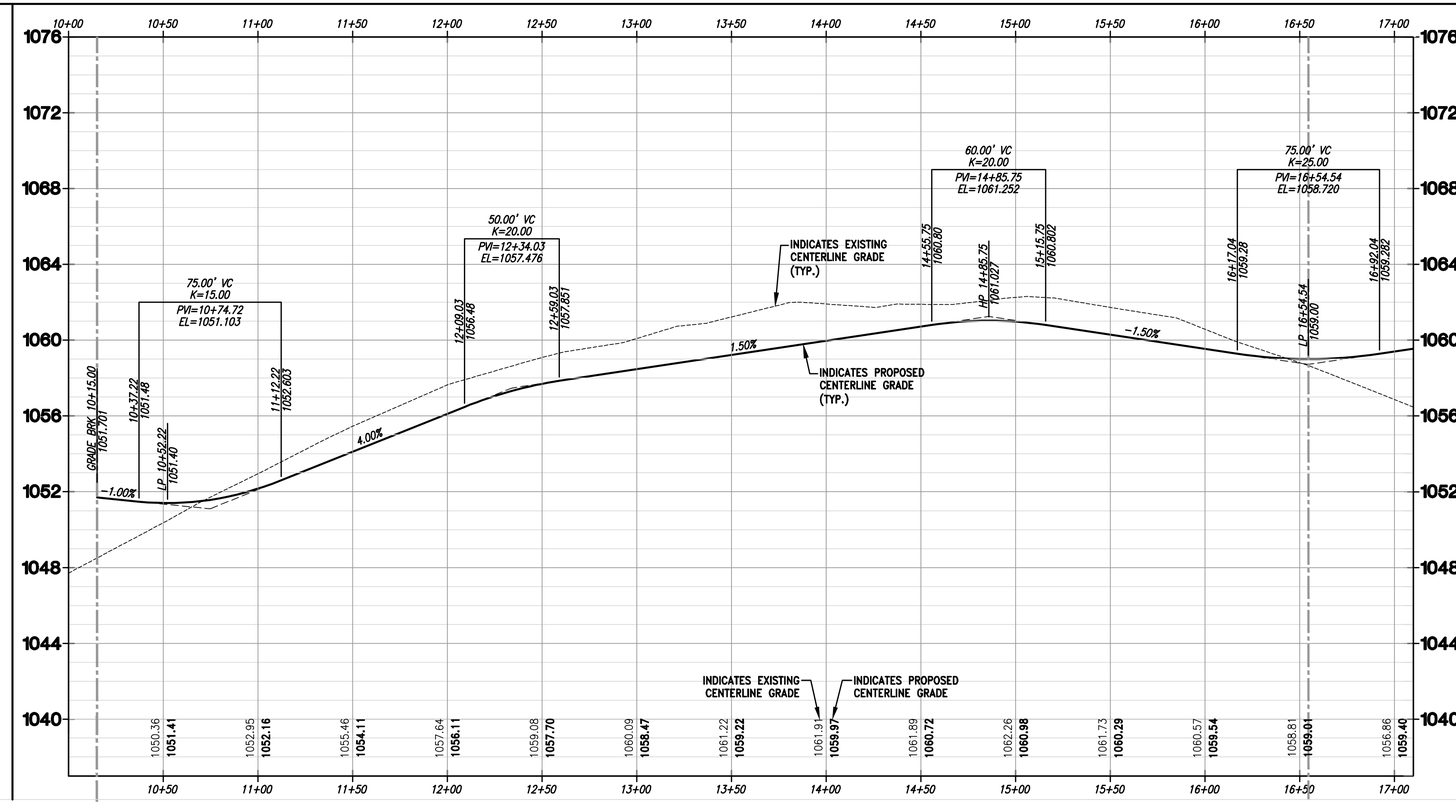

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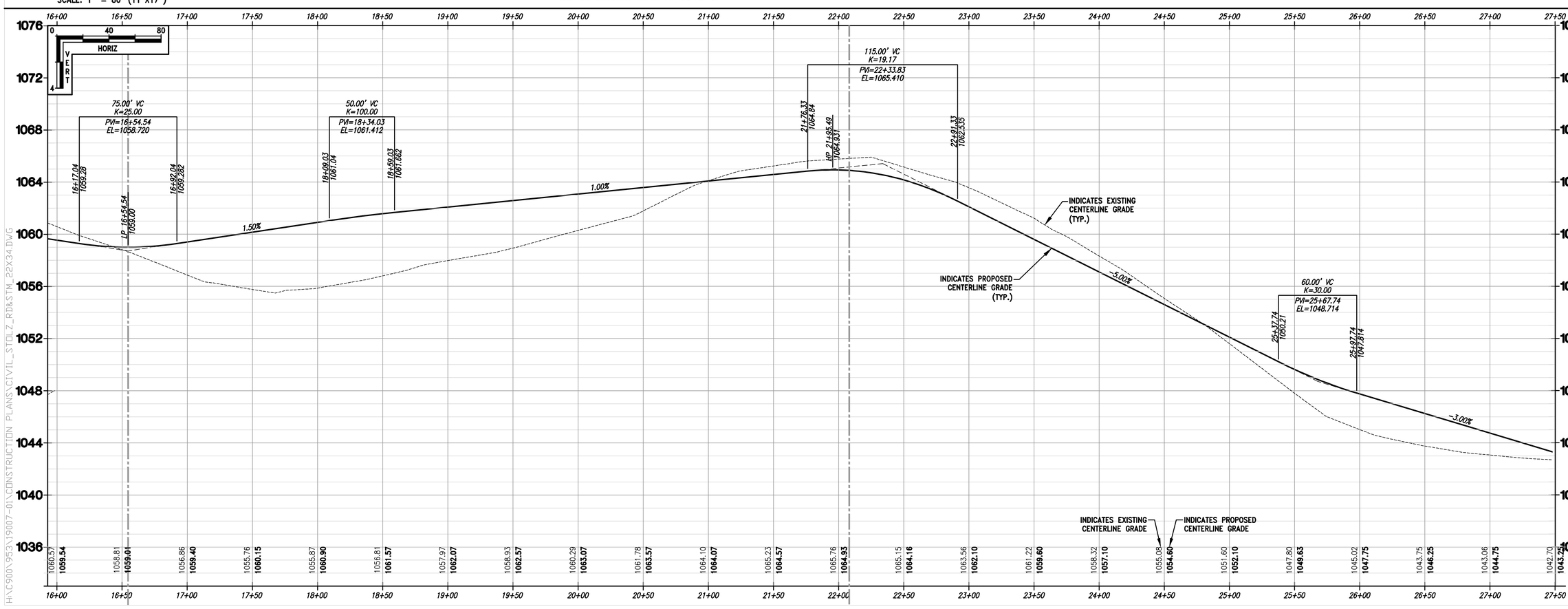

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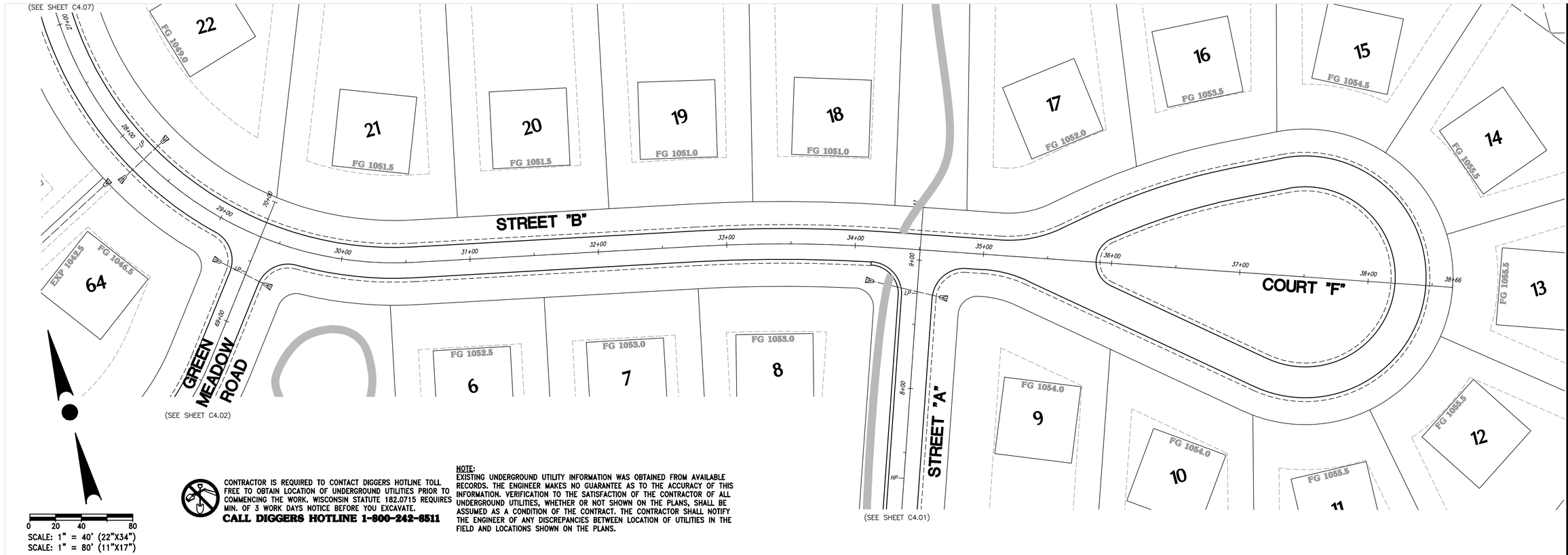

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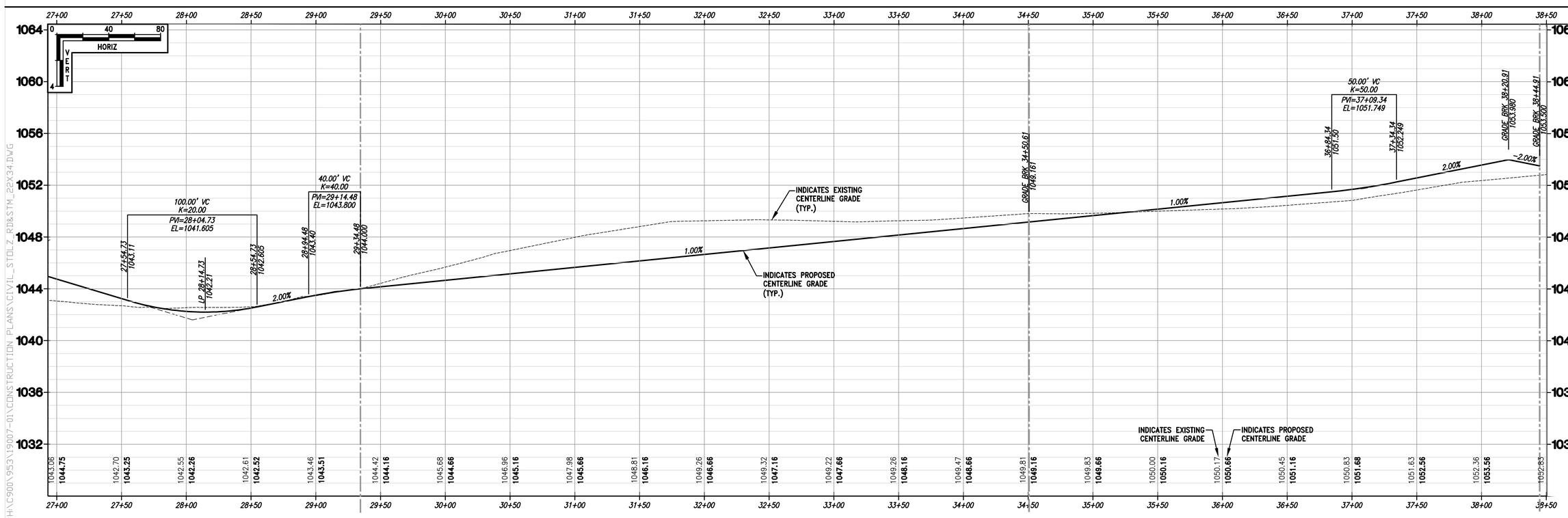

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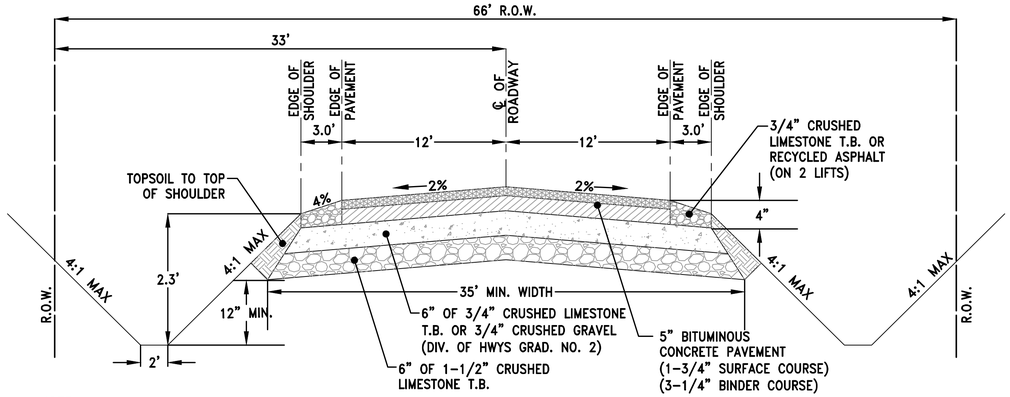
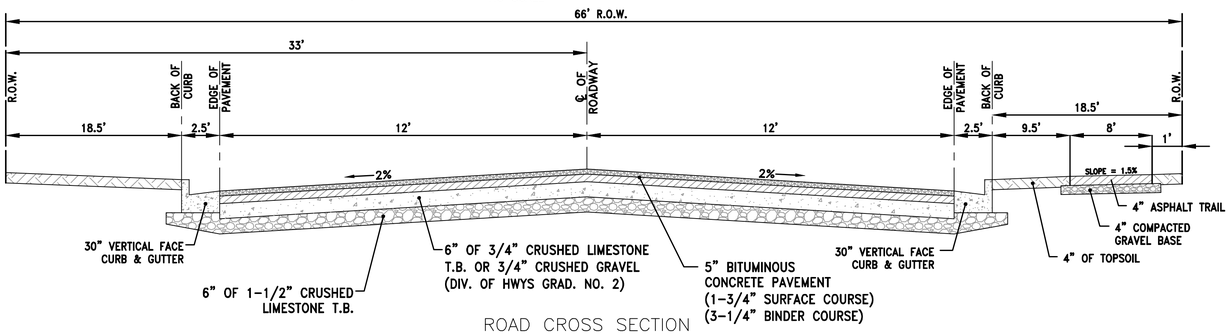


NOTE:
- DITCHES MAY BE DEEPER AND WIDER AS REQUIRED BY TOWN ENGINEER BASED ON CULVERT SIZE REQUIRED

ROAD CROSS SECTION

NO SCALE



ROAD CROSS SECTION

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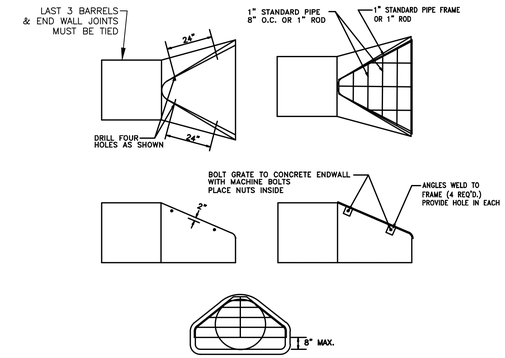
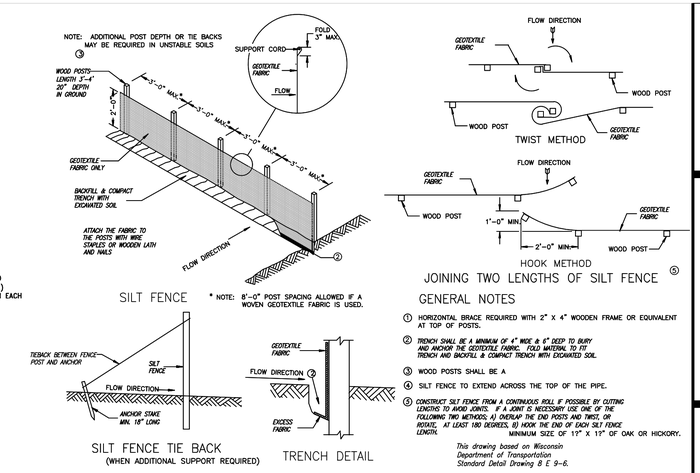


PIPE GRATE DETAIL

NO SCALE



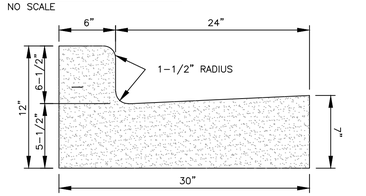
GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH. MINIMUM SIZE OF 1?" X 1?" OF OAK OR HICKORY.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing B E 9-6.

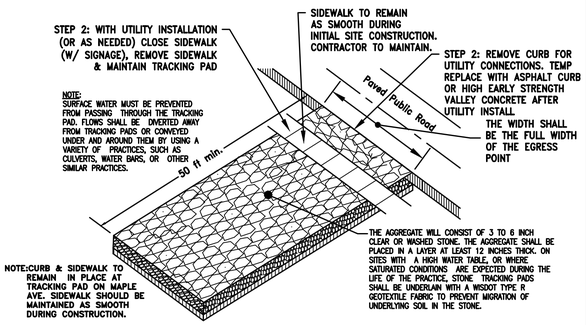
SILT FENCE INSTALLATION DETAIL

NO SCALE



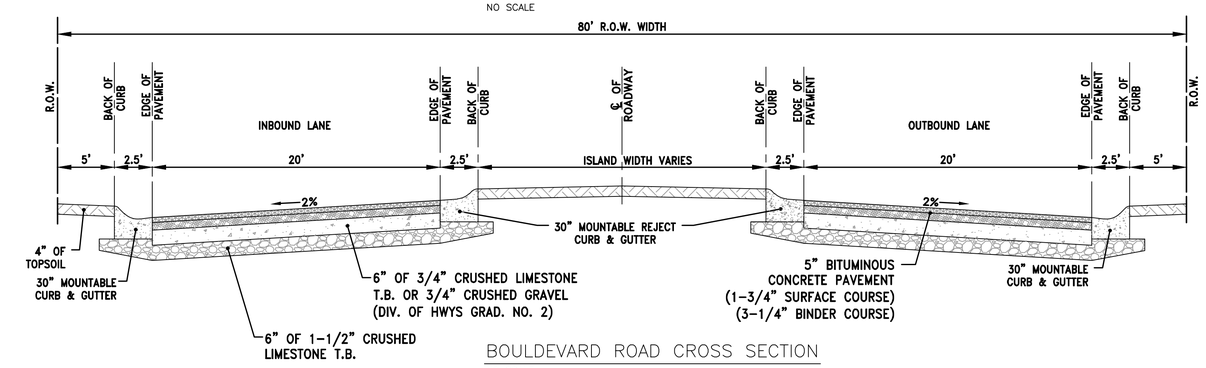
30" VERTICAL FACE CURB & GUTTER

NO SCALE



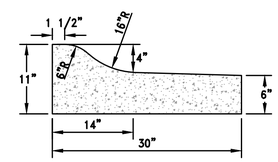
CONSTRUCTION ENTRANCE DETAIL

NO SCALE



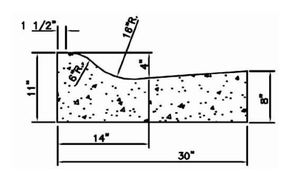
BOULDEVARD ROAD CROSS SECTION

NO SCALE



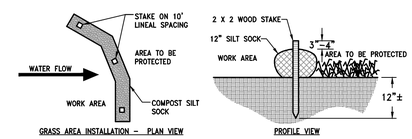
MOUNTABLE HIGH SIDE CURB SECTION DETAIL

NO SCALE



MOUNTABLE CURB SECTION DETAIL

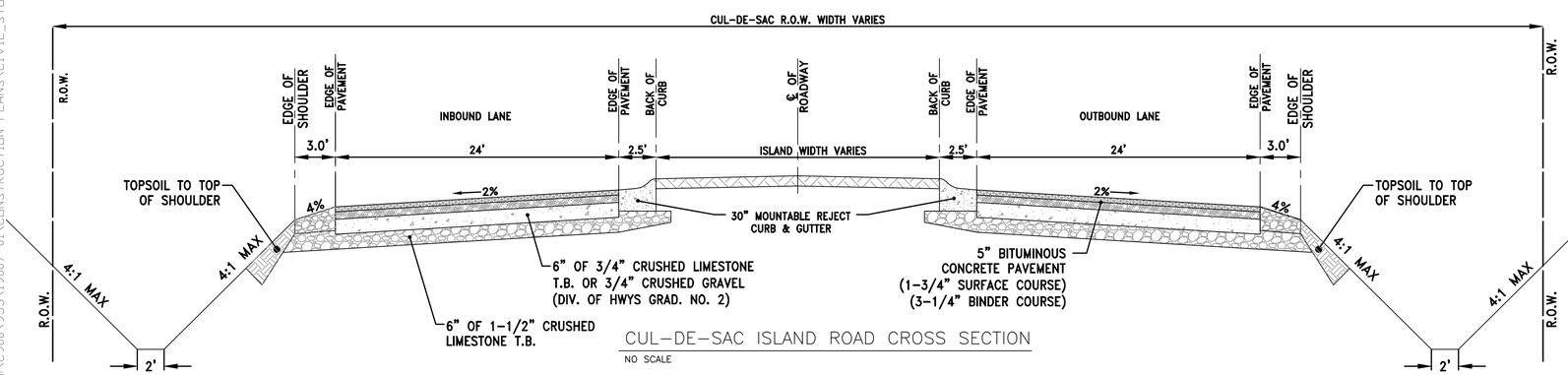
NO SCALE



NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

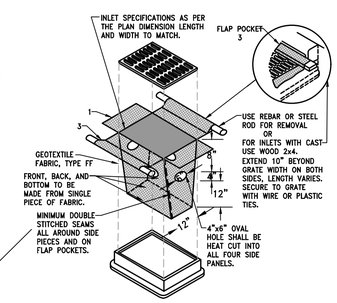
STRAW WATTLE INSTALLATION DETAIL

NO SCALE



CUL-DE-SAC ISLAND ROAD CROSS SECTION

NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE D (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL

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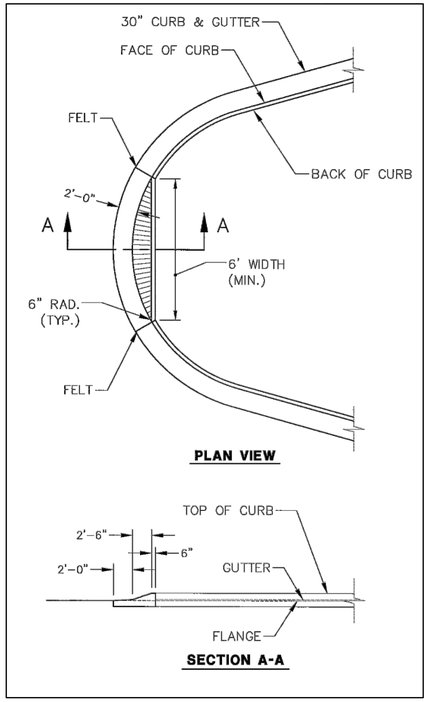
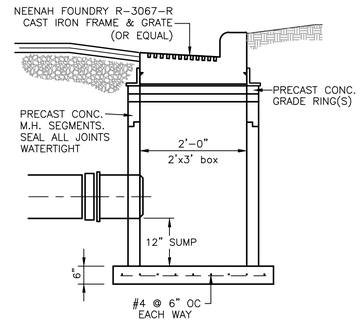


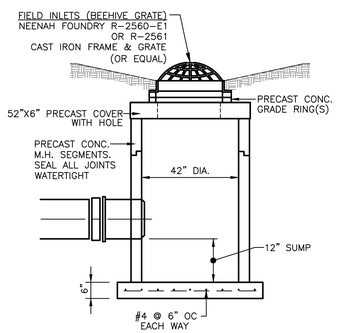
CUL DE SAC ISLAND NOSE DETAIL

NO SCALE



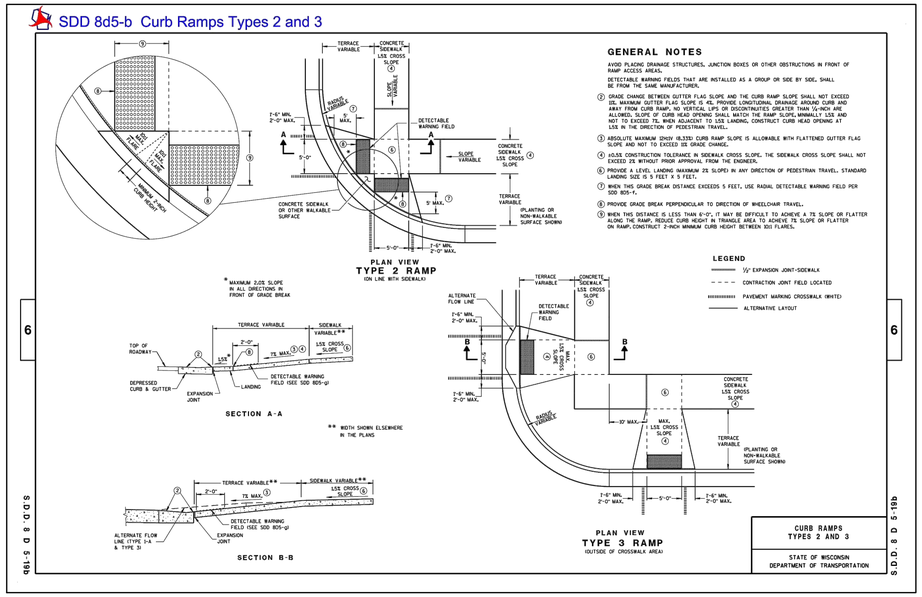
STORM SEWER CATCH BASIN

NO SCALE



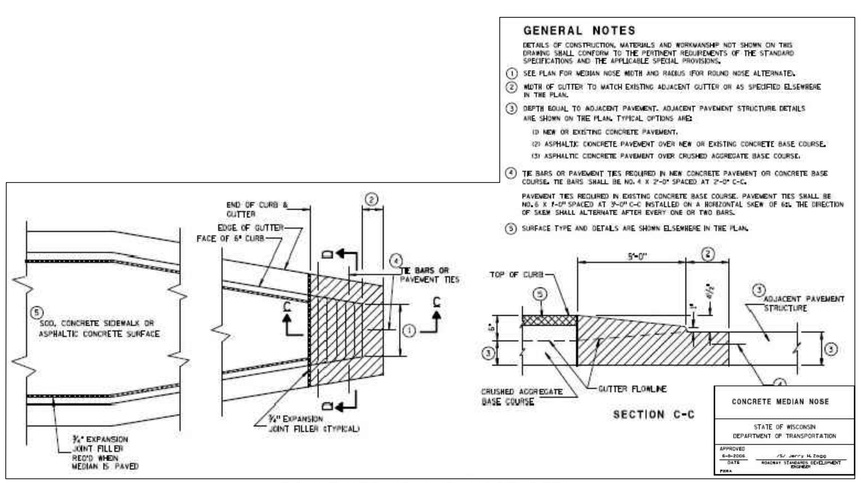
STORM SEWER FIELD INLET DETAIL

NO SCALE



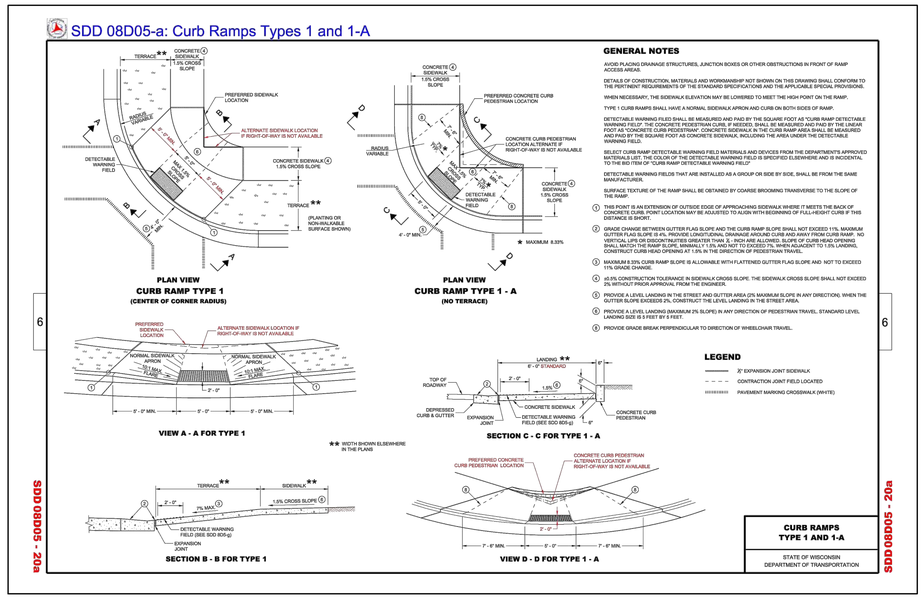
SIDEWALK CURB RAMP TYPE 3 DETAIL

NO SCALE



BOULEVARD ISLAND NOSE DETAIL

NO SCALE



SIDEWALK CURB RAMP TYPE 1 DETAIL

NO SCALE

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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EMAIL: info@trioeng.com

PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C5.01

H:\C9001\953\19007-01\CONSTRUCTION PLANS\CIVIL_STDLZ_COVER SHEET AND DETAILS-22X34.DWG

vierbicher
planners | engineers | advisors

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

STAFF REPORT:
PRELIMINARY PLAT REVIEW: PRESERVE AT HARVEST RIDGE

To: Chairperson Osterman
Town Plan Commission Members
Gina Gresch, Town Administrator

From: Daniel J. Lindstrom, AICP, Town Planner
Aaron Prichard, Community Development Consultant

Subject: Preserve at Harvest Ridge Subdivision Preliminary Plat Review

Date: August 8, 2019

The above-referenced Preliminary Plat was received in our office for review on behalf of the Town of Lisbon. The proposed lots are situated north of Lisbon Road, south of Ainsworth Road, and east of Green Meadow Road. The site lies immediately south of the corporate boundary with the Village of Merton. The Preliminary Plat is being proposed by Neumann Developments, Inc. The land's existing zoning designation is R-1 Suburban Single Family Residential with a PUD overlay.

We have completed our review of the following documents for the Preliminary Plat of the Preserve at Harvest Ridge Subdivision:

- Preliminary Plat, received July 11, 2019
- Preliminary Engineering Plans, received July 11, 2019
- Rezoning Exhibit, received July 11, 2019
- Declaration of Protective Covenants, received July 11, 2019
- Stomwater Management Report, received July 24, 2019

Preliminary Plat Summary and Review Criteria

The Preliminary Plat consists of 64 lots and four (4) outlots. Lots in the proposed development will be accessed by internal streets consisting of six yet unnamed public streets, as well as extensions of existing Basham Lane and Green Meadow Road. The Preliminary Plat is proposed to be served by well and septic service. Outlots 1-4 measure 9.86, 9.97, 14.71, and 13.56 acres respectively, and contain stormwater management facilities, proposed trails, and existing wetland conservancies. There are existing wetlands within the Plat, but no mapped lakes, watercourses, rivers or streams. The Preliminary Plat is within Zone X (minimal flooding), as designated by FEMA.

The remainder of this letter reviews the submitted Preliminary Plat in accordance with the standards detailed in Chapter 12, Sec. 4: Preliminary Plat, and other applicable sections of the Town of Lisbon Municipal Code.

Preserve at Harvest Ridge Subdivision - Proposed Development Review

In the next submittal, the applicant should include a cover letter responding to all of the following comments. The plat should be split into multiple pages for readability. Additionally, several pages of the civil drawings appear to be having an error in the PDF rendering. These should be revised and resubmitted to the Town for review.

Layout:

The proposed layout complies with all of the requirements under Chapter 12, Sec. 7.06. The Preliminary Plat shows front setbacks of 35', and side and rear setbacks of 20' for all lots in the development. The development is currently under consideration for an SDP approval. Final Plans shall be subject to and approved PUD-SDP ordinance.

Clarification & Revisions Prior to Town Board approval of Preliminary Plat (unless otherwise noted):

- Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. If not at right angles, state the reason and then request a waiver from the Town Board.
    - Lot lines: 9/10, 10/11, 15/16, 16/17, 21/22, 26/27, 29/30, 32/33, 35/36, 41/42, 42/43, 47/48, 54/55, 59/60, and 61/62
    - Lot lines adjacent to outlots are assumed to be reasonable to preserve the outlot.

Roadways:

The Preliminary Plat shows the road rights-of-way, curve radii, width, and bearings for roads interior and exterior to the Preliminary Plat area; however, the Preliminary Plat does not list street names (besides extensions of Basham Lane and Green Meadow Road), or the lengths of tangents.

Clarification & Revisions Prior to Town Board approval of Preliminary Plat (unless otherwise noted):

- The portion between the two curves on Green Meadow Drive that is within the Preliminary Plat boundaries may be short of the required 100' for the length of a tangent between two curves. The Applicant shall amend the Preliminary Plat to show all tangent lengths and make necessary changes to the rights-of-way if any are short of requirements. If a tangent length must be less than 100' between curves please state the reason why and request it as a waiver from the Town Board.
- All streets or systems of streets designed to have one end closed, whether temporarily or permanently, shall not exceed in any manner 500 feet in length. Due to previous discussions with the Plan Commission, the Applicant shall request a formal waiver from this requirement for Court "E" due to the expanded cul-de-sac bulbs and discussions with the Fire Department.
- Road names shall be reviewed and approved by the Town of Lisbon and Waukesha County (prior to Final Plat approval). Additionally, the Court "E" road name suffix should not be "Court" but "Road" to allow for the extension without changing the road suffix in the future. This is similar to Green Meadow Road now extending into this proposed subdivision.
- Waukesha County Department of Public Works to review and confirm required road dedication on C.T.H. K (Lisbon Road). Previous CSM required 50'whereas the Preliminary Plat designates 60'.

Soil Types and Testing:

The Applicant completed soil testing for each lot to determine the seasonal high groundwater level. The Land Division and Development Ordinance also states that when bedrock or groundwater is found within 6' of the surface there shall be no conventional septic systems. All test pits located around the site showed groundwater seven feet below the surface, except for test pit 26 located adjacent to the westernmost wetland at five and a half feet below the surface. The test pits study the observed water as well as the soil composition. The borings to soil study the possible depth of basements and the location of onsite soil absorption sewage disposal system locations are based on soil classifications and characteristics. The results between the test pits and the borings were much different and showed *possible seasonal high groundwater* much closer to the surface. Only lots 15, 16, 17, 18, 19, and 22 were below the six feet to allow for conventional subdivisions. Most lots will have basements just below the current surface by one to five feet requiring large amounts of grading to build up around or have exposed walkout basement.

Clarification & Revisions Prior to Town Board approval of Preliminary Plat (unless otherwise noted):

- Include a summary table detailing the findings of the soil analysis and state which lot are to be served by a mound or conventional systems. Note 4 could be revised to include a statement if the subdivision is to be served entirely by one type of private on-site wastewater treatment system

Drainage and Grading:

Clarification & Revisions Prior to Town Board approval of Preliminary Plat (unless otherwise noted):

- Include the following note on the Final Plat: "All side and rear lot lines not regulated by Waukesha County or the Town of Lisbon shall be graded and maintained in cooperation with abutting property owners so as to neither impede the flow of stormwater, nor negatively impact any abutting property, while also adhering to the established, approved, and accepted stormwater management plan."
- Include drainage swales necessary to direct water from the rear of lots and outlots to designated basins. Any planned stormwater easements shall be labeled.

Wetlands:

The Preliminary Plat shows two wetlands, one in Outlot 3 and one in Outlot 4. The wetlands were delineated by Stantec, per the Preliminary Plat.

Clarification & Revisions Prior to Town Board approval of Preliminary Plat (unless otherwise noted):

- Provide the DNR wetland confirmation for the wetlands and state the date of wetland inventory.
- Revise the Wetland Preservation Restrictions to reflect the example attached to this review letter.

Comprehensive Plan/Park and Open Space Plan:

As proposed, the Preliminary Plat conforms to the recently amended Town's Recommended Land Use Plan. The Preliminary Plat spans the service area boundary for Lisbon Community Park, with the northern part of the plat within the 2.5-mile buffer zone around the park. The southern portion of the Preliminary

Plat is not covered by Lisbon Community Park's service area, and none of the Preliminary Plat is serviced by a neighborhood park. The Land Use Plan Overlay on Page 13 of the plan shows the area of the Preliminary Plat as being an area of future need for park service.

Village of Merton Ridge ETJ:
The subject site is in the Village of Merton ETJ area and the applicant has submitted an application to the Village.

Additional Preliminary Plat Items:

Clarification & Revisions Prior to Town Board approval of Preliminary Plat (unless otherwise noted):

- Address any comments from Waukesha County following a review of any submitted materials.
- Address any comments from Village of Merton following a review of any submitted materials.
- Address any comments by the Department of Administration following a review of any submitted materials.
- The Applicant shall discuss the trail ownership with the Plan Commission to determine if it should be public or private. Public trail segments have a larger cross-section than would be necessary if it were a privately owned trail.
- Revise the development summary to also include the following information
    - Area of the development in acres.
    - Overall development density factor.
    - Approximate length of new roadways.
    - Total areas to be used for open space and stormwater management.
- Include the following note: "Per the Wisconsin Historic Preservation database and State Archaeologist, there are no reported archeological sites within the subdivision."
- According to the Town Land Division Review Checklist, there must also be a 75' setback from wetlands. Include this buffer on the Preliminary Plat for the two wetlands.
- Include location and names of any adjacent subdivisions, parks and cemeteries, and owners of record of abutting unplatted lands;

Recommendation

The Town should consider the items listed above, then either approve, conditionally approve, or hold over the Applicant's Preliminary Plat application until any concerns have been met. Planning staff recommends the following conditions of approval:

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (as noted above) and the Town Engineer, which includes compliance with the Town's adopted Land Division Review Checklist and Subdivision Control Ordinance; and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division) and the Waukesha County Department of Public Works; in regard to the Preliminary Plat, and obtaining all necessary permits and approvals, prior to commencing

construction of any improvement, whether public or private, or site development or approval of the Final Plat whichever is earlier.

2. Subject to the Developer submitting to and receiving from the Town Attorney and the Town Engineer, approval of a Developer's Agreement for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat, whichever is earlier.

3. Subject to the Developer submitting to the Town Clerk and receiving approval as to form from the Town Attorney and as to amount from the Town Engineer, a letter of credit or cash for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat, whichever is earlier.

4. Subject to the Developer submitting to and receiving from the Town Attorney and the Town Engineer, approval of the final draft of the deed restrictions prior to prior to commencing construction of any improvement, whether public or private, or site development, or approval of the Final Plat, whichever is earlier.

5. The Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

6. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

7. Subject to the Developer applying for and receiving from the Town BOA, Town Plan Commission, Town Board, and Waukesha County, all necessary variances and waivers (if any) to the Town of Lisbon Zoning Ordinance and the Town of Lisbon Subdivision Control Ordinance prior to commencing construction of any improvement, whether public or private, or site development or approval of the Final Plat, whichever is earlier.

Any conditional approval document shall not be read as providing any assurance or expectation that such variances or waivers will be granted, and shall not vest any right regarding the grant of such variances or waivers.

Informational: The County approval process includes, but is not limited to submitting the following.

- A completed Waukesha County Department of Parks and Land Use Subdivision Plat Submittal Form.
- A soil percolation test for each lot.
- A "Preliminary Storm Water Review Letter" from the Land Resources Division, in accordance with the Waukesha County Storm Water Management and Erosion Control Ordinance.
- Review of the Land Division Checklist.
- Subdivision Review Fee.

Should the County approve or conditionally approve the Preliminary Plat, the Applicant will then move to the next phase of the land development process with the Town, which is Final Plat approval subject to the conditions and requirements listed in the Town of Lisbon Land Division and Development Ordinance and other applicable agencies.

Example Wetland Preservation Restrictions:

1. Grading, filling, the removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval of the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.

3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.

4. The introduction of plant material not indigenous to the existing environment is prohibited.

5. Ponds may be permitted in the wetland area subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Ponds are prohibited in the 100-yr. floodplain, primary environmental corridor and isolated natural resource area.

6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

KUNKEL
engineering
group

107 Parallel Street
Beaver Dam, WI 53916
(920) 356-9447
fax: (920) 356-9454
kunkelengineering.com

July 24, 2019

Ms. Gina Gresch, Administrator
Town of Lisbon
W234 N8676 Woodside Road
Lisbon WI 53089

Re: The Preserve at Harvest Ridge – Preliminary Plat Review

Dear Gina,

Our office is in receipt of a Preliminary Plat Submittal package for "The Preserve at Harvest Ridge" development. The project is being developed by Neumann Developments Inc. with the surveying and engineering package prepared by TRIO Engineering LLC. The 106-acre property is currently owned by Bowen Global Investments Inc.

Documents evaluated in conjunction with the review of the Preliminary Plat include:

- Town of Lisbon Plan Commission Application
- Preliminary Plat of The Preserve at Harvest Ridge – Sealed by Grady L. Gosser
- Conceptual Site Plan – dated March 21, 2019
- General Development Plan & Specific Implementation Plan – GDP approved May 13, 2019
- Town of Lisbon Ordinance 09-19 Rezoning the property to R-1 Suburban Single – Family Residential District and Planned Unit Development Overlay District – Dated May 13, 2019

GENERAL

The proposed Preserve at Harvest Ridge development consists of 64 single- family lots and four (4) Outlots located on a 106-Acre property. The proposed development is bounded by Lisbon Road (CTH K) on the south, Ainsworth Road, on the north, a residential development identified as Walnut Grove, on the west, and agricultural lands along the eastern border.

The proposed development is being characterized as a "Conservation Subdivision" projecting smaller lots, a minimum of 30,000 SF, surrounded by 49-acres of open space within the four outlots. The outlots, in addition to providing open space, will also serve to protect delineated wetlands and provide for stormwater management via wet ponds and infiltration areas.

The parcel was rezoned from A-10 Agricultural District to R-1 Suburban Single-Family Residential District with a Planned Unit Development Overlay. The PUD Overlay will allow for lot sizes below the 1- acre minimum and reduce both the building setbacks and lot widths as required within the R-1 Zoning District. Access to the lots will be provided by a rural road network extending thru the development extending from both Lisbon Road and Ainsworth Road. In addition, Green Meadow Road will also be extended from the adjoining subdivision. The proposed roadways will be constructed within rights of way of a minimum width of 66-feet consistent with Town standards. The proposed lots range in size from 30,000 SF, the

minimum required, to a lot of 45,645 SF, being the largest. All lots are proposed to be served by wells and onsite septic systems to be constructed within the construction envelopes as reflected upon the preliminary plat. The developer has proposed a paved trail system throughout the subdivision overlain by a public access easement ,12-feet in width, to be dedicated to the Town via separate document (reference Development Summary note 15).

Specific items to note include:

1) Two landscape berms are reflected to be constructed along the entrance way entrance on Lisbon Road
2) Boulevard Road sections are proposed along both entrances to the subdivision along with tapers extending, in both directions, along both Lisbon Road and Ainsworth Roads.
3) The developer has restricted all lots from accessing either Lisbon and or Ainsworth Roads.
4) The developer has proposed to phase construction of the subdivision, beginning on the south, with the 1st phase compromising 26-lots.

CONCLUSIONS AND RECOMMENDATIONS

The proposed development, as reflected upon the preliminary plat, appears to meet the requirements as set forth within Town of Lisbon ordinances Chapters 11 and 12 titled Town of Lisbon Zoning Ordinance and Town of Lisbon Land Division and Development Ordinance in addition to the PUD requirements set forth within Ordinance 01-18. The property has been rezoned to R-1 Suburban Single-Family Residential District with a PUD Overlay in May of 2019. Therefore, based upon our review of the Preliminary Plat we recommend that same be conditionally approved by the Town of Lisbon subject to the following conditions:

1) That the preliminary plat be submitted to both Waukesha County, Department of Parks and Land Use, and the State of Wisconsin, Department of Administration for review.
2) That the changes, as outlined on the attached preliminary plat, review by Kunkel Engineering Group, be made.
3) That a Final Plat of the subdivision be prepared and submitted to the Town of Lisbon, with same being in substantial conformance with the approved preliminary plat.
4) That the developer submits both a stormwater management plan and report to the Town Engineer for review and approval.
5) That plans and specifications for the proposed development improvements be submitted to the Town Engineer for review and approval.
6) That a Development Agreement, as approved by the Town Attorney, be negotiated by the Town and the developer /owner. Moreover, a Stormwater Maintenance Agreement be executed ensuring that the facilities will be maintained in perpetuity.
7) Any other requirements as set forth by the Town of Lisbon.

Gina, this concludes our review of the preliminary plat submitted for The Preserve at Harvest Ridge. Should you have any questions relative to either this transmittal or the preliminary plat, please contact me at your convenience.

Sincerely,

Kunkel Engineering Group

Mitchell Leisses

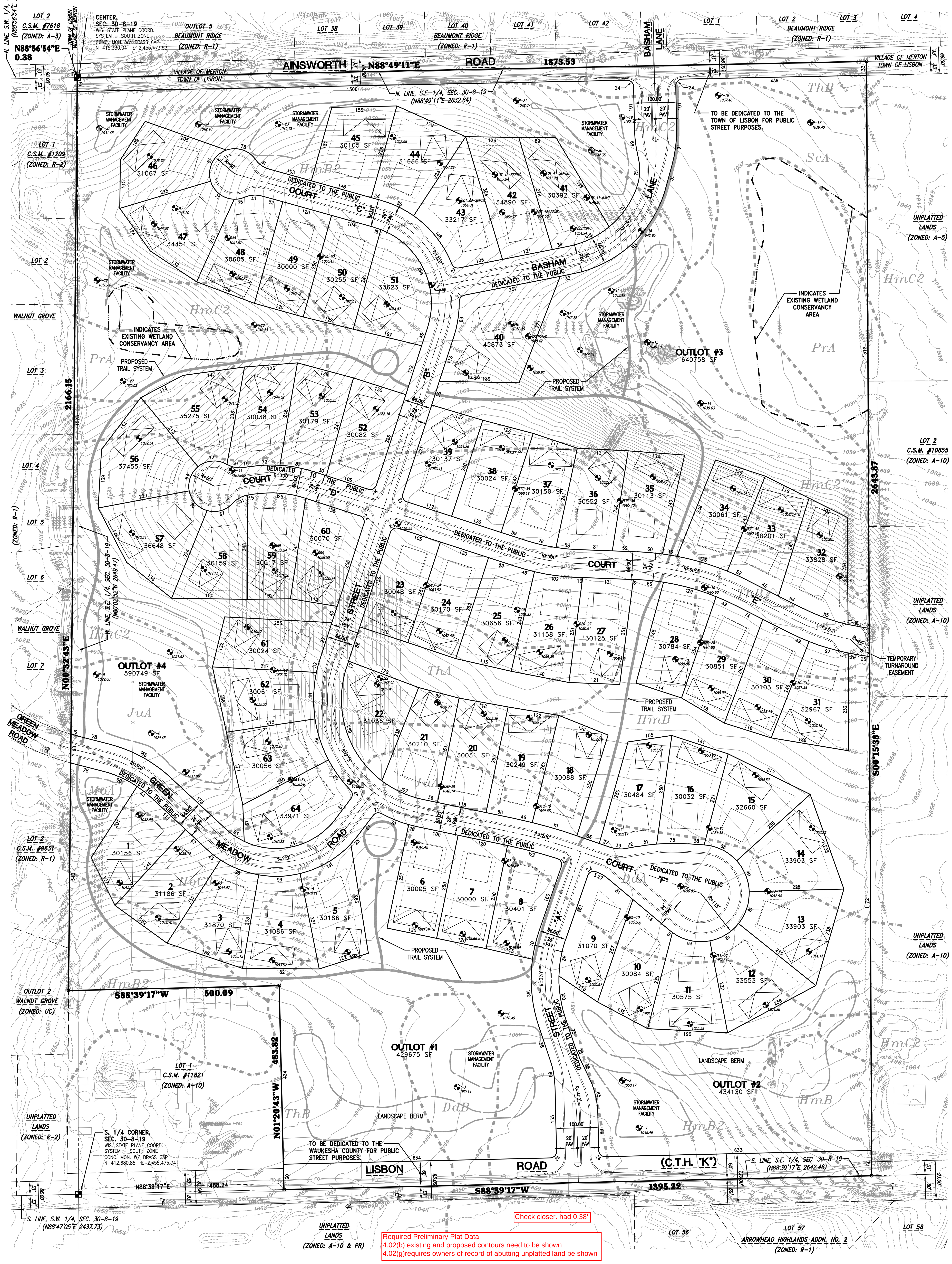
PRELIMINARY PLAT
OF
THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

WETLAND PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlots 3 and 4 of this Plat shall be subject to the following restrictions:

1. Grading, filling, and excavation shall be prohibited in said Conservancy Area, except as may be required for Nature Walking Trails.
2. Construction of structures within said Conservancy Area shall be prohibited.
3. Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the Town municipality weed control ordinance, except as may be required for Nature Walking Trails.
4. Introduction of plant material not indigenous to the existing environment of the Conservancy Area shall be prohibited in the Conservancy Area.
5. Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Conservancy Area.
6. No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".



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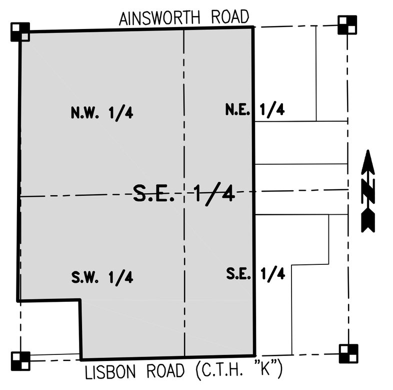
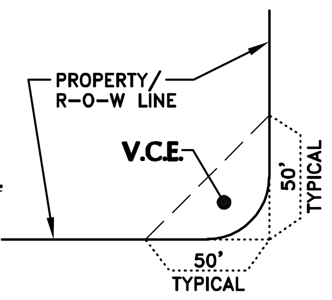


LOCALITY MAP:
NW 1/4, SEC. 30, T. 8 N., R. 19 E.
SCALE: 1"=1000'

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

LEGEND	
(symbol)	INDICATES SOIL BORING LOCATION
——ST——	INDICATES EXISTING STORM SEWER
— — — —	INDICATES PROPOSED STORM SEWER
----700----	INDICATES EXISTING CONTOUR
(symbol)	INDICATES INDICATES ONSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEM
(symbol)	INDICATES 60'X60' BUILDING PAD

VISION CORNER EASEMENT DETAIL



VISION CORNER EASEMENT: (V.C.E.)

Corner lots & outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

DEVELOPMENT SUMMARY:

1. Tax Key No. LSBT.0264.998.002
2. Subdivision contains approximately 109.3282 Acres.
3. Subdivision contains 64 Lots and 4 Outlots.
4. All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location.
5. All Wells shall be located within 50 ft. of the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
6. Public Roads to be paved with Asphalt with open road ditches and culverts.
7. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
8. Proposed Zoning = R-1 (PUD)
9. Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
10. Outlots 3 and 4 contain a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
11. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
12. Stormwater Management Facilities are located on Outlots 1, 2, 3 and 4 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
13. There shall be no direct vehicular ingress or egress to Ainsworth Road and Lisbon Road (C.T.H. "K") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.
14. Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4.
15. There shall be a 12' wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document and granted to the Town of Lisbon for public trail purposes.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon were digitized from a Wetland map provided by Stantec, Inc.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.E. 1/4 of Section 30, Town 8 North, Range 19 East, bears North 00°02'52" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Goedetic Vertical Datum of 1929. Topography shown herein is combination of a ground Survey performed by Trio Engineering, LLC and Waukesha County GIS digital files.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Village of Merton (Extra-Territorial Jurisdiction)

APPROVING AUTHORITY:

- Town of Lisbon
- Waukesha County, Department of Parks and Land Use

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting ordinance of the Town of Lisbon, Waukesha County and Chapter 236 of the Wisconsin State Statutes.

Date: 07-08-19

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

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PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION

DATE: JULY 8, 2019

JOB NUMBER: 19-007-953-01

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

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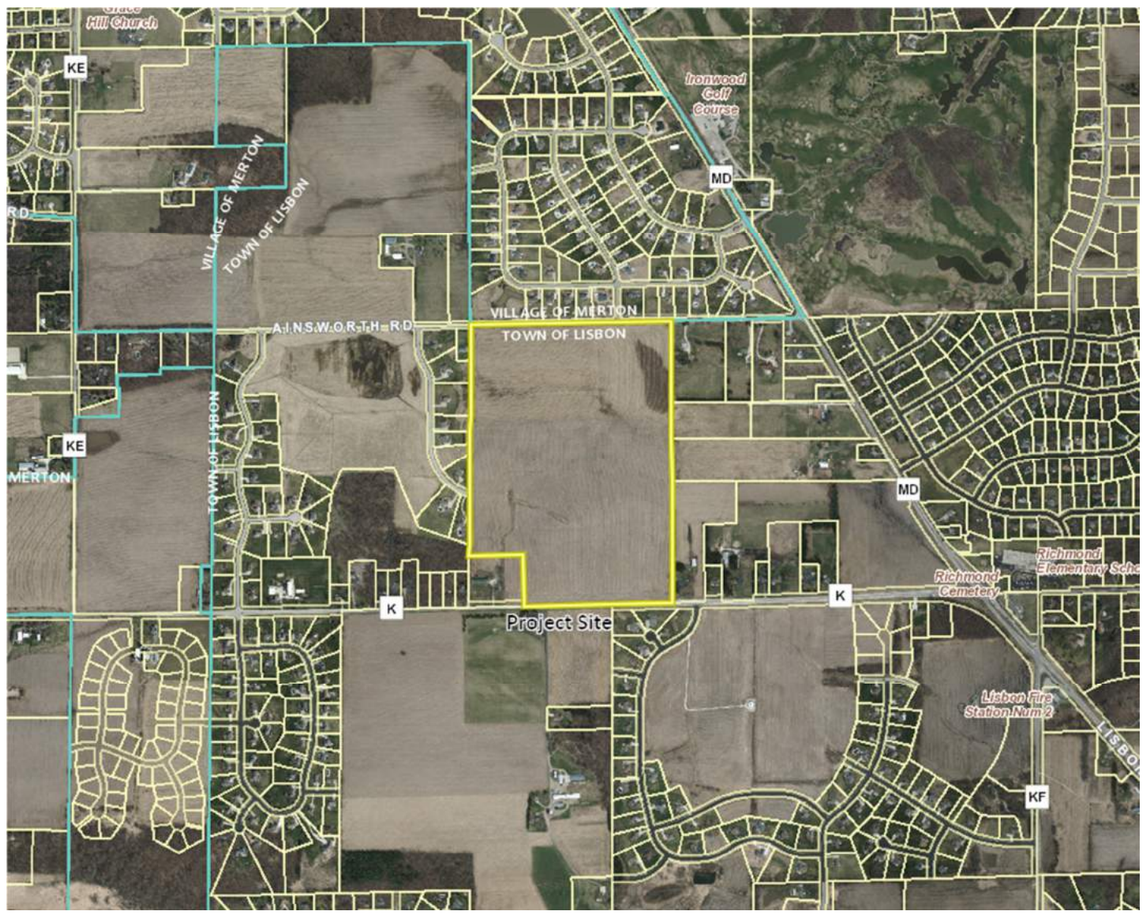
Item 5E.II – Attachments

The Preserve at Harvest Ridge

Town of Lisbon – Planned Development – General Development Plan & Specific Development Plan
Submitted March 14, 2019 – Revised April 11, 2019 – GDP approved May 13, 2019
Specific Development Plan – submitted July 11, 2019



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Proposed Site Plan.....C0.2
Preliminary Grading and Engineering C1.0
Storm water Management Plan.....Attached
Declaration of Protective Covenants.....Attached

Developer

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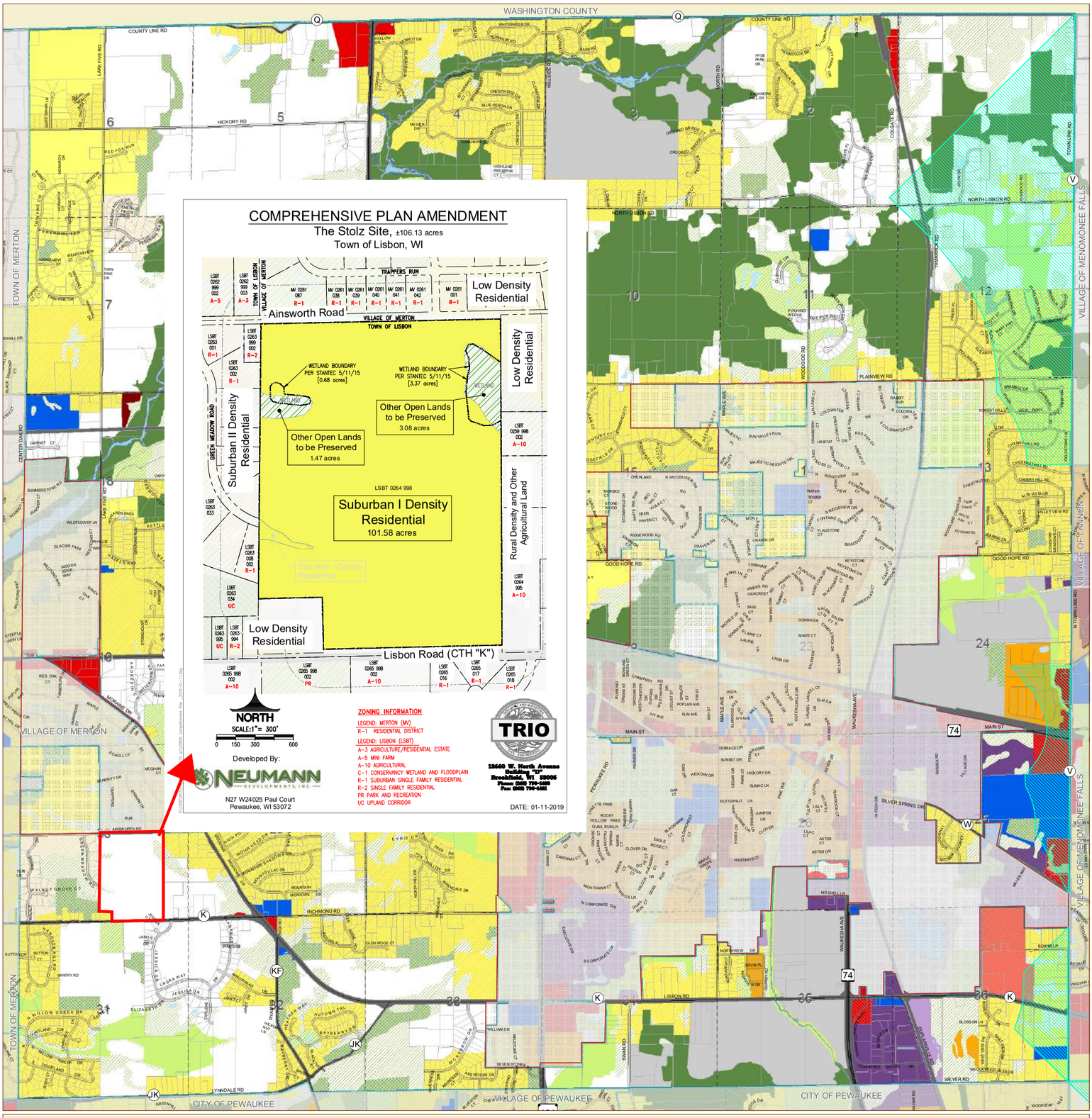


Recommended Land Use Plan for Town of Lisbon - 2035 (EXHIBIT B)

Land Use Plan Categories

- High Density Residential (Less than 6,000 square feet of area per dwelling unit)
- Medium Density Residential (6,000-19,999 square feet of area per dwelling unit)
- Low Density Residential (20,000 square feet to 1.4 acres of area per dwelling unit)
- Suburban I Density Residential (1.5 to 2.9 acres of area per dwelling unit)
- Suburban II Density Residential (3.0 to 4.9 acres of area per dwelling unit)
- Rural Density and Other Agricultural Land (5.0 to 34.9 acres of area per dwelling unit or equivalent density)
- Farmland Preservation (>35 acres of area per dwelling unit)
- Farmland Preservation w/ EC Overlay (>35 acres of area per dwelling unit)
- Other Open Lands to be Preserved
- Recreational
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Governmental & Institutional
- Commercial and Office Park
- Mixed Use
- Industrial
- Transportation, Communication & Utilities
- Highway and Railway Rights of Way
- Landfill
- Extractive
- Major Recreational Trails
- Boundary Agreement Areas
- Menomonee Falls Extra-Territorial Area

N

0 1,000 2,000 3,000 4,000 5,000 Feet

Local Plan Refinements

Special Use Districts

- Commercial Special Use
- Industrial Special Use
- Mixed Special Use

STH 164 Corridor Mixed Use Sewered Area

The area within this boundary, in accordance with the Boundary Agreement with the Village of Sussex, consists of approximately 511 acres and will be a mixed land use area with no more than 60 acres of commercial use; a residential density of no more than one house per .71 acres; and a total sewer capacity for the area of no more than 231,000 gallons per day. The actual configuration of the land uses within this area is contingent upon a neighborhood plan approved by the Town of Lisbon Plan Commission.

Environmental Corridor information from SEWRPC Environmental Corridor Inventory 2010 Prepared & Updated by the Waukesha County Department of Parks and Land Use April 2015.

See Waukesha County file zone file 1974 and Conditional Use File 4384 by Hey & Assoc Rezd dated 9/8/78. We approved C.U. boundaries and stream/wetlands. Based on these files and the Fixed study, quarrying is permitted in the areas shown have since been additionally designated as 100 yr floodplain on the FEMA mapping in 2008 and the 2008 flood study was not reflected in the 2010 mapping.

Town of Lisbon Zoning Map

Zoning Districts

- AD-10 Agricultural Density 10-Acre
- RD-5 Rural Residential Density 5-Acre
- A-10 Agricultural
- A-5 Mini-Farm
- A-3 Agricultural/Residential Estate
- R-1 Suburban Single Family Residential
- R-2 Single Family Residential
- R-3 Two Family Residential
- RM Multi-Family Residential
- B-1 Restricted Business
- B-2 Local Business
- B-3 General Business
- B-4 Community Business
- B-P Mixed Use Business Park/Light Industrial
- Q-1 Quarrying
- M-1 Limited Industrial
- M-2 General Industrial
- P-I Public and Institutional
- C-1 Conservancy Wetland
- UC Upland Corridor
- PR Park and Recreation

TOWN OF LISBON

*Conditional Rezones are labeled w/ File Number

Waukesha County Shoreland Jurisdictional Boundary

Private and Future Roads

Navigability Determination (File Number Labeled)

99:99 (Navigable)

99:99 (Not Navigable)

99:99 (See File for more info)

1 inch = 1,000 feet

0 500 1,000 2,000 Feet

Adopted by the Lisbon Town Board: January 25, 2010
Adopted by the Waukesha County Board of Supervisors: March 23, 2010
Prepared by the Waukesha County Dept. of Parks & Land Use: January 25, 2010
Comprehensive Revisions adopted by the Waukesha County Board of Supervisors: October 24, 2017
Effective Date: October 30, 2017
Updated by the Waukesha County Dept. of Parks & Land Use: January 2019

Recent Zoning Amendments

File Number	Section	Zoning Change	Adopted
ZT-841	17	Q-1 to A-2	3/22/88
ZT-913	4	A-2 to B-2	11/21/89
ZT-914	24	M-2 to A-2	11/21/89
ZT-1119	35	B-2 to Q-1	8/9/94
ZT-1244	36	A-3 to B-2	3/8/94
SZT-1311	35	Q-1 to B-3, M-2	2/23/99
SZT-1318	11	A-10, A-2 to A-2	4/13/99 *
ZT-1357(Extraterritorial)	35	Q-1 to M-2	9/12/00
SZT-1425	24	A-2 to M-2,C-1	11/13/01
ZT-1449	8	A-1 to Q-1	7/23/02
ZT-1548	35, 36	Q-1 to M-2	10/12/04
ZT-1625	4	A-2 to B-2	7/25/06*
SZT-1628	35	C-1 to Q-1/Q-1 to C-1	10/10/06*
ZT-1646	35, 36	Q-1 to M-2	6/26/07
ZT-1650	29	A-2 to C-1	10/23/07
SZT-1659	22	A-2 to C-1	11/13/07
ZT-1675	25	A-10 to M-2	7/22/08*
ZT-1681	34	A-2 to Q-1/C-1	2/24/09
ZT-1705	6	AD-10 to A-3	9/28/10*
ZT-1711	28	A-5 to A-3	2/22/11
RZ00019	25	A-3 to B-4	10/18/18

File Number	Section	Zoning Change	Adopted
ZT-1712	29, 30	A-10 to A-5	2/22/11
ZT-1714	19, 20	P-R to A-3	3/22/11
ZT-1715	20	P-R to R-1	3/22/11
ZT-1740	18	A-3 to R-1	10/23/12
ZT-1743	15	AD-10 to A-5	11/27/12
Map correction	3	R-3 to R-1	1/4/13
ZT-1742	16	A-5 to R-1	1/22/13
ZT-1747	10	A-10 to R-1	2/26/13
ZT-1754	33	A-5 to R-1	6/25/13
ZT-1758	19	B-2 to B-3	8/27/13
ZT-1659A	22	C-1 to RD-5	11/26/13
ZT-1778	11	A-10 to RD-5	7/22/14
ZT-1800	28	A-5 to R-2	11/25/14
ZT-1807	36	A-10 to R-2	5/26/15
ZT-1740A	18	R-1 to A-3	7/28/15
SZT-1822	35	A-10 to R-1, R-3	5/24/16
ZT-1840	19	B-2 to B-3	10/25/16
ZT-1701D	All	Comprehensive	10/24/17
ZT-1858	29	A-10 to R-1	11/28/17
Map correction	19	B-2 to B-3	12/7/2018

** Adopted Conditionally*

Current and Future Zoning for Certain Lands in Accordance with the Special Planning Districts

Certain lands generally along Townline Rd. between STH 74/Main St. and CTH VV/Silver Spring Dr. in the E 1/2 of Section 25 are designated as current or future B-4 and B-P zoned lands. B-4 is designated for the lands on the southwest corner of Townline Rd. and STH 74 northeast of the developed school district property. B-P is designated for the lands along CTH VV south of the developed school district property, and B-4 is designated for the lands on the northwest corner of Townline Rd. and CTH VV southeast of the developed school district property.

Certain lands north of CTH K/Lisbon Rd. in the East 1/2 of Section 36 are designated as future B-4 and B-P lands.

Certain lands on the southeast corner of CTH K and STH 164 in the S E 1/4 of Section 35 are designated as B-4 zoned lands.

Refer to Exhibits A-D in the Town of Lisbon Zoning Ordinance.

Planned Development Written Description

This Planned Development Submittal for The Preserve at Harvest Ridge project contains Specific Development Plan (SDP) features that are consistent with the previously approved General Development Plan (GDP). The Project Narrative below covers both GDP and SDP elements, noting which elements contain combined GDP and SDP information and which elements pertain only to the GDP or SDP. As a follow up submittal, the project has been designed for consistency between GDP and SDP elements. The GDP and SDP area cover the entire planned development area as shown.

Project Themes and Images (GDP & SDP)

The overall design and quality materials of the homes that will be built in The Preserve at Harvest Ridge will be consistent with the Declaration of Restrictive Covenants for The Preserve at Harvest Ridge and as summarized within the Site and Structure Design Code in this document.

Land Uses (GDP & SDP)

The land use with in the planned development area will be entirely single family residential, as shown on the GDP and SDP maps in this document and summarized in the chart below. The development also includes several storm water management out lots and preserved green space.

Residential Densities (GDP & SDP)

Data Summary Table
64 Lot Conservation Subdivision

Total Area = ± 106.13 acres (with full ROW dedication)	**PUD Proposed Standards**	**PUD Open Space Calculations:**
	Lot Size: 30,000 s.f. min.	Total PUD Area = 106.13 acres
	Lot Width: 110' minimum	
Density = 1.66 acres/lot	Proposed Setbacks:	Outlot Area* = 48.74 ac (45.9%)
	Public Road = 35'	- % Wetland = 4.05/48.74= 8.3%
Total Road Length = 6,850 l.f.	Side=20'	- % Stormwater = 5.4/48.74= 11.1%
[107 l.f. per lot]	Rear=20'	- % Upland = 39.29/44.5 = 80.6%
	Lisbon & Ainsworth Rd = 50'	[*Outlots 1, 2, 3 & 4]

Treatment of Natural Features (GDP & SDP)

The primary open space included in The Preserve at Harvest Ridge neighborhood is for storm water management with additional space provided for community amenities and recreational trails. The storm water management areas lie along the southern, western, and northern boundaries of the property with an emphasis in the northeast corner. The storm water management goals and objectives for the planned development area are detailed in the included storm water management report.

The project is subject to the Post-construction performance standards NR 151.121 through NR151.125. Town regulations state that the site must also adhere to the Waukesha County Storm water Management & Erosion Control Ordinance, Chapter 14, Article VIII.

The specific standards include:

For new development:

- Maintain or reduce peak flows for the 1-year, 2-year, 10-year and 100-year 24-hour storm events to the pre-development flows.
- Obtain an 80% reduction in Total Suspended Solids (TSS)
- Infiltrate at least 75 percent of the pre-development infiltration volume, based on average annual rainfall, while not exceeding more than 2 percent of the total area to infiltration (NR 151.124(b)).
- Safely pass the 100-year storm.

Design

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

Area A – Neighborhood Storm Water Improvement Area in the Northeast corner of the site.
Currently a depressional farm field that overflows north across Ainsworth Road via culvert (and road overtopping in extreme storm events), the storm water management in this area will be improved by:
• Creating an infiltration area north of the depressional wetland to increase storage volume in area and promote infiltration.
• The excavation and soil improvements associated with this will reduce the extent of seasonal ponding and flooding.
• Connect to and extend the existing Ainsworth Road cross culvert, maintaining an improved rate of low flow discharge to Beaumont Ridge.

Area B – Northeast Area, a pair of wet pond and infiltration basin areas situated outside of the Area A – Neighborhood Storm Water Improvement Area that manage runoff from the proposed development.
• The outlet structure will connect to the existing Ainsworth Road cross culvert.
• Discharge rates will be significantly reduced compared to existing condition.

Area C – Northwest Area, a wet pond and two connected infiltration basins that manage runoff for the area draining to the Ainsworth Road ditch.
• Infiltration basins will minimize the amount and extent of any discharge actually draining via outlet structure directly to Ainsworth Road.
• Discharge rates will be significantly reduced compared to existing condition.

Area D – Western Perimeter, an infiltration basin area and pretreatment dry pond that integrate with the existing wetland pocket to increase detention and infiltration volume in this area.
• Primary low flow discharge designed to interconnect with northwest infiltration basin in area C.
• Secondary discharge follows existing overflow route west through treeline on property line (via level spreader).
• Discharge rates will be significantly reduced compared to existing condition, improving drainage for adjacent lots along Green Meadow.

Area E – At the Green Meadow connection, an intentionally oversized infiltration basin that will reduce the peak discharge draining via outlet structure to the Green Meadow Road ditch. A large wet pond will provide a high level of pre-treatment.
• The excavation and native prairie landscaping in the bottom of the basin will promote enhanced infiltration.
• Discharge to Green Meadow Road will be reduced, improving the downstream drainage condition.
• Particular attention will be paid during site construction to minimize siltation in this area.

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

Relationship to Nearby Properties (GDP & SDP)

The planned development area is within a primarily rural portion of the Town of Lisbon. However, there is a development to the North called Beaumont Ridge which is largely built out. This property also lies within an area that was planned for future residential development as highlighted on the comprehensive land use plan. Lands immediately south are primarily agricultural. Lands west are residential, and lands east are existing single family residential.

Access to the site is from Hwy K/Lisbon Road to the south and Ainsworth Road to the North. Hwy K/Lisbon Rd provides reliable access to the surrounding areas. Green Meadow Road to the west will continue into the development.

It is proposed to serve the planned area with private sanitary and water service. Gas and Electric service currently exist adjacent to the property and will be extended throughout to serve the new properties.

All of these elements make the proposed residential development within the planned area well-suited to existing and planned development around the site.

General Relationship to Comprehensive Plan (GDP)

The Town of Lisbon's Comprehensive Land Use Plan 2035, shows this site as Rural Density. A Land Use Map Amendment is has been approved by the Town to reclassify the land as Suburban I Residential.

Statement of Rationale & Justification for PUD Zoning (GDP)

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.

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.

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.

Comparison to Existing Town Zoning (GDP)

The planned development area was previously zoned A-10 Agricultural. A change to entirely R-1 Residential through Ordinance 09-19 was approved by the Town Board at the May 13, 2019 meeting. A subsequent approval of Ordinance 11-19 on May 13, 2019 approved the use of a Planned Development Overlay for this property. As a result of the approval of these two ordinances, the details of the specific development requirements are proposed in this submittal.

Development Plan Maps

The following maps are included to illustrate proposed neighborhood development under this planned development:

- Land Use and Street Network: This GDP/SDP map illustrates the lot layout, street network, and open space. Note that cross sections for streets are included in a later document. Further Construction-level plans will be provided to the Town for review and approval prior to street construction of subsequent phases.
- Existing Site Topography. The preliminary plat submittal includes existing contours
- Preliminary Utilities. The Preliminary Plat includes soil data to be used for private on site sanitary system design. Details on storm water utilities and sanitary systems will be provided as part of construction-level plans in subsequent phases.

Signage & Lighting Plan (GDP & SDP)

Neighborhood Signage conforming to the Town's code will be submitted for Town approval in the future. It is likely that a neighborhood sign will be placed on the Homeowner's Association out lot shown on the GDP/SDP map.

Street signage and lighting will be installed in coordination with the Town of Lisbon and accordance with town ordinances. Individual lamp posts with dusk till dawn control are being proposed as part of the declaration of restrictive covenants.

Concept Development Phasing Plan

(GDP & SDP)

Phasing is anticipated from South to North on the site with the initial Phase 1 being constructed in 2019 entering from Lisbon Road and including the southeastern cul-de-sac, connection to Green Meadow Road and extending up to Outlot 4 and lot 60. North of this Phase we anticipate an additional phase to include the remaining lots. Note that actual implementation of phasing will depend upon market conditions at the time, and the phase boundaries and number of phases may be adjusted accordingly without amendment to this document.

Anticipated Organizational Structure (SDP)

The Developer will record a Declaration of Covenants, Restrictions, and Conditions for The Preserve at Harvest Ridge neighborhood. The Declaration will address architectural controls, lot regulations, management/maintenance of common neighborhood elements, the formation/composition of a Homeowner's Association, procedures for Association review/approval of building plans, and the role of the Developer during build out of the neighborhood. Should there be any conflicts between the Declaration and the planned development document, the more restrictive provision shall govern.

Mailboxes will be placed in accordance with USPS regulations. It is anticipated the USPS will require cluster box units.

Standard Street Cross-Sections (SDP)

The standard street cross section will be shown on the construction level plans and will be used for all public street construction, and at a minimum will match the Town of Lisbon requirement and be approved by the Town Engineer. A pedestrian trail will loop through the out lots of the neighborhood as shown on the plans. The neighborhood association or adjacent homeowners will be responsible for maintaining the out lots.

General Lot Provisions (SDP)

The general purposes of these regulations are: to help ensure that the lots will become and remain an attractive community; to preserve and maintain the natural beauty of the lots; to ensure the most appropriate development and improvement of each lot, including construction of attractive and harmonious residential structures; and to ensure the highest and best residential development of the lots.

These regulations are general in nature and apply to all single family lots. Developer intends to develop the Subdivision in phases, and may record additional Covenants that are specific to each phase of lots prior to the sale of lots. All owners are subject to the zoning provisions of this document and any recorded Covenants, and area given notice that their ability to use t heir privately owned property is limited thereby and the Developer may add, delete, modify, create exceptions to, or amend the Covenants. Each owner, by acceptance of a deed for a lot, acknowledges and agrees for himself or herself, and for his or her heirs, representatives, successors, and assigns, that the use, enjoyment and marketability of his or her lot can be affected by the zoning, Covenants, and future development within the Subdivision. Items #1 through #3 below are not considered planned development standards, but are included to illustrate how the covenants and restrictions will be written to ensure a high-quality neighborhood.

1. Vehicles.

   No outdoor parking of vehicles shall be permitted on the Lots for more than twenty-four (24) consecutive hours, without the express prior consent of the Board. No person shall occupy, park or otherwise use a vehicle so as to block access to a Lot.

Storage or parking of trailers, campers, camping trucks, boats or other marine craft, horse or boat trailers, motorcycles, mopeds, motorized bicycles, vehicles licensed as recreational vehicles or commercial vehicles, snowmobiles, all-terrain vehicles, inoperative or unlicensed vehicles or the like shall not be permitted on a Lot, except (i) in a garage, (ii) in the case of recreational vehicles, commercial vehicles, campers, trailers, and boats, outside of a garage for no longer than one twenty-four (24) hours in a one week period; or (iii) outside parking on a case-by-case basis as approved by the ACC.

2. Appearance.

   Each Owner shall be responsible for maintaining the lot and all structures located thereon in a neat appearance at all times. This covenant shall apply to all lots from the date of purchase, regardless of whether a building has been or is in the process of construction.

3. Activities.

   No use or practice shall be allowed in the Subdivision or the Common Areas which is immoral, improper or offensive in the opinion of the Board or which is in violation of the Documents. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

Site and Structure Design Code (SDP)

The following are requirements for all single family structures in the The Preserve at Harvest Ridge neighborhood unless otherwise specified. The Town will enforce sections 1 and 2 as part of this planned development, and the remaining items will be enforced through the Covenants and Restrictions for the home lots:

1. **Setbacks.** The following are minimum setbacks for all single family structures.
   a. Public Road: 35'
   b. Side: 20'
   c. Rear: 20'
   d. Lisbon & Ainsworth Rd: 50'

2. **Lot Size and Width.** The minimum lot size shall be 30,000 square feet, and the minimum lot width shall be 110 feet

3. **Minimum / Maximum Home Size Requirements**. Only one single-family home not to exceed two stories in height may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

Home Type:	Minimum Size:
One story	2,000 square feet
More than one story	2,200 square feet

   For purposes hereof, "more than one story" includes homes referred to as one and a half story, two-story, split level or bi-level. The type of home and the number of square feet shall be determined on a uniform basis by the Architectural Control Committee (ACC) and shall not include basement, attic, garage, porch or patio areas in the computation.

4. **Garages**. Each residence shall have a garage for not less than two cars attached to the residence containing a minimum of 500 square feet. Garage Doors are required to be on the side of the building where possible. Canted garages at an angle to the dwelling of not more than 135° shall be permitted. Front entry garages may be approved by the ACC, however all garage doors facing the street shall be decorative garage doors (raised panels shall not be considered decorative) with either glass inserts or have architectural design such as carriage style or similar.

5. **Driveways.** All drives shall be asphalt or concrete or some other hard surface as approved by the ACC and shall be installed no later than twelve (12) months from occupancy. No permanent gravel drive will be permitted.

6. **Curbing & Roadways**. Lot Owner shall be responsible for repairing and/or replacing any curbing damaged during construction of the home. Damaged curbing shall be removed and replaced per municipal requirements as part of the driveway installation if allowed by the Municipality. The Developer is responsible for placing the surface course of asphalt on the public roadways; the Lot Owner is hereby notified that is may occur after the structure is built on the Lot. Prior to installing the surface course of paving, the Municipality will inspect the roadways and curbing, if the Developer is notified by the Municipality that curbing needs replacement, the owner of the Lot shall be responsible for costs associated with the replacement of the damaged curbing.

7. **Exterior Siding**. Natural Materials shall be used for the exterior siding of the Buildings; provided, however, that fascia and soffit may be aluminum. Window and door wraps shall be at least four inch (4") nominal in width and used on all locations except on windows with shutters. All corners shall be six inch (6") trim boards. Front Elevation should contain at least one prominent architectural feature such as a front porch or a minimum of 20% stone or brick accent material. If masonry is used on the exterior walls, it should whenever possible, terminate only at an inside corner. In the event it is not possible to terminate the masonry material at an inside corner, the material must then terminate at a corner board that is at least four (4) inches in width. Side elevations of homes shall require a minimum of two (2) architectural elements for each ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements shall include any window, door, closed shutter (false window), fypon, horizontal trim, or break in elevation or foundation.

   The ACC shall be acting reasonably if it disapproves the Drawings, or any portion thereof, for a home because such home would be similar in appearance, or color, to other homes in close proximity, as determined by the ACC.

8. **Roof**. A residence shall have a roof made of dimensional shingles, or better, with a minimum pitch ratio of 8:12, 10:12 for front facing gables, or such other pitch as is specifically approved by the ACC. "3-tab" shingles shall not be allowed.

9. **Grading**. No soil shall be removed from any Lot nor may excess soil stored on any Lot (except for prompt use for backfilling, finish grading or landscaping) unless in either case

contemplated by the approved Drawings. Even if so approved, the final grades (sometimes called a "finish grade" or "master grade") of a Lot must conform to grading plans approved by the Municipality. The ACC shall be acting reasonably if it requires that, on Lots with significant grades as determined by the ACC, portions of basement walls be exposed to allow for a more natural transition between homes. Any such exposed basement or foundation walls shall be covered with suitable material consistent with the overall architecture of the home.

10. **Pools**. Only in-ground pools may be installed on a Lot (above-ground pools are not allowed) and only with approval of the ACC, which approval shall not be construed as a review of conformance to the Municipal or other regulatory bodies' requirements. Pools shall be completely enclosed by a wall or fence of a minimum of four foot (4') elevation, with a self-closing or self-latching gate or door (at the top of such gate or door) with at least four feet (4') clearance between the fence and the pool. Owner is responsible to insure conformance to applicable Municipal and State of Wisconsin codes and ordinances to insure conformance to size, setbacks and any other requirements.

    Pool houses may be permitted by the ACC, provided that the following requirements have been satisfied.
    a. The maximum square footage shall not exceed 200 square feet.
    b. Door openings and all overhead doors shall not exceed 9' in height.
    c. Color, design, and building materials shall be consistent with existing home on the lot.
    d. Underground electric shall be required
    e. Site location, landscape plans, construction plans and survey must be approved by the ACC prior to construction of the same.
    f. Building must be located within setback lines.

11. **Mailboxes**. The term "mailbox" shall mean the post and mailbox combination. Unless the U.S. Postal Service (the "USPS") requires CBUs in the Subdivision, the ACC shall select a standard mailbox for the Subdivision. The Developer will provide each Lot owner a layout for placement of the mailboxes in the Subdivision in locations as determined by the USPS. If any mailbox is damaged, destroyed, stolen, or any other adverse effected, the Owner shall be solely responsible to repair the defect in a timely manner and at the Owner's expense. Each Owner is responsible to conform to USPS installation requirement. The ACC shall re-select the mailbox if the selected item is determined to no longer be available.

12. **CBUs**. The term "CBU" shall mean the Cluster Box Unit installed along the roadway or in a Common Area serving the postal needs of each home. Unless the USPS allows mailboxes in the Subdivision, the Developer shall direct the HOA to install CBUs in locations as approved by the USPS. The Developer will provide each Lot owner a layout for placement of the mailboxes in the Subdivision in locations as determined USPS. If any CBU is damaged, destroyed, stolen, or any other adverse effected, the HOA shall be responsible, on behalf of the Lot Owners, to repair the defect in a timely manner and at the HOA's expense. The HOA shall issue a single key for a box to a Lot Owner at the INITIAL occupancy of each home and the HOA shall retain the spare master key for each box. If a key is lost, not transferred when the home is sold, the HOA shall make a copy of the key and charge the Owner the then-current rate as determined by the HOA.

13. **Lamppost**. The term "lamppost" shall mean the post and lantern combination including lamps and other devices. The ACC shall select a standard lamppost for the Subdivision. The lamppost shall be purchased and installed by Owner, or Owner's contractor, and shall be operational before occupancy. The lamppost must be located in the front yard, generally ten feet (10') from the edge of the driveway and no more than fifteen feet (15') from the front of the house or sidewalk, on the front door side of the driveway. Each lamppost shall be fitted with a photocell that automatically energizes the lamps at dusk and de-energized the lamps at dawn. Owner shall maintain the lamppost in operational condition and shall not tamper with such lantern controls. The ACC shall re-select the lamppost if the selected item is determined to no longer be available.

14. **Installation; Maintenance**. Each Owner shall maintain its mailbox (if required) and lamppost in good condition and working order. If an Owner does not install or maintain the mailbox or lamppost, the Association may install, repair, replace, or maintain the same as deemed necessary by the Association and charge Owner for such amount plus a fee for services rendered as determined by Association. Without limiting the authority of the Association, the costs of enforcing the covenants in this subsection may be assessed to an offending Owner or other method as set forth in Article 4. The HOA shall maintain the CBUs and retain a master keys for each unit.

15. **Installation by Developer**. If Developer, in its discretion, installs any mailbox or mailbox post, or performs or pays for any other matter required herein on behalf of any Owner, it shall not be deemed a waiver of any of the requirements herein as to any other Lot or Owner and shall not obligate Developer to perform the same action on any other Lot, for any other Owner, or on any subsequent occasion.

16. **Utilities**. All utilities servicing the Lot shall be installed underground.

17. **Alternative Energy**. No solar collectors, wind turbines, or other exterior energy producing devices shall be erected or installed unless approved by the ACC.

18. **Dog Kennels**. Dog kennels shall not be allowed on any Lot even one would otherwise be permitted by Municipal ordinance or code.

19. **Play Equipment**. If an Owner chooses to install a play set of any size, whether temporary or permanent, said playground equipment must be approved in advance by the ACC and conform to Municipal codes and ordinances. Play equipment shall be located a minimum of ten feet (10') away from any property lines.

20. **Master Grading Plan**. Developer has established a master surface drainage plan consistent with the master grading plan

on file with the Municipality (the "Master Grading Plan") designating the manner in which each Lot shall drain in relation to all other Lots. Compliance of all grading and construction work to the Master Grading Plan is important to the effective drainage of all Lots and affects the value of all Lots. Within sixty (60) days after substantial completion of a dwelling on any Lot, the Owner shall grade the Lot to conform to the Master Grading Plan. Each Owner will take such action as is reasonably necessary to maintain the grading and landscaping of the Owner's Lot in accordance with the Master Grading Plan, and shall refrain from taking actions which would cause the grading or landscaping to not conform to the Master Grading Plan without Municipal and ACC approval. Developer and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance, correction of any drainage condition, and the Owner shall be responsible for the cost thereof. Despite Developer's efforts to prepare a Master Grading Plan which will achieve the effective and efficient drainage of storm water from and within the Subdivision, Developer does not warrant or represent that the Master Grading Plan will achieve any particular effect. Building envelopes are shown on the Plat. Any deviations to the Master Grading Plan shall require review and approval by the Municipal Engineer prior to the issuance of the building permit.

21. **Plantings**. Each Lot with a home in the Subdivision must plant and maintain a minimum of two (2) – 2.5" caliper trees and one (1) – 2" caliper ornamental tree located in the front yard. Additionally, there must be a minimum of twelve (12) foundation plantings and mulched bed along the front foundation wall.

22. **Vegetative Cover**. Each individual Lot Owner shall be responsible for installing and maintaining vegetative cover (a lawn or landscaping) on all exposed soil on their Lot to prevent erosion of the soil into unwanted locations. This vegetative cover must be installed within one hundred twenty (120) days of obtaining occupancy of the home or, in the case of winter occupancy as outlined below. Note that other materials are allowable around the foundation and paved surfaces including, but not limited to gravel, mulch, brick or any other material that will reduce erosion and permanently stabilize the disturbed areas of soil. If the Owner of any Lot, after reasonable written notice from the Association, fails or refuses to install vegetative cover as described herein, or maintain it as required above, the Association, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with Municipal codes or ordinances, or the Wisconsin State Statutes. This restriction for vegetative cover does not apply during the winter months when growing conditions will not allow the establishment of vegetation cover. In such an event the Owner shall be required to establish vegetative cover within one hundred twenty (120) days of proper growing conditions which is anticipated to be from mid-April to mid-October.

23. **Irrigation**. Irrigation systems for lawns and planting beds, if installed, shall utilize irrigation controllers and components that conform to the Environmental Protection Agency's "WaterSense" criteria. If such criteria are no longer available, the ACC may substitute a different standard. Controllers shall be TORO Evolution Series equipped with a precision soil sensor and rain sensor, as minimum components. Controllers and equipment shall be installed, programmed and maintained according to manufacturer's recommendations. If the model of controller specified above is, in the opinion of the ACC, no longer readily available or available at reasonable cost, the ACC may choose a different controller from time to time as the standard. The ACC may also permit use of other products from other manufacturers, with similar features, as "or equal" products.

24. **Municipal Codes and Ordinances**. All items in this SDP shall be subject to Municipal codes and ordinances, as may be modified from time to time.

Composition and Authority of the Architectural Control Committee (GDP)

1. **Architectural Control Committee**. So long as Developer has title to any Lot subject to this Declaration, including the Expansion Area, the ACC shall consist of three (3) members appointed in writing by Developer. The Developer appointed members are not required to be Lot Owners in the Subdivision. All members of the ACC shall serve at the pleasure of the Developer. The Developer shall surrender the selection of the members of the ACC upon the earlier of: (a) thirty (30) days from Developer's conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration, to an Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) ten (10) years from the date of this Declaration; or (c) Developer's election to waive its rights to control the ACC. Upon Developer's surrender of the ACC as provided above, the members of the ACC shall be elected by the Board, provided, however, that if selected by the Board, a representative of Developer may serve on the ACC. Notwithstanding the election of the new members of the ACC, the approval of Drawings for the initial construction of a home on a Lot shall not be effective without the express prior consent of the Developer; approval of Drawings for other matters will not require Developer's approval. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

2. **No Development without Prior Approval**. Not less than ten (10) days prior to each time any of the following is proposed to occur:
    a. commencement of construction of any Building or other improvements or alteration on any Lot; or
    b. the reconstruction of any Building or other improvements on any portion or portions of such property following a casualty loss thereto; or
    c. the demolition of any Building or other improvements on any portion or portions of such property; or

d. the initial painting, or subsequent decoration or alteration of the exterior of any Building or other improvement on such property; or
e. the installation of items such as, but not limited to, solar panels, wind-driven energy devices, awnings, enclosure, hot tub, deck, swimming pool, mailboxes, fences, berms or other features on any such property;

the Owner(s) of such property shall submit to the ACC for consideration as described below three (3) copies of written information, which shall include a survey of such property prepared by a licensed surveyor or the equivalent, as approved by the ACC for the particular submission, ("Drawings") showing:

i. the location, size, elevations and type of Building(s) and other improvements, including, but not limited to, homes, garages and fences or other matters proposed to be erected or reconstructed on such property,
ii. detailed plans and specifications for construction or reconstruction, including building material, type and color, and plans to screen the demolition, construction or reconstruction from view,
iii. the proposed landscaping, including any fences or walls, and
iv. the proposed location and specifications for utilities servicing such improvements.

The Drawings shall be submitted in 11x17 format and reflect the proposals in (i) through (iv) above, which are appropriate to be shown on the survey. Any of the actions described in clauses (a) through (e) above may be taken (subject to Section 3 below) on or after the date on which the ACC approves or does not object or is deemed to have done so as provided in Section 3 below, unless such time periods are waived by the ACC in its sole discretion where the ACC believes that such earlier commencement is consistent with the purposes of this Declaration. No action described in paragraphs (a) through (e) above shall take place without the approval by the ACC of the Drawings for such action, except if the action is the repair or replacement of previously approved exterior features with features that are identical or if the action is the repainting of an exterior surface with paint of the same color.

The Municipality may also require permits prior to proceeding with the development activities for the items listed above.

3. **Standards and Procedural Matters of Consideration**. The ACC shall not unreasonably refuse to consider submitted Drawings provided that any fees imposed for review have been paid. In considering any Drawings, the ACC shall consider, among other factors, whether all of the improvements and the lighting, exterior finishes (such as materials, decorations, and paint color), landscaping, the placement and protection of trees and such other matters proposed in such Drawings comply with the terms of this Declaration and the Municipality's ordinances and otherwise are, in the ACC's sole opinion, in keeping with and do not detract from the harmony of the external design of, or depreciate any portion of the Property, whether then undeveloped, developed or in the process of development, even if the Drawings otherwise do not breach any other standard set forth in this Declaration. The ACC may approve Drawings (absolutely or conditionally), may object to Drawings (absolutely or conditionally), or may state that it has no objection to Drawings (absolutely or conditionally). Approval must be express and in writing. The failure of the ACC to approve, object to, or acquiesce conditionally as provided above within thirty (30) business days after submittal of the complete Drawings and payment of any review fees shall be deemed to be the ACC's acceptance of the Drawings as submitted. If the ACC objects to Drawings in whole or in part for any reason, the submitting Owner shall thereafter resubmit Drawings to the ACC with such revisions as are required. Each time an Owner so submits the Drawings, the ACC shall have the right to approve, acquiesce conditionally or object to the Drawings as described above in the time periods as measured from the last submittal. Following the ACC's approval of the Drawings, the improvements described therein shall be developed strictly in accordance with the approved Drawings and requirements. If the approved improvements are not completed within one (1) year of their initial approval, then such approval shall be deemed withdrawn and the same or different Drawings required to be submitted or resubmitted, as the case may be; provided that the ACC may, in its discretion, extend such period by up to an additional six (6) months if it reasonably determines that delay has been primarily caused by factors outside of the control of the Owner; and provided further that the initial driveway need not be completed until the time period specified.

4. **Prior Approval for Changes**. If after the completion of the improvements to an affected Lot, the Owner thereof desires to construct any additional improvements or to substantially alter the then existing improvements or the grade of the affected Lot, the Owner shall comply with the provisions of Section 2.1.2 above. A proposed alteration will be deemed substantial if it affects the grade of the affected Lot or the location or exterior appearance of the approved improvements.

5. **Procedures and Budget**. The ACC may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Board. The costs of operating the ACC shall be assessed by the Association as common expenses, except as permitted below. The ACC may, but need not, require the payment of a review fee in connection with the submittal of any Drawings pursuant to a written policy. The ACC may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to the applicant. The members of the ACC shall not draw any compensation for serving thereon, but may be reimbursed for expenses incurred in performing their duties. All funds relating to the ACC shall be handled by the treasurer of the Association.

6. **Separate Municipal Approval**. Matters which require approval of the ACC may also require the approval of the Municipality. Obtaining approval from the ACC and from the Municipality is the sole responsibility of the Owner desiring approval. Approval of Drawings by the ACC shall not be deemed approval by the Municipality, and approval by the Municipality shall not be deemed approval by the ACC. ACC interpretations of Municipal ordinances are not binding on the Municipality.

7. **Uniformity Standards**. Certain standards of architectural control are set forth below. The ACC may adopt additional written standards of uniformity, setback, grading, landscaping,

basements, roofing, or exterior, whether generally or for certain types of improvements. The ACC may enforce any standard even if it has, expressly or by acquiescence, permitted previous deviations from such standard.

8. **Indemnification**. Each member or former member of the ACC, together with the personal representatives and heirs of each such person, shall be indemnified, defended, and held harmless by the Association from and against any and all claims, actions, suits, proceedings (including criminal proceedings), losses, costs, damages and expenses, including, without limitation, reasonable attorneys' fees and costs, asserted against, incurred by, imposed in connection with, related to, or resulting from service as a member of the ACC, except as to matters resulting in a final determination of negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liability, loss, damage, cost and expense incurred or suffered by the Association in connection with this indemnification shall be a common expense. Nothing in this subsection shall be deemed an indemnification of such person with respect to such person's status as an Owner, Occupant or otherwise.

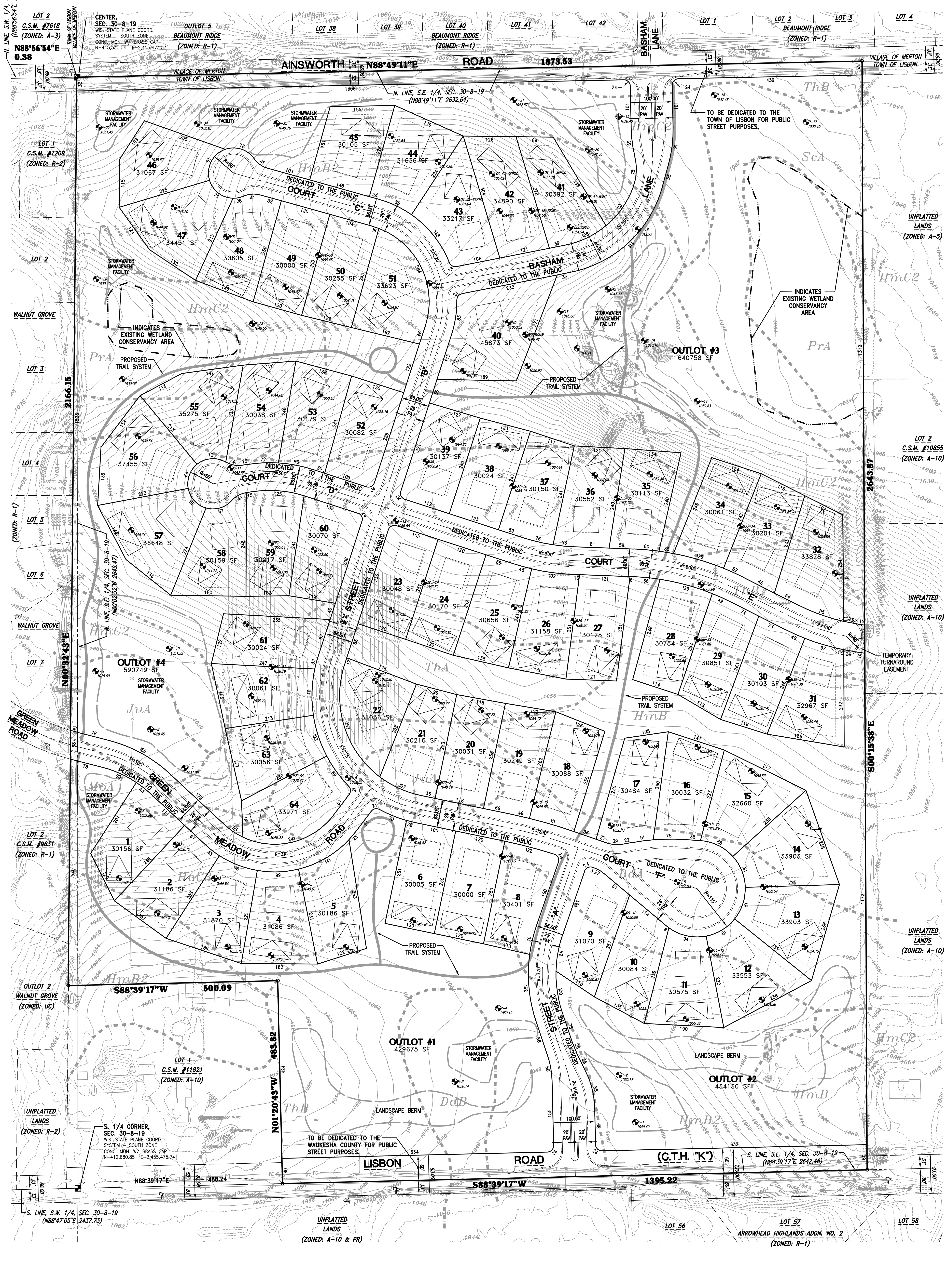
PRELIMINARY PLAT
OF
THE PRESERVE AT HARVEST RIDGE

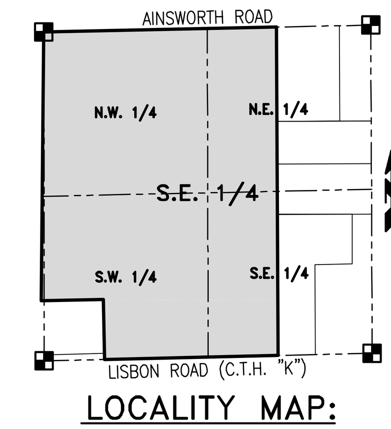
BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

WETLAND PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlots 3 and 4 of this Plat shall be subject to the following restrictions:

1. Grading, filling, and excavation shall be prohibited in said Conservancy Area, except as may be required for Nature Walking Trails.
2. Construction of structures within said Conservancy Area shall be prohibited.
3. Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the Town municipality weed control ordinance, except as may be required for Nature Walking Trails.
4. Introduction of plant material not indigenous to the existing environment of the Conservancy Area shall be prohibited in the Conservancy Area.
5. Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Conservancy Area.
6. No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".





LOCALITY MAP:
NW 1/4, SEC. 30, T. 8 N., R. 19 E.
SCALE: 1"=1000'

4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

DEVELOPER:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

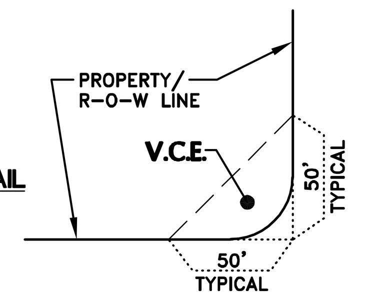
Data Summary Table

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

LEGEND

(symbol)	INDICATES SOIL BORING LOCATION
—— ST ——	INDICATES EXISTING STORM SEWER
— — — —	INDICATES PROPOSED STORM SEWER
------700------	INDICATES EXISTING CONTOUR
(symbol)	INDICATES INDICATES ONSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEM
(symbol)	INDICATES 60'X60' BUILDING PAD

VISION CORNER EASEMENT DETAIL



VISION CORNER EASEMENT: (V.C.E.)

Corner lots & outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

DEVELOPMENT SUMMARY:

1. Tax Key No. LSBT.0264.998.002
2. Subdivision contains approximately 109.3282 Acres.
3. Subdivision contains 64 Lots and 4 Outlots.
4. All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location.
5. All Wells shall be located within 50 ft. of the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
6. Public Roads to be paved with Asphalt with open road ditches and culverts.
7. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
8. Proposed Zoning = R-1 (PUD)
9. Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
10. Outlots 3 and 4 contain a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
11. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
12. Stormwater Management Facilities are located on Outlots 1, 2, 3 and 4 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
13. There shall be no direct vehicular ingress or egress to Ainsworth Road and Lisbon Road (C.T.H. "K") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.
14. Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4.
15. There shall be a 12' wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document and granted to the Town of Lisbon for public trail purposes.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon were digitized from a Wetland map provided by Stantec, Inc.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.E. 1/4 of Section 30, Town 8 North, Range 19 East, bears North 00°02'52" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Goedetic Vertical Datum of 1929. Topography shown herein is combination of a ground Survey performed by Trio Engineering, LLC and Waukesha County GIS digital files.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Village of Merton (Extra-Territorial Jurisdiction)

APPROVING AUTHORITY:

- Town of Lisbon
- Waukesha County, Department of Parks and Land Use

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting ordinance of the Town of Lisbon, Waukesha County and Chapter 236 of the Wisconsin State Statutes.

Date: 07-08-19

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

PROJECT:
THE PRESERVE AT HARVEST RIDGE
SINGLE FAMILY CONSERVATION SUBDIVISION
TOWN OF LISBON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION

DATE: JULY 8, 2019

JOB NUMBER: 19-007-953-01

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

H:\C900\953\19007-01\SURVEY\PLATS\150PRP01.DWG

vierbicher
planners | engineers | advisors

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

STAFF REPORT:
Review of Specific Development Plan

To: Chairperson Osterman
Town Plan Commission Members
Gina Gresch, Town Administrator

From: Daniel J. Lindstrom, AICP, Town Planner
Aaron Prichard, Planning Consultant

Subject: Preserve at Harvest Ridge Subdivision GDP-SDP

Date: **August 8, 2019**

The above-referenced GDP-SDP was received in our office for review on behalf of the Town of Lisbon. The proposed lots are situated north of Lisbon Road, south of Ainsworth Road, and east of Green Meadow Road. The site lies immediately south of the corporate boundary with the Village of Merton. The GDP-SDP is being proposed by Neumann Developments, Inc. The land's existing zoning designation is R-1 Suburban Single Family Residential with a PUD overlay, and was rezoned from A-10 on May 13, 2019.

We have completed our review of the following documents for the GDP-SDP of the Preserve at Harvest Ridge Subdivision:

- General Development Plan and Specific Development Plan, received March 14, 2019
- Storm Water Management Narrative, received March 21, 2019

Basis of Approval of Specific Development Plan Petition

a) The Town Plan Commission makes its recommendation to the Town Board, and the Town Board in making its decision on the Planned Unit Development – Specific Development Plan shall consider:

   i) That the petitioners for the proposed Planned Development Overlay District have indicated they intend to begin the physical development of the PUD within 12 months following approval of the petition and the development will be carried out according to a reasonable construction schedule satisfactory to the Town.

   ii) Whether the proposed Planned Unit Development is consistent in all respects with the purpose and intent of this Section and to the purpose and intent of this Ordinance.

   iii) Whether the proposal is in conformity with the Town of Lisbon Land Use Plan/Comprehensive Development Plan or adopted components or amendments thereof.

   iv) Whether the proposal would be contrary to the general welfare and economic prosperity of the Town or of the immediate neighborhood.

   v) That the benefits and design of the resultant development justifies the establishment of a Planned Unit Development.

b) The Town Board shall not grant approval or conditional approval unless it has found, based on documentation that supports, the following:

   i) The proposed site shall be provided with adequate water from either a private onsite well or public water utility, sanitary facilities, and drainage facilities for surface water and storm water.

   ii) The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.

   iii) No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, schools, street maintenance, and maintenance of public areas by the proposed development.

   iv) The streets, sidewalks, driveways, paths, and trails on the site of the proposed development shall be adequate to serve the residents of the proposed development and the public, where made available to the general public, and shall meet the minimum standards of all applicable ordinances, rules, guidelines, and regulations of the Town.

c) If the planned unit development is approved, the petitioner shall provide appropriate financial guarantees for any public improvements to the Town for review and approval by the Town Attorney and the Town Engineer prior to the commencement of construction.

d) The Plan Commission may recommend and the Town Board may add any additional conditions or restrictions they deem necessary or appropriate to promote the spirit and intent of this Ordinance and the purpose of this section.

e) Determination. The Plan Commission, after due consideration, may deny the petition, approve the petition as submitted, or approve the petition subject to additional conditions and restrictions as deemed necessary or appropriate. The approval of a Planned Unit Development Overlay District shall be based upon and include as conditions thereto the building, site and operational plans for the development as approved by the Plan Commission.

Planned Unit Development Summary and Review Criteria

The submitted materials were reviewed for compliance with Town Ordinance 01-18, which created Section 33 of the Zoning Code to specify the Town's requirements for Planned Unit Developments. The following items under Sec. 33(d)4.a. were found missing:

- A landscaping plan visually depicting all existing and proposed vegetation location and including species and sizes at installation and maturity. The section addressing plantings on Page 9 does not specify acceptable species or the size of caliper and ornamental trees at maturity **(Sec. 33(d)4.a.vi.)**.

- Architectural plans illustrating the exterior design, materials and colors, height, and character of proposed structures, including elevations and interior floor plans **(Sec. 33(d)4.a.vii.)**.

- Characteristics of soils related to proposed uses including soil tests for basements and on site sewerage disposal systems as required in the drainage regulations section and other sections in Town Ordinance 01-18. **(Sec. 33(d)4.a.x.)**.

- Proposed private well information **(Sec. 33(d)4.a.xi.)**.

- Grading Plan showing the existing and proposed grades with contours at no greater than 2' intervals National Geodetic Vertical Elevation, to be included on separate sheets **(Sec. 33(d)4.a.xi.)**.

  The submittal document notes a Master Grading Plan placed on file with the Town of Lisbon, but does not include this with any of the submitted packet materials.

- Locations of existing driveway openings adjacent to, and across the street from, the proposed PUD **(Sec. 33(d)4.a.xiii.)**.

- Building plans in compliance with Building Codes to be reviewed and approved by the Town Building Inspector **(Sec. 33(d)4.a.xiv.)**.

- Storm Water Management and Erosion Control Plan showing all existing and proposed storm water drainage facilities, erosion control measures, and drainage patterns. A Storm Water Management Narrative was submitted for the site, but no maps or diagrams were included **(Sec. 33(d)4.a.xv.)**.

- Lighting plan including design, location, number, wattage, lumens, isofootcandle dispersion, illumination specifications, and cut sheets **(Sec. 33(d)4.a.xix.)**.

  The applicant explains the procedure for selecting the lampposts and lighting, but does provide the required design specifications.

- Dumpster/recycling area plan **(Sec. 33(d)4.a.xx.)**.

- Fencing plan **(Sec. 33(d)4.a.xxi.)**.

- Screening plan including berms, fences, and walls **(Sec. 33(d)4.a.xxii.)**.

- Parking plan including facilities, number and size of spaces for residents, access, screening, and general traffic circulation **(Sec. 33(d)4.a.xxiii.)**. The GDP-SDP submittal states that each lot shall have a minimum two-stall garage, but does not mention whether street parking will be allowed.

Other Items to Note

- There are misspellings and inconsistent formatting in the GDP-SDP submittal that should be corrected by the applicant.

- Amend the submitted materials to state "SDP" instead of "SIP" to be consistent with the correct terminology used by the Town in Section 33 of the Zoning Code.

Recommendations

- Approval of the GDP-SDP application shall be contingent upon the applicant supplying the missing information listed under the "Planned Unit Development Summary and Review Criteria" section, along with satisfaction of the comments under the "Other Items to Note" Section.