

AGENDA
TOWN OF LISBON & VILLAGE OF MERTON
JOINT PLANNING COMMITTEE MEETING
VILLAGE OF MERTON COMMUNITY CENTER
TUESDAY, AUGUST 20, 2019
6:30P.M.

1. Call to order at 6:30 at 6:30 p.m.
2. Roll Call
3. Comments from Citizens present.
4. Discussion and necessary action on Minutes of Joint Planning Committee Meeting of June 18, 2019
5. Discussion and necessary action on the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002 generally located north of Lisbon Road and south of Ainsworth Road, adjacent to Basham Lane, for the following:
 - a. Discussion and possible action on a Preliminary Plat for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board of and the Village Board the same.
 - b. Discussion and possible action on a combined General Development Plan and Specific Development Plan for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board and Village Board of the same.
6. Adjournment

Thomas A. Nelson , Administrator-Clerk-Treasurer
Village of Merton

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

Call to Order.

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

Roll Call: JPC members present were Joseph Osterman, Jane Stadler and Ron Reinowski. Also present was Lisbon Planner Dan Lindstrom, Merton Planner Bruce Kaniewski, Lisbon Administrator Gina Gresch and Village Administrator Thomas Nelson.

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

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

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

Joint Planning Areas

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

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

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

Commissioner Stadler stated that the farmer to the west of the proposed subdivision used to get flooded out to the point where he could not plant his crops. Administrator Nelson responded that there were a lot of questions regarding storm water when their Halquist subdivision was being reviewed. He explained they were able to mitigate Waukesha County's concerns. Planner Lindstrom also explained that there were still two more layers to the review process going forward

including the General Development Plan and Specific Development plan which Neumann is working on currently. Mr. Kaniewski asked how they planned to delineate the common open space. Mr. DeCleene explained that the HOA maintains it and the policing will be done by the residents. Planner Lindstrom explained that the trails and playground areas will be for private use only. Administrator Nelson explained that Merton has a long term vision for their bike trails to eventually go all the around the village. Planner Lindstrom explained that the County had planned for bike trails to run along the south side of Lisbon Road at one time.

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

2. Ordinance 09-19, Ordinance Rezoning LSBT 0264.998, Known as the "Stolz Property", From A-10 Agricultural District to R-1 Suburban Single-Family Residential District in the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to approve Ordinance 09-19 and Exhibit A, Ordinance Rezoning LSBT 0264.998, Known as the "Stolz Property", From A-10 Agricultural District to R-1 Suburban Single-Family Residential District in the Town of Lisbon, Waukesha County, Wisconsin and recommendation to Waukesha County of the same. Seconded by Ron Reinowski. Motion carried, 3-0.

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

Motion by Chairman Osterman to approve Ordinance 11-19 and Exhibits A & B, An Ordinance Establishing a Planned Unit Development Overlay Zoning Classification for LSBT 0264.998, Known as the "Stolz Property" and recommendation to Waukesha County of the same. Seconded by Ron Reinowski. Motion carried, 3-0.

Adjournment.

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

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk

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

Item 5.a. – Attachments



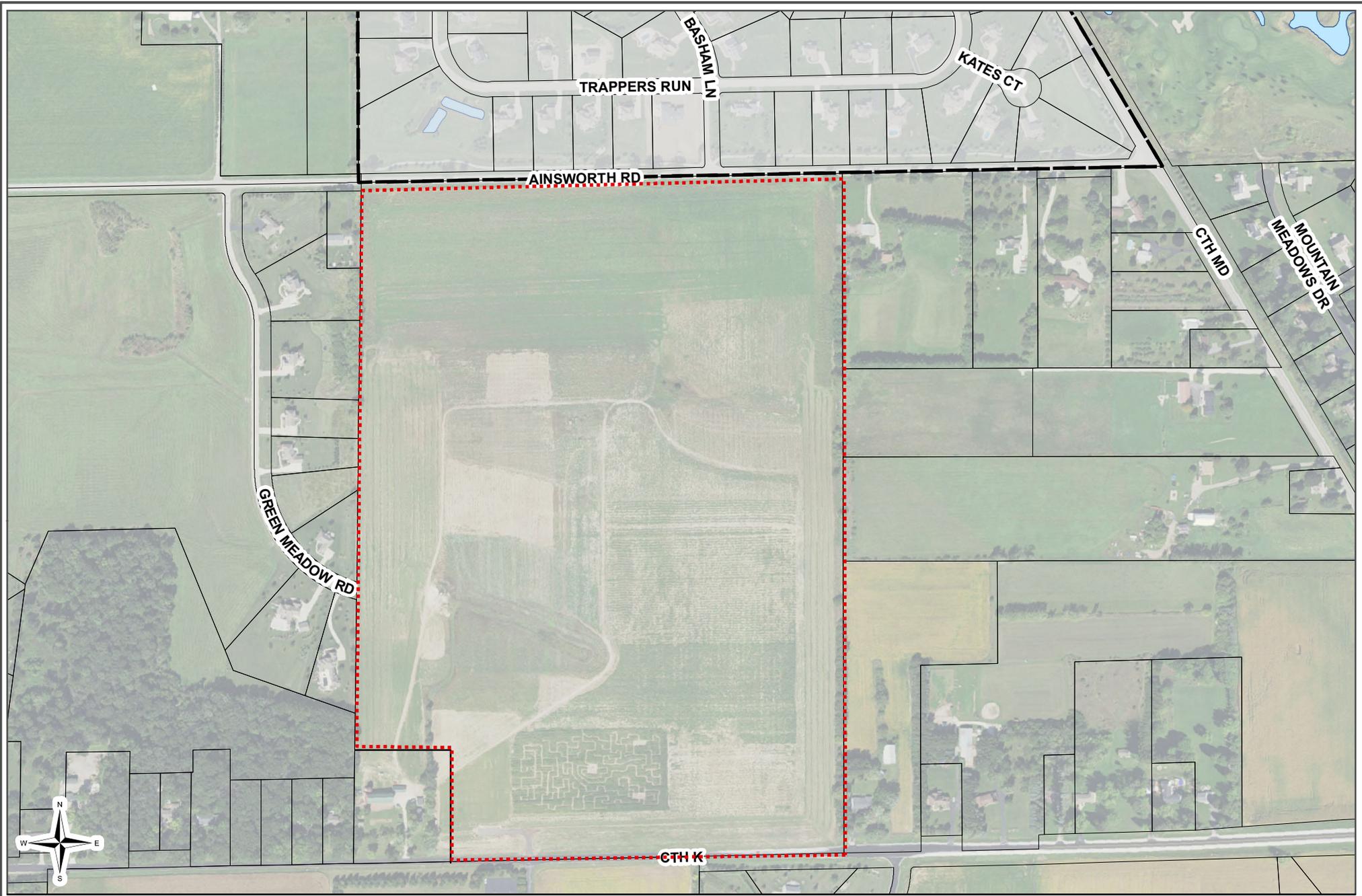
W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

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



 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: (408) 826-0530

WETLAND PRESERVATION RESTRICTIONS:

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

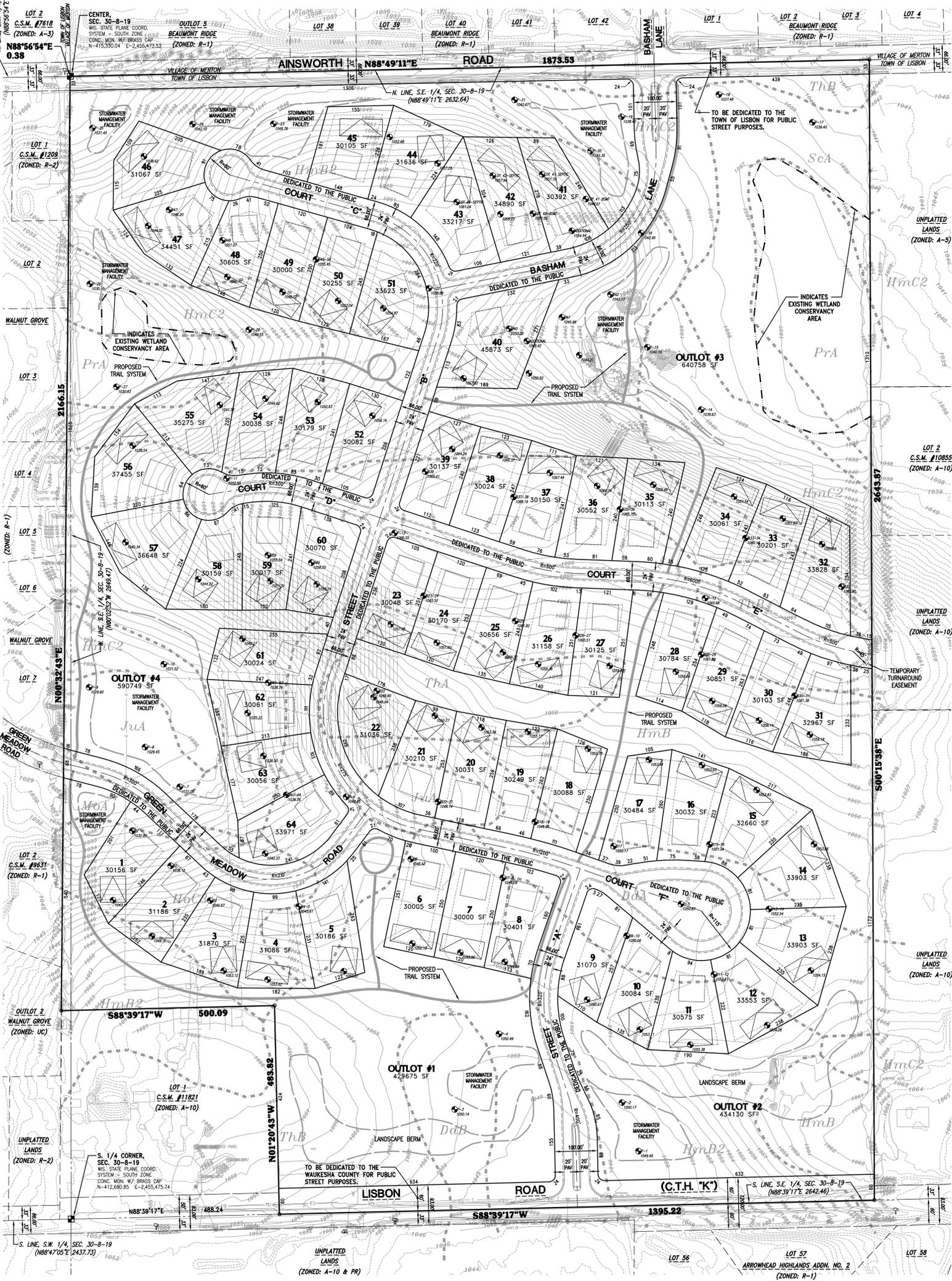
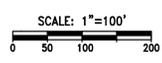
- Grading, filling, and excavation shall be prohibited in said Conservancy Area, except as may be required for Nature Walking Trails.
- Construction of structures within said Conservancy Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, 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.
- Introduction of plant material not indigenous to the existing environment of the Conservancy Area shall be prohibited in the Conservancy Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Conservancy Area.
- 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".

PRELIMINARY PLAT OF THE PRESERVE AT HARVEST RIDGE

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



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

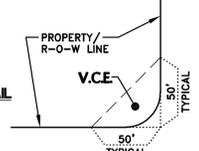


Data Summary Table

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
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR
- 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:**
- Tax Key No. LS87.0264.998.002
 - Subdivision contains approximately 109.3282 Acres.
 - Subdivision contains 64 Lots and 4 Outlots.
 - All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location.
 - All Wells shall be located within 50 ft. of the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
 - Public Roads to be paved with Asphalt with open road ditches and culverts.
 - 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.
 - Proposed Zoning = R-1 (PUD)
 - Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
 - Outlots 3 and 4 contain a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
 - 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 this Subdivision by reason of tax delinquency.
 - 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 own 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.
 - 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.
 - Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4.
 - 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 herein 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-83), 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 Geodetic Vertical Datum of 1929. Topography shown herein is combination of a ground Survey performed by Trio Engineering, LLC and Waukesha County GIS digital files.

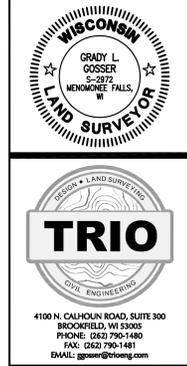
AGENCIES HAVING THE AUTHORITY TO OBJECT:
 - State of Wisconsin, Department of Administration
 - Village of Merton (Extra-Territorial Jurisdiction)

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 representation 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



Grady L. Gosser
 Professional Land Surveyor S-2972



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



TAX KEY NO. LSBT.0264.998.002
109.3282 acres

S. 1/4 CORNER, SEC. 30-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONC. MON. W/ BRASS CAP
N=412,680.85 E=2,455,475.74

CENTER, SEC. 30-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONC. MON. W/ BRASS CAP
N=415,330.04 E=2,455,473.53



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

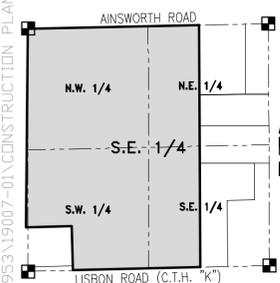
DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
EXISTING
SITE PLAN

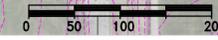
SHEET

C0.1



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

SCALE: 1" = 100' (22"x34")
SCALE: 1" = 200' (11"x17")



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 = 39.29/48.5 = 80.6%
 [*Outlots 1, 2, 3 & 4]



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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.
 N27W24-025 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

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



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 31 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")



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PHONE: (262) 790-1480
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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

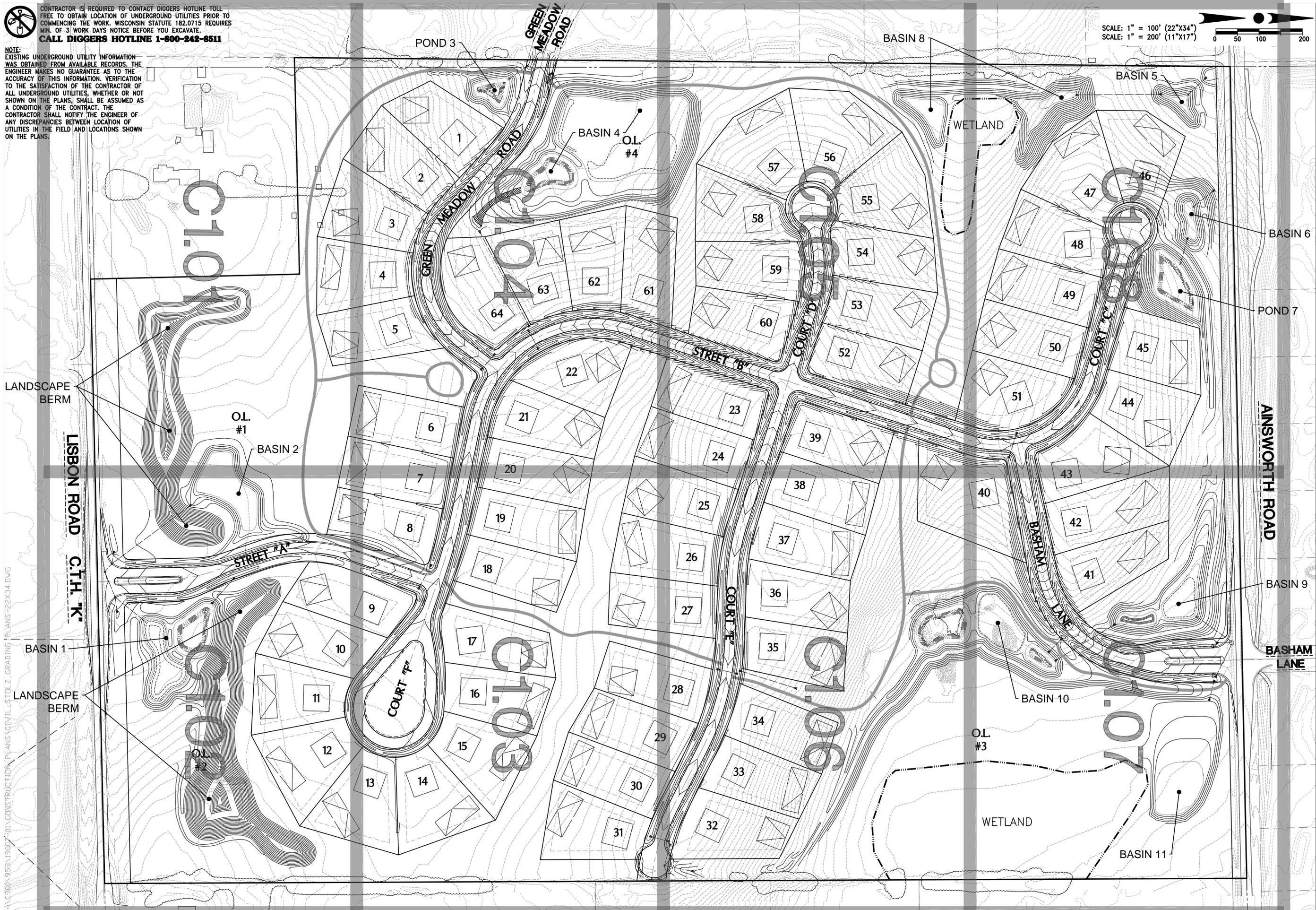
DATE:
JULY 11, 2019

JOB NUMBER:
19007

DESCRIPTION:
OVERALL
GRADING &
DRAINAGE PLAN

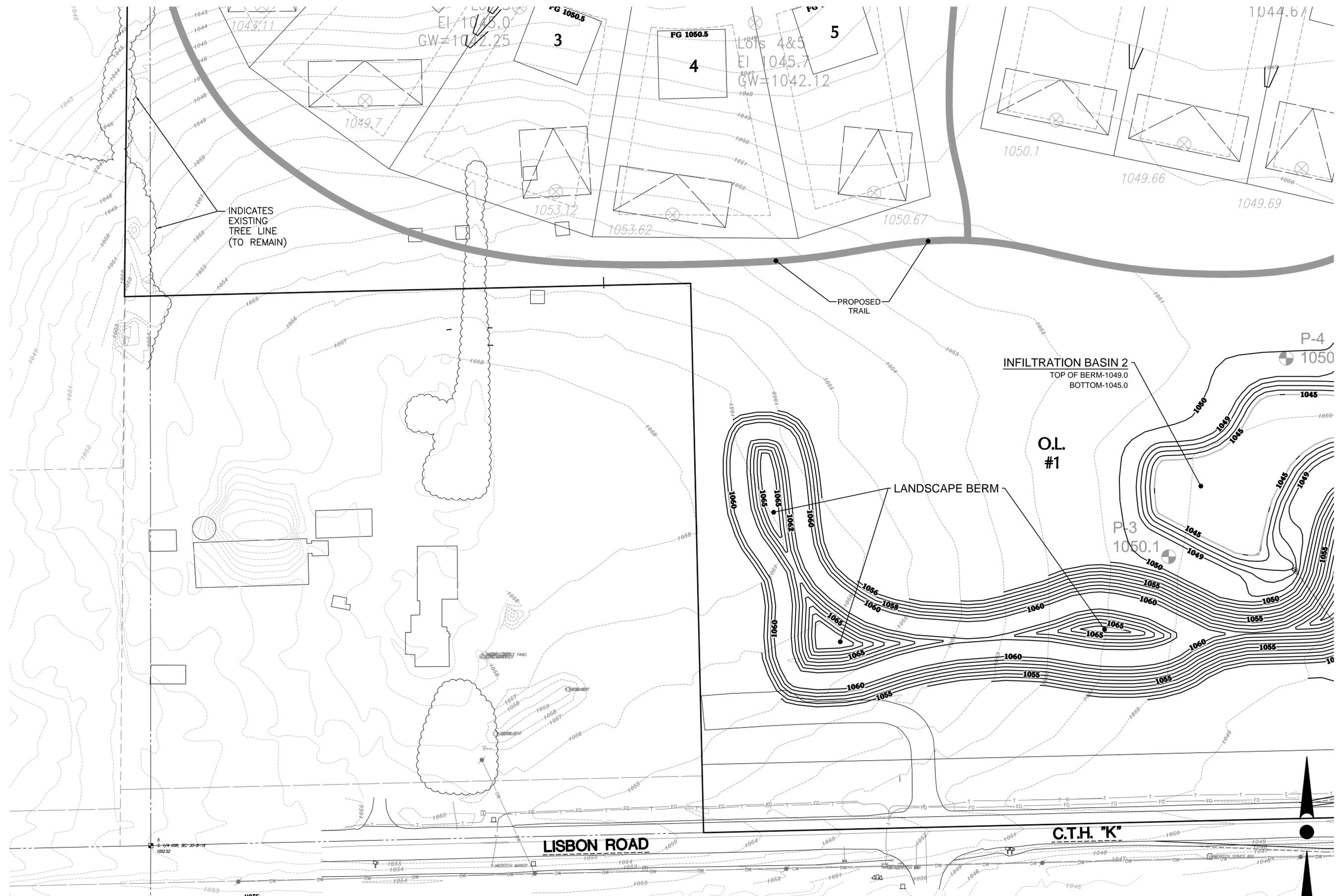
SHEET

C1.00



PKA 69000 953 19007 401 CONSTRUCTION PLANS CIVIL \$TDLZ GRADING PLANS 22X34.DWG

\\HC900\953\19007-01\CONSTRUCTION PLANS\CIVIL_STOLZ_GRADING_PLANS-22X34.DWG



INDICATES EXISTING TREE LINE (TO REMAIN)

PROPOSED TRAIL

INFILTRATION BASIN 2
TOP OF BERM-1049.0
BOTTOM-1045.0

O.L. #1

LANDSCAPE BERM

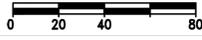
LISBON ROAD

C.T.H. "K"

NOTE:
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CALL DIGGERS HOTLINE 1-800-242-8511

SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



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THE PRESERVE AT HARVEST RIDGE
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BY: NEUMANN DEVELOPMENTS, INC.
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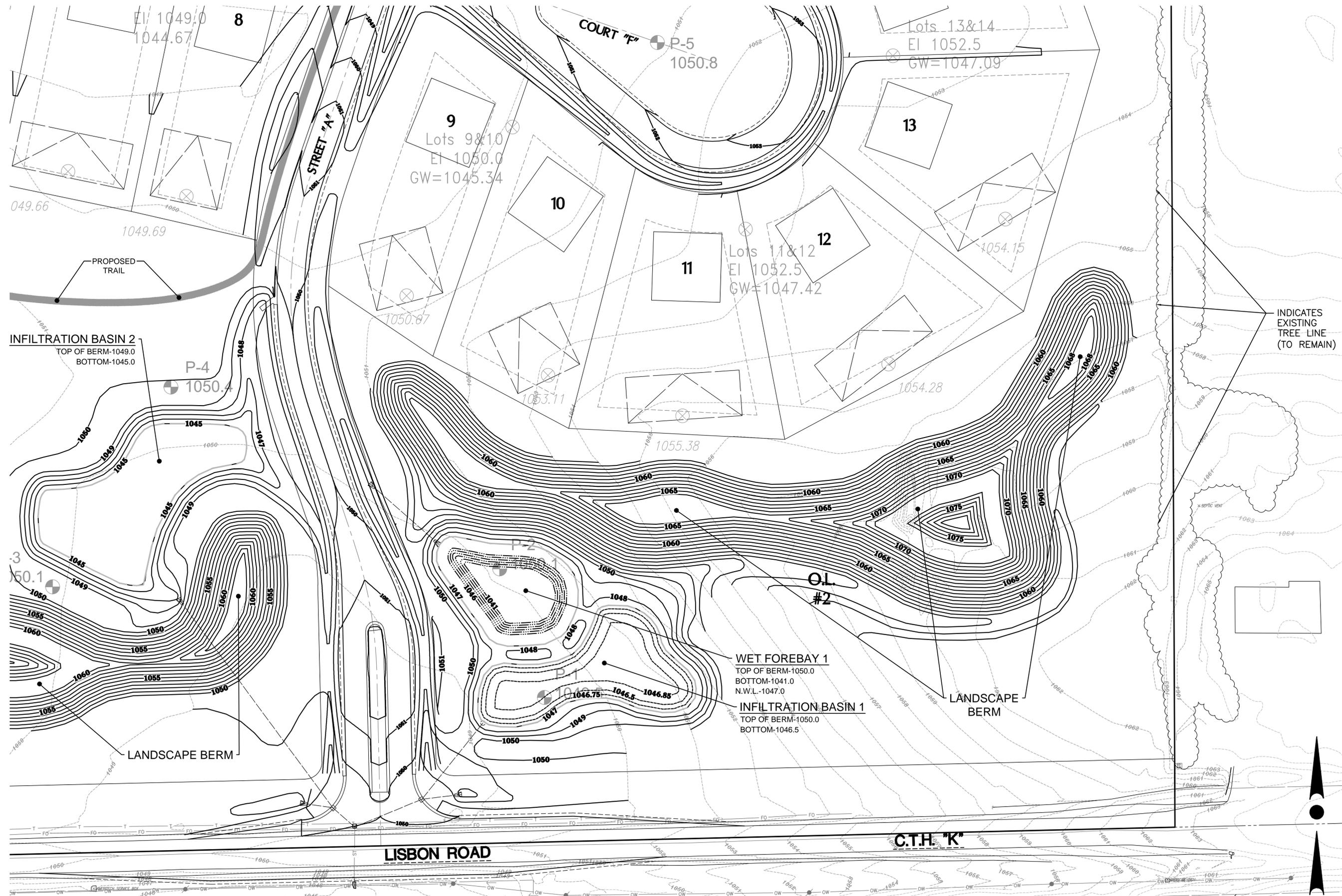
REVISION HISTORY	
DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

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

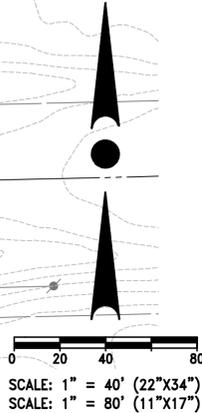
SHEET

C1.02

H:\C9000\953\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.
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JULY 11, 2019

JOB NUMBER:
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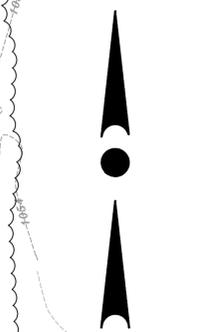
DESCRIPTION:
MASTER
GRADING &
DRAINAGE PLAN

SHEET

C1.03



INDICATES
EXISTING
TREE LINE
(TO REMAIN)



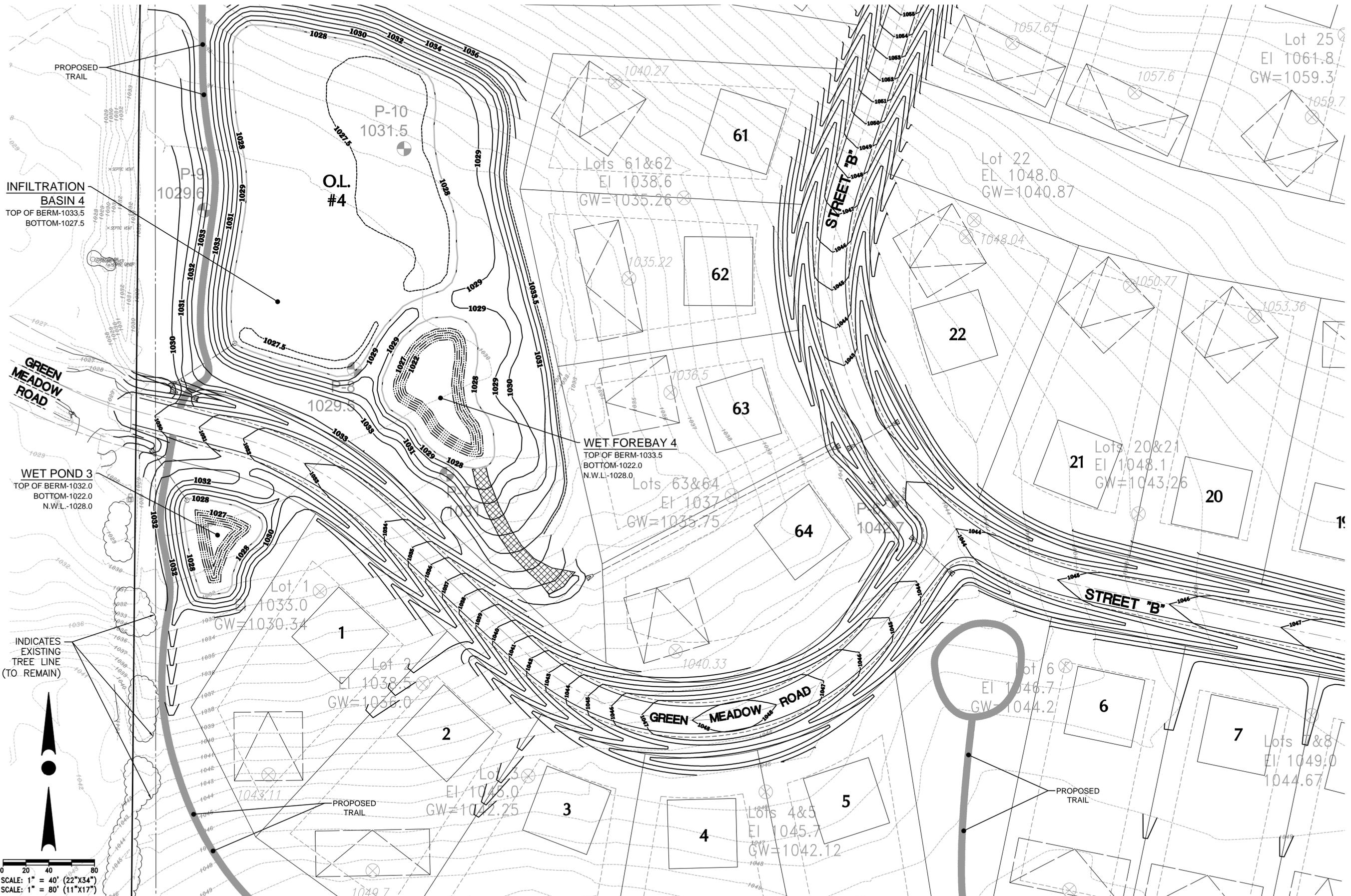
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")

H:\C9000\953\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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INFILTRATION BASIN 4
TOP OF BERM-1033.5
BOTTOM-1027.5

GREEN MEADOW ROAD

WET POND 3
TOP OF BERM-1032.0
BOTTOM-1022.0
N.W.L.-1028.0

INDICATES EXISTING TREE LINE (TO REMAIN)

0 20 40 80
SCALE: 1" = 40' (22"x34")
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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:
MASTER GRADING & DRAINAGE PLAN

SHEET

C1.04



INFILTRATION BASIN 8
TOP OF BERM-1030.0
BOTTOM-1028.0

INDICATES EXISTING TREE LINE (TO REMAIN)

INFILTRATION BASIN 4
TOP OF BERM-1033.5
BOTTOM-1027.5

0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")

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7/11/2019	TOWN SUBMITTAL

DATE:
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JOB NUMBER:
19007

DESCRIPTION:
MASTER
GRADING &
DRAINAGE PLAN

SHEET

C1.05



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REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE:
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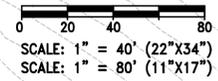
JOB NUMBER:
 19007

DESCRIPTION:
 MASTER
 GRADING &
 DRAINAGE PLAN

SHEET

C1.06

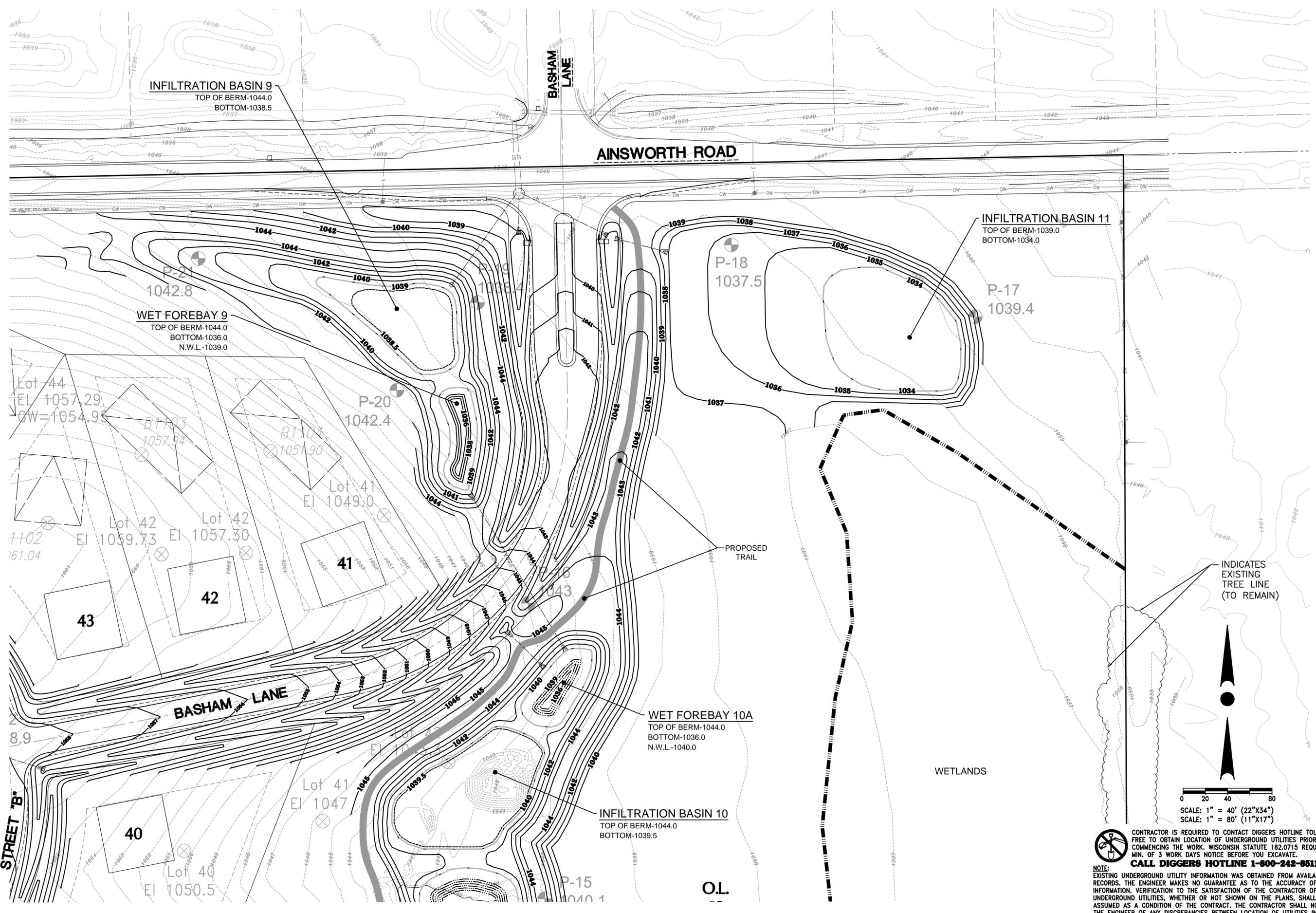
INDICATES
 EXISTING
 TREE LINE
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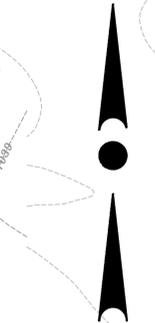
JOB NUMBER:
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DESCRIPTION:
 MASTER
 GRADING &
 DRAINAGE PLAN

SHEET

C1.07

INDICATES
 EXISTING
 TREE LINE
 (TO REMAIN)



0 20 40 80
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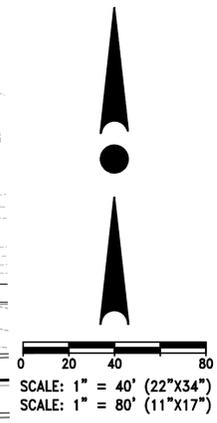
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DATE:
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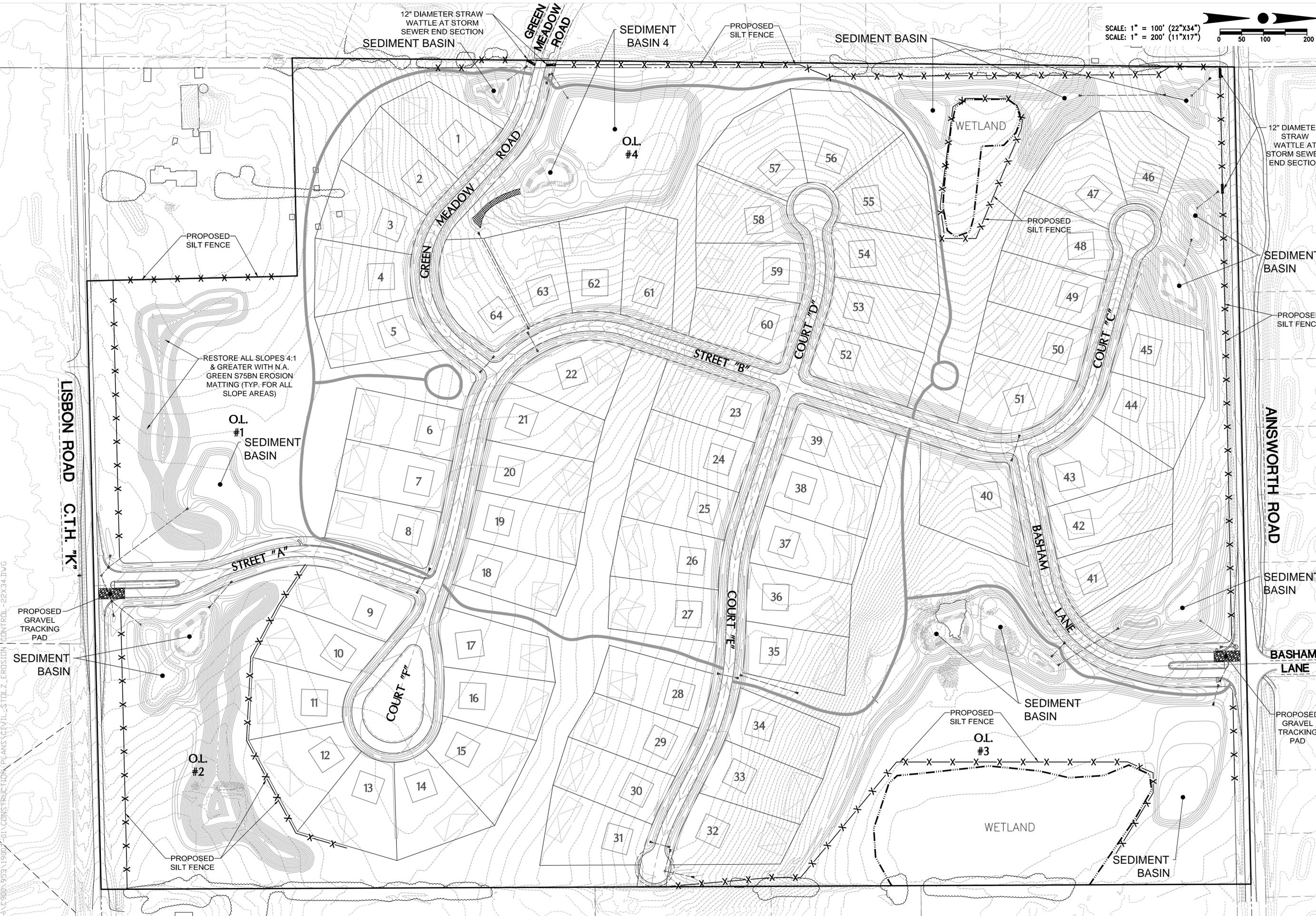
JOB NUMBER:
19007

DESCRIPTION:
MASTER
GRADING &
DRAINAGE PLAN

SHEET

C1.08

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PROJECT:
THE PRESERVE AT HARVEST RIDGE
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REVISION HISTORY	
DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE:
 JULY 11, 2019

JOB NUMBER:
 19007

DESCRIPTION:
 EROSION CONTROL PLAN

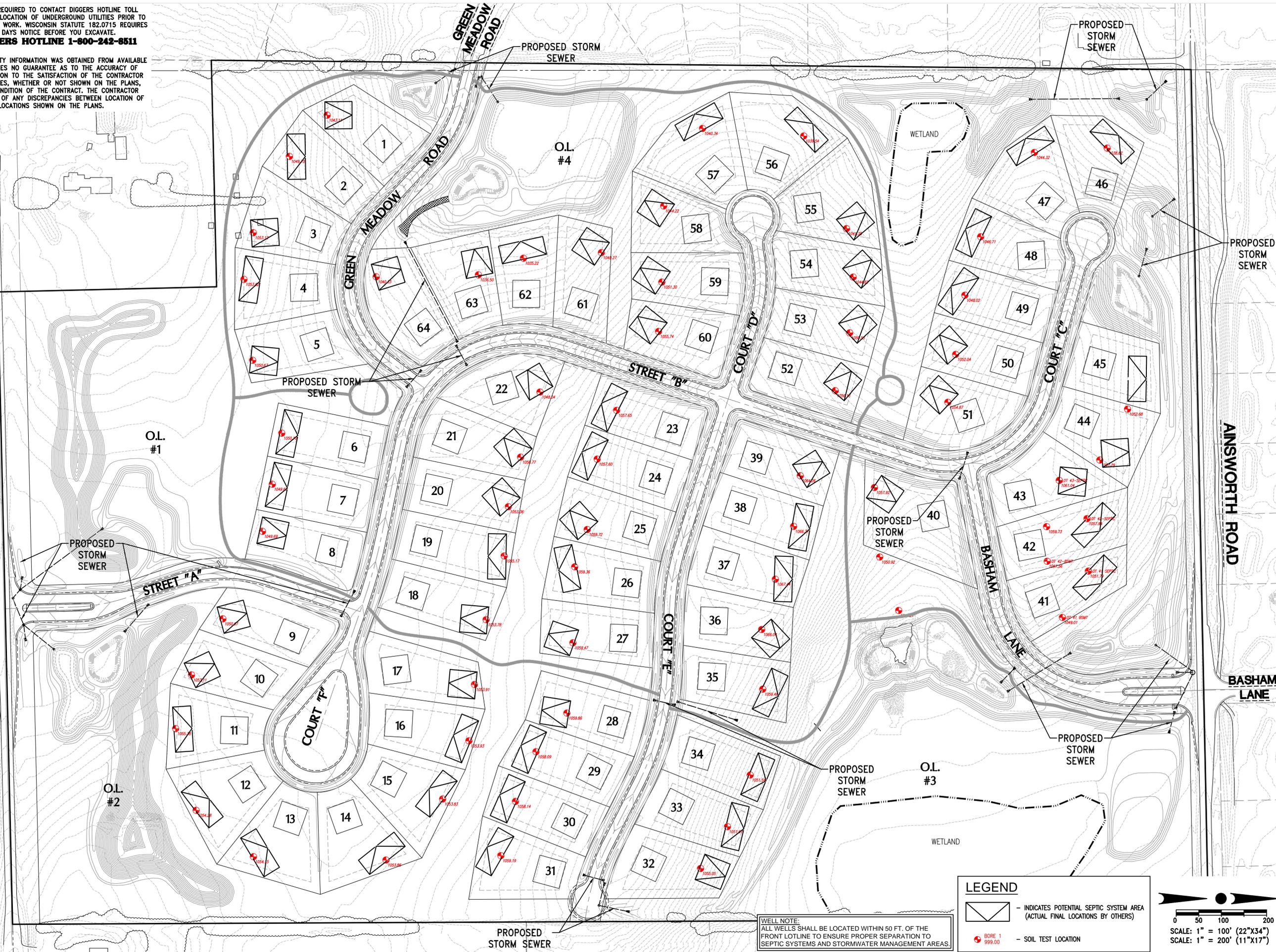
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 BY: NEUMANN DEVELOPMENTS, INC.
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REVISION HISTORY

DATE	DESCRIPTION
7/11/2019	TOWN SUBMITTAL

DATE:
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JOB NUMBER:
 19007

DESCRIPTION:
 PROPOSED
 SANITARY SEPTIC
 & STORM SEWER
 PLAN

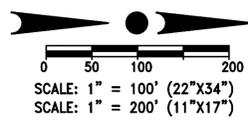
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C3.00

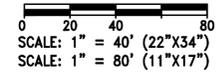
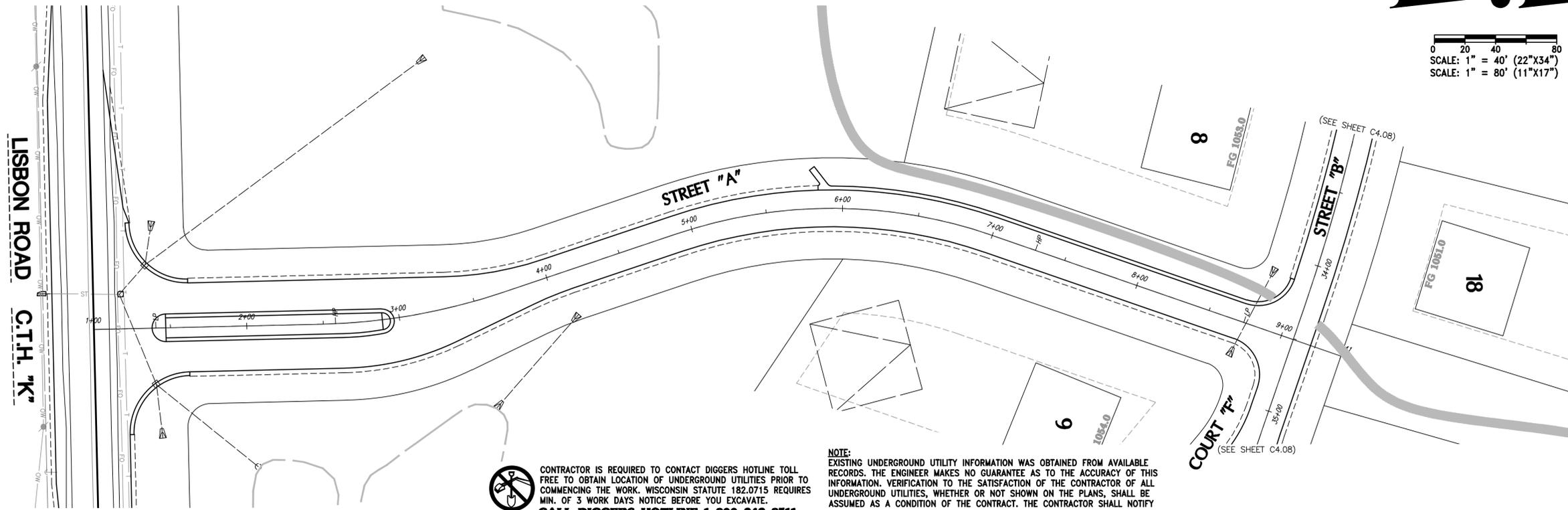
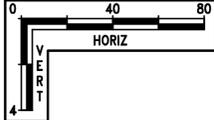
WELL NOTE:
 ALL WELLS SHALL BE LOCATED WITHIN 50 FT. OF THE FRONT LOTLINE TO ENSURE PROPER SEPARATION TO SEPTIC SYSTEMS AND STORMWATER MANAGEMENT AREAS.

LEGEND

- INDICATES POTENTIAL SEPTIC SYSTEM AREA (ACTUAL FINAL LOCATIONS BY OTHERS)
- SOIL TEST LOCATION



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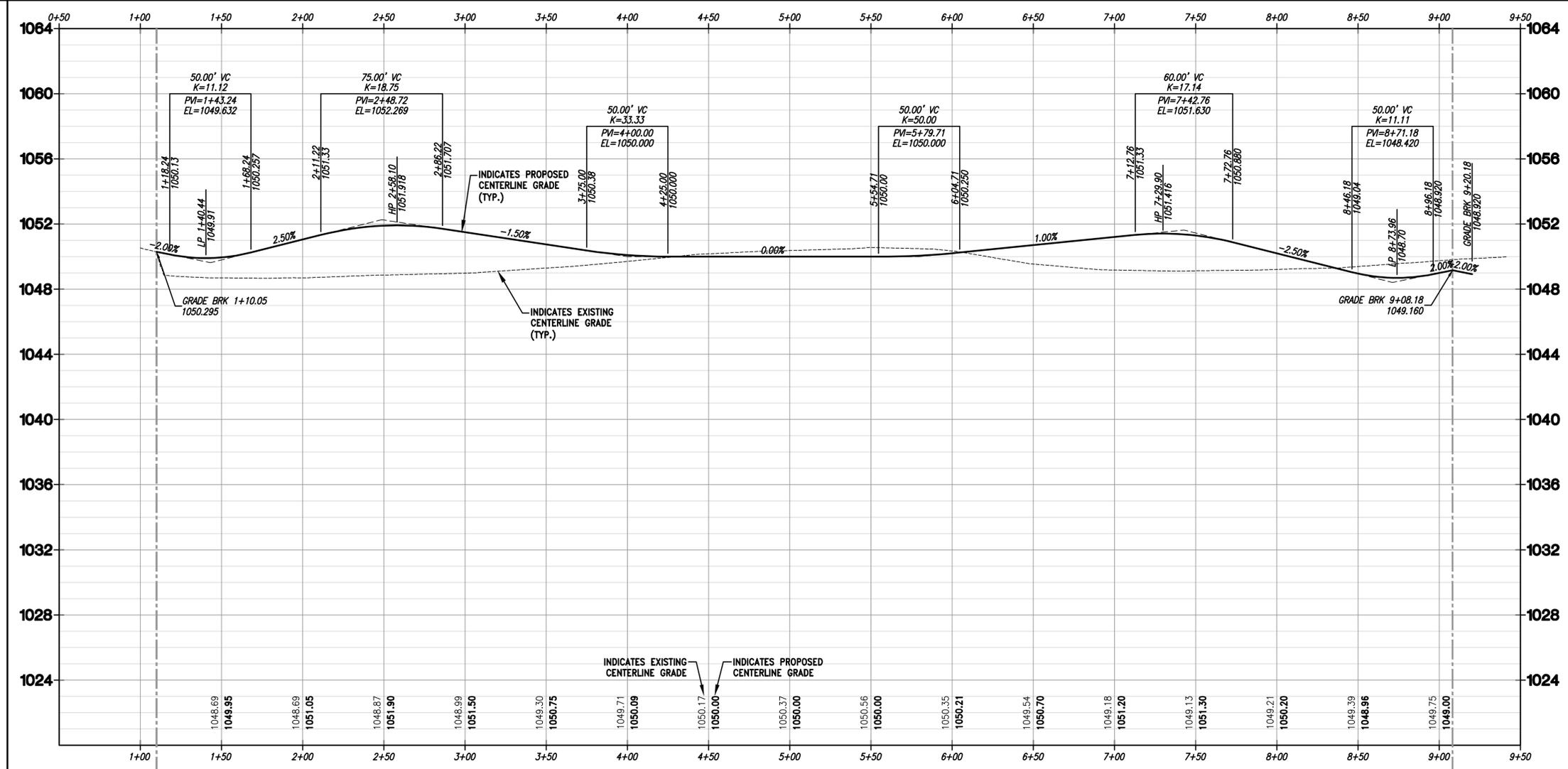
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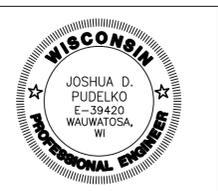
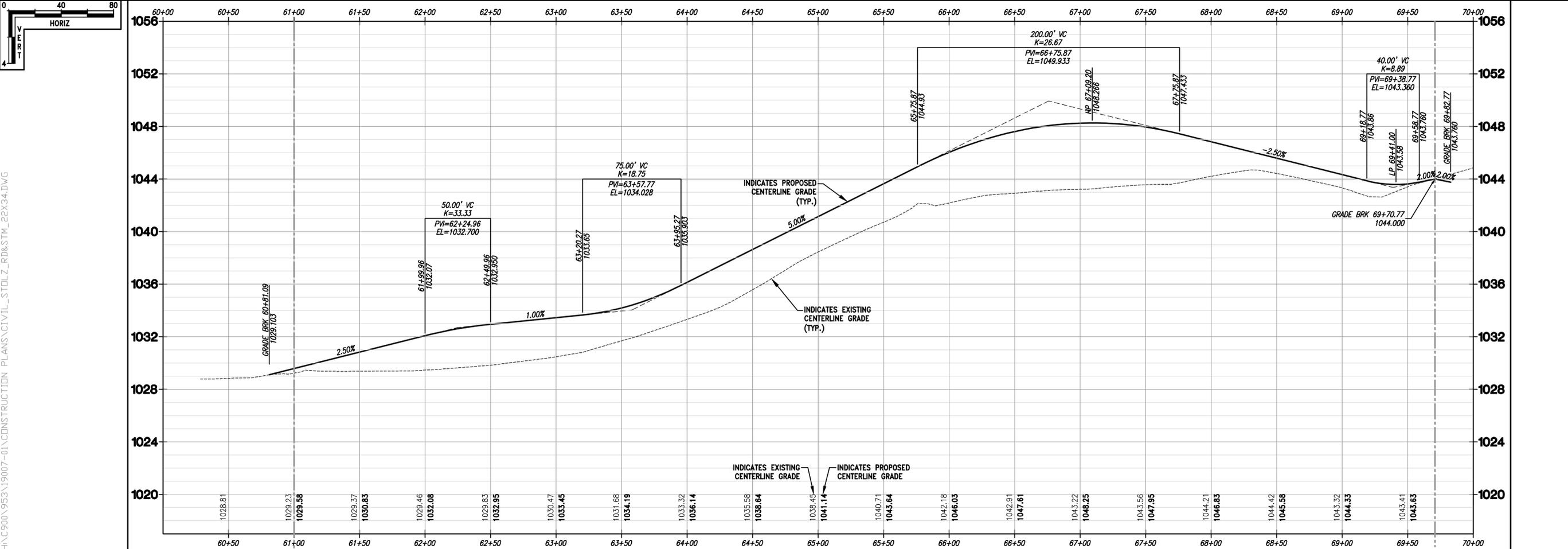
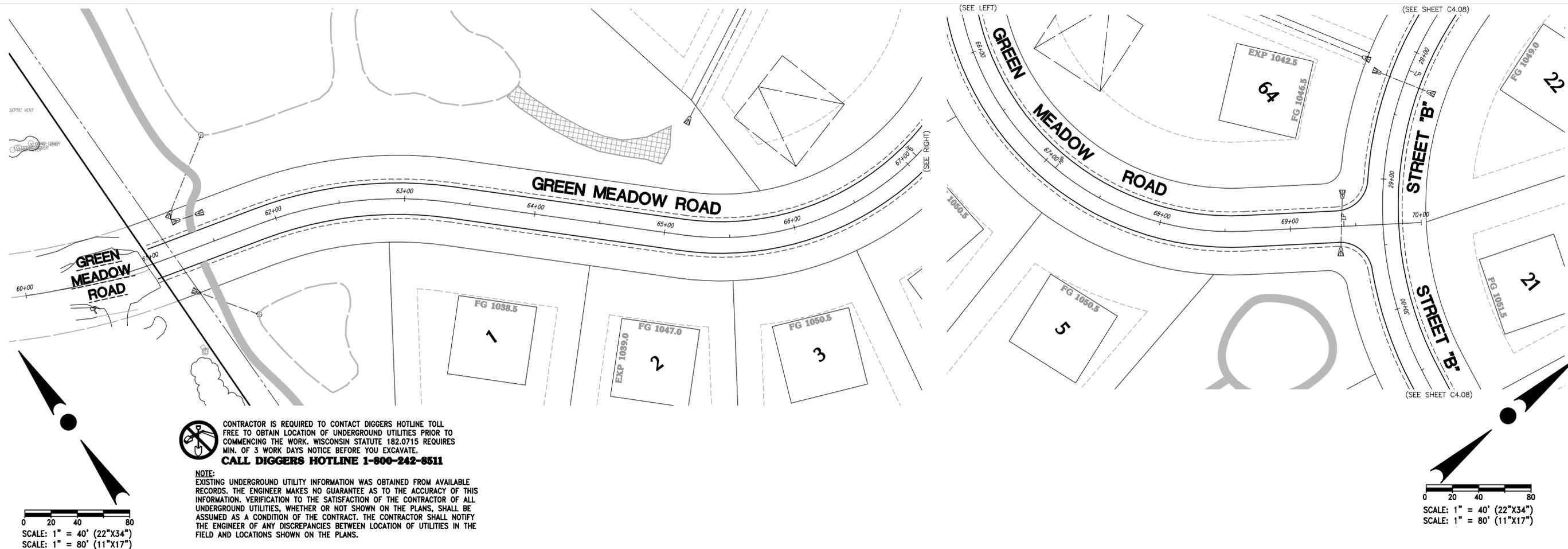
JOB NUMBER:
19007

DESCRIPTION:
ROADWAY
PLAN & PROFILE

SHEET

C4.01





4100 N. CALHOUN ROAD, SUITE 300
 BROOKFIELD, WI 53005
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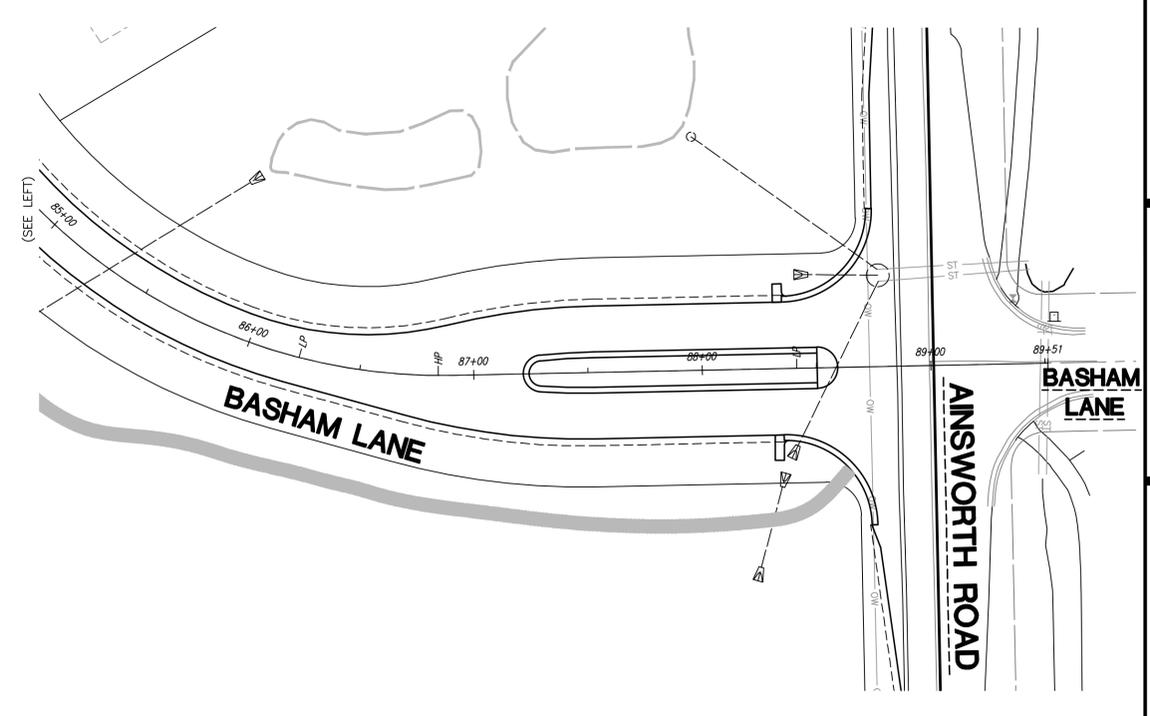
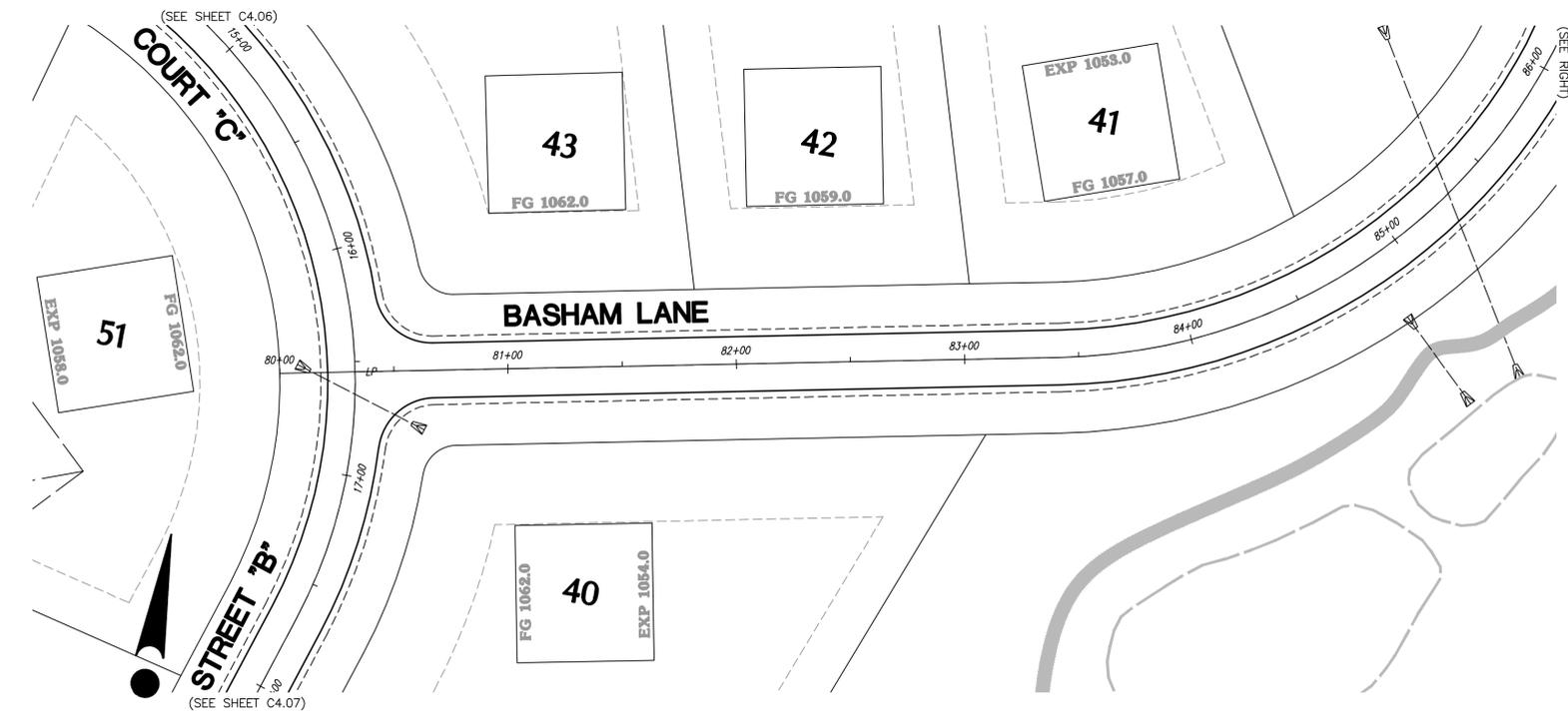
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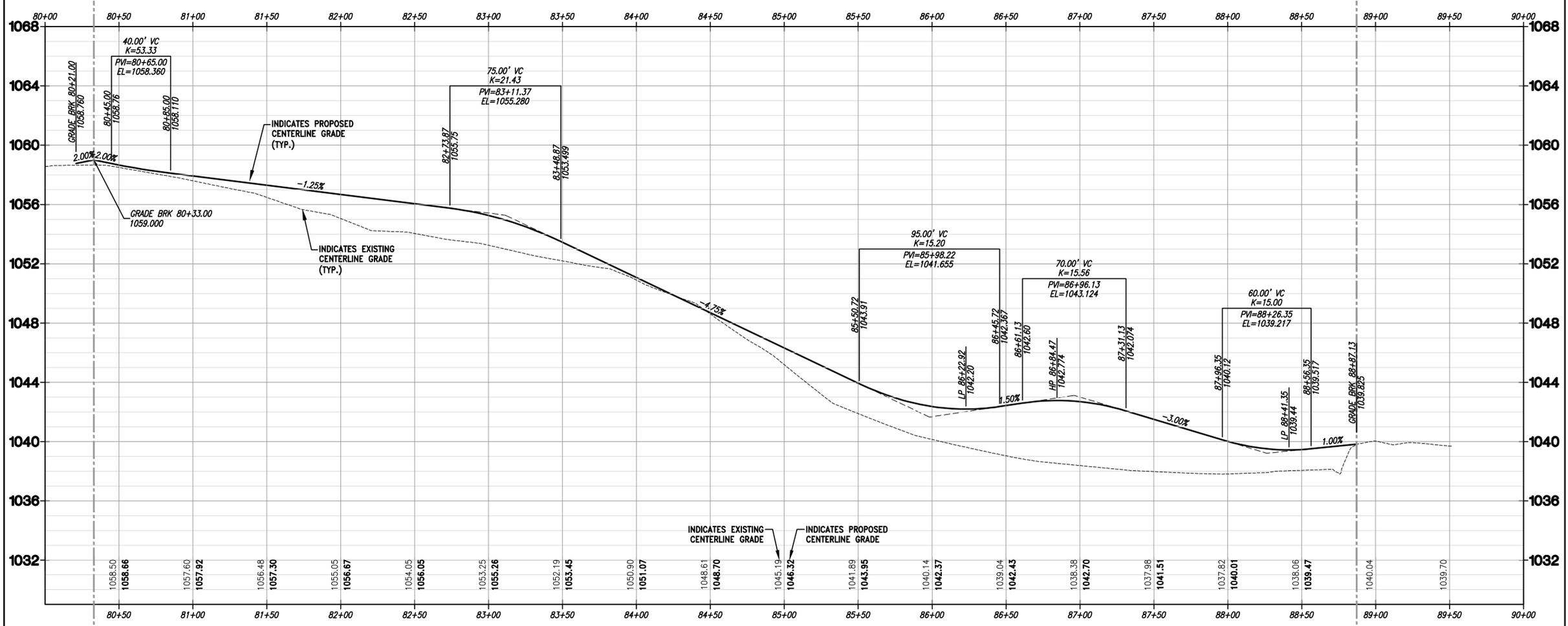
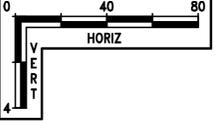
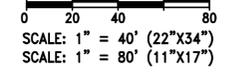
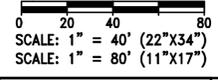
SHEET
C4.02

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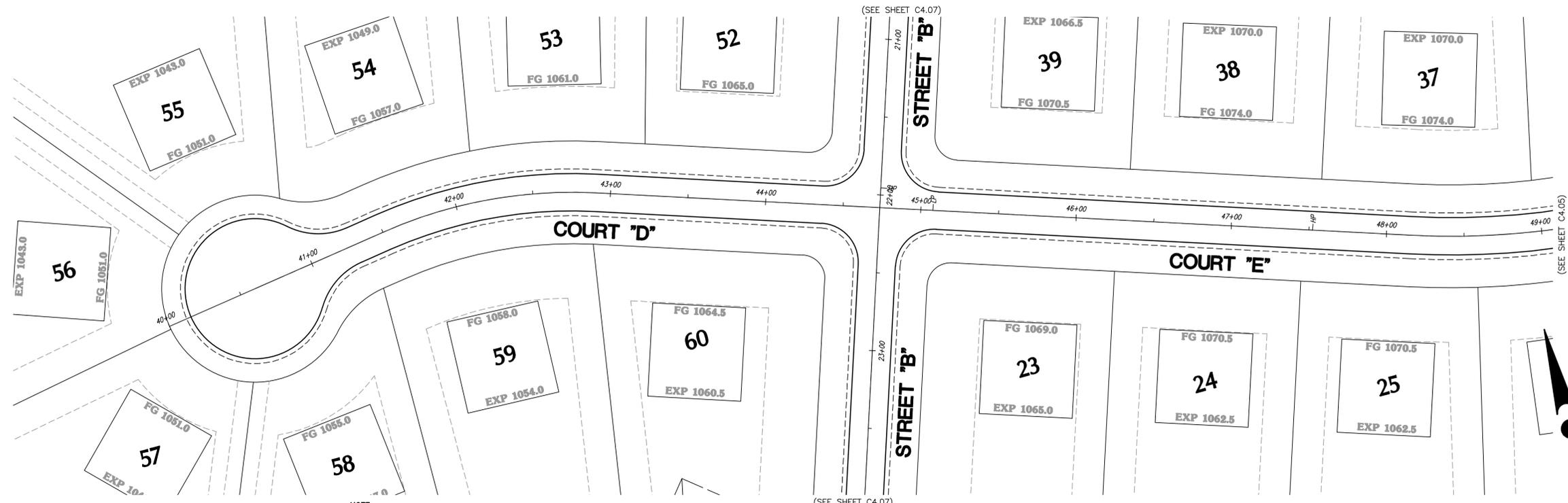
DESCRIPTION:
 ROADWAY
 PLAN & PROFILE

SHEET

C4.03

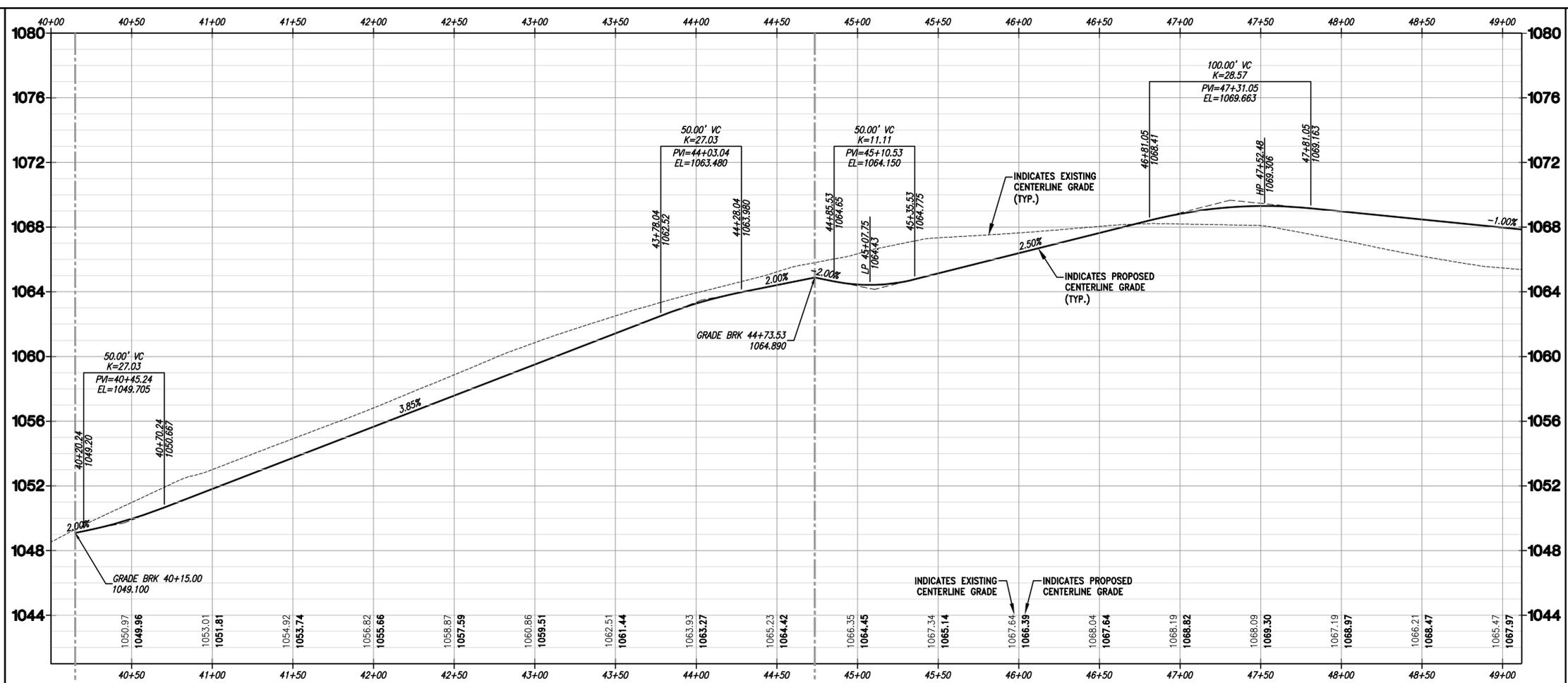
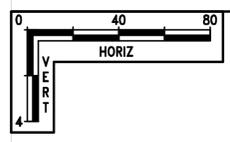
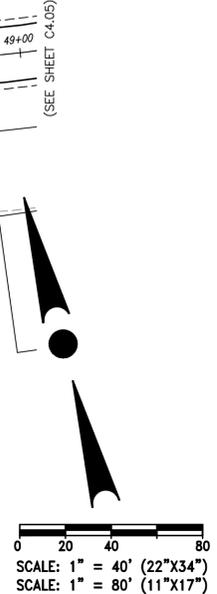
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WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

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REVISION HISTORY

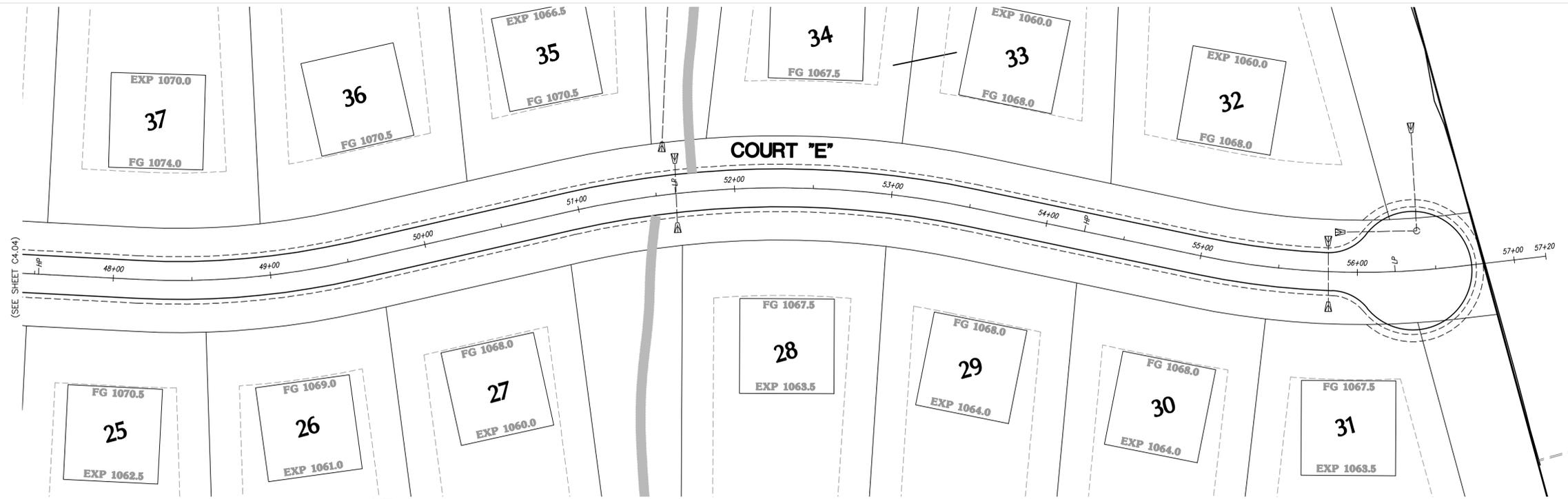
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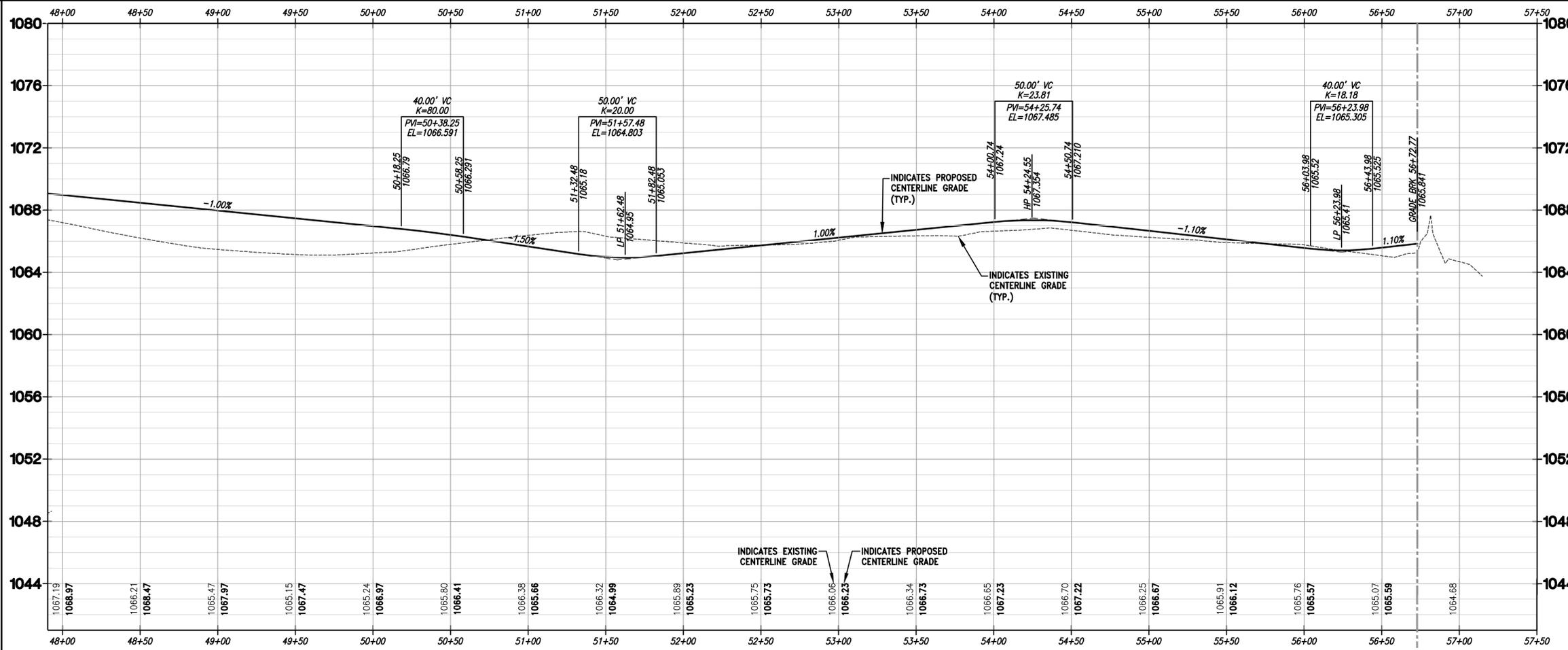
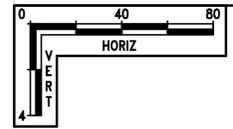
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 E-39420
 WAUWATOSA, WI
PROFESSIONAL ENGINEER

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

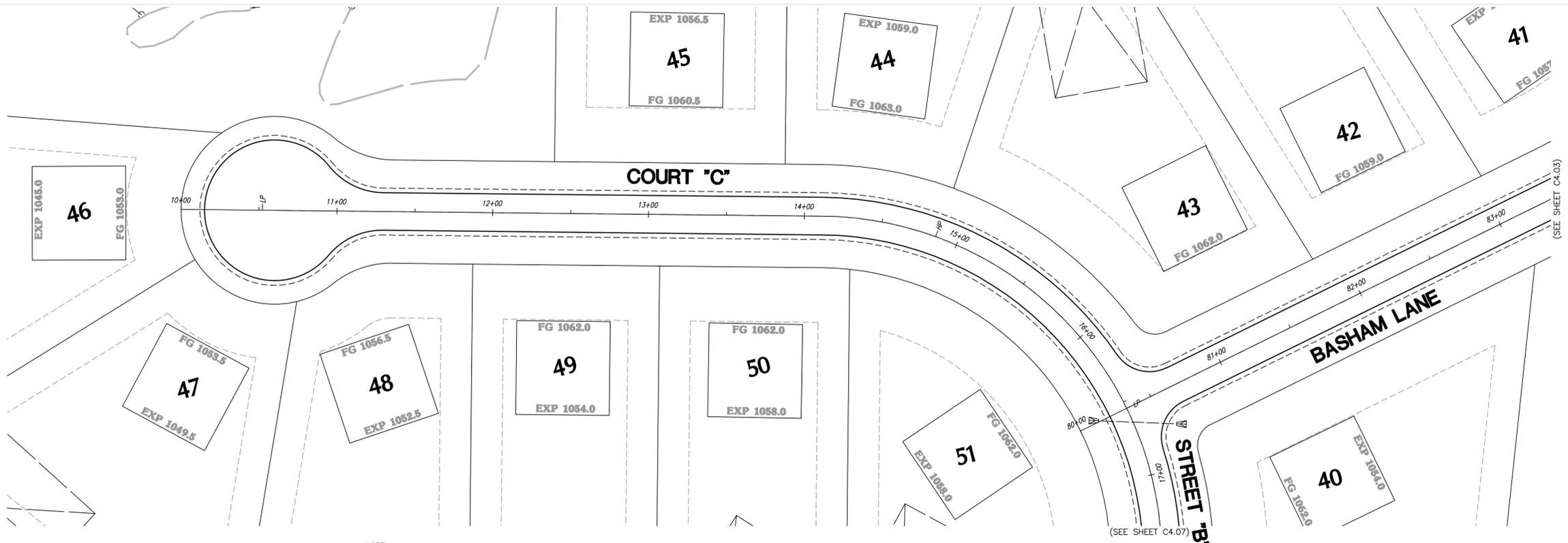
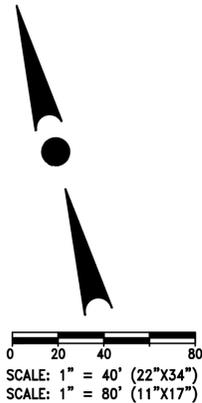
DATE:
 JULY 11, 2019

JOB NUMBER:
 19007

DESCRIPTION:
 ROADWAY
 PLAN & PROFILE

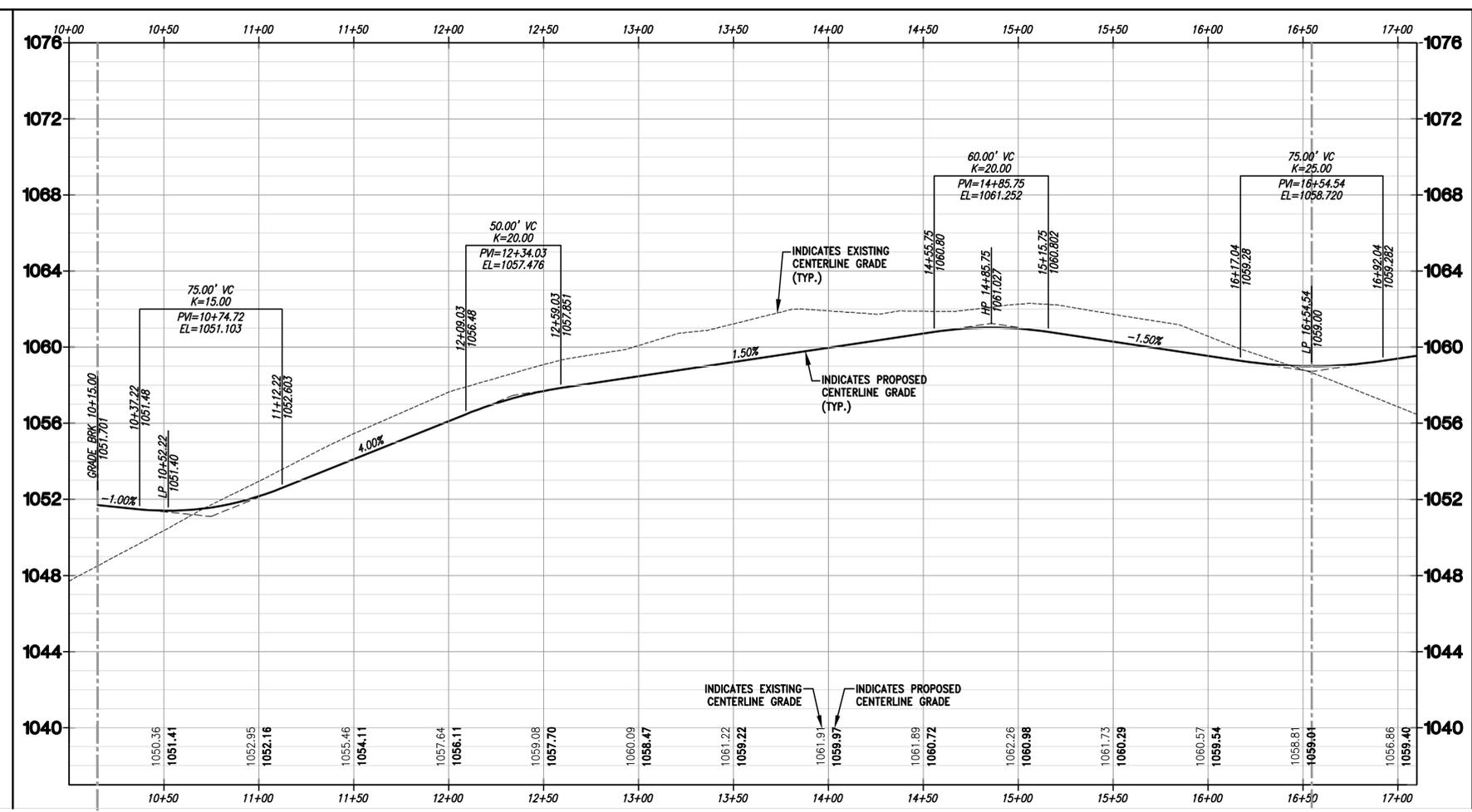
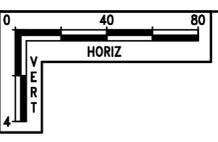
SHEET

C4.05



 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.



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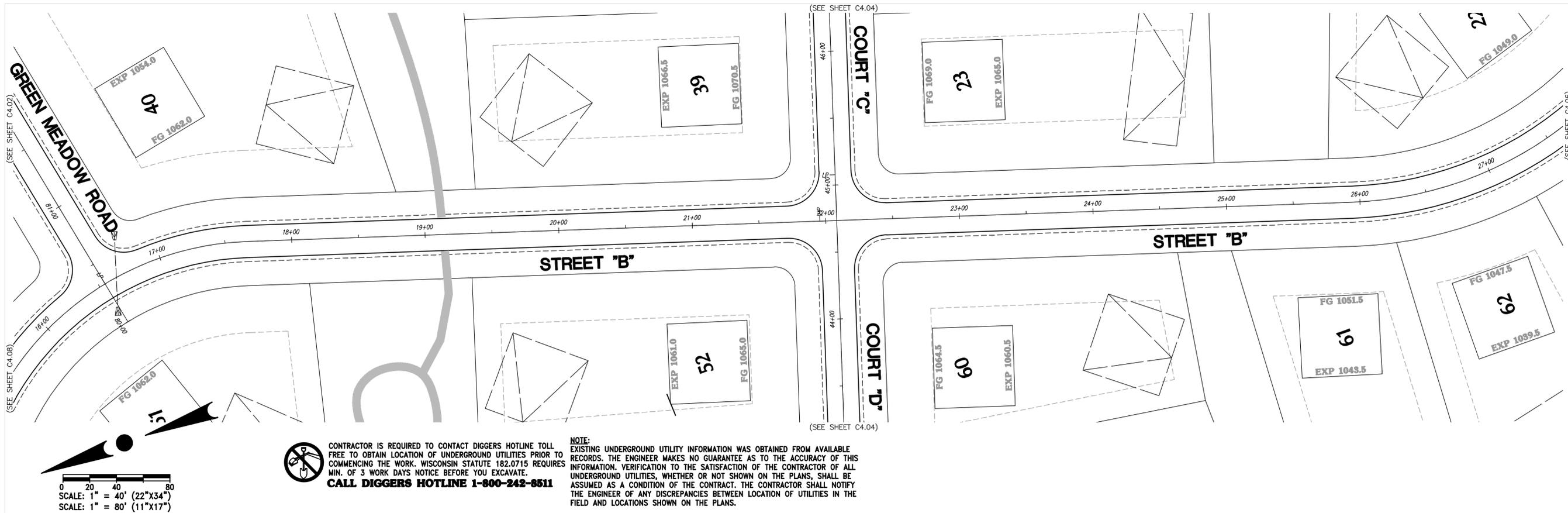
DATE:
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DESCRIPTION:
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PLAN & PROFILE

SHEET

C4.06

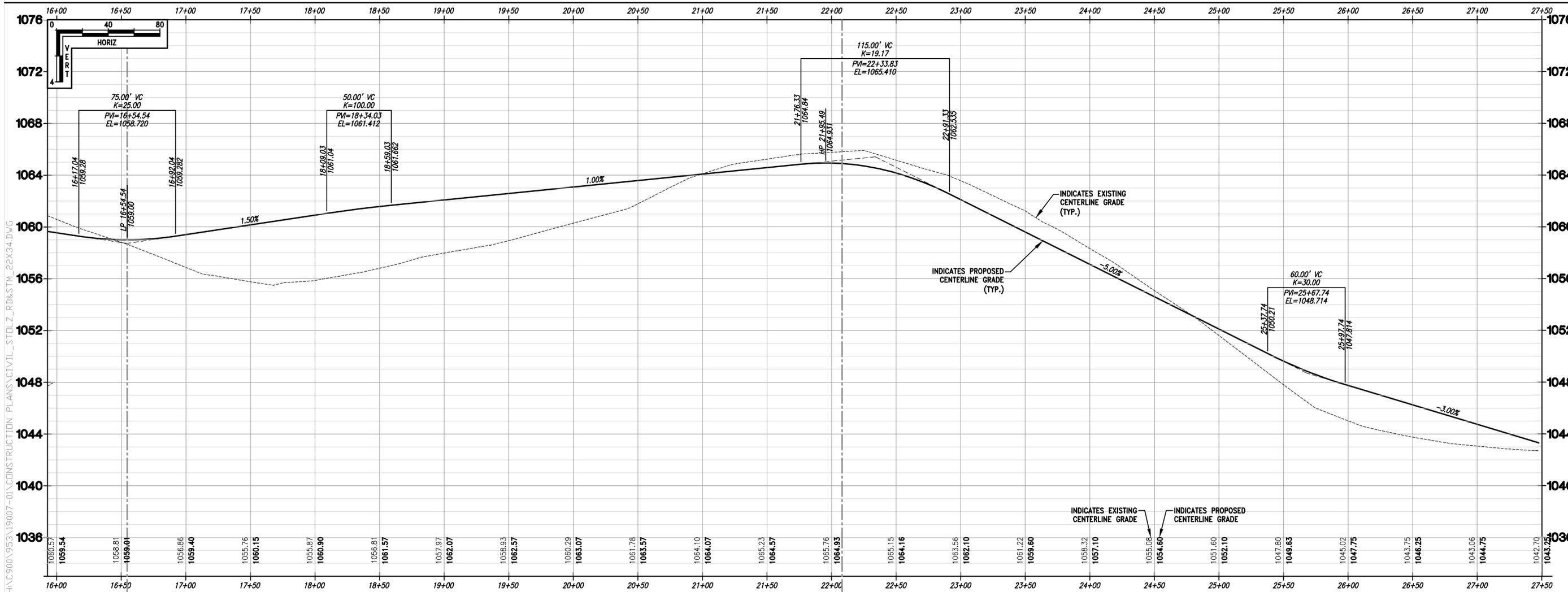


0 20 40 80
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 SCALE: 1" = 80' (11"x17")

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DESCRIPTION:
 ROADWAY
 PLAN & PROFILE

SHEET
C4.07

(SEE SHEET C4.07)



(SEE SHEET C4.02)

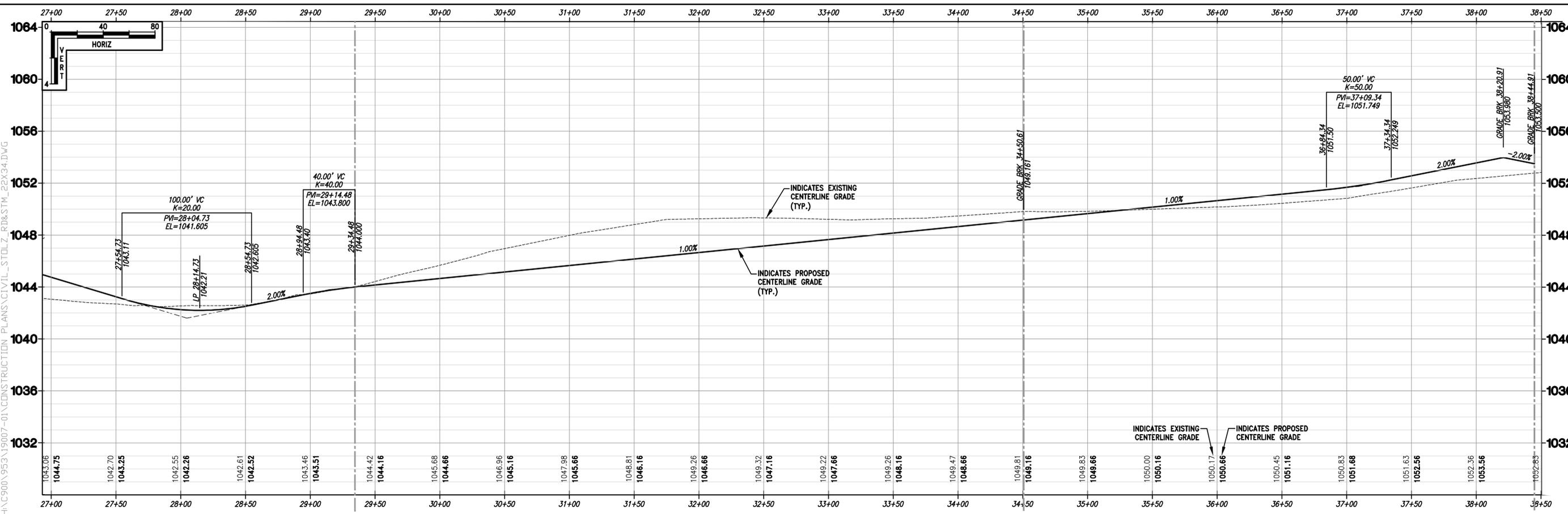
(SEE SHEET C4.01)



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



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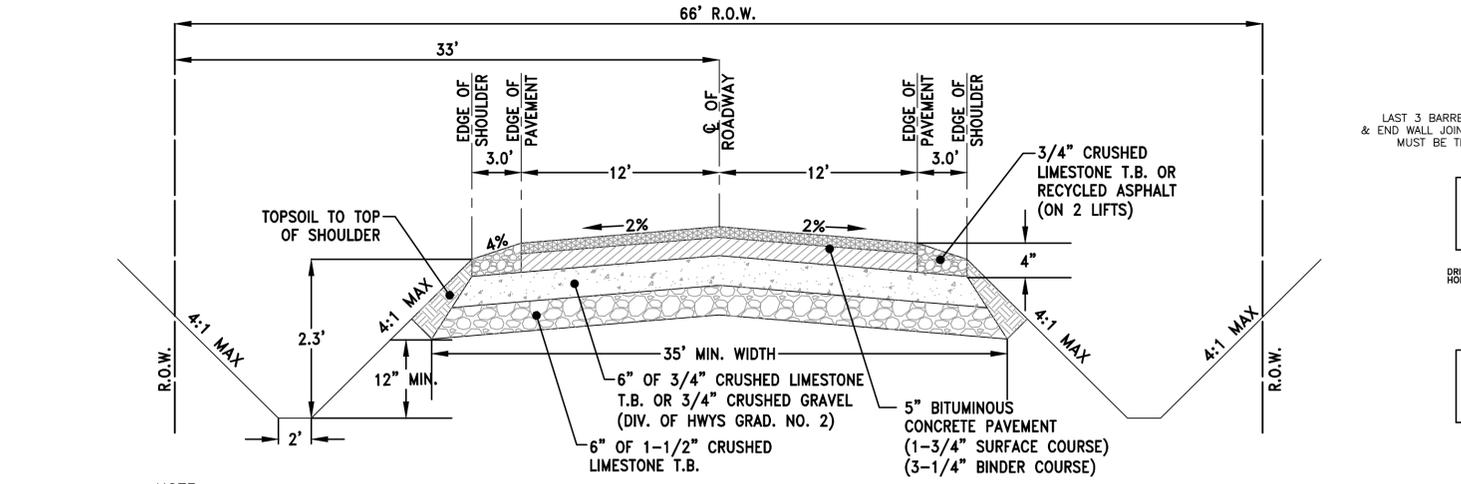
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DESCRIPTION:
ROADWAY
PLAN & PROFILE

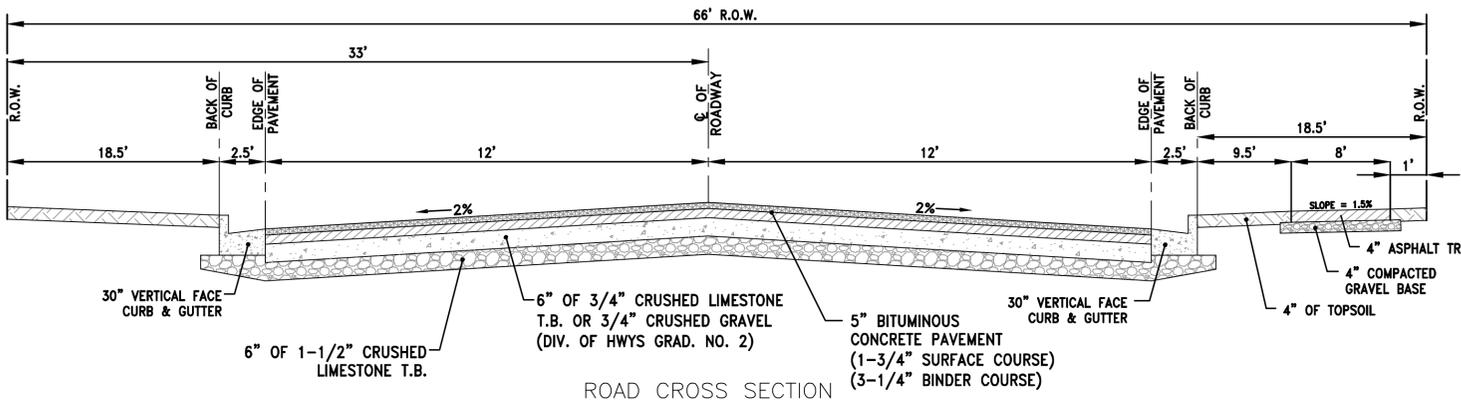
SHEET

C4.08

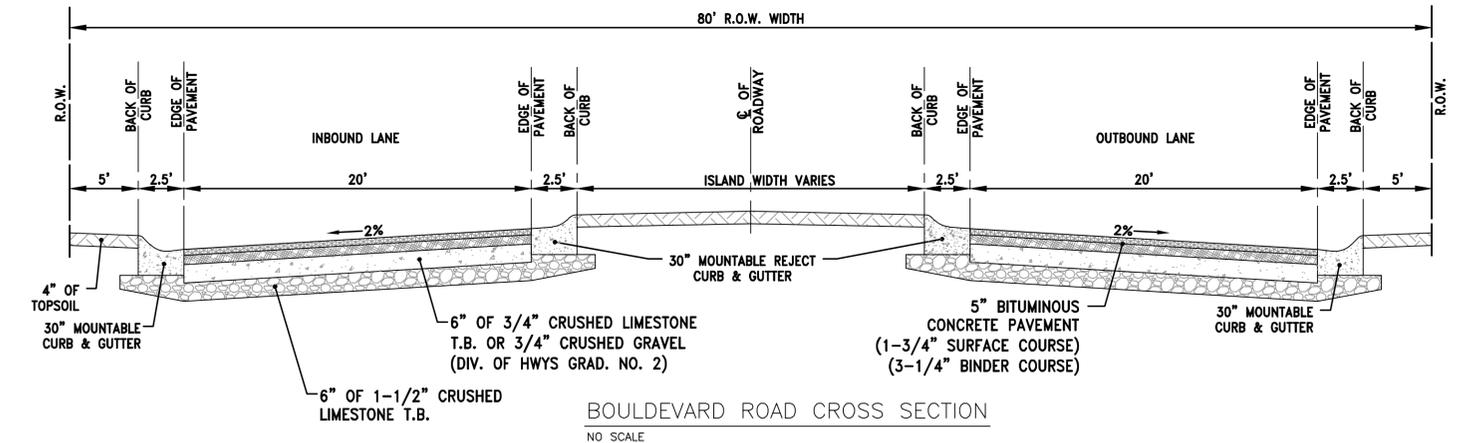
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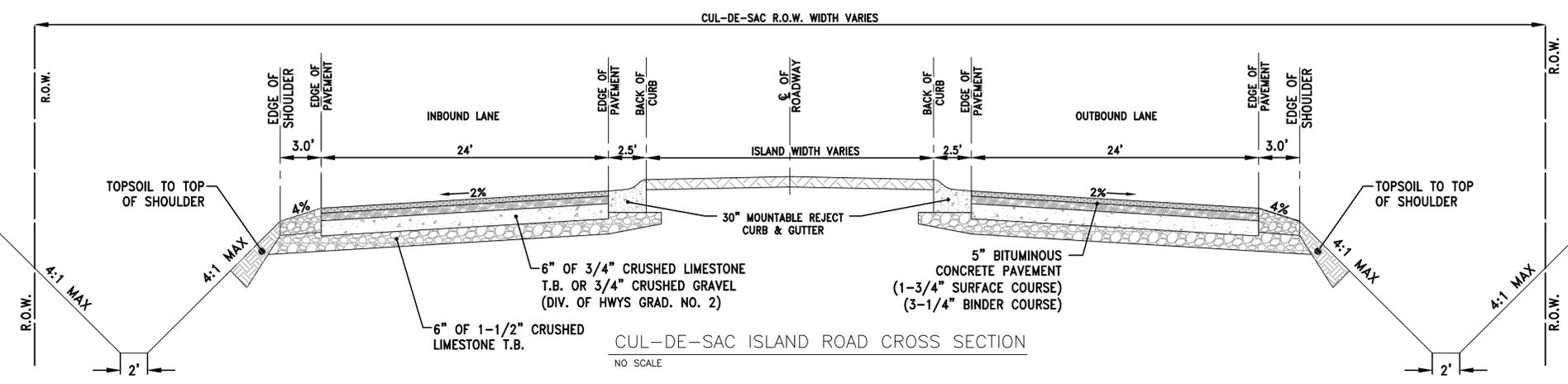
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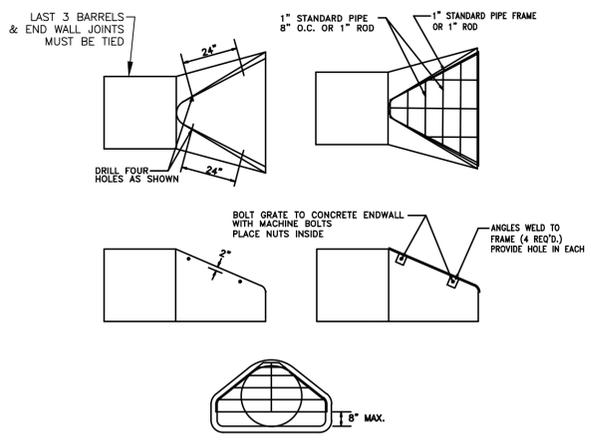
ROAD CROSS SECTION
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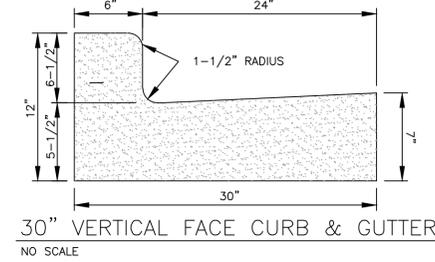
BOULEVARD ROAD CROSS SECTION
NO SCALE



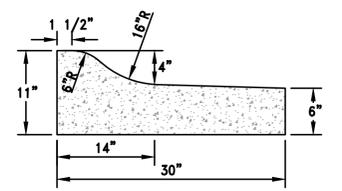
CUL-DE-SAC ISLAND ROAD CROSS SECTION
NO SCALE



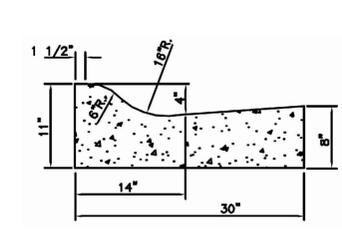
PIPE GRATE DETAIL
NO SCALE



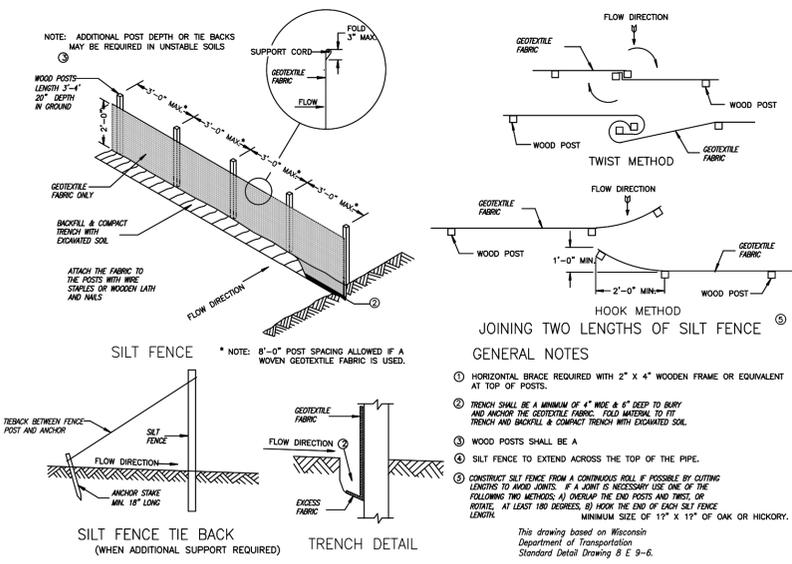
30\"/>



MOUNTABLE HIGH SIDE CURB SECTION DETAIL
NO SCALE



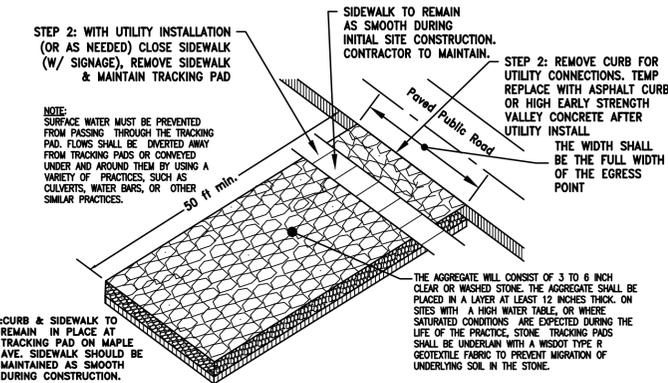
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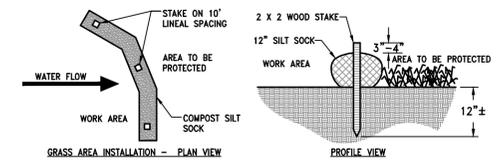
SILT FENCE

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

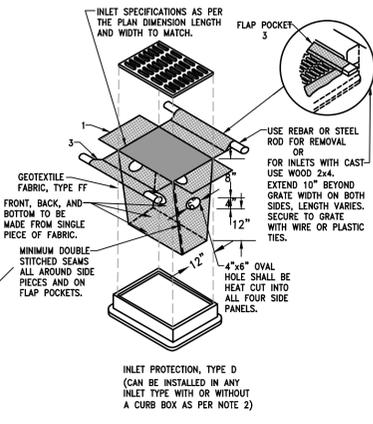
SILT FENCE INSTALLATION DETAIL
NO SCALE



CONSTRUCTION ENTRANCE DETAIL
NO SCALE



STRAW WATTLE INSTALLATION DETAIL
NO SCALE



INLET PROTECTION DETAIL

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.



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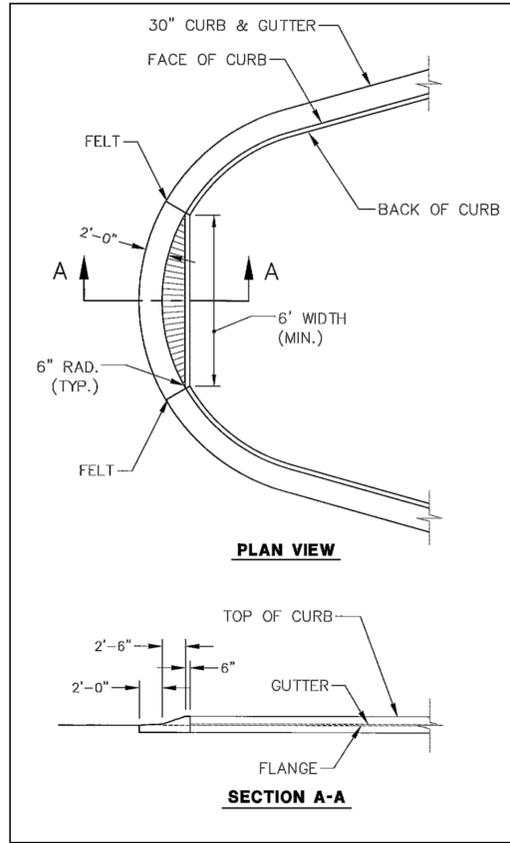
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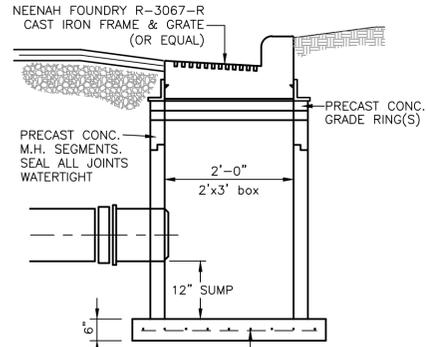
DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET

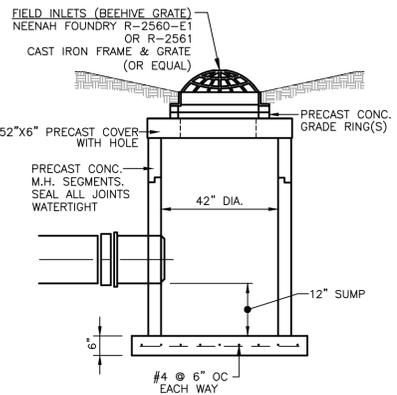
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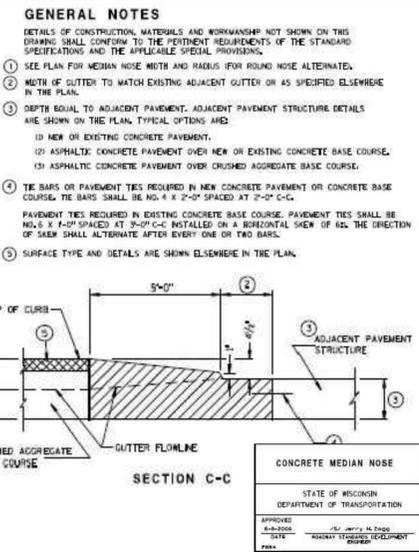
CUL DE SAC ISLAND NOSE DETAIL
NO SCALE



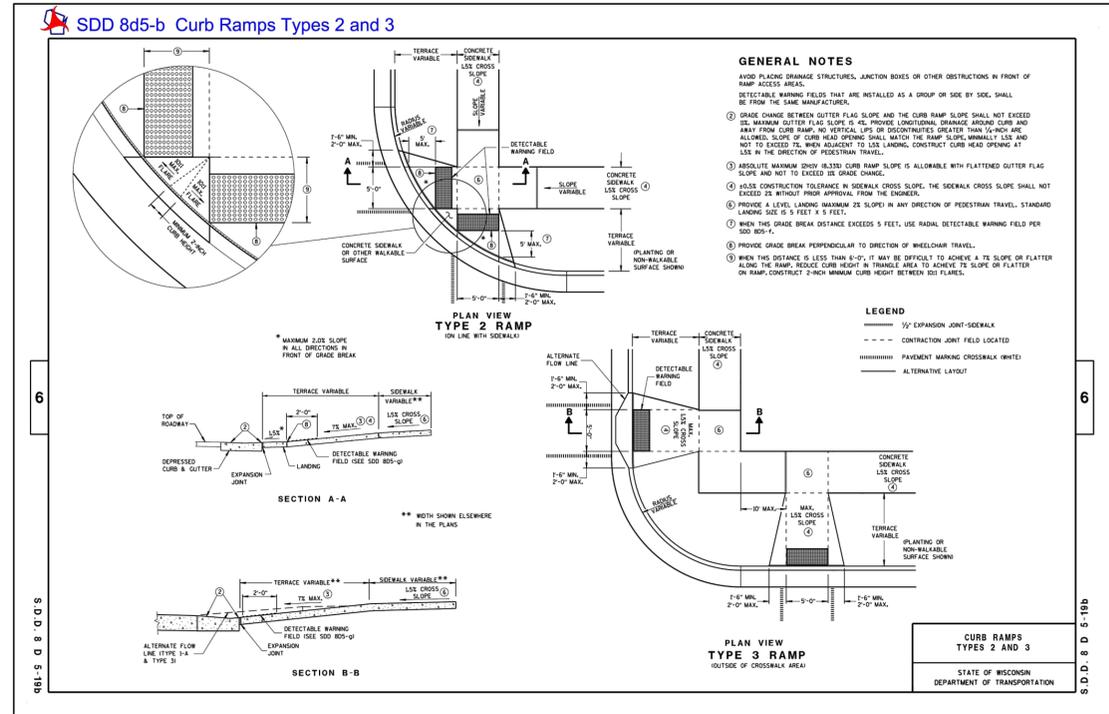
STORM SEWER CATCH BASIN
NO SCALE



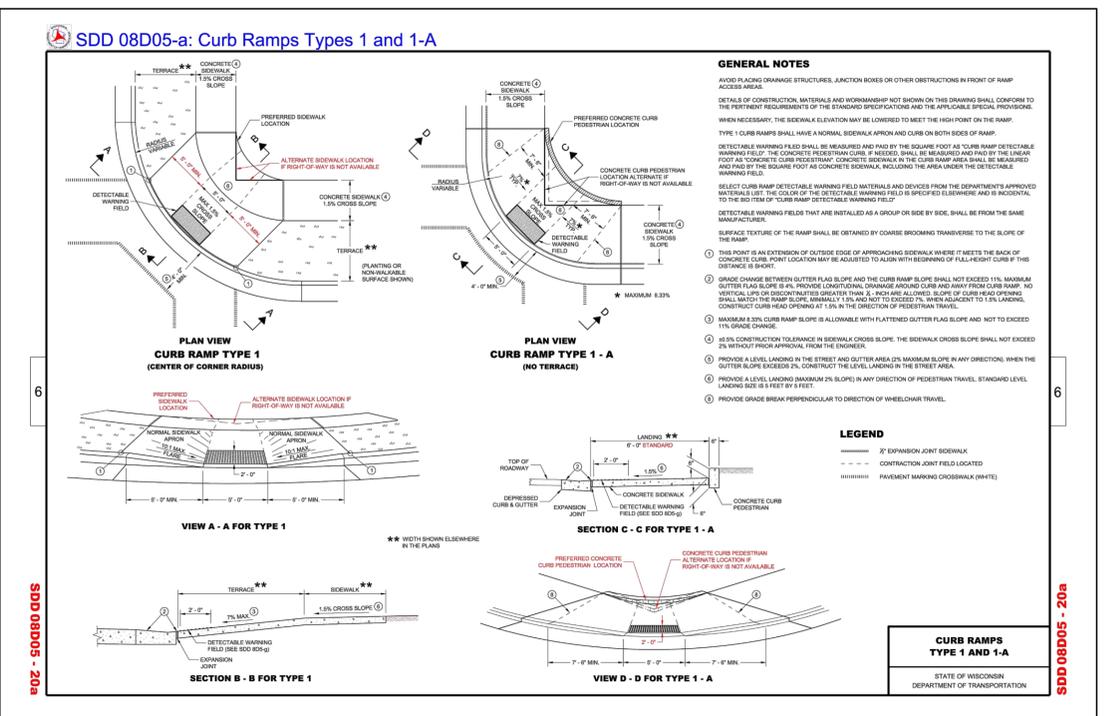
STORM SEWER FIELD INLET DETAIL
NO SCALE



BOULEVARD ISLAND NOSE DETAIL
NO SCALE



SIDEWALK CURB RAMP TYPE 3 DETAIL
NO SCALE



SIDEWALK CURB RAMP TYPE 1 DETAIL
NO SCALE



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DESCRIPTION:
CONSTRUCTION
NOTES & DETAILS

SHEET

C5.01

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TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY

Plat Review

101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

August 14, 2019

034
PERMANENT FILE NO. 28077

GRADY GOSSER
TRIO ENGINEERING, LLC
4100 N CALHOUN RD STE 300
BROOKFIELD WI 51005

Subject: THE PRESERVE AT HARVEST RIDGE
SW1/4 + SE1/4 S30 T8N R19E
TOWN OF LISBON, WAUKESHA COUNTY

Dear Mr. Gosser:

You have submitted the preliminary plat of THE PRESERVE AT HARVEST RIDGE for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of s. 236.16, and s. 236.20 Wis. Stats. Certification of this plat does not include review for compliance with requirements relating to private sewage systems."

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

NOTE TO SURVEYOR:

On the final plat, show the SW1/4 of Section 30 as well as the SE1/4, and label them accordingly.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Grady Gosser

August 14, 2019

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office, at the number listed below. If there are any questions regarding private sewerage system review, please contact Mark Finger, Department of Safety and Professional Services, at (608) 574-1189.

Sincerely,

A handwritten signature in black ink, appearing to read "Renee M. Powers". The signature is fluid and cursive, with a large loop at the end of the last name.

Renee M. Powers, PLS

Plat Review

Phone: (608) 266-3200

Enc: Print

cc: Bryan Lindgren, Neumann Developments, Inc., Owner
Clerk, Town of Lisbon
Clerk, Village of Merton
Waukesha County Parks & Land Use Department
Department of Safety and Professional Services

ORIGINAL RECEIVED FROM SURVEYOR ON 07/15/2019; REVIEWED ON 08/14/2019



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
- Stormwater 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.



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 comprising 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

WETLAND PRESERVATION RESTRICTIONS:

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

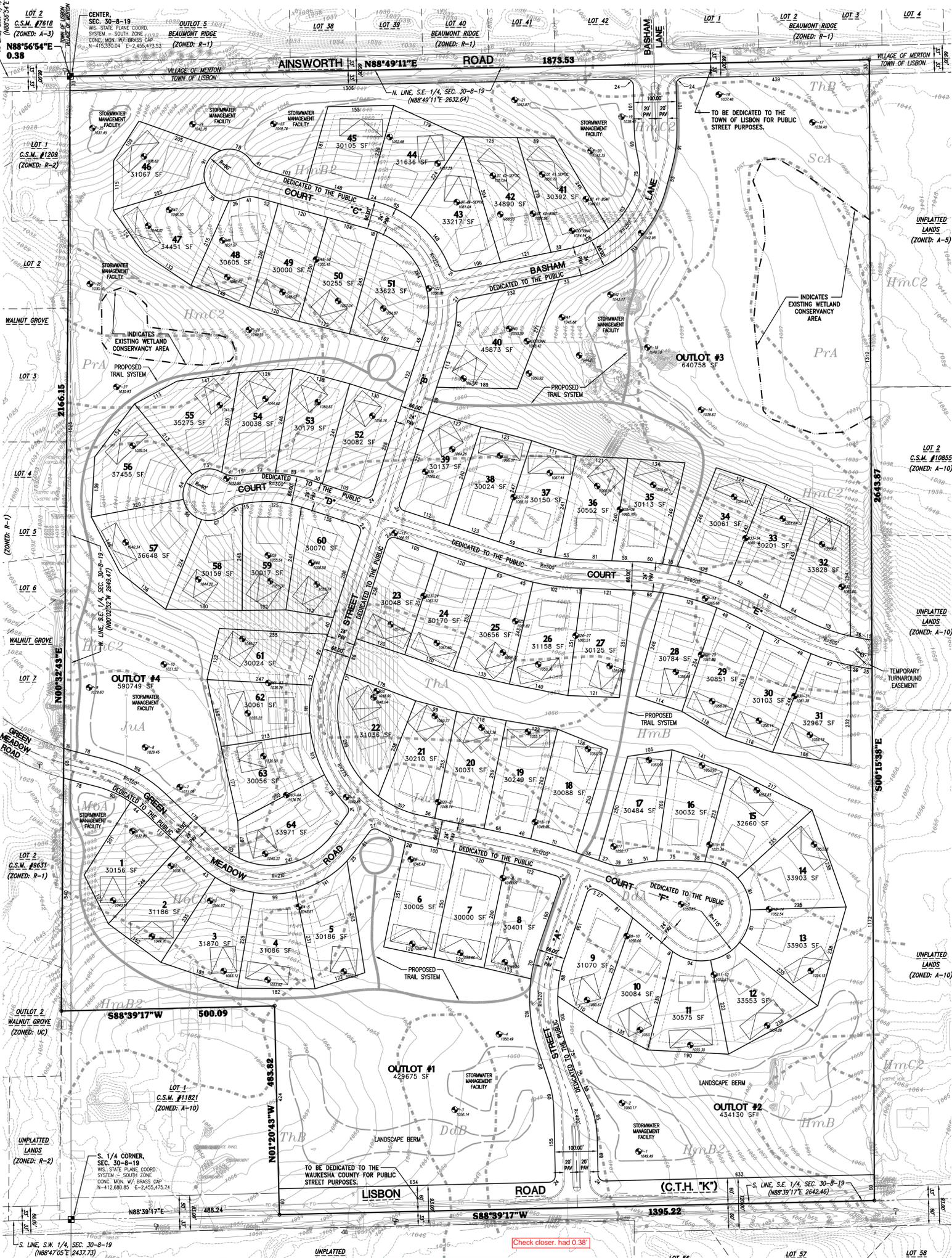
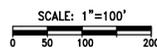
- Grading, filling, and excavation shall be prohibited in said Conservancy Area, except as may be required for Nature Walking Trails.
- Construction of structures within said Conservancy Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, 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.
- Introduction of plant material not indigenous to the existing environment of the Conservancy Area shall be prohibited in the Conservancy Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Conservancy Area.
- 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".

PRELIMINARY PLAT OF THE PRESERVE AT HARVEST RIDGE

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

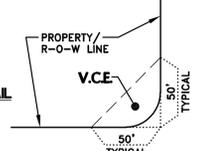
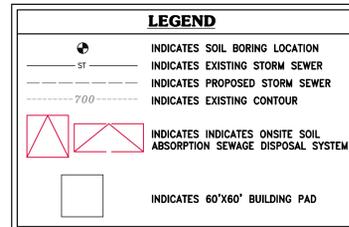


LOCALITY MAP:
NW 1/4, SEC. 30, T. 8 N., R. 19 E.
SCALE: 1"=1000'



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'



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:**
- Tax Key No. L587.0264.998.002
 - Subdivision contains approximately 109.3282 Acres.
 - Subdivision contains 64 Lots and 4 Outlots.
 - All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location.
 - All Wells shall be located within 50 ft. of the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
 - Public Roads to be paved with Asphalt with open road ditches and culverts.
 - 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.
 - Proposed Zoning = R-1 (PUD)
 - Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
 - Outlots 3 and 4 contain a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
 - 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 this Subdivision by reason of tax delinquency.
 - 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 own 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.
 - 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.
 - Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4.
 - 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 herein 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 Geodetic 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 representation 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



Grady L. Gosser
 Professional Land Surveyor S-2972



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

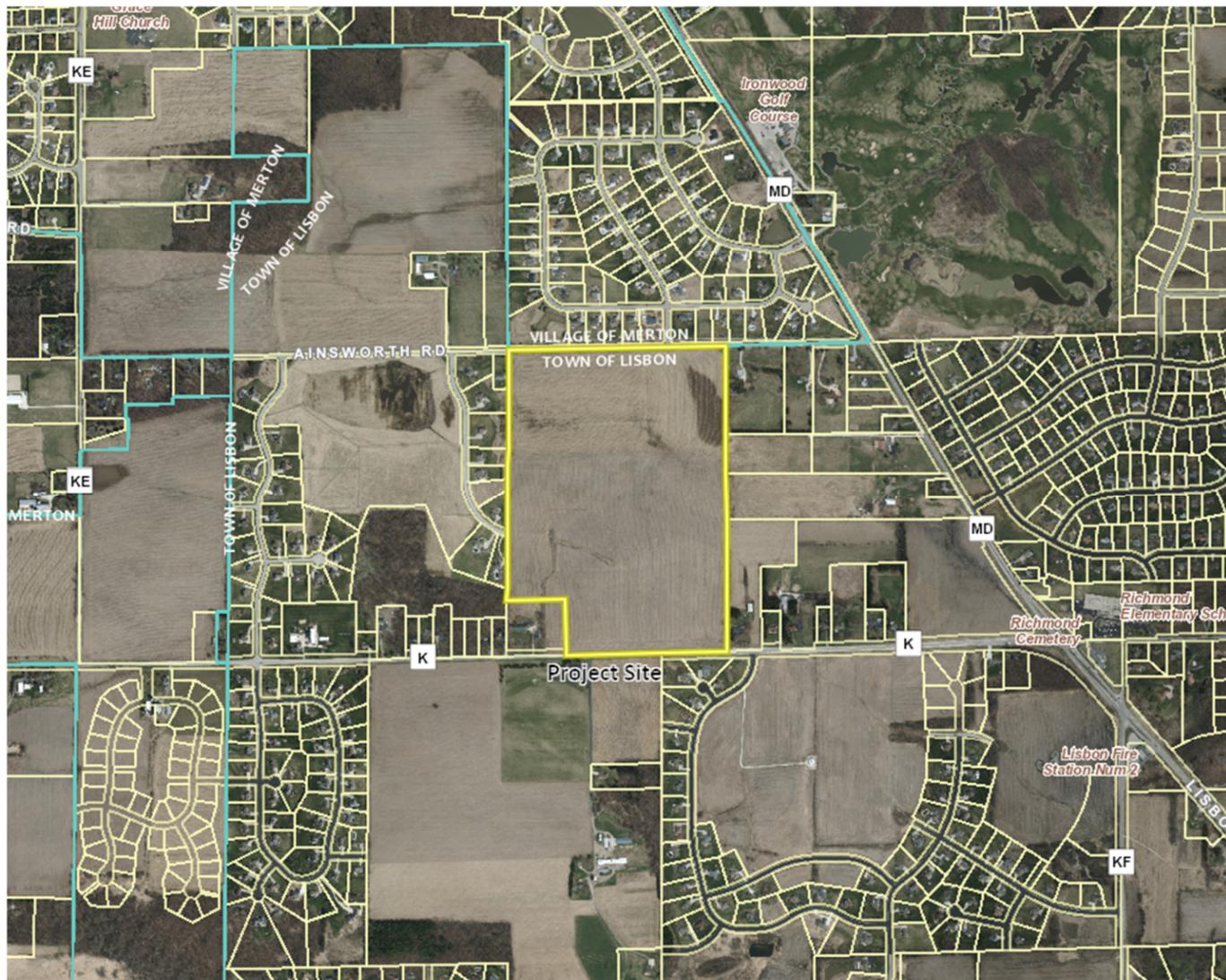
14-120011-0511-0007-01 SURVEY PLAT 11-15-2019 DWG

Check closer, had 0.38'
 Required Preliminary Plat Data
 4.02(b) existing and proposed contours need to be shown
 4.02(g) requires owners of record of abutting unplatted land be shown

Item 5.b. – 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



Preserve at Harvest Ridge Table of Contents

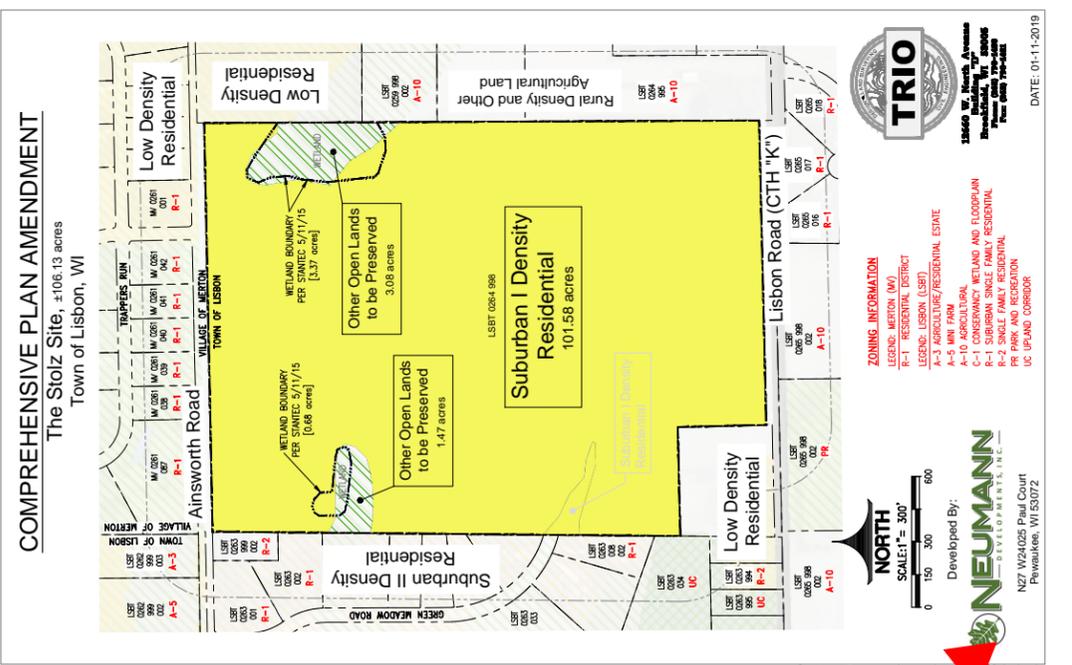
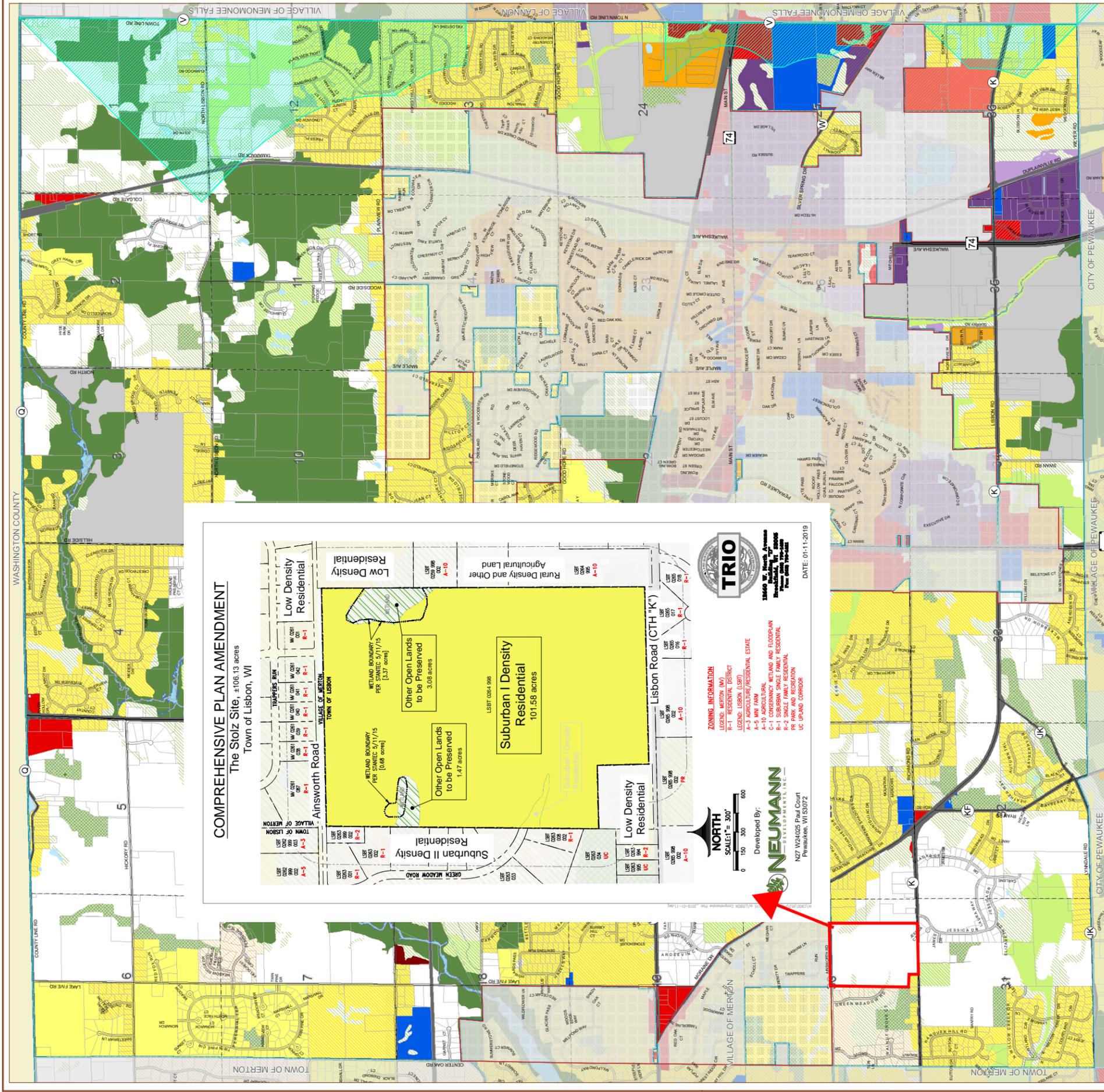
Comprehensive Plan Land Use Location Map.....	1
Zoning Map.....	2
Planned Development Written Description.....	3
General Lot Provisions.....	5
Site and Structure Design Code.....	6
Composition and Authority of the Architectural Control Committee.....	8
Preliminary Plat Map.....	11
Existing Site Topography Map.....	C0.1
Proposed Site Plan.....	C0.2
Preliminary Grading and Engineering	C1.0
Storm water Management Plan.....	Attached
Declaration of Protective Covenants.....	Attached

Developer

Preserve at Harvest Ridge LLC
 (Neumann Developments Inc.)
 N27W24025 Paul Ct, Suite 100
 Pewaukee, WI 53072
 262-542-9200

Engineer, Surveyor

TRIO
 4100 N Calhoun Rd, Suite 300
 Brookfield, WI 53005
 262-790-1480



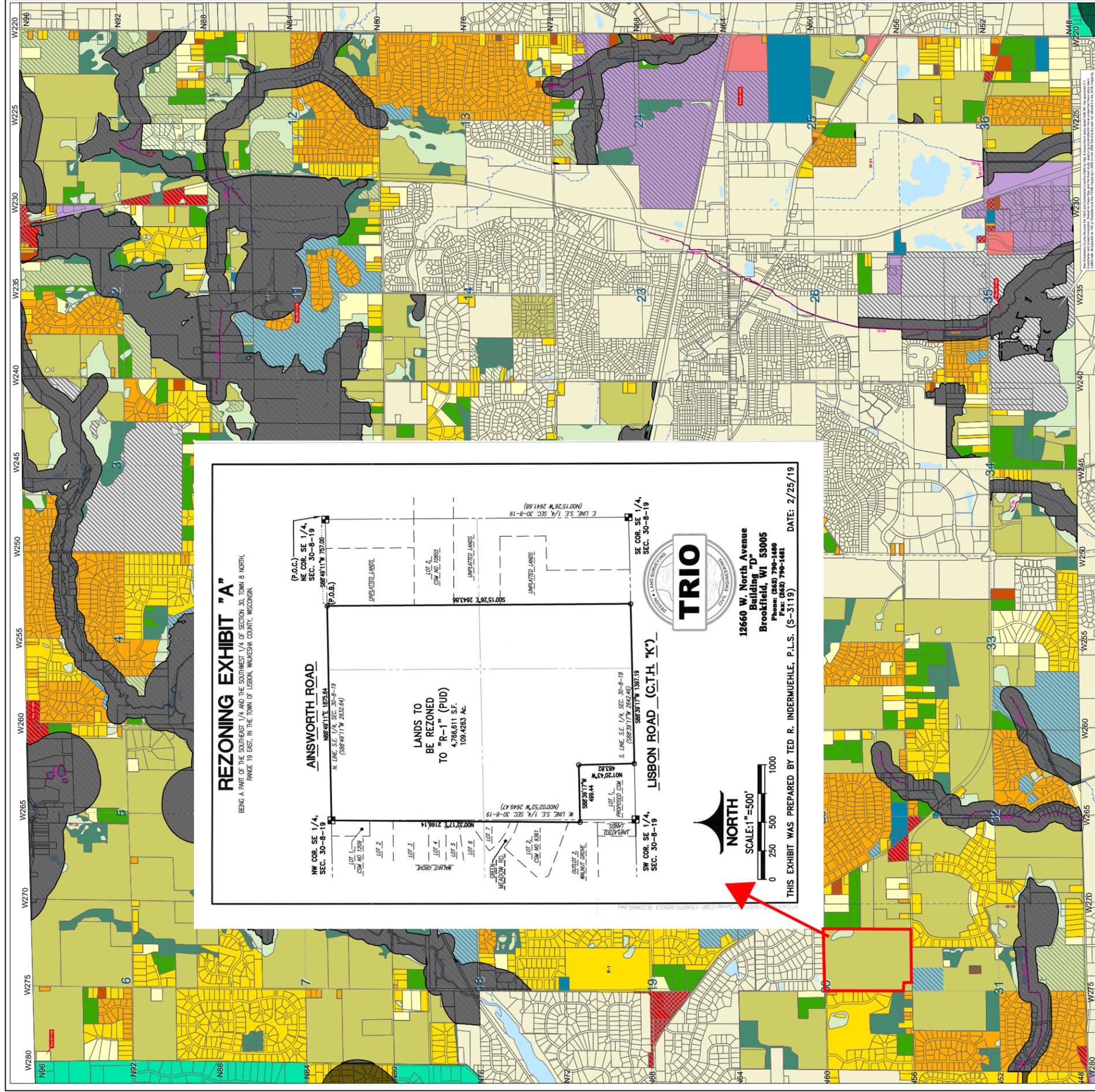
- #### Land Use Plan Categories
- High Density Residential
(Less than 6,000 square feet of area per dwelling unit)
 - Medium Density Residential
(6,000-19,999 square feet of area per dwelling unit)
 - Low Density Residential
(20,000 square feet to 1.4 acres of area per dwelling unit)
 - Suburban I Density 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)

- #### Recommended Land Use Plan for Town of Lisbon - 2035 (EXHIBIT B)
- ##### Local Plan Refinements
- ###### Special Use Districts
- 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

- ###### 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 571 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.

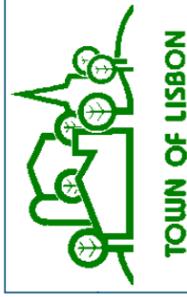


Environmental Corridor information from SEWRPC Environmental Corridor Inventory 2010
 Prepared & Updated by the Waukesha County Department of Parks and Land Use April 2015.



Town of Lisbon Zoning Map

- Zoning Districts**
- AD-10 Agricultural Density 10-Acre
 - RD-5 Rural Residential Density 5-Acre
 - A-5 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-1 Public and Institutional
 - C-1 Conservancy Wetland
 - UC Upland Corridor
 - PR Park and Recreation



- Conditional Rezones are labelled w/ File Number
- Waukesha County Shoreland Jurisdictional Boundary
- Private and Future Roads
- Navigation Determination (File Number Labelled)**
- 99.99 (Not Navigable)
- 99.99 (See File for more info)

1 inch = 1,000 feet
 0 500 1,000 2,000 Feet

File Number	Section	Zoning Change	Adopted	Recent Zoning Amendments	File Number	Section	Zoning Change	Adopted
ZT-941	17	Q-1 to A-2	3/22/88	ZT-1712	29, 30	A-10 to A-5	2/22/11	
ZT-913	4	A-2 to B-2	11/21/89	ZT-1714	19, 20	P-R to A-3	3/22/11	
ZT-914	24	M-2 to A-2	11/21/89	ZT-1715	20	P-R to R-1	3/22/11	
ZT-1119	35	B-2 to Q-1	8/9/94	ZT-1740	18	A-3 to R-1	10/23/12	
ZT-1244	36	A-3 to B-2	3/8/94	ZT-1743	5	AD-10 to A-5	11/27/12	
SZT-1311	35	Q-1 to B-3, M-2	2/23/99	Map correction	13	R-3 to R-1	1/4/13	
SZT-1318	11	A-10, A-2 to A-2	4/13/99	ZT-1742	16	A-5 to R-1	1/22/13	
ZT-1425	24	A-2 to M-2, C-1	11/13/01	ZT-1747	10	A-5 to R-1	2/26/13	
ZT-1449	8	A-1 to Q-1	7/23/02	ZT-1764	33	A-5 to R-1	6/25/13	
ZT-1548	35, 36	Q-1 to M-2	10/12/04	ZT-1768	19	B-2 to B-3	8/27/13	
ZT-1628	35	A-2 to B-2	7/24/06	ZT-1859A	22	C-1 to RD-5	11/29/13	
ZT-1646	35, 36	Q-1 to M-2	10/10/06	ZT-1778	11	A-10 to RD-5	7/22/14	
ZT-1650	29	A-2 to C-1	10/23/07	ZT-1803	28	A-5 to R-2	11/25/14	
SZT-1669	25	A-2 to C-1	11/23/07	ZT-1740A	18	R-1 to A-3	7/26/15	
ZT-1676	25	A-10 to M-2	11/23/07	SZT-1822	35	A-10 to R-1, R-3	5/24/16	
ZT-1681	34	A-2 to Q-1/C-1	2/24/09	ZT-1840	19	B-2 to B-3	10/25/16	
ZT-1705	6	AD-10 to A-3	9/28/10	ZT-1701D	All	Comprehensive	10/24/17	
ZT-1711	28	A-5 to A-3	2/22/11	ZT-1869	29	A-10 to R-1	11/29/17	
RZ00019	25	A-3 to B-4	10/18/18	Map correction	19	B-2 to B-3	12/7/2018	

Current and Future Zoning for Certain Lands in Accordance with the Special Planning Districts.
 Certain lands generally along Townline Rd. between S 1st, Adams St. and CTH VV/Blue Spring Dr. in the E 1/2 of Section 26 and S 1st, Adams St. and CTH VV/Blue Spring Dr. in the E 1/2 of Section 25 are designated as B-4 zoned lands. The lands along CTH VV/Blue Spring Dr. in the E 1/2 of Section 26 and S 1st, Adams St. and CTH VV/Blue Spring Dr. in the E 1/2 of Section 25 are designated as B-4 zoned lands. The lands along CTH VV/Blue Spring Dr. in the E 1/2 of Section 26 and S 1st, Adams St. and CTH VV/Blue Spring Dr. in the E 1/2 of Section 25 are designated as B-4 zoned lands. The lands along CTH VV/Blue Spring Dr. in the E 1/2 of Section 26 and S 1st, Adams St. and CTH VV/Blue Spring Dr. in the E 1/2 of Section 25 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 within 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 Lot Size: 30,000 s.f. min. Lot Width: 110' minimum	PUD Open Space Calculations: Total PUD Area = 106.13 acres
Density = 1.66 acres/lot	Proposed Setbacks: Public Road = 35' Side=20' Rear=20' Lisbon & Ainsworth Rd = 50'	Outlot Area* = 48.74 ac (45.9%) - % Wetland = 4.05/48.74= 8.3% - % Stormwater = 5.4/48.74= 11.1% - % Upland = 39.29/44.5 = 80.6% [*Outlots 1, 2, 3 & 4]
Total Road Length = 6,850 l.f. [107 l.f. per lot]		

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.

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

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

19. **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. **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.

WETLAND PRESERVATION RESTRICTIONS:

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

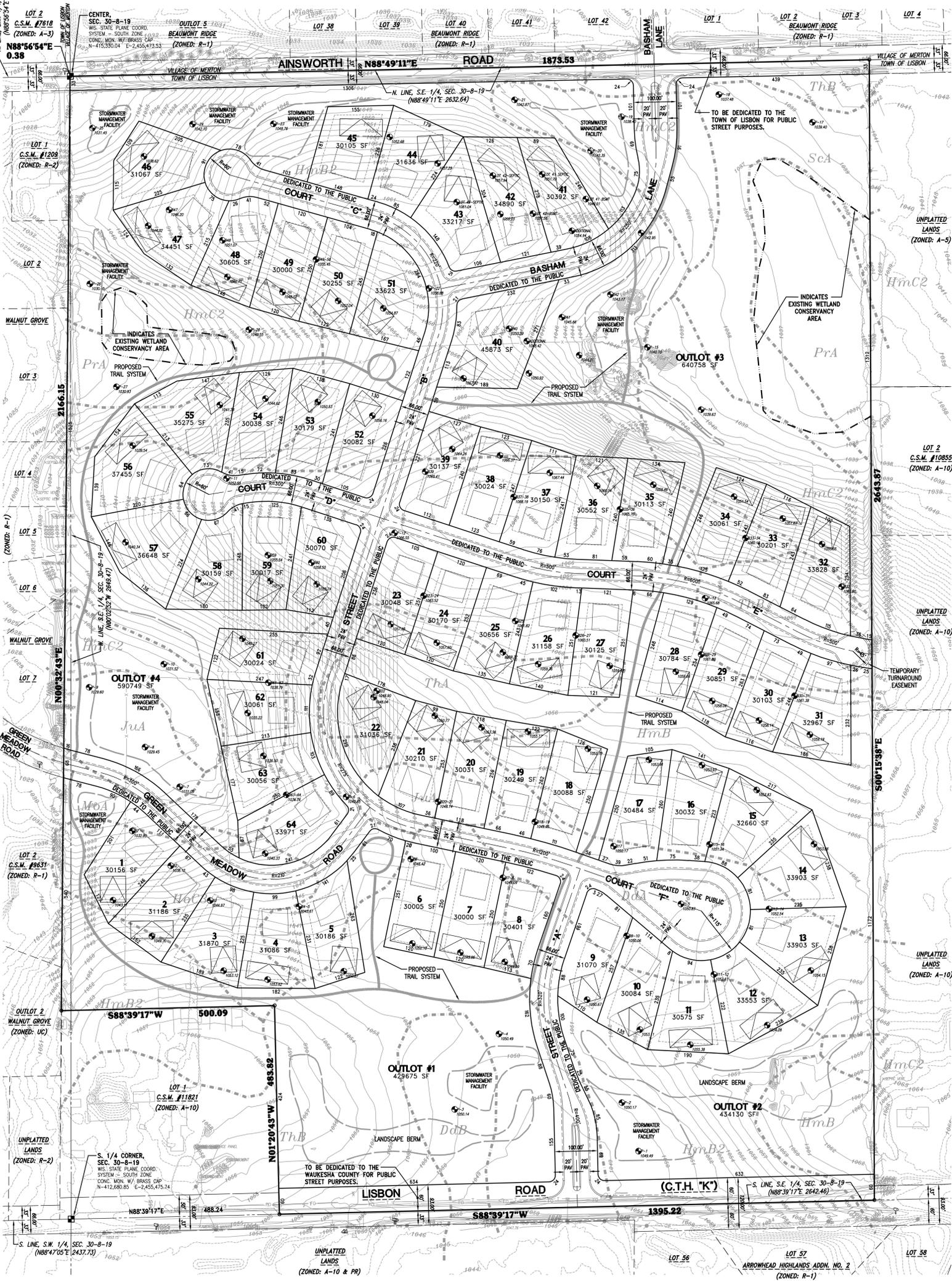
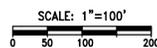
- Grading, filling, and excavation shall be prohibited in said Conservancy Area, except as may be required for Nature Walking Trails.
- Construction of structures within said Conservancy Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, 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.
- Introduction of plant material not indigenous to the existing environment of the Conservancy Area shall be prohibited in the Conservancy Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Conservancy Area.
- 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".

PRELIMINARY PLAT OF THE PRESERVE AT HARVEST RIDGE

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



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

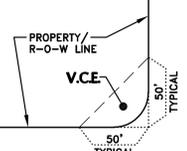


Data Summary Table

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
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR
- 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:**
- Tax Key No. LS87.0264.998.002
 - Subdivision contains approximately 109.3282 Acres.
 - Subdivision contains 64 Lots and 4 Outlots.
 - All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location.
 - All Wells shall be located within 50 ft. of the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
 - Public Roads to be paved with Asphalt with open road ditches and culverts.
 - 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.
 - Proposed Zoning = R-1 (PUD)
 - Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
 - Outlots 3 and 4 contain a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
 - 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 this Subdivision by reason of tax delinquency.
 - 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 own 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.
 - 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.
 - Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4.
 - 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 herein 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-83), 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 Geodetic 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 representation 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



Grady L. Gosser
 Professional Land Surveyor S-2972



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



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.