

**Minutes of the Town Board Meeting
Town of Lisbon, Town Hall
September 9, 2019
6:30 p.m.**

Chairman Osterman called the Town Board meeting to order at 6:30 PM.

Roll Call: Present: Supervisors Gamiño, Moonen and Plotecher. Also present: Dan Green, Town Clerk and Gina Gresch, Town Administrator. Excused were Supervisor Beal and Chairman Osterman.

Comments from citizens present. None.

Consent Agenda. Items listed under the Consent Agenda are considered in one motion unless a Town Board member requests that an item be removed from the Consent Agenda.

- i. August 26, 2019 Town Board minutes
- ii. Operator's Licenses
- iii. Twin Pine Farms LLC Phase II-B Acceptance of Improvements and Letter of Credit Reduction Request.

Motion by Supervisor Plotecher to approve the Consent Agenda. Seconded by Supervisor Gamiño. Motion carried, 3-0.

Approval of Bills.

Motion by Supervisor Moonen to approve the September 9, 2019 check register as presented. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Announcements/Correspondence - Listing of upcoming meeting dates & times.

Supervisor Moonen reviewed the list of upcoming Town meetings.

Department Reports - Presentation of activity statistics and recently attended meetings.

Town Administrator –

AUGUST ACH / AUTOPAY REPORT

The August ACH / Auto Pay report is on the following page for your review/reference.

FALL NEWSLETTER

The fall newsletter is being proofed as I type this. It should be going out in the next couple of weeks. As soon as a final copy is ready, we'll post it on the website.

Parks Department – Supervisor Gamiño reviewed what Park staff worked on in August and September including removal of trees, planting trees in Community park and installation of a memorial bench. Staff also worked on wood-chipping the 911 Memorial site, maintaining equipment and de-weeding and planting beds on municipal grounds.

Public Works Department – Supervisor Moonen reviewed what DPW staff worked on in August and September including roadside mowing, storm water projects on Good Hope Road and Betker Drive, adding a crosswalk on Plainview Road at Plainview Parkway and fitting a new stump grinder to the excavator. They also worked on the compost site and starting moving material to the new compost site location next year. Supervisor Moonen also reviewed meetings attended by DPW Director Joe DeStefano.

Marc, August, staff doing roadside mowing. Trimming lots for week commissioner. Plainview, added crosswalk. Fit new stump grinder to excavator. Staff working on roadside, please slow down. Moving material out of east side of compost site. Budget workshops have started.

Supervisor's Reports.

None

New Business.

- A. Discussion and necessary action on the recommendation from Plan Commission on the request for Neumann Developments Inc., for the property located along Hillside Road, in the Town of Lisbon, LSBT 0205.995 and LSBT 0208.987 generally located on the west side of Hillside Drive adjacent to Beverly Lane, for the following:
 - i. Preliminary Plat for the proposed Hillside Ridge subdivision and recommendation to Waukesha County of the same.

Administrator Gresch read the requested action from the August 8th Plan Commission. She explained that this item did not make it to the Town Board until now because the Town was waiting for the applicant to meet all conditions set by the planner. The condition of the approval is that all other government agencies need to be approved including the Joint Plan Commission.

Motion by Supervisor Gamiño to approve the request for Neumann Developments Inc., for the property located along Hillside Road, in the Town of Lisbon, LSBT 0205.995 and LSBT 0208.987 generally located on the west side of Hillside Drive adjacent to Beverly Lane, for a Preliminary Plat for the proposed Hillside Ridge subdivision contingent on Sussex-Joint Plan Commission approval and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.

- ii. Combined General Development Plan and Specific Development Plan for the proposed Hillside Ridge subdivision and recommendation to Waukesha County of the same. ([click here for packet documents](#))

Motion by Supervisor Gamiño to approve the General Development Plan and Specific Development Plan for the proposed Hillside Ridge subdivision contingent on Sussex-Joint Plan Commission and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.

- B. Discussion and necessary action on the recommendation from Plan Commission 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:
 - i. Preliminary Plat for the proposed Preserve at Harvest Ridge subdivision and recommendation to Waukesha County of the same.

Motion by Supervisor Gamiño to approve 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 a Preliminary Plat for the proposed Preserve at Harvest Ridge subdivision and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.

- ii. Combined General Development Plan and Specific Development Plan for the proposed Preserve at Harvest Ridge subdivision and recommendation to Waukesha County of the same. ([click here for packet documents](#))

Motion by Supervisor Gamiño to approve the General Development Plan and Specific Development Plan for the proposed Preserve at Harvest Ridge subdivision and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.

- A. Discussion and necessary action on the request from Neumann Developments for an "early start" approval for the Preserve at Harvest Ridge and Hillside Ridge developments.

Administrator Gresch explained that Neumann Developments has requested the Town Board allow an early start date on both Hillside Ridge and Preserve at Harvest Ridge. They would like to begin grading, which includes stripping topsoil, establishing of storm water ponds and other storm water requirements, grading of lots where needed, and setting roads and swales in right-of-ways to grade. Administrator Gresch explained that the applicant has submitted letters of credit for phasing and the attorney is satisfactory with everything that has been submitted. Administrator Gresch recommended approval of an early start. Supervisor Moonen asked if there were any concerns regarding ground water as the concern was mentioned by neighbors. Engineer Mitch Leisses explained he did not have concerns and that these were reviewed by his team and Waukesha County.

Bryan Lindgren from Neumann stated they are working on a schedule of phasing. They want to get it graded and stabilized for everyone's benefit as they approach winter. Mr. Lindgren went through the timeframe moving forward including a preconstruction meeting with the Town and County and they are hoping to have stabilization on the site by mid-October. Supervisor Moonen asked if they were going to work on the retention ponds first. Mr. Lindgren stated these retention areas are priorities. Engineer Mitch Leisses explained there is a one year correction period for the developer to make corrections if any issues arise.

Motion by Supervisor Moonen to approve the request from Neumann Developments for an "early start" approval for the Preserve at Harvest Ridge and Hillside Ridge developments. Seconded by Supervisor Gamiño. Motion carried, 3-0.

Adjournment.

Motion by Supervisor Gamiño to adjourn the Monday, September 9, 2019 Town Board of Supervisors meeting at 6:52 PM. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Respectfully submitted,

Dan Green, WCMC
Town Clerk