



Agenda
Town Board Meeting
Town of Lisbon, Town Hall
Monday, December 9, 2019
6:30 p.m.

1. **Roll Call.**
2. **Pledge of Allegiance.**
3. **Comments from citizens present.** Citizens are invited to share their questions, comments, or concerns with the Town Board. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. Where possible, the Board will answer factual questions immediately. If a response would involve discussion of Board policy or decisions, which might be of interest to citizens, not present at the meeting, the Board may place the item on a future meeting agenda.
4. **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. November 28, 2019 Town Board minutes.
 - ii. 2020 Waukesha County Community Assistance Planner Contract.
 - iii. Appointment of Election Inspectors for 2020 & 2021 Term
5. **Approval of Bills.**
6. **Announcements/Correspondence.**
 - Meeting Schedule
7. **Department Reports - Presentation of activity statistics and recently attended meetings.**
 - Administrator
 - Parks Department
 - Public Works Department
8. **Supervisor's Reports** - This is an opportunity for Supervisors to report on respective Committees, Commissions, and Boards of which they serve as a member. Matters require no action or approval.
9. **Unfinished Business.**

10. New Business.

- A. Discussion and necessary action on the Agreement between the Town of Lisbon and Rick J. Goecker d/b/a The Synectic Group.
- B. Discussion and necessary action the recommendations from the Plan Commission for the following requests:
 - 1. Ordinance 22-19, Ordinance Amending the 2035 Comprehensive Development Plan for the Town of Lisbon, for the request of Jim Forester for the property owned by Riteway Bus LLC, for the property located at N95W23759 County Line Road, LSBT 0150.997, and recommendation to Waukesha County of the same.
 - 2. Ordinance 19-19, An Ordinance amending Chapter 11, Section 27 of the Town Zoning Code Related to the B-4 Commercial Special Use Zoning District, recommendation to Waukesha County of the same.
- C. Discussion and necessary action on request from David and Kim Meyer for a variance from the Town of Lisbon Fire Code, Section 34.20(e), regarding automatic sprinkler systems.
- D. Discussion and necessary action to direct the Park Director to purchase a new John Deere 1600 Turbo Series III 11ft mower from Mid-State Equipment not to exceed \$67,800.
- E. Discussion and necessary action to direct the Public Works Director to purchase new Case 721G XR Wheel Loader from Miller Bradford Risberg at a price not to exceed \$203,845.
- F. Discussion and necessary action to approve Kunkel Engineering to provide engineering services for the 2020 Pavement Resurfacing Program.
- G. Discussion and necessary action on the Proposed 2020 Pavement Resurfacing Program Plan.
- H. Discussion and necessary action on the recommendations from Plan Commission and Lisbon-Merton JPC the request from Neumann Companies, for the Preserve at Harvest Ridge Final Plat and recommendation to Waukesha County of the same.

11. Adjournment.

Joseph Osterman
Town Chairman

Gina C. Gresch, MMC/WCPC
Town Administrator

NOTE: Individual members of the Town Board will be available after the meeting to discuss town related issues with citizens who are present.

NOTE: Please notify the Town of Lisbon 72 hours in advance if you plan to attend and will need an interpreter or assistive hearing device.

NOTICE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information: no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: Consent Agenda Items

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Thursday, December 5, 2019

RECOMMENDATION:

Approval of the Consent Agenda items.

EXPLANATION:

i. Town Board Meeting Minutes.

- November 25, 2019 Town Board minutes

ii. 2020 Waukesha County Community Assistance Planner Contract.

- The changes from 2019 to 2020 include a 4.31% price increase and adding a position "Senior Land Use Specialist". Per Waukesha County Senior Planner Sandy Scherer, this position has always been at Parks and Land Use, it's just listed this year to show that it's the "back-up" person to the Senior Planner.

iii. Appointment of Election Inspectors for 2020 & 2021 Term

- Please see Clerk Dan Green's memo.

I recommend approval of all of the Consent Agenda items.

**Minutes of the Town Board Meeting
Town of Lisbon, Town Hall
November 25, 2019
6:30 p.m.**

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

Roll Call: Present: Chairman Osterman, Supervisors Plotecher and Beal. Also present: Dan Green, Town Clerk, Gina Gresch, Town Administrator, Attorney Michael Van Kleunen and Planner Dan Lindstrom. Supervisors Gamino and Moonen were excused.

Comments from citizens present. None.

1. **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. November 11, 2019 Town Board minutes
 - ii. Operator's Licenses
 - iii. WE Energies Staging Area Rental Agreement

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

Approval of Bills.

Motion by Supervisor Beal to approve the November 25, 2019 check register as presented. Seconded by Supervisor Plotecher. Motion carried, 3-0.

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

Chairman Osterman reviewed the list of upcoming Town meetings.

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

Town Administrator

UPDATE ON MONIES SAVED BY PAYING FUEL INVOICES BY ACH

Since starting to pay the EH Wolf fuel invoices by ACH, the Town has saved about \$500.

TREASURER WORKING WITH COUNTY ON CALCULATING TAX BILLS

Treasurer Buchman is working with Waukesha County on calculating the tax bills, balancing the garbage collection and storm water special charges lists. The tax bills should be going out during the second week of December, which is the same time frame they are sent every year. If you do not receive it by Friday, December 13, you can look it up online at <https://tax.waukeshacounty.gov/> or call the Town Hall and we can email you a PDF copy from Waukesha County's website. Speaking of garbage collection, the yearly fee increased by \$5, from \$233 to \$238.

Town Clerk

Elections Update

The Town has worked with Ries Graphics out of Butler on a postcard mailing to all Ward 2 and 3 residents regarding the change in their polling location. The postcard also outlines where voters can register to vote and request absentee ballots, both via online and at Town Hall. We anticipate mailing these in mid-January, after the holiday "junk mail" has passed.

On the December agenda I will bring forward a list of poll workers for the approval of the Town Board to serve the 2020-2021 Election Cycle. I have received the Republican Party list of Election Officials and anticipating receiving the Democratic list soon.

On Wednesday, December 4, 2019 I will be taking our DS200 machines to Menomonee Falls for their modem replacements as well as all required updates. These needed to be replaced as Verizon will no longer be providing the service used for sending election results to the County.

Clerk Resignation:

I have given my notice to the Administrator as I have taken a job for the Town of Delafield. My last day will be on Monday, December 30, 2019. I would like to thank the Town Board and Town Staff for the opportunity to work in Lisbon. It will not be forgotten and I wish nothing but the best for the Town, its residents and the employees who work for it moving forward. The opportunity has provided me with a plethora of knowledge I would not have obtained anywhere else. I will continue to be a resource as much as I can to the staff moving forward and I hope to continue a good relationship with the Town as I move forward.

Thanks again for this great opportunity.

Supervisor's Reports.

Linda Beal – The Lisbon Sanitary District passed their 2020 budget.

Unfinished Business.

New Business.

Discussion and necessary action on Legal Representation and Fee Agreement with Dietrich VanderWall, S.C.

Chairman Osterman explained this service would be an additional resource for approving the Town's Border Agreements.

Motion by Supervisor Plotecher to approve the Legal Representation and Fee Agreement with Dietrich VanderWall, S.C. Seconded by Supervisor Beal. Motion carried, 3-0.

Discussion and necessary action on short-term rentals to refer to the Plan Commission for further discussion.

Planner Lindstrom explained that the State has made a change in how short term rentals can be regulated. This conversation is a follow up to the Board from a month ago. He explained the Town's Zoning code does not have a clear distinction between short term rentals and a bed and breakfast. Currently there are 8 properties that we were able to find that rent out a room in their home or their entire home as a short term rental. The Town received a complaint about one of the homes that we discovered was truly operating as a bed and breakfast and applied for the Conditional Use Permit to be permitted as such. Short term rentals, however, do not fit into that category. He asked if the Town would like to create a short term rental ordinance, allow them to rent, restrict them, put them through the Conditional Use Process or amend the bed and breakfast ordinance to include short term rentals.

Supervisor Plotecher asked if this included someone renting their home for a year or more. Planner Lindstrom stated this discussion is only pertaining to short term rentals between 7 days and 28 days. The Town Board agreed to take no action on this item.

Discussion and necessary action the recommendations from the Plan Commission for the following:

Ordinance 22-19, Ordinance Amending the 2035 Comprehensive Development Plan for the Town of Lisbon, for the request of Jim Forester for the property owned by Riteway Bus LLC, for the property located at N95W23759 County Line Road, LSBT 0150.997, and recommendation to Waukesha County of the same.

Motion by Chairman Osterman to postpone "Ordinance 22-19, Ordinance Amending the 2035 Comprehensive Development Plan for the Town of Lisbon, for the request of Jim Forester for the property owned by Riteway Bus LLC, for the property located at N95W23759 County Line Road, LSBT 0150.997, and recommendation to Waukesha County of the same" to the December 9, 2019 Town Board meeting. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Ordinance 20-19, An Ordinance Amending Chapter 11, Section 28 of the Town Zoning Code Related to the B-P Industrial/Business Park Special Use Zoning District and recommendation to Waukesha County of the same.

Administrator Gresch explained this Ordinance was drafted by Attorney Hammes and it change the permitted uses in the B-4 Zoning District.

Motion by Supervisor Beal to approve Ordinance 20-19, An Ordinance Amending Chapter 11, Section 28 of the Town Zoning Code Related to the B-P Industrial/Business Park Special Use Zoning District and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Ordinance 18-19, An Ordinance Re-Adopting Ordinance 01-18 Related to Planned Unit Developments as an Overlay District and recommendation to Waukesha County of the same.

Planner Lindstrom explained this ordinance was brought to the board last year and was approved. There were some discrepancies in naming and formatting some items that were removed after accepting track change on the document. Staff found it easier and cleaner to repeal and recreate this section instead of fixing each item.

Motion by Supervisor Beal to approve Ordinance 18-19, An Ordinance Re-Adopting Ordinance 01-18 related to Planned Unit Developments as an Overlay District and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Request from Neumann Companies, Preserve at Harvest Ridge, LLC for the property located at LSBT 0264.998.002, for the following items:

- a) **Resolution 18-19, Resolution to Approve the Specific Development Plan for the Preserve at Harvest Ridge, LLC, and for the Property Located North of Lisbon Road (CTH K) and South of Ainsworth Road, LSBT 0264.998.002.**

Planner Lindstrom explained this Resolution approves the Specific Development Plan which was approved at the Plan Commission 6-0.

Motion by Chairman Osterman to approve Resolution 18-19, Resolution to Approve the Specific Development Plan for the Preserve at Harvest Ridge, LLC, and for the Property Located North of Lisbon Road (CTH K) and South of Ainsworth Road, LSBT 0264.998.002. Seconded by Supervisor Beal. Motion carried, 3-0.

- b) **Developer's Agreement, subject to final Attorney review and approval relating to verbiage regarding the phasing of the development.**

Planner Lindstrom explained the applicant was there in case the Board had any questions. Mr. Lindstrom explained the Developer's Agreement touches on civil engineering elements, maintenance and ownership. There are some phasing elements to the agreement that will be subject to the attorney's approval.

Motion by Supervisor Beal to approve the Developer's Agreement for Preserve at Harvest Ridge, subject to final approval by the Town Attorney. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Discussion and necessary action to approve the 2020 Town of Lisbon Budget as adopted by the electors on Wednesday, November 13, 2019 with a levy amount not to exceed \$4,253,507.

Motion by Supervisor Beal to approve the 2020 Town of Lisbon Budget as adopted by the electors on Wednesday, November 13, 2019 with a levy amount not to exceed \$4,253,507. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Discussion and necessary action on Town Hall staffing.

Administrator Gresch explained with Clerk Green moving on to the Town of Delafield, she planned for Deputy Clerk/Finance Natasha John to eventually fill that role. The initial plan was to train Natasha as Clerk Dan's backup, and the Administrator still wants to move forward with Natasha training at that capacity. Administrator Gresch plans on hiring a part time clerk to fill the position and train Natasha through the first two elections. Performance reviews will then be conducted by the contracted clerk and the Administrator on a monthly basis. The planning piece of the position will be done through Planner Lindstrom for the time being until the new clerk can learn all other pieces of the position first. There is no action required at this point.

Discussion and necessary action to enter into Closed Session pursuant to Wisconsin Statute 19.85(1)(g), conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, more specifically the Lisbon-Merton Cooperative Boundary Agreement and the existing Boundary Stipulation and Intergovernmental Cooperation Agreement between the Town of Lisbon and Village of Sussex.

Motion by Supervisor Beal to convene into Closed Session pursuant to Wisconsin Statutes. Seconded by Supervisor Plotecher, motion carried by roll call vote.

ROLL CALL VOTE:

Chairman Osterman: Yes
Supervisor Gamiño:
Supervisor Moonen:
Supervisor Plotecher: Yes
Supervisor Beal: Yes

Motion carried, 3-0. Town Board convened into Closed Session at 7:09 PM.

Motion to re-convene into Open Session to take possible action, if necessary, on items discussed in Closed Session deliberations.

Motion by Supervisor Beal to reconvene into Open Session for possible action on Closed Session deliberations Seconded by Supervisor Plotecher.

ROLL CALL VOTE:

Chairman Osterman: Yes
Supervisor Gamiño:
Supervisor Moonen:
Supervisor Plotecher: Yes
Supervisor Beal: Yes

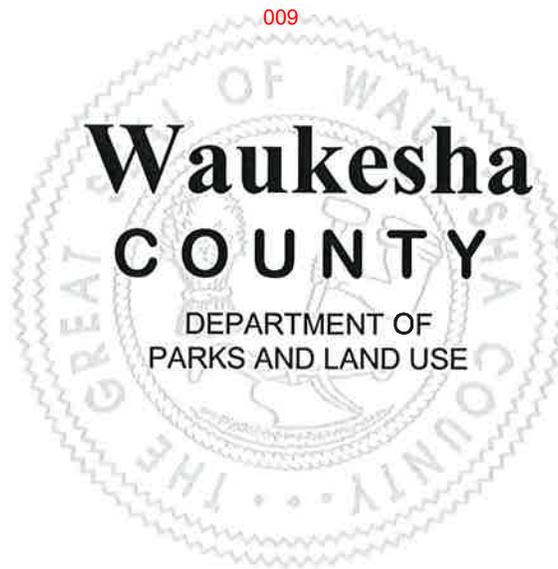
Motion carried, 3-0. The Town Board reconvened into Open Session at 8:08 PM.

Adjournment.

Motion by Supervisor Beal to adjourn the Monday, November 25, 2019 Town Board of Supervisors meeting at 8:09 PM. Seconded by Supervisor Plotecher. Motion carried, 3-0.

Respectfully submitted,

Dan Green, WCMC/CMC
Town Clerk



November 21, 2019

Mr. Dan Green, Clerk
Town of Lisbon Town Hall
W234 N8676 Woodside Road
Lisbon, WI 53089

RE: **2020** Community Assistance Planning Service Contract

Dear Mr. Green:

Enclosed please find the **2020** Community Assistance Planning Service Contract between Waukesha County and the Town of Lisbon, and the **2020** Salary Rates document. The contract is being forwarded to you for the Town Board's consideration at an upcoming meeting. If approved, please have the Town sign the contract, make a copy for your records, and return the original copy to me.

In the event you have any questions regarding this matter, please do not hesitate to contact me. It has been my pleasure to serve the Town of Lisbon for these past nineteen years and I look forward to providing you with continued community planning services.

Sincerely,

Sandra L. Scherer

Sandy Scherer
Senior Planner

Enclosures

cc: File



M:\WPDATA\LSBT Billing and Town Planner Contracts\Town Planner Contracts\2020 contract letter.doc

Planning and Zoning Division
515 W. Moreland Blvd. • Room AC230
Waukesha, Wisconsin 53188
Phone: (262) 548-7790 • Fax: (262) 896-8071

PLANNING SERVICE CONTRACT – TOWN OF LISBON

010

This Contract is made and entered into between the Waukesha County Department of Parks and Land Use, hereinafter referred to as the "Provider", and the **Town of Lisbon**, hereinafter referred to as the "Municipality". Parties to this Contract recognize that they have a public interest and a duty to provide planning services through their respective jurisdictions and their mutual cooperation in the use of planning services will serve and facilitate the preparation and implementation of the Town of Lisbon and County long range Comprehensive Development Plans. In consideration of the mutual promises set forth in this Contract, the Provider and the Municipality agree as follows:

1. The Provider shall furnish to the Municipality a planning service which will involve the conduct of office hours on an as needed basis; preparation of Plan Commission reports and recommendations; attendance at Town Plan Commission meetings and Town Board meetings on an as needed basis upon request; assistance with the implementation of the Town of Lisbon Comprehensive Development Plan and updates; and assistance with the administration of the Zoning Ordinance and Land Division and Development Ordinance and updates; to be rendered by one (1) Senior Planner under the supervision of the Planning and Zoning Division Manager, or one (1) Senior Land Use Specialist under the supervision of a Senior Planner, and necessary support staff. This contract shall run from **January 1, 2020 until December 31, 2020.**
2. The Provider shall have control over the personnel providing these services. The Provider will consider any request or suggestions of the Municipality, but the Provider shall retain the final authority to decide the manner in which the services shall be rendered.
3. The Municipality shall pay the Provider at the current rate of compensation with benefits (see enclosed Salary Rate Schedule) of staff assigned for all hours necessary to develop Staff Reports and Recommendations for the Plan Commission and other meetings, office hours, revisions to and implementation of the Comprehensive Development Plan, revisions to and administration of the Zoning and Land Division and Development Ordinances, and attendance at Town meetings. The Provider will bill to the Municipality for all planning services as outlined in No. 1 above, including personnel salaries, materials, printing, postage, travel time and expenses at the current County rate in connection with the implementation of these Planning Services, on a quarterly basis.
4. The Provider reserves the right to increase such charges to reflect any changes in salaries, fringe benefits, or any other increased costs, which may take place during the contract period. The Provider shall give notice of such changes not less than thirty (30) days from the date such changes are to be incurred.
5. It is hereby further agreed that the Municipality will indemnify, defend and hold harmless Waukesha County, their officers, agents and employees, from and against any and all liability including claims, demands, actions or causes of action, together with any and all losses, costs or expenses, including attorney fees in conjunction with and related thereto arising out of or involving any work performed or service provided pursuant to this agreement.
6. This contract may be terminated at any time, by either party without cause, upon thirty (30) days written notice to the other party. Upon termination, copies of all work product, materials and drafts of documents prepared by the Provider as of date of termination shall be given to the Municipality. All services rendered by the Provider up to the date of the termination, shall be paid by the Municipality in the manner described in No. 3 above.

TOWN OF LISBON

WAUKESHA COUNTY

Joe Osterman
Town Chairperson



Dale R. Shaver
Director, Waukesha Co. Dept. of Parks and Land Use

Dan Green, Town Clerk

11-21-19
Date

Date

**2020 Waukesha County
Department of Parks and Land Use
Salary Rates**

EFFECTIVE DATES: 1/1/20 – 12/31/20

POSITION	HOURLY RATE	HOURLY RATE WITH BENEFITS
Senior Planner	47.42	58.68
Senior Land Use Specialist	33.40	48.08
Support Staff Supervisor	30.26	45.29
Land Info Systems Analyst	39.20	54.79

Mileage rate for 2019 is \$0.58/mile. 2020
rate will be provided when known.



REQUEST FOR CONSIDERATION

PREPARED BY: Dan Green, Town Clerk

ITEM DESCRIPTION: Appointment of Election Inspectors for 2020-2021 term

REPORT DATE: Monday, December 9, 2019

RECOMMENDATION:

Appointment of the following list of Election Inspectors for the 2020-2021 term.

EXPLANATION:

We have received the political party lists from both parties and we have begun the process of contacting all Election Inspectors in anticipation of a 4 Election year (possibly 5).

Per State Statutes 7.30(4)(a), "the board chairperson of each municipality shall nominate to the governing body no later than their last regular meeting in December of each odd-numbered year the necessary election official for each polling place and any election officials required". Below is the list of Election Inspectors I recommend be appointed for the 2020-2021 term.

Patsy Alwin
Bob Angelie
Ann Angelie
Christa Baldrige
Lynn Benson
Corinne Blaauw
Debi Brook
Mary Beth Bunnow
Greg Cobus
Judy Dahl
Diane Duval
Mary Ann Eder
Louise Evert
Shirley Fink
Gary Gehlbach
Susan Gelbach
John Gehrke
Lori Gitto
Joanne Hanson
Rita Hanstad
Douglas Hanstad
Barbara Held

Brian Hron
Carolyn Ingham
Emily Ipsa
Jennifer Johnson
Kathleen Kaitz
Claudia Kaltz
Cynthia Knade
Charles Knade
Mary Knapp
Charlie Koch
Frank Konvalinka
Carol Koopman
Cheryl Kruase
Marlene Kumitsch
Bill Lamers
Julie Lawrence
Diane Matuszak
Kim McCarty
Laura Meissner
Beverly Meissner
Connie Nemitz

Albert Nienas
Karen Normington
Richard Osterman
Teresa Pelt
Rebecca Plotecher
Mary Plotz
Bob Polczynski
Sally Reamer
Susan Rechcygl
Peggy Salentine
Ellie Schmidtke
Holly Schneider
Kathleen Smith
James Smith
Mary Spaeth
Debra Tasch
Gerald Templin
Nancy Torke
Jim Toshner
Anne Trojan
Jean Utech
Colleen Wandsnider

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
ALADTEC INC.						
25	ALADTEC INC.	2019-3438	Q1 EE SCHEDULING SOFTWARE	11/19/2019	1,036.00	10-522-530-4400 CONTRACTED SERVICES - FD
Total ALADTEC INC.:					1,036.00	
BANYON DATA SYSTEMS INC.						
81	BANYON DATA SYSTEMS INC.	159676	BANYON LOAD 2019 TAX BILLS	12/01/2019	440.00	10-514-530-3100 SUPPLIES
Total BANYON DATA SYSTEMS INC.:					440.00	
BUELOW VETTER BUIKEMA OLSON &						
145	BUELOW VETTER BUIKEMA OL	DEC 2019	REG TOWN LABOR ATTY WORK	12/04/2019	354.00	10-518-530-4130 LABOR ATTY - ALL BUT FD
145	BUELOW VETTER BUIKEMA OL	DEC 2019	FD LABOR ATTY WORK	12/04/2019	255.00	10-520-530-4110 LABOR ATTY - P&F COMMISSION
Total BUELOW VETTER BUIKEMA OLSON &:					609.00	
CHAD SAMANSKE						
2640	CHAD SAMANSKE	DEC 2019	AUG, SEPT, OCT, NOV, DEC PC MTG P	12/04/2019	125.00	10-563-510-1100 SALARIES - PC
Total CHAD SAMANSKE:					125.00	
CLAY HASSLER						
2641	CLAY HASSLER	S744-18-34	BOND REFUND - HASSLER LOT 1	12/02/2019	2,500.00	10-200-230-1000 SPECIAL DEPOSITS
Total CLAY HASSLER:					2,500.00	
COMMERCE INDUSTRIAL CHEMICALS						
191	COMMERCE INDUSTRIAL CHE	27400	CALCIUM CHLORIDE SALT PRETREAT	11/25/2019	2,737.07	10-542-530-3530 SALT - HIGHWAY
Total COMMERCE INDUSTRIAL CHEMICALS:					2,737.07	
COMPASS MINERALS AMERICA						
194	COMPASS MINERALS AMERICA	536606	109.21 TONS SALT DELIVERED	11/20/2019	8,089.18	10-542-530-3530 SALT - HIGHWAY
Total COMPASS MINERALS AMERICA:					8,089.18	
CRAMER MULTHAUF & HAMMES LLP						
212	CRAMER MULTHAUF & HAMME	322	REG TOWN LEGAL ISSUES	10/31/2019	2,820.00	10-518-530-4110 LEGAL FEES - GEN GOV'T
212	CRAMER MULTHAUF & HAMME	322	F. GROSS CSM ROW RESRCH	10/31/2019	412.50	10-563-530-4120 ATTORNEY - PC - REIMB
212	CRAMER MULTHAUF & HAMME	322	NEUMANN PRSRV DA & PLAT RVW	10/31/2019	562.50	10-563-530-4120 ATTORNEY - PC - REIMB

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
212	CRAMER MULTHAUF & HAMME	322	PC MTG ATTENDANCE & RVW PACKE	10/31/2019	218.75	10-563-530-4110 ATTORNEY - PC - NON-REIMB
212	CRAMER MULTHAUF & HAMME	322	WKLY PHONE CALL RVW PC MATTER	10/31/2019	225.00	10-563-530-4110 ATTORNEY - PC - NON-REIMB
212	CRAMER MULTHAUF & HAMME	322	ZONING CODE ORDINANCE RVWS	10/31/2019	506.25	10-563-530-4110 ATTORNEY - PC - NON-REIMB
212	CRAMER MULTHAUF & HAMME	322	RADIO TOWER OVERSIGHT	10/31/2019	450.00	10-563-530-4110 ATTORNEY - PC - NON-REIMB
212	CRAMER MULTHAUF & HAMME	322	TID #1 LEGAL WORK	10/31/2019	1,026.25	65-561-530-2100 TID #1 - ATTORNEY
212	CRAMER MULTHAUF & HAMME	322	BORDER AGRMT/INCORPORATION W	10/31/2019	810.00	10-511-530-8000 INCORPORATION EFFORTS
212	CRAMER MULTHAUF & HAMME	322	DNR STORMW MAINT AGRMT UPDAT	10/31/2019	168.75	90-563-530-4400 ENGINEERING CONSULTANT - SW
Total CRAMER MULTHAUF & HAMMES LLP:					7,200.00	
DAN GREEN						
399	DAN GREEN	DEC 2019	CLERK MILEAGE	12/04/2019	22.62	10-519-530-7800 MILEAGE - CLERK & RECEPTION
Total DAN GREEN:					22.62	
DARREN BECKER						
97	DARREN BECKER	NOV 2019	PFC MTG PAY 11/13/19	11/13/2019	25.00	10-520-510-1100 SALARIES - P&F COMMISSION (AP)
Total DARREN BECKER:					25.00	
DEMLANG BUILDERS						
911	DEMLANG BUILDERS	S181-19-10	BOND REFUND - NIGBUR LOT 120	12/02/2019	2,500.00	10-200-230-1000 SPECIAL DEPOSITS
Total DEMLANG BUILDERS:					2,500.00	
DENNIS PLOTECHER						
736	DENNIS PLOTECHER	NOV 2019	PFC MTG PAY 11/13/19	11/13/2019	25.00	10-520-510-1100 SALARIES - P&F COMMISSION (AP)
Total DENNIS PLOTECHER:					25.00	
EDWARD BROCKER						
1597	EDWARD BROCKER	NOV 2019	PFC MTG PAY 11/13/19	11/13/2019	25.00	10-520-510-1100 SALARIES - P&F COMMISSION (AP)
Total EDWARD BROCKER:					25.00	
EDWARD NELSON						
669	EDWARD NELSON	DEC 2019	AUG, SEPT, OCT, NOV, DEC PC MTG P	12/04/2019	125.00	10-563-510-1100 SALARIES - PC
Total EDWARD NELSON:					125.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
FACTORY MOTOR PARTS						
2628	FACTORY MOTOR PARTS	141-201172	FUEL GAUGE SENDING UNIT TRK#2	11/21/2019	77.45	10-533-530-5500 VEHICLE MAINTENANCE - HIGHWAY
Total FACTORY MOTOR PARTS:					77.45	
GINA GRESCH						
2520	GINA GRESCH	SEPT-NOV	GINA GRESCH 2019 MILEAGE Q3/Q4	12/04/2019	227.65	10-512-530-7800 MILEAGE - ADMINISTRATOR
Total GINA GRESCH:					227.65	
GROTA APPRAISALS LLC						
405	GROTA APPRAISALS LLC	DEC 2019	ANNUAL ASSESSMENT WORK - DEC 2	11/30/2019	2,675.00	10-515-530-4400 CONTRACTED SERVICES - ASSESSOR
Total GROTA APPRAISALS LLC:					2,675.00	
HALQUIST STONE COMPANY						
412	HALQUIST STONE COMPANY	5414660-IN	Salt Guard BRICK SPRAYING TH	11/22/2019	110.00	10-516-530-5210 BLDG MAINTENANCE - TOWN HALL
Total HALQUIST STONE COMPANY:					110.00	
HARTLAND OVERHEAD DOOR INC						
2535	HARTLAND OVERHEAD DOOR I	90874	CHAIN REPAIR DOOR#4 DPW	11/19/2019	225.00	10-533-530-5200 BUILDING MAINTENANCE - HIGHWAY
Total HARTLAND OVERHEAD DOOR INC:					225.00	
HUMANE ANIMAL WELFARE SOCIETY						
449	HUMANE ANIMAL WELFARE SO	2020	YEARLY SERVICE AGREEMENT	11/26/2019	4,400.00	10-562-530-4400 WAUKESHA COUNTY HUMANE OFFICER
Total HUMANE ANIMAL WELFARE SOCIETY:					4,400.00	
IIMC						
2587	IIMC	2020	ANNUAL MEMBERSHIP FEE - GINA	09/23/2019	195.00	10-512-530-3700 DUES/FEES/SUBS - ADMINISTRATOR
Total IIMC:					195.00	
ITU ABSORB TECH INC.						
469	ITU ABSORB TECH INC.	7364710	MATS & RUGS TOWN HALL	11/22/2019	72.10	10-516-530-4400 CONTRACTED SVS -TOWN HALL
Total ITU ABSORB TECH INC.:					72.10	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
JANE STADLER						
863	JANE STADLER	DEC 2019	DEC PLAN COMMISSION MTG	12/04/2019	25.00	10-563-510-1100 SALARIES - PC
Total JANE STADLER:					25.00	
JENSEN EQUIPMENT CO. INC.						
483	JENSEN EQUIPMENT CO. INC.	J-653748	HOSE FOR MILW VACUUM	11/20/2019	27.53	10-533-530-3150 SHOP TOOLS - HIGHWAY
Total JENSEN EQUIPMENT CO. INC.:					27.53	
KUNKEL ENGINEERING GROUP						
370	KUNKEL ENGINEERING GROUP	0238387	FRANK GROSS CSM	11/14/2019	430.00	10-563-530-4350 ENGINEER - PC - REIMB
370	KUNKEL ENGINEERING GROUP	0238387	HARVEST RIDGE REVIEWS	11/14/2019	2,250.00	10-563-530-4350 ENGINEER - PC - REIMB
370	KUNKEL ENGINEERING GROUP	0238387	PARAL MINOR GRADING RVW	11/14/2019	200.00	10-563-530-4350 ENGINEER - PC - REIMB
370	KUNKEL ENGINEERING GROUP	0238387	RESIDENT SW CONCERNS	11/14/2019	450.00	90-563-530-4400 ENGINEERING CONSULTANT - SW
370	KUNKEL ENGINEERING GROUP	0238387	LRIP FUNDING WORK	11/14/2019	812.50	90-563-530-4400 ENGINEERING CONSULTANT - SW
370	KUNKEL ENGINEERING GROUP	0238387	SEWER SRVC FEASIBILITY - N. CASE	11/14/2019	400.00	90-563-530-4400 ENGINEERING CONSULTANT - SW
370	KUNKEL ENGINEERING GROUP	0238431	TID #1 ENGINEERING	11/18/2019	21,227.50	65-561-530-3100 TID #1 - ENGINEERING
370	KUNKEL ENGINEERING GROUP	0238436	TID #1 ENG - TEA GRANT - WIKOFF	11/18/2019	1,330.00	65-561-530-3100 TID #1 - ENGINEERING
Total KUNKEL ENGINEERING GROUP:					27,100.00	
LANGE ENTERPRISES INC.						
552	LANGE ENTERPRISES INC.	71200	B&W DELINEATORS FOR MARKING	11/22/2019	739.00	10-533-530-3540 SIGNS - HIGHWAY
552	LANGE ENTERPRISES INC.	71258	ADDRESS HOLDERS & TILES	11/26/2019	601.60	10-533-530-3540 SIGNS - HIGHWAY
Total LANGE ENTERPRISES INC.:					1,340.60	
LANSER PUBLIC AFFAIRS, LLC						
2615	LANSER PUBLIC AFFAIRS, LLC	DEC 2019	LANSER PUBLIC AFFAIRS MONTHLY	12/04/2019	1,000.00	10-511-530-8000 INCORPORATION EFFORTS
Total LANSER PUBLIC AFFAIRS, LLC:					1,000.00	
LISBON SANITARY DISTRICT #1						
575	LISBON SANITARY DISTRICT #1	OCT 2019	SEWER FLOW FROM SUSSEX	11/20/2019	56.77	10-522-530-7250 SEWER FLOW SUSSEX - FD
575	LISBON SANITARY DISTRICT #1	OCT 2019	SEWER MAINTENANCE	11/20/2019	1,994.49	10-522-530-7260 SEWER MAINTENANCE - FD
Total LISBON SANITARY DISTRICT #1:					2,051.26	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
MARK MEYER						
618	MARK MEYER	DEC 2019	AUG, SEPT, NOV, DEC PC MTG PAY	12/04/2019	100.00	10-563-510-1100 SALARIES - PC
Total MARK MEYER:					100.00	
MENARDS -- GERMANTOWN						
608	MENARDS -- GERMANTOWN	73594	SNOW FENCE WOODSIDE & FAIRWAY	11/22/2019	117.80	10-533-530-3100 SUPPLIES - HIGHWAY
Total MENARDS -- GERMANTOWN:					117.80	
MENARDS -- PEWAUKEE						
607	MENARDS -- PEWAUKEE	55369	SHOP SUPPLIES & SNOW FENCE	11/21/2019	279.08	10-533-530-3100 SUPPLIES - HIGHWAY
Total MENARDS -- PEWAUKEE:					279.08	
MERRY MAIDS						
612	MERRY MAIDS	72079956/7/8	TOWN HALL CLEANING - NOV	12/03/2019	327.00	10-516-530-4400 CONTRACTED SVS -TOWN HALL
Total MERRY MAIDS:					327.00	
OFFICE COPYING EQUIPMENT LTD						
686	OFFICE COPYING EQUIPMENT	AR101272	FD-COPIER LEASE-RICHMOND-OCT	11/30/2019	86.66	10-522-530-4400 CONTRACTED SERVICES - FD
686	OFFICE COPYING EQUIPMENT	AR101273	FD-COPIER LEASE-GOOD HOPE-OCT	11/30/2019	1.23	10-522-530-4400 CONTRACTED SERVICES - FD
Total OFFICE COPYING EQUIPMENT LTD:					87.89	
OSI ENVIRONMENTAL INC.						
699	OSI ENVIRONMENTAL INC.	1048296	OIL FILTERS RECYCLED	11/19/2019	45.00	10-546-530-7870 RECYCLING - OIL/ANTFZ/FILTERS
Total OSI ENVIRONMENTAL INC.:					45.00	
PARTSMASTER						
704	PARTSMASTER	23484634	COTTER PINS & SHRINK TUBE	11/14/2019	83.13	10-533-530-3100 SUPPLIES - HIGHWAY
Total PARTSMASTER:					83.13	
PREMIER BLDG INSPECTIONS LLC						
745	PREMIER BLDG INSPECTIONS	NOV 2019	NOV CONTRACT BLDG INSPECT	11/30/2019	15,340.49	10-524-530-4400 CONTRACTED SVCS - BLDG INSP

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total PREMIER BLDG INSPECTIONS LLC:					15,340.49	
RURAL MUTUAL INSURANCE CO						
798	RURAL MUTUAL INSURANCE C	2020	2020 ANNUAL DUES PAID IN FULL	11/17/2019	39,569.00	10-518-530-7300 TOWN INS - PROP LIAB CYBER CRM
798	RURAL MUTUAL INSURANCE C	DEC 2019	WC AUDIT	11/15/2019	4,697.00	10-518-530-7500 WORKERS' COMP INSURANCE
Total RURAL MUTUAL INSURANCE CO:					44,266.00	
TIM ZIEGLER						
2477	TIM ZIEGLER	NOV 2019	PFC MTG PAY 11/13/19	11/13/2019	25.00	10-520-510-1100 SALARIES - P&F COMMISSION (AP)
Total TIM ZIEGLER:					25.00	
UNIFIRST CORPORATION						
2349	UNIFIRST CORPORATION	096 1102348	DPW UNIFORMS & MATS	11/25/2019	76.85	10-533-530-3630 UNIFORMS/MATS - HIGHWAY
2349	UNIFIRST CORPORATION	096 1103406	DPW UNIFORMS & MATS	12/02/2019	76.85	10-533-530-3630 UNIFORMS/MATS - HIGHWAY
Total UNIFIRST CORPORATION:					153.70	
VERMEER WISCONSIN INC.						
2371	VERMEER WISCONSIN INC.	20225725	CUTTER BAR FOR WOOD CHIPPER	11/20/2019	152.08	10-533-530-5410 EQUIP MAINTENANCE - HIGHWAY
Total VERMEER WISCONSIN INC.:					152.08	
WAUKESHA COUNTY						
2404	WAUKESHA COUNTY	575554	KWIK TRIP CUP RECORDING	11/22/2019	37.00	10-563-530-3100 WC ROD & LARGE FORMAT SCANNING
Total WAUKESHA COUNTY:					37.00	
WCMA						
2410	WCMA	2020	WCMA MEMBERSHIP - GINA	12/05/2019	133.88	10-512-530-3700 DUES/FEES/SUBS - ADMINISTRATOR
Total WCMA:					133.88	
ZACH BUILDING CO						
1905	ZACH BUILDING CO	REISSUE	BOND REFUND - MIASTKOWSKI LOT 1	12/05/2019	2,500.00	10-200-230-1000 SPECIAL DEPOSITS
Total ZACH BUILDING CO:					2,500.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Grand Totals:					<u>128,633.51</u>	

Dated: _____

TOP 5 EXPENDITURES

Chairman: _____

- \$44,266.00 RURAL MUTUAL INSURANCE - 2020 Town Vehicle & Work Comp Ins
- \$27,100.00 KUNKEL - TID#1, Harvest Ridge Rvws, Tea Grant, Wikoff, LRIP, etc
- \$15,340.49 PREMIER BLDG INSPECTIONS - Nov Contract
- \$ 8,089.18 COMPASS MINERALS - 109.21 Tons Salt
- \$ 7,200.00 CRAMER MULTHAUF & HAMMES - Town & TID#1 Legal, Border/Inc, Zoning, Neumann

Board Member #1: _____

Board Member #2: _____

Board Member #3: _____

Board Member #4: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.



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

Wednesday, December 04, 2019

Dear Board Members:

This is to notify you of the Town of Lisbon meetings, office closures and elections from **December 12, 2019 through January 13, 2019** at the Town Hall, W234N8676 Woodside Road, unless indicated otherwise.

Thursday, December 12, 2019	Plan Commission at 6:30 P.M.
Monday, December 16, 2019	Park Committee at 6:30 P.M. (Richard Jung Memorial Fire Station)
Tuesday, December 17, 2019	Lisbon/Sussex Joint Plan Committee at 6:15 P.M. (Sussex Village Center)
Wednesday, December 18, 2019	Department of Administration Public Hearing – Lannon/Lisbon Border Agreement @4:00 P.M. (Richard Jung Memorial Fire Station) Sanitary District Committee at 7:30 P.M.
Tuesday, December 24, 2019	OFFICES CLOSED – CHRISTMAS EVE
Wednesday, December 25, 2019	OFFICES CLOSED – CHRISTMAS DAY
Tuesday, December 31, 2019	OFFICES CLOSED – NEW YEARS EVE
Wednesday, January 1, 2019	OFFICES CLOSED – NEW YEARS DAY
Thursday, January 9, 2019	Plan Commission at 6:30 P.M.
Monday, January 13, 2019	Supervisor's Office Hours at 6:00 P.M. followed by Town Board at 6:30 P.M.

Sincerely,

Dan Green, CMC/WCMC
Town of Lisbon Clerk

NOTICE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meetings to gather information: no action will be taken by any governmental body at the above-stated meetings other than the governmental body specifically referred to above in this notice. (All meetings are subject to change or cancellation)



ADMINISTRATOR REPORT

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Thursday, December 5, 2019

PLAN COMMISSION CHANGES

Due to the staffing change at Town Hall, all Plan Commission and zoning related questions will be directed to the Town Planner, Dan Lindstrom. He will be fielding all Plan Commission questions, making Planner's appointments & receiving applications. He can be contacted at 262-408-5563 or dlin@vierbicher.com. We have this information on the website, TV, Facebook and in Clerk Dan's email replies to get the word out sooner than later.

TAX COLLECTION

The Treasurer's Tax Collection letter and hours have been posted on the website and Facebook page. Taxes will be mailed Friday, December 6 and should be posted online the same day. Treasurer Buchman is all set up to receipt taxes as the counter (smaller window).

MONTHLY ACH/AUTOPAY REPORT

The monthly ACH/Autopay Report is included for your review.

2019 WRAP UP & LOOKING FORWARD TO 2020 PROJECTS

The Town Board and Town Staff accomplished quite a bit in 2019 and are thankful for the Town Board's support. We made it through the software conversion during tax time at the end of 2018/beginning of 2019. We started the incorporation process and have seen the Town grow. We've had some staff turnover in a few departments and we continue to improve our processes while still giving great customer service to our residents. Staff continues to do great work no matter what comes up. 2020 is going to be especially busy with four elections, especially being a presidential election year. Hopefully we'll have a special election for an incorporation referendum too. Happy Holidays everyone!

ACH & AUTOPAYS CHECKLIST

NOVEMBER 2019

PRINT
PAYMENT FOR
AMY

VENDOR	AMT	DATE PAID	DATE JE DONE	PRINT PAYMENT FOR AMY	NOTES
WE ENERGIES					
Community Park	\$ 95.38	2019-11-21	2019-11-06	Y	
Down Under Shelter	\$ 15.71	2019-11-21	2019-11-06		
Hilltop Shelter	\$ 14.81	2019-11-21	2019-11-06		
Hwy Elec	\$ 275.31	2019-11-21	2019-11-06		
Park Maint Bldg	\$ 115.26	2019-11-21	2019-11-06		
Park Dept Gas	\$ 22.64	2019-11-21	2019-11-06		
Pump House	\$ 15.71	2019-11-21	2019-11-06		
Richmond St Elec	\$ 918.08	2019-11-21	2019-11-06		
Richmond St Gas	\$ 119.30	2019-11-21	2019-11-06		
Rivers End Street Lights	\$ 10.87	2019-11-21	2019-11-06		
Stone Family Park	\$ 16.14	2019-11-21	2019-11-06		
Street Lights	\$ 2,200.28	2019-11-21	2019-11-06		
Town Hall Pavillion	\$ 4.59	2019-11-21	2019-11-06		
911 Memorial	\$ 52.78	2019-11-21	2019-11-06		
Town Hall Elec	\$ 229.89	2019-11-21	2019-11-06		
DPW Garage Rear Elec	\$ 24.84	2019-11-21	2019-11-06		
Town Hall Gas	\$ 15.23	2019-11-21	2019-11-06		
Good Hope Fire Elec (TOL)	\$ 69.33				
Good Hope Fire Gas (TOL)	\$ 121.32	2019-11-21	2019-11-06		
Good Hope Hwy Gas (TOL)	\$ 242.65				
GRAND TOTAL WE ENERGIES	\$ 4,580.12				
US CELLULAR					
Park Director					
Compost Site	\$ 169.63	2019-11-08	2019-10-28	Y	
Fire Chief					
SPECTRUM					
Server	\$ 176.46	2019-11-01	2019-11-11	Y	
Good Hope DPW / FD	\$ 99.98	2019-11-24	2019-11-11	Y	
Parks	\$ 84.99	2019-11-24	2019-11-11	Y	
Town Hall	\$ 119.99	2019-11-24	2019-11-11	Y	
VERIZON					
(5) Account	\$ 199.14	2019-11-30	2019-11-14	Y	
(6) Account	\$ (36.10)	2019-11-15	credit		credit from tax exempt
E.H. WOLF & SONS					
Diesel	\$ 215.52	2019-11-07	2019-11-27	Y	
Unleaded	\$ 1,416.11	2019-11-07	2019-11-27	Y	
Diesel	\$ 1,495.48	2019-11-13	2019-11-27	Y	
Diesel	\$ 223.88	2019-11-15	2019-11-27	Y	
Diesel	\$ 1,345.49	2019-11-15	2019-11-27	Y	
Unleaded	\$ 555.72	2019-11-19	2019-11-27	Y	
Diesel	\$ 1,718.90	2019-11-27	2019-11-27	Y	
ANTHEM					
Insurance	\$ 8,377.09	2019-11-02	2019-11-01	Y	
DELTA DENTAL					
Insurance	\$ 900.77	2019-11-01	2019-11-01	Y	
UHC					
Insurance	\$ 186.74	2019-11-11	2019-11-12	Y	
AFLAC					
KP, GG, AB, RP	\$ 400.92	2019-11-01	2019-10-14	Y	

NOVEMBER 2019 DPW MONTHLY REPORT



TOWN BOARD & ADMINISTRATOR,

- Staff went out five times for winter weather events
 - Staff received road salt for both Lisbon and Merton and pushed it up into our shed
 - Staff finished the final round of roadside mowing
 - Staff pounded fence posts for snow fence
 - Staff filled pot holes with cold patch when needed
 - Staff opened storm sewer grates and culverts ahead of and after the heavy rains
 - Staff trimmed branches that were hanging down hitting plow trucks
 - Staff completed the weekly maintenance at the Compost Site(Compost Site is closed for the season)
 - Staff waxed plow trucks
 - Staff underbody coated the framing on all plow trucks
 - Staff performed repairs and preventive maintenance on trucks and equipment as needed
-
- I attended the Nov. 11th board meeting.
 - I attended the annual budget meeting on Nov. 13th.
 - I attended a LRIP meeting regarding funding for local road improvements at the Waukesha County building.
 - I attended and testified at a court trial at the Lake Country Municipal Court on Nov. 8th regarding a seasonal weight limit ticket given in the Town of Lisbon.
 - I prepared and hosted my annual plower's meeting I have with all the drivers.
 - I have been working on finding our 3rd and final part-time plow driver.
 - I met with Linda from Rural to go over the DPW's insurance schedule.
 - I spent time with staff throughout the month to perform P.M. to the plow trucks and assist with the plowing and salting operations.

**REGARDS,
JOE DE STEFANO JR.
DPW DIRECTOR**



Parks Monthly Report December 2019

Park Staff duties:

- ☺ Purchased 2 Stealth Cams Models PX Pro Series and placed them in Community Park
- ☺ Staff has been performing ash tree removal in Community Park
- ☺ Staff fixed the water leaking problem on ice rink manhole and started to flood ice rink with water.
- ☺ Shut down water and drain out water lines at Town Hall Park and Community Park for the season.
- ☺ Staff cleaned up and moved tables and garbage cans under each open air shelters for the winter season.
- ☺ Staff has been snow plowing all parks, Town Hall, DPW and both Fire stations after each snow events
- ☺ Weekly garbage collection and restroom facilities cleaning.
- ☺ Equipment & Fleet service/maintenance as needed
- ☺ Superintendent attended the Wisconsin State Park and Rec Conference.
- ☺ Superintendent is working with **Tammy L. Hampton, CGW** Funding Specialist from Kunkel Engineering Group on the Lake Five Pathway. Grant was completed and turned in last week to the DOT.

Submitted by:
John Greiten
Lisbon Park Director



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: Independent Contractor Agreement with Synectic Group, LLC

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Thursday, December 5, 2019

RECOMMENDATION: **Approve the Independent Contractor Agreement with Synectic Group, LLC**

EXPLANATION

This is the agreement between the Town of Lisbon and Rick Goeckner d/b/a The Synectic Group serving as the Interim Clerk and training Deputy Clerk Natasha John to be the next Town Clerk. The agreement has been reviewed and modified by the Town Attorney. The hourly rate proposed is \$35 per hour. Compared to the Clerk's current rate for wages and benefits which is \$31.59 per hour, it is more per hour, but he won't be working 40-hour weeks regularly, only during election time, so the amount budgeted vs spent should be a wash.

I recommend approval.



Monday, December 9, 2019

The Synectic Group, LLC
Attn. Rick J. Goeckner
10421 Lawndale Drive
Cedarburg, WI 53012

Dear Rick:

This letter sets forth the terms and conditions of the Independent Contractor Agreement between the Town of Lisbon (the "Town") and The Synectic Group, LLC, (the "Contractor") to provide administrative, consulting, and training services to certain Town employees (this "Agreement").

**INDEPENDENT CONTRACTOR AGREEMENT
BETWEEN THE TOWN OF LISBON AND THE SYNECTIC GROUP, LLC**

1. Engagement. The Town engages the Contractor and the Contractor accepts such engagement as an independent contractor to provide certain services to the Town as described in Schedule A attached to, and incorporated into this Agreement (the "Services"). The Services offered by the Contractor will be solely delivered by and through Rick J. Goeckner as an agent for the Contractor.
2. Term. This Agreement shall commence on Tuesday, January 2, 2020 and terminate on Thursday, July 2, 2020 (the "Term"), unless earlier terminated in accordance with this Agreement.
3. Relationship of the Parties. The Contractor is an independent contractor of the Town and this Agreement shall not be construed to create any association, partnership, joint venture, employment, or agency relationship between the parties.

The Contractor is not eligible to participate in any vacation, group medical or life insurance, disability, or retirement benefits, or any other benefit plans offered by the Town to its employees, and the Town is not responsible for withholding or paying any income, payroll, Social Security, or other federal, state, or local taxes, making any insurance contributions, including for unemployment or disability, or obtaining workers' compensation insurance on the Contractor's behalf. Except for reasonably carrying out the Services, the Contractor has no authority (and shall not represent as having such authority) to bind the Town to incurring expenses, or make any agreements or representations on the Town's behalf without the Town's prior written consent.



4. Fees. The Town shall pay the Contractor for the Services at a fee of \$35 per hour (the "Hourly Fee"). The sum of the Hourly Fee for each two-week period during the Term shall be paid by Town's accounts payable account at the end of that two-week period. The Contractor acknowledges that it will receive an IRS Form 1099-MISC from the Town, and that the Contractor is solely responsible for all federal, state, and local taxes. The Contractor is solely responsible for any travel or other costs or expenses in connection with the performance of the Services, and in no event shall the Town reimburse the Contractor for any such costs or expenses.
5. Town Responsibility. The Town shall provide Contractor with access to its premises, materials, information, and systems to the extent necessary for the performance of the Services. Unless otherwise specified in this Agreement, the Contractor shall furnish, at its own expense, the materials, equipment, and other resources necessary to perform the Services.
6. Indemnification. The Contractor shall defend, indemnify, and hold harmless the Town and its officers, directors, employees, and agents from and against all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs, or expenses of whatever kind (including reasonable attorneys' fees) arising out of or resulting any claim, action, or proceeding against the Town that would constitute a breach of this Agreement. The Town may satisfy such indemnity (in whole or in part) by way of deduction from any payment due to the Contractor. In no event will Contractor be liable for incidental or consequential damages including the loss of revenues incurred by the Town as a direct or indirect result of work performed by the Contractor.
7. Hours. The Contractor shall perform the Services for a minimum of 24 hours per week. The Contractor understands that it may perform the Services for additional hours, as necessary. However, the amount of hours worked per week does not affect the Hourly Fee. The Town shall exercise reasonable efforts to provide the Contractor with a work schedule approximately six weeks in advance. If the Contractor is unable to comply with the work schedule provided, the Town may provided a revised work schedule.
8. Confidentiality. The Contractor acknowledges that it will have access to information that is treated as confidential by the Town, including without limitation, information pertaining to Town operations and strategies, constituents, negotiations, agreements, financials, and personnel, in each case whether spoken, written, printed, electronic, or in any other form or medium (collectively, the "Confidential Information").



Any Confidential Information that the Contractor accesses or develops in connection with the Services is subject to this Agreement. The Contractor shall treat all Confidential Information as strictly confidential, not to disclose Confidential Information or permit it to be disclosed, in whole or part, to any third party without the prior written consent of the Town in each instance, and not to use any Confidential Information for any purpose except as required in the performance of the Services. The Contractor shall immediately notify the Town if it becomes aware of any loss or disclosure of any Confidential Information.

9. Representations and Warranties. The Contractor represents and warrants to the Town that: (a) it is duly organized as a limited liability company under the laws of Wisconsin; (b) it has a Federal Employer Identification Number or has filed business or self-employment income tax returns with the Internal Revenue Service based on the work or service in the previous year; (c) it has the right to enter into and perform this Agreement; (d) entering into this Agreement does not and will not result in any breach or default under any other agreement to which Contractor is a party; and (e) it has the required skill, experience, and qualifications to perform the Services.

The Town represents and warrants to the Contractor that the execution of this Agreement by its representative whose signature is set forth below has been duly authorized by the Town.

10. Termination. The Contractor may terminate this Agreement after giving 30 days prior written notice to the Town. If the Contractor terminates this Agreement, during that 30-day period after the date of termination, the Contractor shall exercise reasonable efforts to comply with this Agreement and continue providing the Services. After that 30-day period, the Contractor shall deliver to the Town all materials, equipment, and other property provided to Contractor by the Town; deliver to the Town all tangible documents and other media, including any copies, containing, reflecting, incorporating, or based on the Confidential Information; and permanently erase all of the Confidential Information from the Contractor's computer systems. The Town may terminate this Agreement at any time for any reason with prior notice to the Contractor.
11. Other Business Activities. The Contractor may be engaged or employed in any other business, trade, profession, or other activity which does not place it in a conflict of interest with the Town or render the Contractor unable to reasonably perform any provision in this Agreement.



12. Miscellaneous Provisions.

- (a) Amendment. This Agreement may only be amended or supplemented by an agreement in writing signed by the parties.
- (b) Severability. If any term or provision of this Agreement is deemed invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision of this Agreement.
- (c) Counterparts. This Agreement may be executed in multiple counterparts and by electronic signature, each of which shall be deemed an original and all of which together shall constitute one instrument.
- (d) Governing law. This Agreement and all disputes arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to any conflict of laws principles. Any action to enforce this Agreement shall be brought in Waukesha County Circuit Court or the United States District Court - Eastern District of Wisconsin.

If this Agreement sets forth our understanding, please sign below and return it to the Town.

Sincerely,

Gina C. Gresch, MMC/WCPC
Town of Lisbon Administrator



Agreement with the preceding terms and conditions:

The Synectic Group, LLC
By: Rick J. Goeckner

Date

Joseph Osterman, Town of Lisbon Chairman

Date

ATTEST:

Gina C. Gresch, Town of Lisbon Administrator

Date





Schedule A

Services

The Contractor shall perform the following services as stated in the Agreement:

- Train the Deputy Clerk-Finance on all functions of the Town Clerk, as defined by State Statutes and Municipal Ordinances.
- Issue licenses and permits.
- Conduct elections and related activities.
- Serve as the Interim Town Clerk for Board of Review.
- Prepare agendas in accordance with all open meetings and open records laws.
- Supervise the chief election inspectors and poll workers as applicable.
- Provide reports and updates to the Town Administrator, as necessary.
- Assist the Town Administrator in all phases of his/her duties.
- Serve as the main point of contact in the Administrator's absence.
- Inform the Administrator and Town Board members of events occurring in their absence.

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 22-19

**ORDINANCE AMENDING THE 2035 COMPREHENSIVE DEVELOPMENT PLAN
FOR THE TOWN OF LISBON**

WHEREAS, the Town of Lisbon held a joint public hearing with the Town Board on 14th day of November 2019 regarding the amendment to the Comprehensive Plan as required by §66.1001(4)(d), Wis. Stats; and,

WHEREAS, the purpose of the Public Hearing was to consider a request to change the use classification with respect to the following described Property (herein the "Property"):

Legal Description:

W1/2 NE1/4 SEC 2 T8N R19E :: EX VOL 732/570 DEEDS EX VOL 811/493 DEEDS EX VOL
811/495 DEEDS EX R110/203 EX HWY EX 4 FT STRIP EX CERT SURV 4373 DOC# 4063852

Tax Key No. LSBT 0150.997.

WHEREAS, the Plan Commission of the Town of Lisbon, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending that the Town of Lisbon Comprehensive Plan be modified so as to change the use classification on the Master Plan from Rural Density and Other Agricultural Lands to Low Density Residential Use.

NOW THEREFORE, THE TOWN BOARD OF THE TOWN OF LISBON DOES ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the recommendation of the Plan Commission, the Town Board, by enactment of this Ordinance, amends the Town of Lisbon Comprehensive Plan by changing the use classification of a portion of the Property, as set forth on the Town Master Plan, from Rural Density and Other Agricultural Lands to Low Density Residential Use subject to Waukesha County approval.

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

SECTION 3. This ordinance shall take effect upon passage by a majority of the members-elect of the Town Board and publication as required by law.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 9th day of December, 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

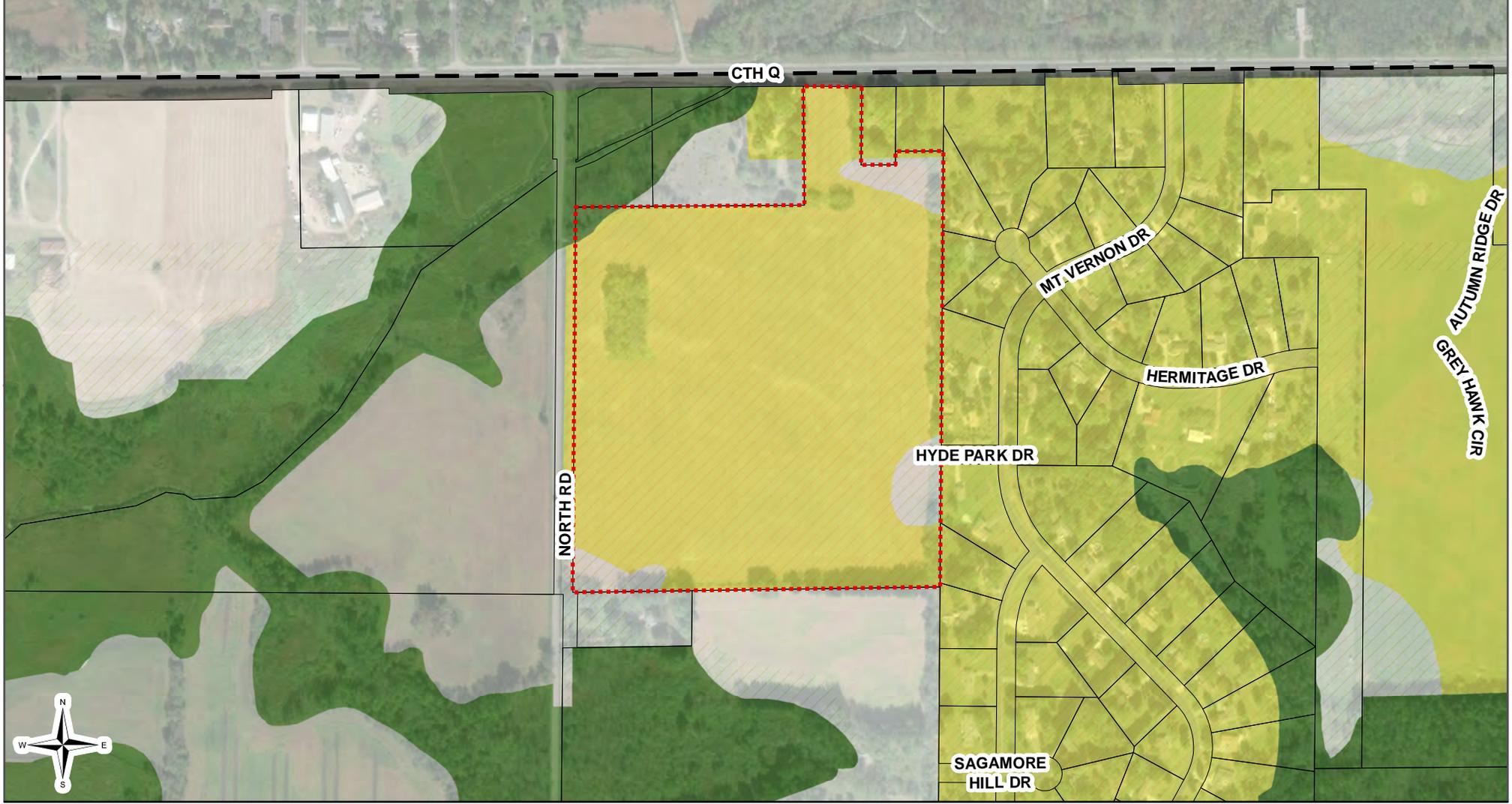
BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Dan Green, CMC/WCMC
Town Clerk



	High density residential; High density residential		Farmland Preservation		Isolated Natural Resource Area		Transportation, communication and utilities
	Medium density residential		Farmland Preservation w/PEC		Surface Water		Highway Rights of Way
	Low density residential		Other Open Lands to be Preserved		Governmental and institutional		Landfill
	Suburban density I residential		Recreational		Commercial and Office Park		Extractive
	Suburban density II residential		Primary Environmental Corridor		Mixed Use		Industrial
	Rural density and Other Agricultural Land		Secondary Environmental Corridor				



Parcel ID LSBT0150997: Future Land Use (Proposed Change)

Town of Lisbon



Town of Lisbon Boundary
 Subject Parcel

vierbicher
 planners | engineers | advisors

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

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

RESOLUTION 16-19

TOWN OF LISBON LAND USE MAP AMENDMENT APPROVAL

WHEREAS, the Town of Lisbon Plan Commission adopted the Town of Lisbon Land Use Plan for the Town of Lisbon pursuant to the authority granted the Plan Commission under Section 62.23(3), Wisconsin Statutes, On October 7, 2004; and

WHEREAS, on Thursday, November 14, 2019 the Town of Lisbon Plan Commission and Town Board held a joint Public Hearing to receive testimony on the proposed amendment to the Town of Lisbon Land Use Plan for a residential subdivision by Jim Forrester regarding LSBT 0150.997; and

WHEREAS, the Town of Lisbon Plan Commission on Thursday, November 14, 2019 considered said amendment and a decision thereon reported to the Town Board of Supervisors, which was for approval as presented/amended in Exhibit A amending the Comprehensive Plan for the property located at LSBT 0150.997 from Rural Density and Other Agricultural Lands and Other Open Lands to be Preserved to Low Density Residential.

NOW BE IT HEREBY RESOLVED BY THE TOWN OF LISBON PLAN COMMISSION that the map amendment is hereby approved for the Town of Lisbon Land Use Plan.

BE IT FURTHER RESOLVED that the detailed land use plan amendment map is on file in the office of the Town of Lisbon and is attached as Exhibit A.

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission shall file a certified copy of this resolution with the Town Board.

PASSED AND ADOPTED by the Plan Commission of the Town of Lisbon, Waukesha County, Wisconsin this 14th day of November, 2019.

**PLAN COMMISSION, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN**

BY: _____
Chairman Joseph Osterman

This resolution was adopted on a motion by Commissioner _____, seconded by Commissioner _____, the affirmative votes of not less than a majority of all the members of the Town Plan Commission being required for approval of the Comprehensive Plan Amendment.

Town Board Endorsement

The Town of Lisbon Land Use Plan was amended, after adoption by the Plan Commission of the above resolution. The resolution was certified to the Town Board by the Secretary of the Plan Commission. The Town Board does hereby endorse the amendment by a motion made by Supervisor _____, seconded by Supervisor _____.

Certification

I, Jane Stadler, Secretary of the Town of Lisbon Plan Commission, hereby certify to the Town Board a copy of this Town of Lisbon Land Use Plan map amendment for the Town of Lisbon approved by the Plan Commission of the Town of Lisbon by resolution on November 14, 2019.

BY: _____
Plan Commission Secretary Jane Stadler



**TOWN OF LISBON
W234 N8676 Woodside Road
Sussex, Wisconsin 53089**

Phone (262) 246-6100

Fax (262) 820-2023

Website: www.tn.lisbon.wi.gov

REQUEST TO AMEND THE TOWN OF LISBON LAND USE PLAN

THE REQUESTED AMENDMENT MUST BE ACCOMPANIED BY A SCALED MAP, SURVEY, SITE PLAN OR OTHER SIMILAR MEANS OF DEPICTING THE SUBJECT PROPERTY

Tax Key No(s). of the subject property LSBT 0150997

Legal Description of the subject property

See the legal description on the attached Trustee's Deed Document No. 4063852

Existing Land Use category as designated on the Town of Lisbon Land Use Plan (LUP)

Rural Density & Other Agricultural Lands, Other Open Lands to be Preserved, PEC and Low Density Residential

Amendment requested (e.g., which Land Use category) Low Density Residential

How much acreage is to be amended to the new Land Use category? 44 acres

Is the amendment within an adopted Sewer Service Area? _____ If so, is sewer available to the subject property? No

Existing Land Use Agricultural

Proposed Land Use Residential

Conditions which justify the requested amendment to the LUP (use additional sheets, if necessary):

The change is proposed in order to develop one acre single family residential lots and to match the existing land use of the existing subdivision immediately to the east of the project site.

Owner Riteway Bus LLC
W201 N13900 Fond Du Lac Ave
Address Richfield, WI 53076

Applicant Jim Forester
1405 Capitol Drive
Address Pewaukee, WI 53072

Daytime Phone No. 4142350594

Daytime Phone No. 262-292-9552

DocuSigned by:

DocuSigned by:

RJ Bast

JAMES FORESTER

Signature of Owner

Signature of Applicant (if different)

Date: 8/30/2019

Date: 8/31/2019



Waukesha County GIS Map



PROPOSED NUMBER LOTS = 28
PROPOSED ROAD = 2,650 LF

SUMMARY

- Riteway Bus LLC Property
TKN: LSBT 0150997
Area: 43.7 acres +/- (need to verify by survey)
- Current Zoning : A-10 Agriculture & C-1 Conservancy Wetland (Town)
A-1, HG & Wetland Overlay (Co Shoreland)
- 2035 Land Use Plan: Rural Density & Other Ag Land (5.0-34.9 ac/du), Other Open Lands to be Preserved, PEC and Low Density Residential (20,000 SF-1.4 ac/du)
- Proposed Zoning: R-2 Single Family Residential (matches existing development to east)
Min Lot Size: 1 AC (unsewered)
Setback: 50'
Offset: 20'
Shore setback: 75'
Min 150' Average Width (unsewered)
- Proposed Land Use: Low Density Residential (20,000 SF-1.4 AC/DU) (matches exist development to east)
therefore w/ 43.7 AC +/- minus 1.2 ac +/- for ROW (North Rd and CTH Q) = 42.5 AC +/-
42.5 AC +/- divided by proposed 28 lots = Proposed 1.51 AC/DU
- North Road is a local road and County Line Road is CTH Q.

0 200.00 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



Notes:

CONCEPT PLAN
AUGUST 19, 2019

Printed: 8/15/2019

PEG # 1778.00-WI



STAFF REPORT: RECOMMENDED LAND USE PLAN - 2035 MAP AMENDMENT

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

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

Subject: Forester Comprehensive Development Plan Amendment Application

Date: October 10, 2019

The above-referenced application was received by the Town of Lisbon for review and consideration at the October 10, 2019 Plan Commission meeting. Jim Forester (Applicant) filed the application on behalf of the owner of the property—Riteway Bus LLC. The site is located at N95W23759 County Line Road (Tax Key LSBT 0150.997). The Applicant is requesting to amend the Land Use Plan Map included as part of the Town of Lisbon Comprehensive Development Plan: 2035. The site's area is approximately 42.4 acres and is currently designated on the Future Land Use Map as Rural Density & Other Agricultural Lands, Other Open Lands to be Preserved, Primary Environmental Corridor, and Low-Density Residential on various different parts of the parcel. The Applicant is seeking to amend the parcel to Low-Density Residential in order to develop the property into a single-family residential subdivision and to match the existing land use of the subdivision immediately to the east of the site (Presidential Estates subdivision).

The Applicant attended a Town of Lisbon Development Review Team meeting on Wednesday, September 18, 2019, where the applicant presented their concept proposal to Town and Waukesha County Staff. During the meeting the approval timeline was discussed in greater detail. Due to the timeline necessary to amend the Town and County Comprehensive Development Plan Future Land Use Maps, the applicant is requesting only a Comprehensive Development Plan Future Land Use Amendment. Potential rezoning, preliminary plats, final plats, developer's agreements, and other necessary documentation would require additional Town, Village of Richfield, and Waukesha County approvals later in the process. The applicant provided a conceptual layout, but it is for reference only during this discussion.

Planner Review:

- The site is zoned A-10, which is intended for very low-density single-family residential development, which is consistent with the Low-Density Residential designation being sought. The site also has isolated portions zoned C-1 Conservancy, which the Applicant intends to conserve on their concept plans.
- The Applicant's Concept Plan proposes 28 lots at a minimum of 1 acre. The average density for the site as a whole is 1.51 acres per dwelling unit, which exceeds the targeted density recommended for Low-Density Residential of 1.4 acres per dwelling unit, however the density can be greater, but not lower than the targeted density. The applicant is proposing match the density of the neighboring subdivision.
- The Town and County may wish to request a traffic impact analysis by the Applicant to determine the impact single-family homes at the property could have on traffic on North Road and County Line Road.

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 19-19

AN ORDINANCE REPEALING AND RECREATING SECTION 27 OF THE ZONING CODE OF THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

SECTION 1: Section 27 of the Town of Lisbon Zoning Code is hereby repealed and recreated to read as follows:

SECTION 27 - B-4 COMMERCIAL SPECIAL USE ZONING DISTRICT**Purpose and Intent**

This District is intended to provide for the orderly and attractive grouping of businesses at appropriate locations in the Town, such as, but not limited to the along STH 164 and STH 74 highways and adjacent routes that lead into and out of the Town of Lisbon. This district is intended for those businesses and customer services which are logically related to and dependent upon highway traffic, or which are specifically designed to serve the needs of such traffic and/or serve surrounding residential and corporate neighborhoods. The District is designed for convenience or one-stop shopping and is intended to service the entire community.

SECTION 2: The introductory paragraph titled "Joint Planning Committee Role and Authority in this Zoning District" of Section 27 of the Town of Lisbon Zoning Code is hereby repealed.

SECTION 3: The introductory paragraph titled "Review Process for Proposed Developments" of Section 27 of the Town of Lisbon Zoning Code is hereby repealed and recreated to read as follows:

Review Process for Proposed Developments

The review process for this zoning district shall be in accordance with the language contained in Section 27, and the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts Design Standards, and other Town ordinances as applicable (Addendum E and Exhibit Maps A, B, C and D).

- (1) To encourage a commercial environment that is compatible with the residential character of the Town and the neighboring Village, building permits for permitted uses in this zoning district shall not be issued without review by the Joint Planning

Commission (JPC), review and recommendation by the Town of Lisbon Plan Commission, and approval by the Town Board. The JPC review shall be concerned with site plan, architectural plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization. Town of Lisbon review and approval shall consist of all required plans per the Municipal Code of the Town of Lisbon.

- (2) The process for PUDs, CUs, and site plan and plan of operation review shall follow the process requirements outlined in Chapter 11 of the Town of Lisbon's Town Code except as limited in this zoning district. Where a conflict may occur, this zoning district shall apply as it is intended to guide development in this zoning district. Uses shall be limited to those described in this zoning district.

(a) Permitted Uses

The following retail and customer service establishments involving the selling of and storing of merchandise are permitted subject to the approval of a site plan and plan of operation:

- (1) Art, dance, music teaching studios, or other similar fine arts.
- (2) Architects, accountants, attorneys, advertisers, engineers, insurance sales, consultants, or other professional offices.
- (3) Bakery stores.
- (4) Banks, savings and loan associations, and other financial and/or investment institutions, including drive up facilities.
- (5) Barber shops and beauty shops.
- (6) Book stores.
- (7) Business offices.
- (8) Candy and confectionery stores.
- (9) Copying and mail services.
- (10) Delicatessens.
- (11) Dentist, physician, or other similar professional health offices and clinics, excluding hospitals.
- (12) Drugstores.
- (13) Dry cleaning pick-up and delivery services.
- (14) Florists, retail.
- (15) Fruit and vegetable markets.
- (16) Galleries.
- (17) Gift stores, antique shops.
- (18) Government services (post offices, etc.)
- (19) Hardware, paint, or decorating stores.
- (20) Hobby shops.
- (21) Meat, fish, or poultry markets.
- (22) Optical stores.

- (23) Packaged beverage stores.
- (24) Photo and film pick-up stores, photography studios.
- (25) Realtors.
- (26) Shoe repair shops.
- (27) Shoe stores.
- (28) Soda and ice cream stores.
- (29) Sporting goods stores.
- (30) Tobacco stores.
- (31) Variety stores.
- (32) Video stores (non-adult oriented).
- (33) Family home day care in an existing residential dwelling
- (34) Other uses not specifically mentioned above may be permitted uses if the Town of Lisbon Plan Commission, Town of Lisbon Board, and JPC make the following findings:
 - a. The use is consistent with the intent and types of uses depicted above, and
 - b. The use is not listed as a conditional use, and
 - c. The use is not one of the prohibited uses in Section C below.
 - d. The use is safe, clean, and would not cause any hardship to neighboring property owners from noise, pollution, or other nuisance.

This section is added to allow flexibility for the Town of Lisbon Plan Commission, Town of Lisbon Board, and JPC to consider multiple uses that cannot all be enumerated above in light of the difficulty and time constraints of adjusting zoning in a Town government.

(b) Permitted Accessory Uses

- (1) Garages for storage of licensed vehicles used in conjunction with the operation of a business.
- (2) Dumpsters and other refuse type containers shall be screened from view from streets and adjacent properties.
- (3) Roof mounted HVAC type equipment shall be located, screened, and/or painted to minimize visibility from street and adjacent sites.
- (4) Signs in accordance with the guidelines set forth in Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A). Landscape and site plans for the signs must be submitted, reviewed, and approved by the plan commission to evaluate size, orientation, and compatibility with the entire site.
- (5) Off-street parking and loading areas provided detailed site plans, including landscaping and buffering, are submitted to and approved by the plan commission. Front, rear, and side yard pavement setbacks shall not be

less than ten (10) feet. Shared drives and shared parking areas may be allowed between adjacent properties where appropriate and practical, through the use of cross-easements or other internal linkages between the properties, with approval of the plan commission.

(c) Conditional Uses

Any use similar in character to the permitted uses listed above conducted as a retail business on the premises, catering to the general public, and compatible to the character of adjacent areas:

- (1) Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses, including fast food and drive through restaurants.
- (2) Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales.
- (3) Communication towers and facilities, including antenna masts and satellite dish antennas located in the rear yard and roof-mounted satellite dish antennas and roof-mounted solar collectors on the roof of the principal structure, provided a registered engineer contracted by the owner shall certify that the structure is adequate to support the load. All such roof mounted facilities shall be screened from view with the screening approved by the plan commission.
- (4) Private clubs and resorts.
- (5) Business park and shopping center uses.
- (6) Public and semi public buildings and uses, including hospitals and health care facilities.
- (7) All outside storage areas shall be at least 600 feet from residential, park, and public and institutional zoning districts located in the Village of Sussex or Town. The Plan Commission, Town Board, and JPC may waive or reduce the 600-foot separation requirement. In all cases, outside storage shall be screened from all sides. All screening plans are subject to Town Plan Commission review and approval. Screening may be a permanent opaque wall matching the building materials, fencing or landscaping as deemed appropriate by the Town Plan Commission. The height of the screening shall be sufficient to screen the product(s) in the outside storage area. Furthermore, no use shall be granted a modification of the separation requirement if the Town Plan Commission determines that the use will have a high risk of fire, explosion, noise, vibration, or odor.
- (8) Other uses not specifically mentioned above may be conditional uses if the Town of Lisbon Plan Commission, Town of Lisbon Board, and JPC make the following findings:

- a. The use is consistent with the intent and types of uses depicted above, and
- b. The use is not listed as a conditional use, and
- c. The use is not one of the prohibited uses in Section C below.
- d. The use is safe, clean, and would not cause any hardship to neighboring property owners from noise, pollution, or other nuisance.

This section is added to allow flexibility for the Town of Lisbon Plan Commission, Town of Lisbon Board, and JPC to consider multiple uses that cannot all be enumerated above in light of the difficulty and time constraints of adjusting zoning in a Town government.

(d) Building Location

- (1) Road Setback:
Fifty (50) feet.
- (2) Side yard offset:
Twenty (20) feet minimum.
- (3) Rear yard offset:
Forty (40) feet minimum.
- (4) Shore Setback:
75 feet minimum from the ordinary high water mark, wetland conservancy, or floodplain, whichever is closer, unless otherwise excepted in this ordinance.

(e) Height Regulations

- (1) Principal structure: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
- (2) Accessory structure: Fifteen (15) feet in height.

(f) Area Regulations

- (1) Floor Area Ratio/Lot Coverage/Open Space:
Maximum FAR of thirty percent (30%) unsewered, and fifty percent (50%) sewer. Not more than sixty-five percent (65%) unsewered, or seventy five percent (75%) sewer, of any lot shall be covered with buildings, surfaced pavement, driveways, parking, loading areas, or other covering materials which are impervious to surface absorption.

Landscaped open space shall occupy not less than 35% (unsewered), or 25% (sewered) of the lot area.

- (2) Lot Size:
One (1) acre minimum with or without sewer.
- (3) Lot Width:
Minimum average lot width: 150 feet with or without sewer.

(g) Design Standards

The following guidelines are specific standards that apply to this zoning district. In addition, development in this zoning district must follow the Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts and other general guidelines within Chapter 11 of the Lisbon Municipal Code which is the Town's Zoning Ordinance (hereinafter referred to as Chapter 11) related to design issues. Where a conflict exists, this section and the Design Standards shall apply.

- (1) Parking and Storage
 - a. Surfacing. All off-street loading, driveways, parking areas shall be surfaced with an asphaltic or Portland cement pavement in accordance with Chapter 11 and the Town of Lisbon standards and specifications so as to provide a durable and dust free surface, and shall be so graded and drained as to dispose of all surface water accumulated within the area. Any surface water discharged off premises shall be so channeled and located so as not to create a nuisance to adjacent properties. Surfacing of loading areas shall be completed before occupancy is granted. Storage areas shall be surfaced with an asphaltic or Portland cement.
 - b. Landscaping. All public off-street parking areas which serve twenty (20) vehicles or more and are created or redesigned and rebuilt subsequent to the adoption of this Zoning Ordinance shall be provided with accessory landscape areas totaling not less than seven and one-half (7 1/2) percent. The minimum size of each landscape area shall not be less than 150 square feet and landscaped areas shall be distributed evenly throughout the parking area. Location of landscape areas, plant materials, and protection afforded the plantings shall be reviewed by the Town Plan Commission, Town Board, and JPC. All Plans for such proposed parking areas shall include a topographic survey or grading plan which shows existing and proposed grades and

location of improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area. Those parking areas for twenty (20) or more vehicles if adjoining a residential use shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, built and maintained at a minimum height of six (6) feet.

- c. Driveway Opening. Openings for driveways shall provide adequate access to a public street. No driveway for any other use shall be less than 24 feet in width at the street right-of-way line nor shall it exceed 32 feet at the street right-of-way line.
- d. Storage. Parking spaces required to meet the minimum parking requirements of Chapter 11 shall not be used for the long term storage of motor vehicles, recreational vehicles, boats, commercial inventory, or equipment. Parking spaces shall not be used or leased to persons not using the principal use. Parking spaces are considered accessory to the principal use, unless prior approval for such shared or secondary use has been granted by the Town Plan Commission, Town Board, and JPC.
- e. Lighting. Lighting shall be installed and maintained in accordance with the standards set forth herein:
 1. Type. Shielded luminaries, or luminaries with cutoff optics, and careful fixture placement shall be required so as to facilitate compliance with this section.
 2. Orientation. Exterior lighting fixtures shall be orientated so that the lighting element (or a transparent shield) does not throw rays onto neighboring properties. No lighting sources shall be visible from outside its premises. Light rays shall not be directed into street rights-of-way or upward into the atmosphere. No horizontal throw via outward projecting lenses or optics shall be permitted contributing as a point glare source. The intensity of illumination, measured at the property line, shall not exceed 0.2 foot-candles.
 3. Minimum Lighting Standards. All areas designated on approved site plans for vehicular parking, loading, or

circulation and used for any such purpose after sunset and where it is reasonable to expect pedestrian use shall provide artificial illumination in such areas at a minimum intensity to meet the standards set forth in the American National Standard Practice for Roadway Lighting and those standards set forth in the Illuminating Engineering Society of North America's Lighting for Parking Facilities.

4. Flashing, flickering, or other distracting lighting which may distract motorists is prohibited. Lighting which creates or becomes a public nuisance is not permitted.
- f. General Landscaping and Buffering other than outlined in Section H(1)b shall be developed per the Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts.
- g. Building and Structures and Materials shall be developed per the Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts.
- h. Other Site Planning and Design Issues shall be developed per Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts.
- i. Signage Shall be developed per Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts.
- j. Pedestrian Orientation shall be developed per the Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts.
- k. Environmental Protection shall be developed per Design Standards of the Town of Lisbon for the Industrial/Business Park Special Use and Commercial Special Use Zoning Districts.
- l. Erosion Control. Developments must follow the Town's Erosion Control Ordinance, Land Disturbance Ordinance, the Waukesha County Storm Water Management Regulations, Wisconsin Department of Natural Resources NR-216, NR-151 and applicable Chapter 30 regulations.

SECTION 7: All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

SECTION 8: This Ordinance shall take effect upon passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 9th day of December, 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Dan Green, WCMC
Town Clerk



RECEIVED**By Gina Gresch at 2:25 pm, Nov 27, 2019**

11/27/2019

Town of Lisbon Town Board

W234 N8676 Woodside Drive

Lisbon WI 53089

From: Kim and David Meyer

W258 N8598 State Rd 164

Hartland WI 53029

As the owners of the Heartland Event Barn we have been invited to come to the 12/09/2019 town board meeting to give a presentation regarding our request for a variance. We received a Conditional Use Permit in April of 2019 however it was contingent on our local Fire Department/Fire Marshal's approval. After numerous discussions, meetings, e-mails, and other requests we are at the point of needing a variance to continue our dream of opening our agricultural building/barn for future events.

We have been unsuccessful in obtaining a quote. We have contacted five companies and they have all responded in similar fashion, stating that we don't need sprinklers according to state code. We also would like to note that we also asked, to no avail, if we could pay for their time to write up the quote, so we could provide it to the board. From what we understand, the cost of installing a sprinkler system is well over \$100,000, which is cost prohibitive for us.

We respectfully request a variance for our Heartland Event Barn, located at W259 N8598 State Rd 164 Hartland WI 53029. We are requesting a variance under local code 34.02^{20 Jan}(e). The extra safety precautions we are offering to ensure an equivalent level of life safety to our building include: smoke detectors, strobe lighting, fire pull alarms, central alarm system that calls the Fire Department in the event of an emergency. We have included extra fire extinguishers and egress and ingress lighting. Our barn is under the state code requirements for exits as well. With our building plan and safety in mind, we have added extra doors (four in total) with each of them being a maximum of 50 feet from any emergency exit which is five times better than the building code generally requires. We realize they do not count a doors, but there are also two additional 10 foot slider doors on each side that will often times be open during events. We also provided the Town of Lisbon with a Severe Weather Plan. In the event of power failure, we have also proposed installing a generator for an additional layer of safety. We appreciate the opportunity to continue working with the Town of Lisbon Fire Department, Town of Lisbon Building Inspector, and the Town of Lisbon Town Board on our business we sincerely hope to bring to the Town of Lisbon community.

David and Kim Meyer



Lisbon⁰⁵⁰ Fire Department

W234 N8678 Woodside Road

Lisbon, WI 53089

www.lisbonfire.com

RECEIVED

By Gina Gresch at 2:26 pm, Dec 06, 2019

December 6, 2019

Memorandum

Douglas J. Brahm
Fire Chief
(414) 507-4491

David J. Mason
Assistant Chief

Andrew W. Brahm
Deputy Chief

Jeffrey R. Drager
Deputy Chief

Business
(262) 538-3902
Fax
(262) 538-3906

Regarding: Meyer Wedding Barn Variance Request

To: Lisbon Town Board

From: Fire Chief Doug Brahm

The Meyer's wedding barn business proposal, which was approved by the planning commission, has been placed on a non-typical building plan approval process. This type of occupancy is normally subject to all State and local building and life safety fire codes as a "A-2 occupancy. The owners have decided to use a State exception which allows for certain existing barn structures, that meet the criteria, to be allowed to operate under a temporary, limited time frame within the year as event barns, a seasonal occupancy. This method of approval would require the Fire Department and the Building Inspection Department to grant variances to the State and Local codes. Our local code also indicates a Town Board approval is needed for such variances.

I have concerns with the proposal and by the means of how the plans have evolved and been submitted.

1. The State codes require, for this use and occupancy, a fire suppression sprinkler and an alarm system with monitoring.
2. The building addition (2,610 sq. ft.) doubled the size of the existing building and was added under an agricultural permit, not under a building permit for the use now proposed.
3. If the addition would have been originally proposed for the use they intended, a wedding barn, it would require sprinkler and full alarm with monitoring. The addition was built and then proposed as an existing structure and submitted under the temporary use plan.
4. Under current codes, when altering more than 50% of a structure the whole structure must be brought up to code, now that is regarded as not applicable.
5. The Fire Department meet with the owners and discussed alternative concepts for sprinkler systems and the owners did get quotes, and decided it was not attainable under their business plan. They did indicate at that time they would be willing to submit an alarm system plan that would be compliant. Their first letter requesting variances stated that they were not willing to do that either. Now the current letter does refer to an alarm system.
6. There is an established variance request format with written forms which require alternate plans to be submitted, we have not received any State approved building or alarm plans at this time.
7. I am concerned with a "temporary" use that automatically renews every year.
8. Also, please see the detailed information attached from the Fire Marshal:
 - a. The Fire Department recommends all of the conditions of the Fire Marshal to be met prior to granting occupancy without a fire suppression sprinkler system.

There is no mandate that any community has to allow these exceptions and many municipalities just right out deny temporary use wedding barns. I am always willing to listen and negotiate, but the changes to life safety codes need to be well thought out and alternatives have to be provided.

Respectfully Submitted,

Douglas J. Brahm, Chief
Lisbon Fire Department

1. The use should be specified as an A-2 Dining and drinking occupancy that under the State code would require compliance with that section of the IBC for any form of permanent occupancy. However, under State Administrative Rules, temporary occupancies of less than 180 days are allowed to exist under the approval of the local municipality.
2. The issuance of a temporary occupancy issued by the Town is never to extend beyond 180 days in any calendar year. If additional time, or another operating season is desired, a resubmittal for conditional approval and review of the event space via inspections and permits paid to the Town must be completed.
3. In order to begin occupancy, certain safeguards and life safety alternatives must be in place, inspected and approved by the building inspector and the LFD:
 1. The building and all its associated structures to be occupied at the event must be investigated and reviewed for structural soundness by a structural engineer and a report of the findings provided to the Town for review. The review must account for both dead load and live load requirements associated with the 2015 IBC and include the anticipated occupant loads, uses and additional loads associated with catering, live bands, etc.
 2. The buildings electrical system must be reviewed and approved for safety and capacity. The electrical system must be capable of providing adequate outlets for catering and music venue needs along with normal and emergency lighting systems etc.
 1. Use of power strips and extension cords are to be kept to a minimum. Permanent re-locatable power taps in accordance with the NEC should be pursued.
 3. A full alarm and detection system in accordance with NFPA 72 must be installed throughout the barn and connected structures
 4. Double the normal exiting required by the code must be in place, including ADA compliant exits.
 5. Emergency exit signs and pathway illumination at not less than 2 foot-candles throughout the venue is to be provided. The pathway illumination must operate under emergency power and take the occupants to the public way, which would be considered the parking lot given the lack of public sidewalks or streets.
 6. The building must be capable of providing safe conditioning of the building via permanent mechanical ventilation, exhaust and tempered air systems. Temporary heaters, torchiere, space heaters and other temporary units shall not be allowed for storage or use in or around the structure within 20 feet of the structure or accessible egress pathways.
 1. Designated outdoor cooking areas are to be clearly established and constructed under permits and approvals where permanent, temporary or mobile cooking equipment is to be used (i.e. grills, smokers, rotisseries etc.)
 7. Open flame warmers (i.e. sternos) shall not be used in the original barn structure and in general shall be limited to a maximum combined capacity of one gallon or 5 lbs. of fuel (whichever is less) on site.
 8. Any and all interior finish materials must comply with an A-2 use in accordance with the code. This includes any hanging fabrics, interior wall and floor finishes, and decorations.
4. This conditional approval will not include any assembly uses of the exterior of the building. Any mazes, gazebos, tents or other exterior structures must be permitted, inspected and approved separately. Any and all temporary tents must meet requirements of NFPA 701 and be provided with adequate temporary exit and lighting in accordance with the commercial building and fire codes.
5. Adequate fire lanes to the structure and either a circular drive with two entrance/exits to the street or adequate means to turn around fire apparatus must be provided to aid in water shuttles and responses.
6. A hard surface (concrete/asphalt) sidewalk must be provided and maintained to the structure for EMS access and removal of patients from the structure.



RECEIVED
By Gina Gresch at 2:28 pm, Dec 06, 2019

Premier Building Inspections LLC

W251N8924 Crestwood Dr.
Sussex WI 53089
Office: 262-844-1594
Fax number: 262-372-4810
Email: lisboni-inspector@outlook.com

Date: 12/06/2019
To: Lisbon Town Board
Re: Meyer Wedding Barn Variance Request

Dear Town of Lisbon board members;

I have reviewed the letter dated 11/27/2019 from David and Kim Meyer requesting a variance to the town's local code 34.20(e).

Chapter 34 was originated and is enforced by the Town of Lisbon Fire Department. This is not a code section I typically work with on a regular basis.

Although, I am in favor of the improvements/alternatives proposed in said request, I support the Lisbon Fire Department in any and all concerns, or modifications they may have.

Sincerely Yours,

A handwritten signature in black ink that reads "Bryan K. Oelhafen". The signature is written in a cursive style.

Bryan Oelhafen
Town of Lisbon Building Inspector



Kim Meyer <kimhair3636@gmail.com>

Heartland Event Barn

5 messages

Kim Meyer <kimhair3636@gmail.com>
To: ben@fireprotectionbyguardian.com

Mon, Nov 25, 2019 at 12:56 PM

Hello

This is Kim Meyer and we spoke today about get a quote for sprinkling our barn for our summer wedding seasons per our fire marshals request. I want to thank you for calling me today, I REALLY appreciate it!!

Here are the drawings and if your have any additional questions you could call me at 262-522-3636 or my husband David at 262-327-5525.

Sincerely,
Kim Meyer

 **MWB-DRAWINGS 2-4-19.pdf**
65K

Kim Meyer <kimhair3636@gmail.com>
To: dmeyer55 <dmeyer55@aol.com>

Mon, Nov 25, 2019 at 11:36 PM

[Quoted text hidden]

 **MWB-DRAWINGS 2-4-19.pdf**
65K

Kim Meyer <kimhair3636@gmail.com>
To: "ben@fireprotectionbyguardian.com" <ben@fireprotectionbyguardian.com>

Tue, Nov 26, 2019 at 4:22 PM

[Quoted text hidden]

 **MWB-DRAWINGS 2-4-19.pdf**
65K

ben@fireprotectionbyguardian.com <ben@fireprotectionbyguardian.com>
To: Kim Meyer <kimhair3636@gmail.com>

Wed, Nov 27, 2019 at 11:07 AM

Hello

As to the Event Barn that we spoke about. The first problem that comes to mind is that without a city water supply coming to the building there will need to be a large water storage tank, fire pump and all other associated components. These will freeze and break in the winter. There will have to be a room somewhere that can fit the tank, a fire pump, and a dry valve that is heated. (Outside the heated room, the system piping will be a dry system and won't need heat.) Until this is sorted out, I won't be able to help you with this project.

Thanks,
Ben Steck
Guardian Fire Protection

[Quoted text hidden]

Kim Meyer <kimhair3636@gmail.com>
To: dmeyer55 <dmeyer55@aol.com>

Wed, Nov 27, 2019 at 11:13 AM

[Quoted text hidden]

34.20 AUTOMATIC SPRINKLER SYSTEMS***(a) Purpose of division.**

The purpose of this division is to provide a means for the automatic identification, public notification and extinguishment of fire in hazardous environments, or buildings or parts of buildings which, because of their size, construction or occupancy classification, or lack of suitable protective equipment, constitute a special fire hazard to life or property or may pose an excessive burden upon the fire extinguishing capabilities or resources of the Lisbon Fire Department.

(b) Where installed.

In addition to the requirements set forth in the above adopted codes and standards, every newly constructed building or building structurally altered by more than 50% of original structures footprint, as determined by a Wisconsin licensed structural engineer, shall have an approved automatic sprinkler system installed and maintained when occupied, in whole or in part, for the following purposes:

(1) Assembly group A.

- a. Assembly Group A buildings which accommodate less than 100 persons shall have an approved sprinkler system installed and maintained if they meet any one or more of the following:
 1. Building of IA construction of over 5,000 square feet or more in area on any floor.
 2. Throughout all buildings of other than IA construction if:
 - i. Over 2,500 square feet in area; or
 - ii. Over two stories in height, regardless of area.
- b. Assembly group A buildings that can accommodate 100 or more persons shall have an approved sprinkler system installed and maintained throughout.
- c. Any building that contains A-2 uses shall have an approved sprinkler system installed and maintained throughout.

- (2) Business group B and mercantile group M.
 - a. An approved sprinkler system shall be installed and maintained in business group B and mercantile group M buildings which meets one or more of the following:
 1. Buildings of IA construction of over 5,000 square feet or more in area on any floor.
 2. Throughout all buildings of other than IA construction if:
 - i. Over 2,500 square feet in area; or
 - ii. Over two stories in height, regardless of area.
- (3) Educational group E. An approved sprinkler system shall be installed and maintained throughout all educational occupancies.
- (4) Factory and industrial group F and storage group S.
 - a. An approved sprinkler system shall be installed and maintained in buildings that meet one or more of the following:
 1. Buildings of Type IA construction if:
 - i. Is over 12,000 square feet in area.
 - ii. Is over one story in height, exceeding 6,000 square feet in area.
 - iii. Is over two stories in height, regardless of area.
 2. Throughout all buildings of other than IA construction if:
 - i. Is over 5,000 square feet in area.
 - ii. Is two stories or more in height regardless of area.
- (5) High hazard group H. An approved sprinkler system shall be installed and maintained throughout all group H occupancies.
- (6) Institutional group I and residential group R-4.
 - a. An approved sprinkler system shall be installed and maintained throughout all Group I and Group R-4 Occupancies.
 1. Through the combined use groups Identified in the IBC and NFPA 101, any and all uses which shall render any number of the occupants of that building incapable of self-preservation due to anesthesia, age (both old and young), or physical impairment shall have sprinklers and fire alarms installed throughout the physical structure regardless of fire separations in compliance with NFPA 13 and 72. Examples shall include: Dental clinics practicing unconscious sedation, Community Based Residential Facilities, Adult Family Homes and other care facilities that would otherwise require licensing from the Department of Health Services and/or the Department of Children and Families, Etc.

2. Exception: This provision shall not apply to foster care and specialty care in 1 and 2 family residences that are occupied by persons that qualify as primary residents and do not provide a place of employment. In home services, therapies, and specialty care that take place in the home for any single resident over a specific and limited duration of time shall not deem this a place of employment.
- (7) Residential groups.
 - a. Residential Group R-1 and R-2 occupancies, with three or more units, shall have an approved sprinkler system installed and maintained throughout in accordance with state statutes, state administrative codes and town ordinances.
 - (8) Utility and miscellaneous group U. Group U covers all building and structures not covered in any other occupancy classification. Sprinkler system requirements for group U buildings and structures chapter will be reviewed by the AFJ or designee on a case by case basis.
 - (9) Below Grade Occupancies: Any occupancy group that desires to occupy any portion of a level that is 50% or greater below grade for any reason other than storage shall have a sprinkler system at that level and any component means of egress for that space and must be tied into a fire alarm system that serves the entire building.
- (c) Exceptions.
 1. The following classes of buildings shall be exempt from the requirement of automatic sprinkler systems:
 - (a) Any portion of a building housing a process or material which would interact with water to create a greater fire hazard than without water, provided that an alternate fire suppression system is used.
 - (b) Dwellings units.1 & 2 family that fall within the Town ordinances and are not used for the purposes of a community based residential facility, Adult Family Home or Child Care Facility.
 - (d). Fire department hose connections.
 1. Every automatic sprinkler system installed in new or existing buildings shall be equipped with at least two female couplings for fire department hose connection, with National Standard Treads attached to a header of adequate size in accordance with fire protection engineering standards, but not less than four inches to supply the riser of the system.
 2. The connection shall be within 150 feet by means of drivable hard surface access.

(e) Variances

1. Any request for variance to the requirements of section (c) Automatic Sprinkler Systems shall include:
 - (a) The submittal of the current LFD "plan submittal form,"
 - (b) All associated fees,
 - (c) A formal letter of justification for variance and;
 - (d) A plan for creating an equivalent level of life safety to the building.
2. Sufficient numbers of this documentation shall be provided as to allow for review by the Fire Prevention Bureau, the Town of Lisbon Building Inspector and the Town Board. Variances requests must receive approval from all three entities to be granted.
3. Variances will only be considered in cases of technical infeasibility and/or significant financial disproportionality. Any request that fails to establish one or both of these conditions will not be approved.

(f) Installation.

1. Approved automatic fire sprinkler equipment shall be installed in accordance with one or more of the following NFPA standards as the chief of the fire department may determine are applicable:
 - (a) NFPA #13, "Standards for the Installation of Sprinkler Systems."
 - (b) NFPA #13D, "Sprinkler Systems - One and Two-Family Dwellings."
 - (c) NFPA #13R, "Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height."
 - (d) NFPA #231, "General Storage."
 - (e) Such other NFPA standards as the AHJ may determine are applicable.
2. No automatic sprinkler equipment shall be installed or altered in a building until plans have been submitted to and approved by the AHJ.
 - (a) No less than two stamped copies of the plans, state review letter and specifications shall be submitted for review.
 - (b) The voluntary installation of residential fire suppression systems in one and two family homes shall also be submitted, reviewed and acceptance tested by the LFD/ Fire Prevention Bureau to assure they are being installed to NFPA 13D or greater standards.



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Lisbon Town Board

ITEM DESCRIPTION: Purchase of a new mower for the park department. (John Deere 1600 Turbo Series III Commercial Area Mower with 2- Post Folding Wings)

PREPARED BY: Park Superintendent, John Greiten

REPORT DATE: 12/9/2019

RECOMMENDATION: Purchase a John Deere 1600 Turbo Series III Commercial Area Mower with 2- Post Folding Wings for \$67,400

EXPLANATION: Replacing the 2011 (4000-D Toro Ground-Master) Hrs. 2,674 Options;

1. Toro 400-D Ground Master 11ft **\$81,474.95** (Reinders Sussex Wis)
2. Jacobsen HR 600 11ft Rotary Mower for **\$76,226.00** (Burris Equipment, Waukegan IL)
3. John Deere 1600 Turbo Series III 11ft mower for **\$67,400.00** (Mid-State Equipment Jackson Wis)

Note: Mid State has a JD 1600 Turbo mower left in inventory in Jackson they are requesting a purchase letter of intent or a PO number to hold this unit for the Town.

I would request that the Board allows the purchase of the **John Deere 1600 Turbo Series III 11ft mower from Mid-State Equipment Jackson Wis not to exceed \$67,800.**

Sincerely,
John Greiten, Lisbon Park Superintendent

Add Photo:





REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: Discussion and necessary action on the capital purchase of a wheel loader.

PREPARED BY: Joe DeStefano Jr.

REPORT DATE: 12/4/2019

RECOMMENDATION: Purchase the wheel loader from Miller Bradford Risberg.

EXPLANATION:

We have in the 2020 budget to purchase a wheel loader to replace our current unit. I put together three quotes. The quotes are attached. I have also listed them below:

Dealer	Model	Price
Miller Bradford Risberg	721F	\$199,000
Brooks Tractor	624L	\$199,900
Fabick CAT	938M	\$199,000

I was able to get some great pricing from all three vendors. There are a few options I would like to add, they are listed below:

Extra 12 month warranty – totally 48 months	\$1,320.00
Wide Fender Kit	\$725.00
Quick Connect for Bucket Hydraulic Lines	\$2,800.00

Making the grand total \$203,845.00. We budgeted for \$204,000.00. We are within the budgeted amount and no money needs to be spent in 2019 to get the machine ordered.

I recommend the purchase of the loader from Miller-Bradford Risberg, they are located a half mile from the DPW and have treated us great over the years. Whether it is from the service and rental standpoint or from the equipment donations at Town events.

If we were to have an issue with our loader in the past or going forward, we would always be able to run over to MBR and grab a unit to get by. This comes in very handy if we were to have issues during a winter weather event. The loader is our main piece of equipment when loading trucks with salt.

Respectfully submitted,

Joe DeStefano Jr.

Joe DeStefano Jr.
DPW Director



Corporate Office:
W250 N6851 Hwy 164
P.O. Box 904
Sussex, WI 53089

TO: TOWN OF LISBON

DATE: 12-3-19

REFERENCE: WHEEL LOADER
QUOTE NUM: 12031901Q

WE SUBMIT THE FOLLOWING PROPOSAL:

QUANTITY	DESCRIPTION	AMOUNT
1	NEW CASE 721G XR WHEEL LOADER ORDER OUT	\$199,000.00
	424225 5-speed Transmission	
	782122 Limited Slip Differentials	
	482585 Cooling System w/Reversing Fan	
	734152 Enhanced Cab Comfort	
	734154 Enhanced Visibility Bundle	
	782441 Standard Hydraulic Steering	
	734054 Joystick with 1 Aux Function	
	782509 Standard Fenders w/ LH Steps	
	482047 CNH Coupler - JRB Compatible	
	482105 English Literature	
	424223 Ejector Type Precleaner	
	482322 Cold Weather package	
	782503 Ride Control	
	NOKIAN SNOW TIRES	
	4 IN 1 BKT - 3.0 CU. YD BKT	
	LOW PROFILE LED LIGHT	
	FRAME SIDE COVERS	
	3YR/2000 HOUR WARRANTY	
	3YR SUBSCRIPTION TO GPS TRACKING AND DIAGNOSTICS	
	3YR/2000 HOUR MAINTENANCE PLAN DONE BY MBR INCLUDED ALL FILTER, FLUIDS, LABOR & TRAVEL PARTS & SERVICE MANUALS	
	OTHER OPTIONS	
	424235 Heavy-duty Axles WITH DIFF LOCK	\$ 2,820.00
	782511 Wide Fenders w/RH & LH Steps	\$ 725.00
	424248 3.0 cu. yd. works w/CNH Coupler(JRB)	\$ 5,075.00
	MICHELIN SNO PLUS TIRES IN LIEU OF NOKIAN SNOW TIRES	\$ 4,000.00
	3.25 CU. YD. 4 IN 1 BKT IN LIEU OF 3.0 CU. YD. 4 IN 1 BKT	\$ 400.00
	48 MONTH/3000 HOUR PREMIER WARRANTY	\$ 1,320.00

TERMS: NET DUE UPON DELIVERY

F.O.B.: MBR - SUSSEX

DELIVERY: TBD

EXPIRES: QUOTE GOOD FOR 15 DAYS

WE THANK YOU FOR THE OPPORTUNITY TO QUOTE ON THIS EQUIPMENT

QUOTATIONS SUBJECT TO CHANGE IN PRICE PRIOR TO SHIPMENT. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, AND UNAVOIDABLE DELAYS BEYOND OUR CONTROL.

SIGNED

Miller-Bradford & Risberg, Inc.

John Haen
Territory Manager

WRITTEN COPY

Purchase Price	\$199,000.00
Added Options	\$2,045.00
Total Price	\$201,045.00

jhaen@miller-bradford.com
(262) 825-6782

Selling Equipment

Quote Summary

Prepared For:

TOWN OF LISBON
 Joe Destefano, Jr.
 N72w24948 Good Hope Rd
 Lisbon, WI 53089
 Business: 262-246-3416
 jdestefano@townoflisbonwi.com

Prepared By:

GREGORY DRUCKREY
 Brooks Tractor Incorporated
 12101 West Silver Spring Drive
 Milwaukee, WI 53225
 Phone: 414-462-9790
 gdruckrey@brookstractor.com

Quote Id: 20162718
Created On: 01 August 2019
Last Modified On: 19 August 2019
Expiration Date: 02 September 2019

Equipment Summary

JOHN DEERE 624L WHEEL
 LOADER

John Deere Extended Warranty-
 Comprehensive Warranty for 48
 Months or 2,000 Hours

Selling Price	Qty	Extended
\$ 199,900.00 X	1 =	\$ 199,900.00

Equipment Total

\$ 199,900.00

Quote Summary

Equipment Total	\$ 199,900.00
SubTotal	\$ 199,900.00
Total	\$ 199,900.00
Balance Due	\$ 199,900.00

Salesperson : X _____

Accepted By : X _____



October 7, 2019

Town of Lisbon

Dear Joe:

We are pleased to quote the following for your consideration:

(1) 938M Wheel loader 2020 budget price: \$199,000

We believe the equipment as quoted will exceed your expectations. On behalf of Fabick Cat, thank you for the opportunity to quote Caterpillar machinery.

Sincerely,
Tyler Sternat
Territory Manager
Cell: (262) 422-1942

Milwaukee
11200 West Silver Spring Rd.
Milwaukee, WI 53225-3118
414/461-9100 Tel
414/461-8899 Fax

Power Systems
11200 West Silver Spring Rd.
Milwaukee, WI 53225-3118
414/461-9100 Tel
414/615-2101 Fax

Madison
1111 Applegate Rd.
PO Box 259040
Madison WI 53725-9040
608/271-6200 Tel
608/271-1410 Fax

Eau Claire
7860 Partridge Rd.
PO Box 1088
Eau Claire, WI 54702-1088
715/874-5100 Tel
715/874-5182 Fax

Power Systems
7877 Partridge Rd. (Cty EE)
PO Box 1088
Eau Claire, WI 54702-1088
715/874-5100 Tel
715/874-5151 Fax

LaCrosse
1620 Carol Court
La Crosse, WI 54601-3056
608/783-4891 Tel
608/781-3222 fax

Superior
111 Moccasin Mike Rd.
Superior, WI 54880-4358
715/398-9696 Tel
715/398-9695 Fax

Green Bay
600 Hansen Rd.
PO Box 19976
Green Bay, WI 54307-9176
920/498-8000 Tel
920/499-4844 Fax

Power Systems
2700 South Broadway
PO Box 19976
Green Bay, WI 54307-9176
920/498-8000 Tel
920/499-0890 Fax

Wausau
9601 Christie Ln.
PO Box 350
Schofield, WI 54476-0350
715/359-6220 Tel
715/359-5550 Fax

Marquette
US Highway 41 West
PO Box 638
Marquette, MI 49855-0638
906/475-4191 Tel
906/475-4054 Fax

December 5, 2019

Sent Via: Email



107 PARALLEL STREET
BEAVER DAM, WI 53916

1115 S MAIN STREET
WEST BEND, WI 53095

920-356-9447
FAX 920-356-9454
KUNKEENGINEERING.COM

Ms. Gina Gresch, Administrator
Town of Lisbon
W234N8676 Woodside Road
Lisbon, WI 53089-1545

RECEIVED

By Gina Gresch at 9:59 am, Dec 05, 2019

**Re: 2020 Pavement Resurfacing Program
Engineering Services Proposal**

Dear Ms. Gresch:

Please consider this transmittal a formal proposal to provide services in conjunction with the Town of Lisbon's 2020 Pavement Resurfacing Program. On behalf of Kunkel Engineering Group, we are pleased to present our proposal for your consideration.

I understand that the Town is considering five area projects slated for reconditioning next year.

- Maple Avenue, (In conjunction with Village of Sussex)
- Plainview Road (W. of Bark River to Center Oak Road)
- Plainview Road (Patch just east of the Compost Site)
- North Lisbon Road (Patch where culvert was completed in 2017)
- Plainview Road (Woodside Road to 800-foot west of Hillside Road)

Specific work efforts include pulverizing or milling the existing pavement, regrading the pavement base and shoulders to provide symmetrical cross sections and a hot mix asphalt (HMA) paving overlay including shoulder reconstruction. It is understood that cross-road culverts are to be inspected and may need to be replaced by either Town Staff or through the contract documents created.

Kunkel Engineering Group hereby proposes to work diligently with Town administrative staff, including the Department of Public Works Director, to complete the project in a timely fashion. Kunkel Engineering Group proposes to undertake all work efforts as enumerated within Attachment A and complete same for a **maximum not to exceed fee of \$55,500.00**. Please note that the work scope is intended to be comprehensive and as such the fee as stipulated above will not be exceeded and moreover, may be reduced should the complexity or time expended be less than anticipated.

Gina, on behalf of Kunkel Engineering Group, we sincerely appreciate the opportunity to work with the Town of Lisbon on the 2020 Pavement Resurfacing Program. Should you or the Town Board have any questions or concerns, please advise me at your earliest convenience.

Sincerely,

KUNKEL ENGINEERING GROUP



Mitchell Leisses
Office/Project Manager

enclosures

ACCEPTED:

Town of Lisbon

Date

Attachment A
Work Scope and Fee Estimate

Town of Lisbon
2020 Pavement Resurfacing Program

Work Scope

Task I – Design Services

- A. Field Work
 1. Inspect/Asbuilt existing roadway culverts
 2. Profile/Verify length and width of roadway
 3. Asbuilt existing driveway slopes

- B. Plan and Specification Preparation
 1. Develop Construction Plans
 - Hydraulic Evaluation/Culvert Design (if necessary)
 - Roadway Pulverize & Overlay
 - Pavement Details
 - Prepare Typical Cross Section
 - Prepare driveway maximum slope detail
 2. Prepare Project Specifications
 - Contract Documents
 - Bidding Documents
 - Construction Staging Plan
 3. Prepare Erosion Control Plans
 4. Permitting (if required)

Task II – Bidding and Construction Related Services

- A. Bidding
 1. Prepare and submit Advertisement to Bid to Town
 2. Distribute plans/specifications
 3. Respond to bidder's questions
 4. Conduct bid opening
 5. Tabulate bids and make recommendations of Contract Award to Town

- B. Construction Related Services
 1. Assist Town in executing contract documents
 2. Conduct Public Informational Meeting (if necessary)
 3. Conduct Preconstruction Conference and distribute meeting minutes
 4. Review and approve payment request
 5. Construction Staking
 - Culvert and reference staking
 6. Conduct Final Project Walk through with Town Staff
 7. Prepare Final Punch List

Attachment A
Work Scope and Fee Estimate

- C. Resident Inspection (Full-time)
1. Observe asphalt pulverizing
 2. Inspection of fine grading
 3. Proof roll, identify, and direct removal of soft spots
 4. Inspect paving activities
 5. Monitor adherence of construction schedule
 6. Meet with Town Residents/Business Owners regarding restoration, driveway approaches, etc.
- D. Town Coordination
1. Attend Town Board meetings as requested
 2. Communicate and coordinate activities with Town's Public Works Director
 3. Assist Town with LRIP funding reimbursement (if necessary)

Fee Estimate

Task I – Design Services	\$19,500.00
Task II – Bidding and Construction Related Services	\$36,000.00
▪ Bidding	\$2,000.00
▪ Construction Related Services	\$6,200.00
▪ Inspection	\$27,800.00
▪ Town Coordination	No Charge
<i>Total Maximum Not to Exceed Fee:</i>	\$55,500.00

Note:

Kunkel Engineering Group intends to schedule a walk-through of the completed projects prior to the expiration of the one year warranty provided within the contract documents. These work efforts are incorporated within the above tasks and fee estimate.



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: Discussion and necessary action regarding engineering services to create project plans and contract documents for the Town of Lisbon's, 2020 Pavement Resurfacing Program, and bid said project in early 2020.

PREPARED BY: Joe DeStefano Jr.

REPORT DATE: 12/4/2019

RECOMMENDATION: Allow Kunkel Engineering to create the necessary documents to advertise and bid the Town of Lisbon's, 2020 Pavement Resurfacing Program project in early 2020.

EXPLANATION:

As stated at previous meetings we have taken our 2019 road paving monies and carried them over to 2020 to get more bang for our buck. Attached you will find the estimates for the proposed projects for 2020 from Kunkel Engineering. I have also listed them below:

Full-Depth Pulverization and Re-Pave with 5" of Asphalt	
Maple Ave. (In conjunction with V. of Sussex)	\$172,403.75
Plainview Road (W. of Bark River to Center Oak Road)	\$320,304.50
Plainview Road (Patch just east of the Compost Site)	\$16,627.80
North Lisbon Road (Patch where culvert was done in 2017)	\$6,671.45
2" Mill and Overlay	
Plainview Road (Woodside Road to 800' west of Hillside Road)	\$331,914.00
Total	\$847,921.50

The estimates that are attached go into further detail, I will be in attendance for further questions.

The sinking fund for roads will have \$1,113,853.00 at the beginning of 2020.

This agenda item is being addressed now, so Kunkel Engineering can prepare the necessary documents to bid the project in early 2020 when we generally see the best pricing and are guaranteed to be able to complete the proposed work in 2020.

Respectfully Submitted,

Joe DeStefano Jr.
DPW Director

RECEIVED

By Gina Gresch at 10:21 am, Dec 04, 2019

Town of Lisbon, Wisconsin
PRELIMINARY COST ESTIMATE
2020 Pavement Resurfacing Program

November 22, 2019



Pulverize or mill existing asphalt pavement. Base course to be inspected, undesirable locations to be undercut and replaced with aggregate base course, as directed by the Engineer. Asphalt pavement overlay to be placed at depth of five inches, as indicated on the plans. Aggregate shoulder to be restored, as required.

Project Estimates

North Lisbon Road Patch between L-Dee Lane and Cordell Lane	\$6,235.00
Plainview Road Patch between STH 164 and Hillside Road	\$15,540.00
Plainview Road from Center Oak Road to Bark River	\$299,350.00
Maple Avenue from Village of Sussex Boundary to CTH K	\$161,125.00
Plainview Road from Woodside Rd to 800' west of Hillside (2" Mill & Overlay)	\$310,200.00
Total Project Estimated Construction Cost	\$792,450.00

North Lisbon Road Patch Estimated Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
170	SY	Mill Asphalt Pavement, Full Depth	\$3.00	\$510.00
15	TN	Shoulder Restoration	\$22.00	\$330.00
55	TN	Hot Mix Asphalt Pavement	\$65.00	\$3,575.00
270	LF	Pavement Markings, 4-Inch Latex	\$1.00	\$270.00
100	SY	Topsoil and Seeding	\$8.00	\$800.00
1	LS	Erosion Control	\$250.00	\$250.00
1	LS	Traffic Control and Access	\$250.00	\$250.00
1	LS	Contract Allowance for Materials and Compaction Testing	\$250.00	\$250.00
Total Estimated Construction Cost				\$6,235.00

Plainview Road Patch Estimated Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
415	SY	Mill Asphalt Pavement, Full Depth	\$3.00	\$1,245.00
50	CY	Undercut and Base Course Material	\$32.00	\$1,600.00
35	TN	Shoulder Restoration	\$22.00	\$770.00
125	TN	Hot Mix Asphalt Pavement	\$65.00	\$8,125.00
700	LF	Pavement Markings, 4-Inch Latex	\$1.00	\$700.00
200	SY	Topsoil and Seeding	\$8.00	\$1,600.00
1	LS	Erosion Control	\$500.00	\$500.00
1	LS	Traffic Control and Access	\$500.00	\$500.00
1	LS	Contract Allowance for Materials and Compaction Testing	\$500.00	\$500.00
Total Estimated Construction Cost				\$15,540.00

Town of Lisbon, Wisconsin
PRELIMINARY COST ESTIMATE
2020 Pavement Resurfacing Program

November 22, 2019



Pulverize or mill existing asphalt pavement. Base course to be inspected, undesirable locations to be undercut and replaced with aggregate base course, as directed by the Engineer. Asphalt pavement overlay to be placed at depth of five inches, as indicated on the plans. Aggregate shoulder to be restored, as required.

Plainview Road - Center Oak to Bark River Estimated Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
11,000	SY	Pulverize Asphalt Pavement	\$1.25	\$13,750.00
1,100	CY	Undercut and Base Course Material	\$32.00	\$35,200.00
700	TN	Shoulder Restoration	\$22.00	\$15,400.00
3,200	TN	Hot Mix Asphalt Pavement	\$60.00	\$192,000.00
16,000	LF	Epoxy Pavement Markings, 4-Inch	\$1.00	\$16,000.00
2,500	SY	Topsoil and Seeding	\$8.00	\$20,000.00
1	LS	Erosion Control	\$2,000.00	\$2,000.00
1	LS	Traffic Control and Access	\$2,500.00	\$2,500.00
1	LS	Contract Allowance for Materials and Compaction Testing	\$2,500.00	\$2,500.00
Total Estimated Construction Cost				\$299,350.00

Maple Avenue Estimated Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
4,500	SY	Pulverize Asphalt Pavement	\$1.25	\$5,625.00
550	CY	Undercut and Base Course Material	\$32.00	\$17,600.00
400	TN	Shoulder Restoration	\$22.00	\$8,800.00
1,500	TN	Hot Mix Asphalt Pavement	\$65.00	\$97,500.00
8,800	LF	Pavement Markings, 4-Inch Latex	\$1.00	\$8,800.00
2	EA	Pavement Markings, Arrow	\$150.00	\$300.00
1	EA	Pavement Markings, Word	\$250.00	\$250.00
2,500	SY	Topsoil and Seeding	\$8.00	\$20,000.00
1	LS	Erosion Control	\$750.00	\$750.00
1	LS	Traffic Control and Access	\$750.00	\$750.00
1	LS	Contract Allowance for Materials and Compaction Testing	\$750.00	\$750.00
Total Estimated Construction Cost				\$161,125.00

Plainview Road - Woodside Rd to Hillside Estimated Quantities

Project Length: 8,800 LF

Quantity	Unit	Item	Unit Cost	Item Cost
25,000	SY	Pulverize Asphalt Pavement	\$2.50	\$62,500.00
800	TN	Shoulder Restoration	\$22.00	\$17,600.00
3,000	TN	Hot Mix Asphalt Pavement	\$67.50	\$202,500.00
36,000	LF	Epoxy Pavement Markings, 4-Inch	\$0.60	\$21,600.00
1	LS	Traffic Control and Access	\$5,000.00	\$5,000.00
1	LS	Contract Allowance for Materials and Compaction Testing	\$1,000.00	\$1,000.00
Total Estimated Construction Cost				\$310,200.00



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Town Board

ITEM DESCRIPTION: Preserve at Harvest Ridge Final Plat Approval

PREPARED BY: Gina C. Gresch, Administrator

REPORT DATE: Friday, December 6, 2019

RECOMMENDATION: Approve Preserve at Harvest Ridge Final Plat

EXPLANATION

The Preserve at Harvest Ridge has been making its way through the approval process at the local, county and state levels. They are ready for Final Plat approval, however, there is one difference between the prior approved Preliminary Plat; the subdivision will be developed in phases. This is an approach afforded to the developer in the Town Code and State Statutes. Subsequent phases of the development will be labeled First Addition, Second Addition, etc.

Additionally, the actual physical development of this first phase will be broken into two phases. This phasing is partly due to the recent weather not cooperating, Neumann's Parade of Homes deadlines and developing as the demand for new houses increases. The Development Agreement was drafted to account for this impact.

The Plan Commission has reviewed and approved the phased Final Plat subject to the Town's and Waukesha County's technical changes being made and receiving state, Waukesha County and Lisbon-Merton JPC approval.

The Lisbon-Merton JPC met Thursday, December 6 and approved the Final Plat subject to the same technical changes.

As I write this recommendation, Neumann's engineers are working up making those technical corrections, which Planner Lindstrom will have reviewed by Monday night's meeting. Enclosed in the packet is the Final Plat draft both Plan Commissions reviewed.

I recommend approval subject to the Planner's review and approval of the technical corrections.

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.

RECEIVED
By Gina Gresch at 12:59 pm, Dec 06, 2019

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

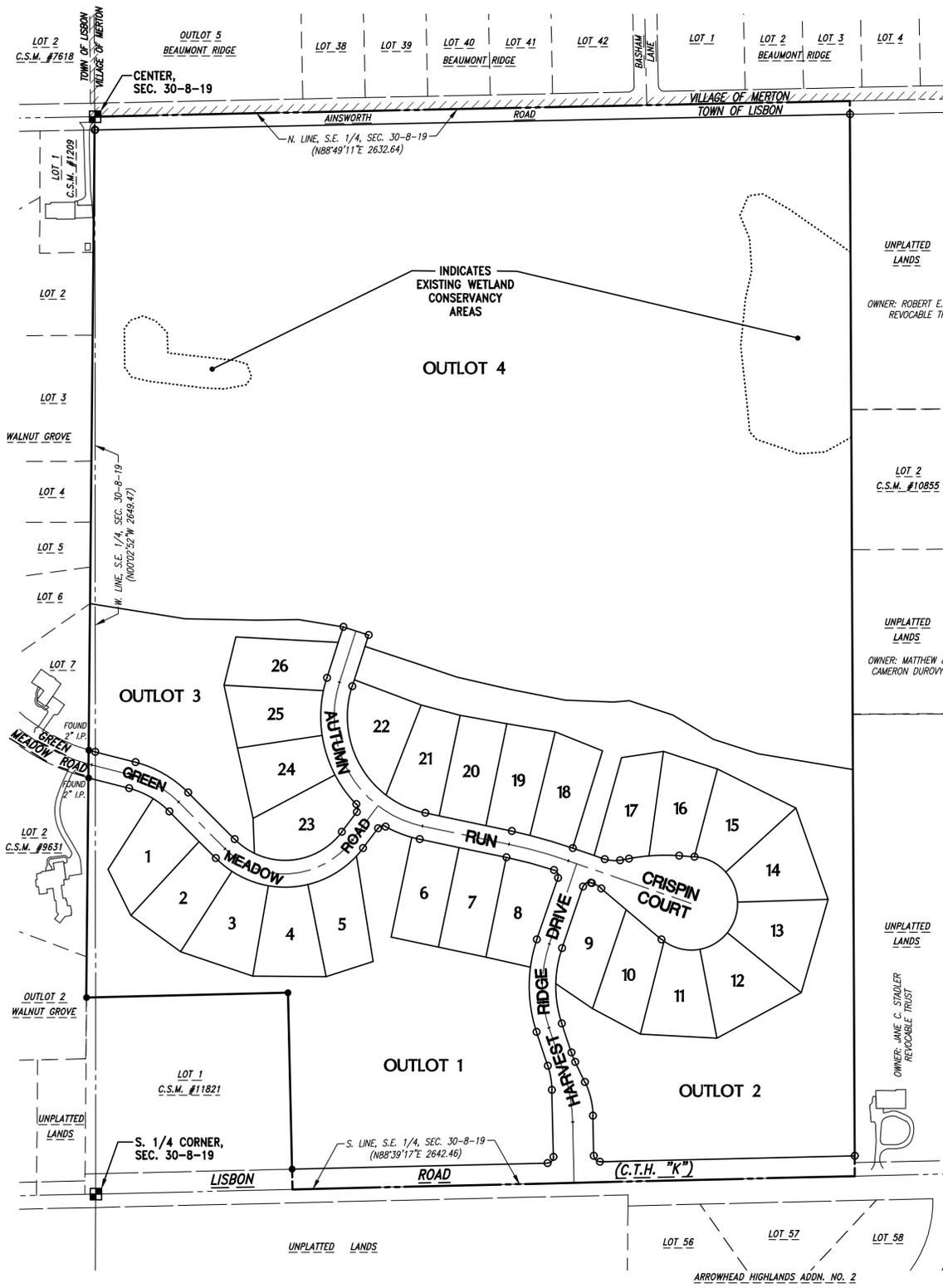
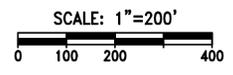
Certified _____, 20____

Department of Administration

ZONING DATA:
CATEGORY - "R-1" (PUD OVERLAY)
Minimum Lot Area = 30,000 S.F.
Minimum Lot Width = 110 ft. @ FSB
Minimum Building Setbacks:
Public Roads 35 ft.
Lisbon & Ainsworth Roads ... 50 ft.
Side Yard 20 ft.
Rear Yard 20 ft.
Wetlands 75 ft.

OWNER:
THE PRESERVE AT HARVEST RIDGE, LLC
N27 W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
(262) 542-9200
(262) 349-9324

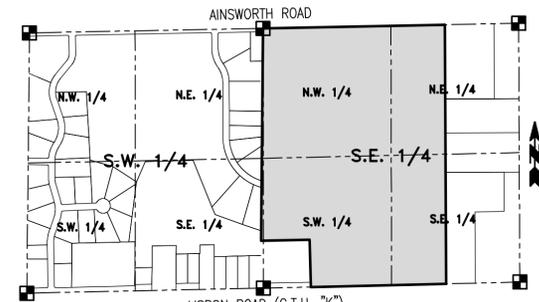
OVERALL DETAIL SHEET



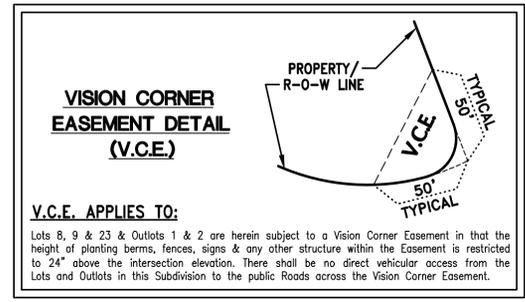
UNPLATTED LANDS
OWNER: ROBERT E. ZELLMER REVOCABLE TRUST

UNPLATTED LANDS
OWNER: MATTHEW & CAMERON DUROY

UNPLATTED LANDS
OWNER: JANE C. STAHLER REVOCABLE TRUST



LOCATION MAP:
S.W. 1/4 & S.E. 1/4, SEC. 30,
T. 8 N., R. 19 E.
SCALE: 1"=1000'



V.C.E. APPLIES TO:
Lots 8, 9 & 23 & Outlots 1 & 2 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.

SEASONAL HIGH GROUND WATER TABLE:

LOT #	SEASON HIGH WATER TABLE ELEV. [1]	MIN. BSMT. ELEV. [2]	LOT #	SEASON HIGH WATER TABLE ELEV. [1]	MIN. BSMT. ELEV. [2]
1	1030.34	1031.84	18	1042.43	1043.9
2	1036.0	1037.5	19	1042.43	1043.9
3	1042.25	1043.8	20	1043.26	1044.8
4	1042.12	1043.6	21	1043.26	1044.8
5	1042.12	1043.6	22	1040.87	1042.4
6	1044.2	1045.7	23	1035.75	1037.3
7	1044.67	1046.2	24	1035.75	1037.3
8	1044.67	1046.2	25	1035.3	1036.8
9	1045.34	1046.8	26	1035.3	1036.8
10	1045.34	1046.8			
11	1047.42	1048.9			
12	1047.42	1048.9			
13	1047.09	1048.6			
14	1047.09	1048.6			
15	1044.63	1046.1			
16	1044.63	1046.1			
17	1043.36	1044.9			

Groundwater Determination Report prepared by Jeffrey Hammes (Professional Soil Scientist #191-112) dated 5/29/2019.
[2] Minimum basement elevations are set 18" above the reported seasonal high groundwater elevation.

WETLAND PRESERVATION RESTRICTIONS:

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

- 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.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, invasive species 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.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- 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.
- The construction of buildings is prohibited.

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 0.75" outside diameter Reinforcing Bar unless otherwise noted.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the West line of the S.E. 1/4 of Section 30, T. 8 N., R. 19 E., is taken to bear North 00°02'52" West.
- All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. All Septic areas will be mound type systems.
- All Wells shall be located within 50 ft. off the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
- Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
- Outlot 3 contains Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
- Outlot 4 contains Wetland Conservancy Areas and open space. This outlot to be retained by the Owner for future development. Neither Waukesha County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of Outlot 4 in the Subdivision by reason of tax delinquency.
- The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this Subdivision. Neither Waukesha County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- 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 except at the locations shown on this Plat. 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 and recorded by separate Documents.
- 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.
- All side and rear Lotlines 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.
- Per the Wisconsin Historic Preservation database and State Archaeologist, there are no reported archeological sites within the Subdivision.
- Wetland boundaries shown hereon were field delineated by Jeff Kraemer of Stantec Consulting, Inc. (a WDNR certified assured delineator) on April 21, 2015.
- All lands with area labeled "Public Drainage Easement" are reserved for stormwater collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Access Easement" shall remain clear of trees, shrubs and any structures that may interfere with the free movement of vehicles that may be needed to enter the area for maintenance purposes. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Well Setback" are restricted from the placement of any Well due to potential risk of contamination in accordance with the Stormwater Ordinance and Wisconsin Administrative Codes.
- Basement floor surface elevations shall not be lower than those listed in the Seasonal High Ground Water Table shown below due to potential for high ground water.
- Impervious surfaces and land disturbance restrictions apply within the protective areas in accordance with the Waukesha County Code of Ordinances and Chapter NR 151 Wisconsin Administrative Code. The protective areas include a 75 foot Wetland Setback required for impervious surfaces and no land disturbance allowed within the Wetland boundaries.
- Building Restrictions: A. Minimum 2-foot vertical separation between the lowest elevation of the structure that is exposed to the ground surface and the maximum water surface elevation produced by the 100-year-24-hour design storm. B. Minimum 50-foot horizontal setback between the building and the closest edge of the water at the elevation produced by the 100-year, 24-hour design storm.

STORMWATER MANAGEMENT PRACTICE MAINTENANCE:

The titleholders of all Lots within this Subdivision and the titleholders of all Lots within any future additions to this Subdivision shall each hold an equal undivided and nontransferable interest in Outlots 1, 2 and 3, where stormwater management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Stormwater Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlots 1, 2 and 3. The Maintenance Agreement subjects this Subdivision Plat, and all the Owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the stormwater management practice. The Maintenance Agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments of charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

In accordance with Chapter 14-Article VIII of the Waukesha County Code of Ordinances ("Stormwater Ordinance"), the Stormwater Permit Holder is responsible for constructing the stormwater management practices following plans approved by Waukesha County and is responsible for maintaining the stormwater practices until permit termination by Waukesha County. Upon termination of the Stormwater Permit, the Owners of all Lots within this Subdivision and the Owners of all Lots within any future additions to this Subdivision shall be responsible for the maintenance of the stormwater management practices in accordance with the Maintenance Agreement.

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. Refer to Town Ordinance Ch. 11 Sec. 3(C) 10. Drainage Regulations.

THE PRESERVE AT HARVEST RIDGE

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

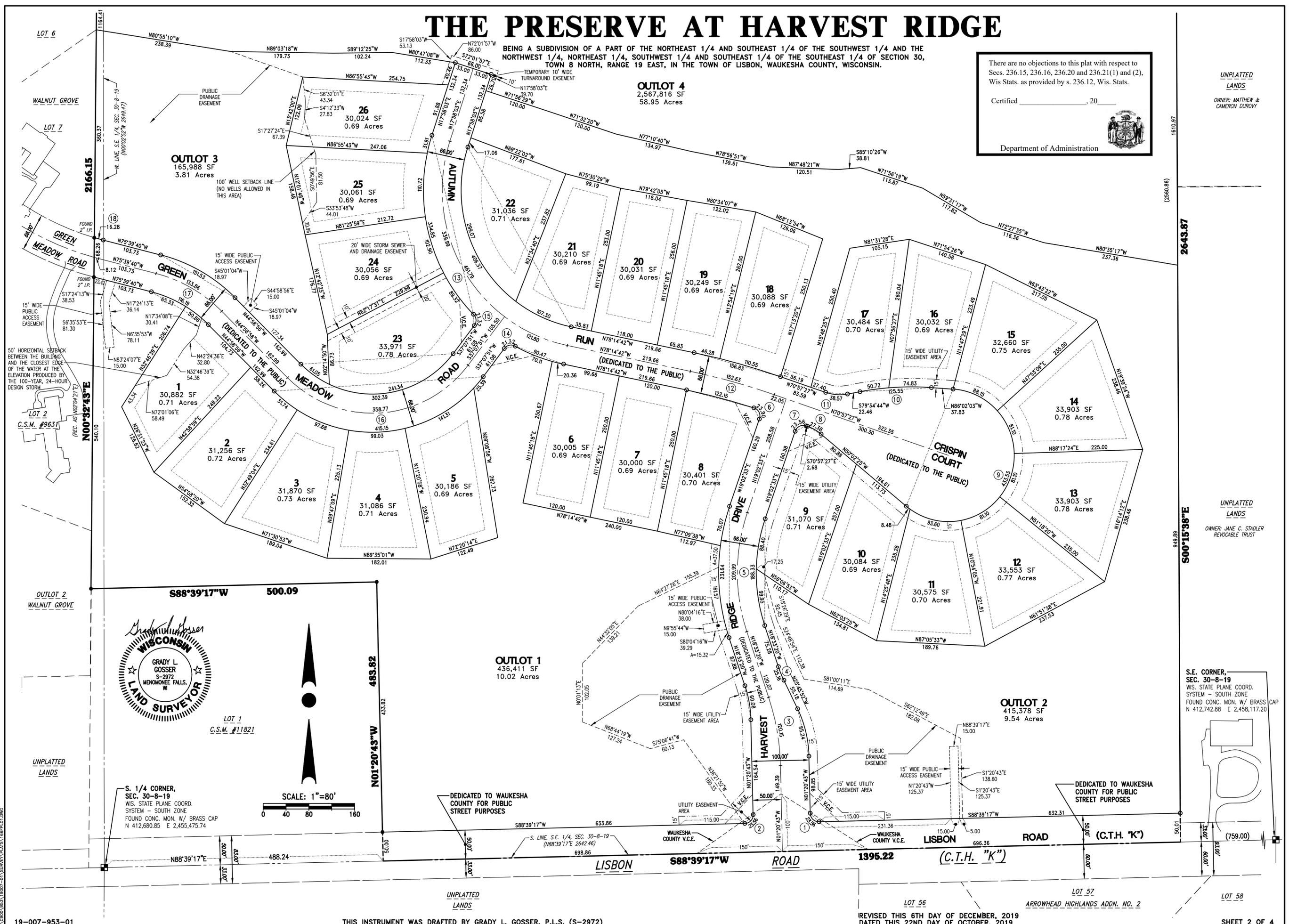
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



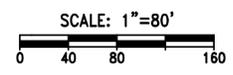
UNPLATTED LANDS
OWNER: MATTHEW & CAMERON DUROY

UNPLATTED LANDS
OWNER: JANE C. STADLER REVOCABLE TRUST

S.E. CORNER, SEC. 30-8-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 412,742.88 E 2,458,117.20



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

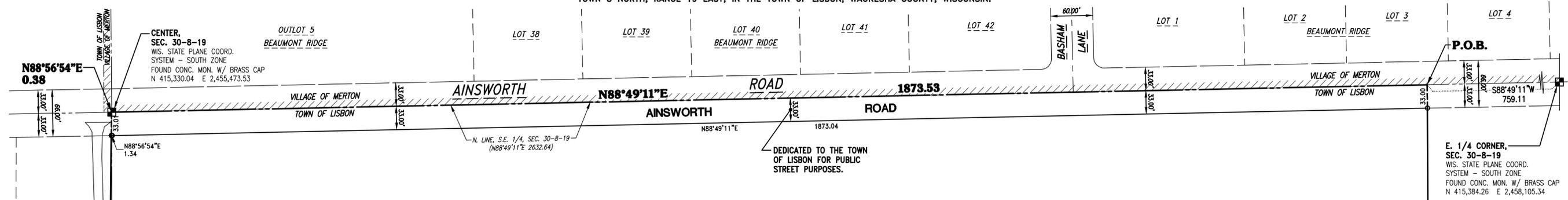


DEDICATED TO WAUKESHA COUNTY FOR PUBLIC STREET PURPOSES

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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.



CURVE TABLE:

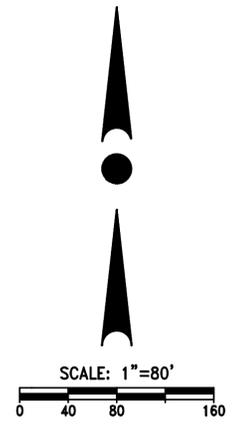
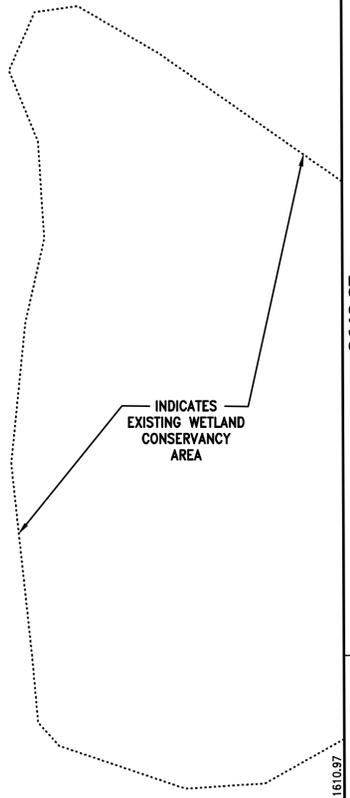
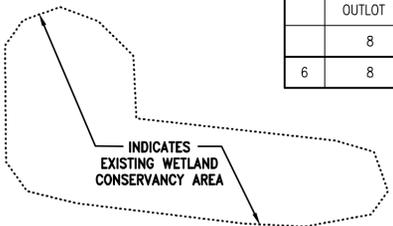
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 2	15.00	90°00'00"	23.56	21.21	S46°20'43"E	S01°20'43"E	N88°39'17"E
2	OUTLOT 1	15.00	90°00'00"	23.56	21.21	N43°39'17"E	N88°39'17"E	N01°20'43"W
3	C/L	400.00	17°12'37"	120.15	119.70	N09°57'01.5"W	N01°20'43"W	N18°33'20"W
	OUTLOT 2	200.00	24°25'09"	85.24	84.60	N13°33'17.5"W	N01°20'43"W	N25°45'52"W
	OUTLOT 1	200.00	17°12'37"	60.08	59.85	N09°57'01.5"W	N01°20'43"W	N18°33'20"W
4	OUTLOT 2	200.00	7°12'32"	25.16	25.15	S22°09'36"E	S18°33'20"E	S25°45'52"E
5	C/L	320.00	37°35'53"	209.99	206.24	S00°14'36.5"W	S19°02'33"W	S18°33'20"E
	EAST	287.00	37°35'53"	188.33	184.97	S00°14'36.5"W	S19°02'33"W	S18°33'20"E
	OUTLOT 2	287.00	19°56'59"	99.93	99.43	S08°34'50.5"E	S01°23'39"W	S18°33'20"E
	9	287.00	17°38'54"	88.40	88.05	S10°13'06"W	S19°02'33"W	S01°23'39"W
	WEST	353.00	37°35'53"	231.64	227.51	S00°14'36.5"W	S19°02'33"W	S18°33'20"E
	OUTLOT 1	353.00	26°13'26"	161.57	160.16	S05°26'37"E	S07°40'06"W	S18°33'20"E
	8	353.00	11°22'27"	70.07	69.96	S13°21'19.5"W	S19°02'33"W	S07°40'06"W
6	8	15.00	91°17'25"	23.90	21.45	N26°36'09.5"W	N19°02'33"E	N72°14'52"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
13	C/L TOTAL	275.00	96°12'45"	461.79	409.41	S30°08'19.5"E	S17°58'03"W	S78°14'42"E
	C/L SE	275.00	25°22'33"	121.80	120.80	S65°33'25.5"E	S52°52'09"E	S78°14'42"E
	C/L NW	275.00	70°50'12"	339.99	318.75	S17°27'03"E	S17°58'03"W	S52°52'09"E
	NORTHEAST	242.00	96°12'45"	406.37	360.28	S30°08'19.5"E	S17°58'03"W	S78°14'42"E
	21	242.00	25°24'15"	107.30	106.42	S65°32'34.5"E	S52°50'27"E	S78°14'42"E
	22	242.00	70°48'30"	299.07	280.40	S17°26'12"E	S17°58'03"W	S52°50'27"E
	6 + OUTLOT 1	308.00	16°49'47"	90.47	90.15	S69°49'48.5"E	S61°24'55"E	S78°14'42"E
	6	308.00	3°47'14"	20.36	20.36	S76°21'05"E	S61°24'55"E	S78°14'42"E
	OUTLOT 1	308.00	13°02'33"	70.11	69.96	S67°56'11.5"E	S61°24'55"E	S74°27'28"E
	23 THRU 26	308.00	62°17'25"	334.85	318.60	S13°10'39.5"E	S17°58'03"W	S44°19'22"E
	23	308.00	16°36'53"	89.32	89.00	S36°00'55.5"E	S27°42'29"E	S44°19'22"E
	24	308.00	19°08'28"	102.90	102.42	S18°08'15"E	S08°34'01"E	S27°42'29"E
	25	308.00	20°35'51"	110.72	110.13	S01°43'54.5"E	S12°01'50"W	S08°34'01"E
	26	308.00	5°56'13"	31.91	31.90	S14°59'56.5"E	S17°58'03"W	S12°01'50"W
14	C47	15.00	81°27'14"	21.32	19.57	S77°51'28"W	N61°24'55"W	S37°07'51"W
15	C48	15.00	81°27'13"	21.32	19.57	N03°35'45.5"W	N37°07'51"E	N44°19'22"W
16	C/L	210.00	97°53'13"	358.77	316.71	N86°04'27.5"E	S44°58'56"E	N37°07'51"E
	NORTH	177.00	97°53'13"	302.39	266.94	N86°04'27.5"E	S44°58'56"E	N37°07'51"E
	26	177.00	78°07'27"	241.34	223.08	N76°11'34.5"E	S64°44'42"E	N37°07'51"E
	OUTLOT 3	177.00	19°45'46"	61.05	60.75	S54°51'49"E	S44°58'56"E	S64°44'42"E
	SOUTH	243.00	97°53'13"	415.15	366.47	N86°04'27.5"E	S44°58'56"E	N37°07'51"E
	OUTLOT 1	243.00	5°59'08"	25.39	25.37	N40°07'25"E	N43°06'59"E	N37°07'51"E
	5	243.00	33°19'11"	141.31	139.33	N59°46'34.5"E	N76°26'10"E	N43°06'59"E
	4	243.00	23°20'59"	99.03	98.35	N88°06'39.5"E	S80°12'51"E	N76°26'10"E
	3	243.00	23°01'55"	97.68	97.03	S68°41'53.5"E	S57°10'56"E	S80°12'51"E
	2	243.00	12°12'00"	51.74	51.64	S51°04'56"E	S44°58'56"E	S57°10'56"E
17	C/L	250.00	30°40'44"	133.86	132.27	N60°19'18"W	N44°58'56"W	N75°39'40"W
	NORTHEAST	283.00	30°40'44"	151.53	149.73	N60°19'18"W	N44°58'56"W	N75°39'40"W
	SOUTHWEST	217.00	30°40'44"	116.19	114.81	N60°19'18"W	N44°58'56"W	N75°39'40"W
	1	217.00	13°25'48"	50.86	50.75	N51°41'50"W	N44°58'56"W	N58°24'44"W
	OUTLOT 1	217.00	17°14'56"	65.33	65.08	N67°02'12"W	N58°24'44"W	N75°39'40"W
18	C/L	500.00	0°55'49"	8.12	8.12	S75°11'45.5"E	S74°43'51"E	S75°39'40"E
	OUTLOT 3	467.00	1°59'49"	16.28	16.28	S74°39'45.5"E	S73°39'51"E	S75°39'40"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	
7	9	15.00	90°00'00"	23.56	21.21	S64°02'33"W	N70°57'27"W	S19°02'33"W	
8	9	75.00	20°55'02"	27.38	27.23	N60°29'56"W	N50°02'25"W	N70°57'27"W	
9	TOTAL	115.00	215°59'38"	433.53	218.75	N21°57'46"E	S50°02'25"E	N86°02'03"W	
	10	115.00	4°13'28"	8.48	8.48	S52°09'09"E	S50°02'25"E	S54°15'53"E	
	11	115.00	46°38'12"	93.60	91.04	S77°34'59"E	S54°15'53"E	N79°05'55"E	
	12	115.00	40°24'15"	81.10	79.43	N58°53'47.5"E	N79°05'55"E	N38°41'40"E	
	13	115.00	40°24'16"	81.10	79.43	N18°29'32"E	N38°41'40"E	N01°42'36"W	
	14	115.00	40°24'15"	81.10	79.43	N21°54'43.5"W	N01°42'36"W	N42°06'51"W	
	15	115.00	43°55'12"	88.15	86.01	N64°04'27"W	N42°06'51"W	N86°02'03"W	
10	TOTAL	500.00	14°23'13"	125.55	125.22	S86°46'20.5"W	N86°02'03"W	S79°34'44"W	
	16	500.00	8°34'29"	74.83	74.76	S89°40'42.5"W	N86°02'03"W	S85°23'28"W	
	17	500.00	5°48'44"	50.72	50.70	S82°29'06"W	S85°23'28"W	S79°34'44"W	
	11	75.00	29°27'49"	38.57	38.14	S85°41'21.5"E	S70°57'27"E	N79°34'44"E	
	12	C/L	1200.00	7°17'15"	152.63	152.53	N74°36'04.5"W	N70°57'27"W	N78°14'42"W
	NORTH	1233.00	7°17'15"	156.83	156.72	N74°36'04.5"W	N70°57'27"W	N78°14'42"W	
	18	1233.00	5°08'14"	110.55	110.52	N73°31'34"W	N70°57'27"W	N76°05'41"W	
	19	1233.00	2°09'01"	46.28	46.27	N77°10'11.5"W	N76°05'41"W	N78°14'42"W	
	SOUTH	1167.00	5°59'50"	122.15	122.09	N75°14'47"W	N72°14'52"W	N78°14'42"W	



OUTLOT #3
165988 SF

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

OUTLOT 4
2,567,816 SF



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REVISED THIS 6TH DAY OF DECEMBER, 2019
DATED THIS 22ND DAY OF OCTOBER, 2019

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped all that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Southeast 1/4 Section; Thence South 88°49'11" West and along the North line of the said Southeast 1/4 Section, 759.11 feet to the place of beginning of lands hereinafter described;

Thence South 00°15'38" East and along the West line of Unplatted Lands and Lot 2 of Certified Survey Map No. 10855, 2643.87 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 88°39'17" West along the said South line, 1395.22 feet to a point on the East line of Lot 1 of Certified Survey Map No. 11821; Thence North 01°20'43" West along said East line, 483.82 feet to a point; Thence South 88°39'17" West and along the North line of said Lot 1 of said Certified Survey Map No. 11821, 500.09 feet to a point on the East line of "Walnut Grove" (A Subdivision Plat of Record); Thence North 00°32'43" East and along the East line of Lot 2 of Certified Survey Map No. 9631, the said East line of said "Walnut Grove" and the East line of Lot 1 of Certified Survey Map No. 1209 and there extension, 2166.15 feet to a point on the North line of the said Southwest 1/4 Section; Thence North 88°56'54" East and along the said North line, 0.38 feet to a point marking the Center of said Section 30; Thence North 88°49'11" East and along the said North line of the said Southeast 1/4 Section, 1873.53 feet to the point of beginning of this description.

Said Parcel contains 4,762,336 Square Feet (or 109.3282 Acres) of land, more or less,

That I have made such survey, land division, and map by the direction of THE PRESERVE AT HARVEST RIDGE, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of Waukesha County and the Town of Lisbon in surveying, dividing and mapping the same.

Dated this 22nd Day of OCTOBER, 20 19.
REVISED: 12/6/19



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

THE PRESERVE AT HARVEST RIDGE, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF MERTON EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Village Board this _____ Day of _____, 20 ____.

Ron Reinowski, Village President

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Merton this _____ Day of _____, 20 ____.

Ron Reinowski, Village President

Tom Nelson, Village Clerk/Treasurer

THE PRESERVE AT HARVEST RIDGE

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

- 1. Town of Lisbon
- 2. Waukesha County, Department of Parks and Land Use
- 3. Village of Merton (Extra-Territorial Jurisdiction)

AGENCIES WHO MAY OBJECT:

- 1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this _____ day of _____, 20 ____.

THE PRESERVE AT HARVEST RIDGE, LLC

Steve DeCleens, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Steve DeCleens, President of Neumann Developments, its sole member, of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

CORNERSTONE COMMUNITY BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this _____ day of _____, 20 ____.

Chris Zirbes, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Chris Zirbes, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

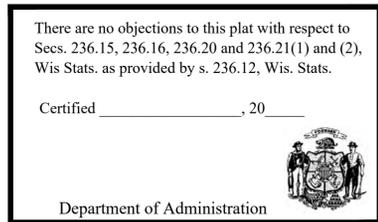
BOWEN GLOBAL INVESTMENTS, INC., a Nevada Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this _____ day of _____, 20 ____.

Jeffrey R. Stolz, Vice President

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named Jeffrey R. Stolz, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ Day of _____, 20 ____ on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE".

Dated this _____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Amy Buchman, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ Day of _____, 20 ____ on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE".

Dated this _____ Day of _____, 20 ____.

Amy Buchman, Town Treasurer

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Board.

All conditions have been met as of this _____ Day of _____, 20 ____.

Joseph Osterman, Town Chairman

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon this _____ Day of _____, 20 ____.

Joseph Osterman, Town Chairman

Dan Green, Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Plan Commission this _____ Day of _____, 20 ____.

Joseph Osterman, Town Chairman

Jane Stadler, Plan Commission Secretary

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL CERTIFICATE:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ Day of _____, 20 ____.

Dale R. Shaver, Director