

**Minutes of the Town of Lisbon & Village of Merton
Joint Planning Committee Meeting
Village of Merton Community Center
Tuesday, August 20, 2019
6:30 P.M.**

Call to Order.

Ron Reinowski called the Joint Plan Commission meeting to order at 6:30 P.M.

Roll Call: JPC members present were Joseph Osterman, Jane Stadler, Mark Baral and Ron Reinowski. Also present was Lisbon Planner Dan Lindstrom, Merton Planner Bruce Kaniewski, Lisbon Clerk Dan Green 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 June 18, 2019.

Motion by Chairman Osterman to approve the Joint Planning Committee meeting minutes from June 18, 2019. Seconded by President Reinowski. Motion carried, 4-0.

Joint Planning Areas

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 the same.

Planner Lindstrom gave some background information on the preliminary plat. The applicant has worked with the County and the Town and have made some revisions since the initial review. The Town Plan Commission approved the preliminary plat contingent on comments from the Plan Commission, the Town Planner, Waukesha County and the Joint Plan Commission.

Bryan Lindgren from Neumann Developments gave an overview of the 64-lot conservation subdivision that will be done in 2 phases. The first phase will be off of Lisbon Road and ultimately will connect to Green Meadow and Ainsworth Road. The lots are 30,000 square feet minimum and over 40% of the open space will be preserved, exceeding the requirement for a conservation subdivision. He stated he envisioned this being an active community with outdoor common space, walking trails, and a tot lot and fire pit. He also stated they will be looking to take part in the Parade of Homes next year. He explained that comments from the neighbors were dealing with storm water issues and those plans are being reviewed by the County. They have done soil tests which have been submitted to the County as well. Grading plans will be submitted in the next 1-2 weeks. He also explained that the wetlands have been delineated and will remain in the preservation space.

Planner Kaniewski asked where the eventual outfall from the runoff would go as there is a low spot near Ainsworth Road. He questioned how much water would infiltrate to the other side

of Ainsworth as there is a large drainage ditch. Mr. Kaniewski wanted to insure the Village does not take on water from the Town. Mr. Lindgren they will have a large retention pond on the north east corner that should accumulate and hold water on the site. He stated the soils in the area have 6 feet of clay, but underneath is sand and gravel. There are proposed water basins on both sides of the subdivision. He expects the conditions to improve.

Administrator Tom Nelson stated no water has crossed the street to this point and there is not a problem yet, but the Village will be looking at the outfall and where the water is going. Mr. Lindgren stated the County looks at this very strictly as well and Mr. Kaniewski asked that the Village receive a copy of the review letter from the County. Mr. Lindstrom added that Waukesha County is very thorough with its storm water review, more so than most counties. Administrator Nelson added that the bike trails could lead to Basham Lane for those people who may want cut through to HWY VV. Planner Lindstrom explained this was a condition that was required by the Town. Mr. Nelson added that signage on these trails would be a nice addition as well. Planner Kaniewski added that the speed limit on Ainsworth Road may be a topic for discussion at some point as well.

Mr. Lindgren explained the first phase will encompass 26 lots and will entail the southern portion. There will be over 20 acres in the first phase to continue to meet the conservation requirement of open space. The properties will be on mount systems as only 6 properties were suited for septic systems.

Planner Lindstrom reviewed the conditions of the Town Planning Commission, the majority of which were cleanup items. There was a questions regarding one of the lots being larger than the others. This was due to the high ground water and the topography being more aggressive in that area.

Motion by Chairman Osterman to approve the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002 for a Preliminary Plat for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board and Village Board of the same. Seconded by President Reinowski. Motion carried, 3-0 with Commissioner Stadler abstaining.

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 of the same.

Planner Lindstrom explained that last year, after the Barnwood Subdivision, the Town revised the zoning code to make the development plan a two-step process. The Town's PUD process was amended to have a General Development Plan and a Specific Development Plan. The SDP and GDP can be submitted separately or together, and in this case Neumann submitted both. He explained at the Plan Commission there was a long discussion about the covenants and they recommended illustrations of structures be included along with fencing details, lighting details, burming and descriptions of park and open spaces with specific locations. The Plan Commission also reviewed specific trail standards. The Plan Commission also recommended the developer or HOA enforces design standards of the homes and the approval was conditions on the storm water and final plat approves the GDP and SDP by reference.

Mr. Lindgren gave a quick summary of what type of homes to expect: 2,000 square foot ranch style homes and 2,400 square foot two story minimums. The homes will have natural exteriors, import siding, 8 to 12 foot roof pitches with stone or brick front features. Neumann is encouraging unique home styles with fencing only allowed around pools which must be in

ground. Planner Lindstrom explained the conditions of approval are similar to that of the preliminary plat and should be recommended to the Town Board once all changes have been made by the developer.

Motion to approve the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002 for 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. Seconded by President Reinowski. Motion carried, 3-0 with Commissioner Stadler abstaining.

Adjournment.

Motion by Mark Baral to adjourn the Tuesday, August 20, 2019 Joint Planning Committee Meeting at 7:11 P.M. Seconded by Jane Stadler. Motion carried, 4-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk