

**AGENDA
TOWN OF LISBON
VILLAGE OF SUSSEX**

Joint Planning Commission Meeting
Tuesday, December 17, 2019
6:15 P.M.
Sussex Civic Center, 2nd Floor

- 1. Call to order.**
- 2. Roll call.**
- 3. Comments from Citizens Present.**
- 4. Discussion and necessary action on minutes of Joint Planning Committee Meeting of September 23, 2019.**
- 5. Joint Planning Areas:**
 - A. Discussion and necessary action on the request from Jeremy Rush for the property located at N72W24740 Good Hope Road, LSBT 0203.994.005, for a Conditional Use Permit Amendment for a Bed & Breakfast and recommendation to the Town Board of the same.
 - B. Discussion and necessary action on the request from Frank Gross, for the property located at N80W23792 Plainview Road, LSBT 0187.998.009, for a four lot Certified Survey Map and recommendation to the Town Board of the same.
- 6. Adjournment.**

Joseph Osterman, Chairman
Town of Lisbon

Greg Goetz, Village President
Village of Sussex

Jeremy Smith, Administrator
Village of Sussex

Gina Gresch, Administrator
Town of Lisbon

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Lisbon Town Hall at 246-6100.

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 governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**Minutes of the Town of Lisbon & Village of Sussex
Joint Plan Commission Meeting
Town of Lisbon, Town Hall
Monday, September 23, 2019**

Chairman Osterman called the Joint Plan Commission meeting to order at 5:48 P.M.

Roll Call: Present: Chairman Joseph Osterman, Supervisor Plotecher and Chad Samanske. Also present: Gina Gresch, Town Administrator, Dan Lindstrom, Town Planner and Dan Green Town Clerk. Present from the Village of Sussex Annette Kremer, Scott Atkins and Village Planner Kasey Fluet.

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

Discussion and necessary action on July 10, 2019 Joint Plan Commission Meeting minutes.

Motion by Annette Kramer to approve the July 10, 2019 Joint Plan Commission minutes with a correction to the second paragraph under the first item under "Joint Planning Areas" changing "the Lied's property" (area B)" to "Exhibit B". Seconded by Commissioner Samanske. Motion carried, 5-0.

Joint Planning Areas:

Discussion and necessary action on the request for Neumann Developments Inc., for the property located along Hillside Road, in the Town of Lisbon, LSBT 0205.995 and LSBT 0208.987 generally located on the west side of Hillside Drive adjacent to Beverly Lane, for the following:

- i. Discussion and possible action on a Preliminary Plat for the proposed Hillside Ridge subdivision and recommendation to Waukesha County of the same.**

Planner Lindstrom reviewed the Preliminary Plat for the 54 lot subdivision on Hillside Road. He explained the applicant responded to his comments and questions as well as the Town Engineer. Kasey Fluet stated she was fine with the Preliminary Plat as long as there were no ponds placed on outlot 6.

Motion by Chairman Osterman to approve the request for Neumann Developments Inc., for the property located along Hillside Road, in Town of Lisbon, LSBT 0205.995 and LSBT 0208.987 generally located on the west side of Hillside Drive adjacent to Beverly Lane for a Preliminary Plat for the proposed Hillside Ridge subdivision and recommendation to Waukesha County of the Same. Seconded by Commissioner Samanske. Motion passed 5-0.

- ii. Discussion and possible action on a combined General Development Plan and Specific Development Plan for the proposed Hillside Ridge.**

Planner Lindstrom explained that the applicant has made revisions from the Town's standpoint which includes a phasing process and design requirements. The applicant explained there will be protective covenants and restrictions. The Town suggested a few more details in the SDP including pictures of potential homes in the subdivision.

Motion by Chairman Osterman to approve the request for Neumann Developments Inc., for the property located along Hillside Road, in Town of Lisbon, LSBT 0205.995 and LSBT 0208.987 generally located on the west side of Hillside Drive adjacent to Beverly Lane for a combined General Development Plan and Specific Development Plan for the proposed Hillside Ridge. Seconded by Supervisor Plotecher. Motion passed 5-0.

Discussion and necessary action on the request for Louis Finco, for the properties located at N50W25545 Lisbon Road, LSBT 0275.997.003 and 0275.997.005, for a two-lot combination Certified Survey Map and recommendation to the Town Board of the same.

Planner Lindstrom explained the applicant came to the Town several years ago and was directed to do a combination CSM. He is now looking to sell the property and part of the conditions of the Town is to combine his two parcels. There is a 66' easement which needs to be protected. The Town is also requiring a maintenance agreement for the shared drive be completed and filed with the Register of Deeds. Mr. Lindstrom explained there was one correction in regards to the name "HWK K" which should read "HWY K".

Motion by Chairman Osterman to approve the request for Louis Finco, for the properties located at N50W25545 Lisbon Road, LSBT 0275.997.003 and 0275.997.005, for a two-lot combination Certified Survey Map and recommendation to the Town Board of the same. Seconded by Supervisor Plotecher. Motion passed 5-0.

Adjournment.

Motion by Scott Atkins to adjourn the Monday, September 23 Joint Plan Commission Meeting at 5:59 P.M. Seconded by Chairman Osterman. Motion carried, 5-0.

Respectfully submitted,

Dan Green, WCMC
Town of Lisbon Clerk

**CONDITIONAL USE PERMIT
(Bed and Breakfast)**

Title of Document

Document Number

WHEREAS, Jeremy Rush, owns certain real property located at N72W24740 Good Hope Road, Town of Lisbon, Waukesha County, Wisconsin, have made application for a Conditional Use Permit; and

WHEREAS, a public hearing upon the application for a Conditional Use Permit for a Bed and Breakfast as allowed by the Town of Lisbon Zoning Code, Chapter 11 Section 4(h)(5), was conducted by the Town of Lisbon Plan Commission as required by the Ordinances of the Town of Lisbon on Thursday, November 14, 2019; and

WHEREAS, the Plan Commission has found and determined that the issuance of the Conditional Use permit will be in conformance with the spirit and intent of the Zoning Ordinance of the Town, and will not, under the terms and conditions of the permit as set forth herein, cause any disturbance or nuisance to neighboring properties, and will not adversely affect the value of the neighboring properties;

Recording Area

Name and Return Address:

Town of Lisbon
W234N8676 Woodside Road
Lisbon, WI 53089

Tax Key Number:

LSBT 0203.994.005

NOW THEREFORE, BE IT RESOLVED that a Conditional Use permit be granted to the owner of the property described herein subject to the following terms and conditions:

1. **Description of Property and Legal Description:** PARCEL B CERT SURV 3433 VOL 26/77 REC AS DOC# 1068979 PT SW1/4 SEC 15 T8N R19E, in the Town of Lisbon, Waukesha County, Wisconsin. Tax Key No. LSBT 0203.994.005.
2. **Conditions.** The granting of the Conditional Use permit shall be subject to the following terms and conditions:
 - A. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood and the intent of the zoning district in which it is located. For building with significant architectural or historical value, the architectural integrity and arrangement of existing interior spaces must be maintained and the number of guest rooms shall not be increased except as may be required to meet health, safety, and sanitation requirements.
 - B. Off-street parking shall be provided at the rate of one (1) parking space for each room rented and two (2) spaces for the owner/occupant. The front yard shall not be used for off-street parking for temporary guests unless the parking area is screened from view with natural plant material, and found to be compatible with the neighborhood.

- C. The number of rooms shall be limited to five (5) sleep-in rooms or less, excluding those used by the occupants of the facility, and no room may contain more than two (2) beds. There must be at least five hundred (500) square feet of gross interior floor area for each sleeping room. These facilities providing service to a greater number of guests are not considered "license exempt" under state law and must comply with state hotel/motel restaurant licensing procedures administered by the County or State Health Department. The issuance of such licenses shall not be considered as conferring non-conforming commercial status to the use that would either allow alterations of the facility or otherwise compel rezoning of the property for commercial use beyond the scope of this section.
- D. One (1) on premise sign may be allowed provided that such sign is compatible with the residential use of the site and its surrounding areas and is not more than fifteen (15) square feet in size with letter sizes not less than five (5) inches in height.
- E. All necessary state and county permits, certifications, or requirements shall be obtained as a condition of approval of a bed and breakfast facility.
- F. Room rentals to families or individuals shall not exceed fourteen (14) consecutive days during any thirty-day (30) period.
- G. The bed and breakfast facility must be accessory to and contained within the single-family dwelling occupied by the owner (e.g., not a manager) of said premises.
- H. The only meal to be provided to travelers/guests shall be breakfast and it shall only be served to guests taking overnight lodging in the facility.
- I. The Waukesha County Department of Parks and Land Use - Environmental Health Division (EHD) shall examine both the water system and the sewage disposal system, and shall conduct a general health and safety inspection of the proposed facility. The EHD may impose any conditions required to ensure that all necessary health and safety standards have been met. The applicant shall not initiate any construction activity and other improvements related to the bed and breakfast facility; or begin operation of the facility until a determination, in writing, by the EHD that the necessary inspections have been completed and any deficiencies have been corrected. The proprietor shall have a water quality evaluation conducted by a recognized water testing laboratory on an annual basis following the certification of adequacy by the EHD. The results of that test shall be submitted to the EHD with a copy to the town building inspector.
- J. The physical development and operation of the conditional use must conform, in all respects, to the approved plan of operation
- K. The Town of Lisbon retains the right to annually review the CUP for compliance with approved plans.
- L. The existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code.
- M. The Applicant shall apply for, receive, and maintain all other legally required and applicable local, county, state, and federal permits. Copies of approved permits or other evidence of compliance will be provided to the Town upon request.

TOWN OF LISBON PLAN COMMISSION

BY: _____
Joseph Osterman, Chairman

ATTEST:

BY: _____
Daniel Green, CMC/WCMC
Town of Lisbon Clerk



STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2019, the above named Joseph Osterman and Daniel Green, to me known to be the Town Chairman and Town Clerk, respectively, of the Town of Lisbon, and to me known to be the persons who executed the foregoing instrument on behalf of the Town of Lisbon and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires: _____

This document reviewed by:
Attorney Kathryn Sawyer Gutenkunst
CRAMER, MULTHAUF & HAMMES, LLP
1601 East Racine Avenue • Suite 200
P.O. Box 558
Waukesha, WI 53187
(262)-542-4278



THE
BUTLER
PLACE
- EST. 1846 -

Town of Lisbon Planning Commission
W234 N8676 Woodside Rd.
Lisbon, WI 53089

N72W24740 Good Hope Rd.
Lisbon, WI 53089
September 6, 2019

Dear Planning Commissioners:

Enclosed is our application for a Bed & Breakfast Conditional Use Permit. Thank you for your thoughtful review of this application. We look forward to presenting our proposal to you at the next Planning Commission meeting.

It has come to our attention that one or more of you feels deceived about our use of this space per our previously amended In-Law conditional use permit. We certainly did not intend to deceive anyone and want to apologize for any frustration that this may have caused. We did call the Town of Lisbon in September of 2018 to inquire as to what regulations were in place for an AirBnB and specifically asked if we would need to apply for a Bed and Breakfast Conditional Use Permit. When we were told no, that there weren't any regulations, we proceeded to develop our plans for a guest space in the loft area that would be used personally and made available to the public. We did not view this as a violation of the in-law apartment's conditional use permit as it wasn't becoming multi-family housing. We understand the State of Wisconsin's legislation and permitting processes regarding tourist/transient housing is new and it takes time for local municipalities to onboard these processes. We extend grace for this misinformation that has led to our violation of both local zoning ordinances and state regulations. We ask for the same grace to be extended towards us as you consider our request.

We are grateful for the assistance of Dan Lindstrom that set us on the path of compliance. After thorough investigations into the local and state laws, we are pursuing licensure as a Bed & Breakfast under Chapter ATCP 73 of State Law. Please note that this is a separate and distinct license from a Tourist Rooming House (T.R.H.) The historical nature of our home; in addition to it being single-family, owner occupied; combined with its sophisticated furnishings and our desire for high-end hospitality, makes a Bed and Breakfast the best fit for our home, both now and in the future. While we may use AirBnB or HomeAway as a marketing platform, our home will fall under compliance with both the local ordinances and state licenses and regulations pertaining to Bed and Breakfasts.

Ultimately, we desire to a blessing to our community. We encourage you to visit our listing on AirBnB, read our property summary, and look at the pictures. We have included an overview page of our listing with our application, for those who don't have online access. Additionally, we'd welcome you to come to our home and see the guest loft as well as check-out the historical features of our home. We love give tours and sharing our home's history. Our hope is that by making a part of our historical home open to the public, we are giving them an opportunity to share a piece of our community's history. We'd love to be considered a cultural gem in the Town of Lisbon! As referenced in the application, Mondays and Tuesdays, Sept. 30, Oct. 1, 7, and 8th after 6 PM would work best for us. Please contact us at the numbers listed below to schedule a time for viewing our home. Thank you for your consideration.

Sincerely,

Jeremy Rush—920-371-6727
Lori Rush—920-216-6965



The Loft @ The Butler Place. 1846 homestead. [\(Edit listing\)](#)

Sussex



Jeremy And Lori



Entire guest suite

4 guests 1 bedroom 2 beds 1 bath

Great location

100% of recent guests gave the location a 5-star rating.

Sparkling clean

10 recent guests said this place was sparkling clean.

Self check-in

Check yourself in with the keypad.

Edit Summary

The Loft at the Butler Place is a beautiful, quiet retreat set in the rural suburb of Sussex, just 30 minutes west of Milwaukee. The home is the 1846 homestead of the William Butler family, making the home older than the State of Wisconsin! The 2019 remodel of the Loft is in

sophisticated farmhouse style and pays tribute to the history of the home in its furnishings, up cycled pieces, and beautiful setting. "Broken becomes blessed" both tells and compels as an invitation to all.

The space

Our home, affectionately named "The Butler Place" as a nod to the first family who lived, loved and labored here, has stood witness to the quiet suburban community since 1846. Its story echoes that of the human condition; packed with potential, tempted with power, broken by addiction, busted by rage, and abandoned to disparage. Only by decades of redeemers has this home been rescued to the beautiful state it stands in today. And when a home...or a person undergoes such a radical transformation, the blessing isn't to be kept for oneself. The Loft at the Butler Place is open to the public because this historic treasure is most beautiful when shared.

Guest access

Guests are welcome to enjoy our wicker furniture on the front porch. Nana does have a special chair on the lower platform of the porch, but guests are welcome to the two loveseats, rocker, and two side chairs among our wicker arrangements. In the backyard, we have a patio-in-process with two outdoor tables and chairs as well as a propane grill. Guests are welcome to use the patio and grill as desired.

Gardens abound on our property and guests are welcome to enjoy the gardens as well. Nana does have her own private patio on the back of the barn, but it will be obvious that is her space and we kindly ask that guests respect her privacy.

Other things to note

The Loft is in the second floor of the attached barn. The lower level of the barn is an in-law-apartment. While carpeting and sound proofing measures have been taken, we do ask for guests to be respectful of quiet hours after 11 for the benefit of our family in the home and in the in-law-suite on the lower level.

Contact host

Amenities

 Free parking on premises

 Wifi

 Kitchen

 Cable TV

[Show all 34 amenities](#)



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

PETITION FOR A CONDITIONAL USE PERMIT

Property Owner

Jeremy & Lori Rush

Name / Company Name

Jeremy & Lori Rush

Signature

N72W24740 Good Hope Road

Address

Lisbon WI 5308

City State Zip

920-216-6965

Phone

jrush@springcreekonline.com

E-mail Address

loriannrush@gmail.com

Applicant

Same

Name

Company

Address

City State Zip

Phone

E-Mail Address

Property Information

N72W24740 Good Hope Road

Lisbon

53089

Property Address

City

Zip

LSBT0203994005

.83

R-2

Tax Key/Parcel ID #

Lot Size

Current Zoning

Conditional Use Information

In the space below, please describe the purpose of the Conditional Use being applied for. Please attach or email a separate sheet if necessary.

We are applying for a Bed and Breakfast Conditional Use permit. Consistent with the Bed and Breakfast Facility descriptors on page 96 of the Zoning Code, We intend to provide travelers/guests with temporary accommodations and breakfast, for a fee, on a daily or weekly room rental basis. Our home is a single-family, owner occupied residence of significant historical value. We hope that by making it available to the public, it will become of great cultural value to our community.

INTERNAL USE ONLY

Amount Due: \$

Check #

Date Paid:



SITE INSPECTION NOTIFICATION:

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Same
ADDRESS _____
DATE _____ SIGNATURE _____
PHONE _____ EMAIL _____

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Jeremy & Lori Rush
ADDRESS N72W24740 Good Hope Rd.
DATE 9-5-19 SIGNATURE Jeremy & Lori Rush
PHONE 920-216-6965 EMAIL jrush@springcreekonline.com
loriannrush@gmail.com

COMMENTS:

You would be most welcome to come to our home and see both its historic nature and our quest left. Monday and Tuesday, Sept.30, Oct. 1, 7, and 8 after 6 PM would be best for us.

Town Official Accepting Form

Date



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

Pursuant to the Town of Lisbon Municipal Code Section 1.14, the Town of Lisbon Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Treasurer shall charge one hundred and five percent of the cost of that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. The additional five percent cost above the cost of the service is levied to cover Town administrative charges. Also, pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges, however, is subject to the property owner's appeal rights as described in the Town of Lisbon Municipal Code Section 1.14

The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Same
ADDRESS _____
DATE _____ SIGNATURE _____
PHONE _____ EMAIL _____

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Jeremy Rush
ADDRESS N72W24740 Good Hope Rd. Lisbon, WI 53089
DATE 9-5-19 SIGNATURE *Jeremy Rush*
PHONE 920-216-6965 EMAIL jrush@springcreekonline.com loriannrush@gmail.com

PROJECT NAME Bed and Breakfast Conditional use Permit



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

Project Review Checklist

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

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

- 1) A statement describing the general character of the intended development and including the property address, tax key number and correct legal description. General items to include in the statement are: hours of operation, number of employees, traffic patterns, parking requirements, trash removal, etc.
- 2) An accurate map (site plan) of the project area. The site plan should be professionally prepared by a licensed architect, surveyor and/or engineer, with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:
 - A. Structures, showing all entrances
 - B. Driveways & street access
 - C. Parking areas
 - D. Walkways
 - E. Existing landscaping
 - F. Abutting public and private streets
 - G. Public easements
 - H. Surrounding land uses and zoning
 - I. Retaining walls
 - J. Decorative accessories
 - K. Dumpster location and screening
 - L. Location, color, message, dimensions and materials of all signs
 - M. Location, size and character of dedicated or private open space
 - N. Location of sanitary sewer, storm sewer, water mains and services and stormwater detention facilities
 - O. Floor plan of building or addition
- 3) Stormwater management plan.
- 4) Grading plan showing existing and finished grades to Town datum.
- 5) Professionally prepared landscape plan.
- 6) Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- 7) Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- 8) Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.
- 9) Names, address, telephone number, fax number and email address of the owner(s) and/or agent to be contacted with regard to the application.
- 10) Proof of ownership or agent status.

I want to...



Basemaps

1500'





W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023
E-mail: townhall@townoflisbonwi.com • Website: www.townoflisbonwi.com

SITE PLAN AND PLAN OF OPERATION

Please fill out the entire application all questions need a response. If something does not apply please put N/A. Incomplete applications will not be processed or put on the agenda. The completion of this application form must be accompanied by one copy of an up to date and detailed Site Plan drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Town Hall, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall also be emailed as a PDF. Future revisions to the approved Site Plan/Plan of Operation will require new approvals.

- New business in existing building or on existing site New Owner Temporary Use
 Change in Operations (summarize below what is changing; days/hours, etc)

- Change in Use (summarize below prior and new use below)

BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number LSBT0203994005 Acres 0.83 Zoning R2
Business Name & Contact Person: The Loft@ The Butler Place, Jeremy & Lori Rush
Full Address (include City & Zip): NT2 W24740 Good Hope Rd. Lisbon, WI 53089
Phone Number & Email: 920.216.6965 - loricarrush@gmail.com 920.370.6727 - jrush@springcreekonline.com
Signature & Date: Lori A. Rush Jeremy Rush

Property Owner Name: Jeremy and Lori Rush
Full Address (include City & Zip): SAME
Phone Number & Email: SAME
Signature & Date: Lori A. Rush Jeremy Rush

1. Is this business replacing another business? Yes No

a. If yes, what is the prior business' name: N/A

2. Is this an expansion of an existing Town approved/based operation? Yes No

a. If yes, please explain: N/A

HOURS OF OPERATION & OPERATING SPECIFICS

3. Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property. If items are produced, please provide a separate explanation of the production process.

The loft@ The Butler Place is a guest loft marketed on "lodging marketplace" sites as described in The State of Wisconsin's Short term rental guide. Currently, we use AirBnB and HomeAway as marketing sites. Guests are provided on-site parking, a secure entrance, a bed-room, bathroom, kitchenette and lounge area and will be provided breakfast upon our licensure with The State of Wisconsin via Waukesha County's Department of Environmental Health.

4. Days & Times of Operation:

a. Days & Times: Check-in: 3PM Check-out: 11 AM

5. Employees (if self-employed please count yourself)

a. Full-Time 0

b. Part-Time 2

FOOD / BEVERAGE / LIQUOR

6. Is there any food & beverage / liquor service? Yes No

a. If yes, please explain: Breakfast Items will be provided for in The loft, Primarily continental type convenience items as well as coffee and water. We will be observing all requirements of the Bed and Breakfast Establishment Code - ATCP.73.04. Trevor Quandt, Waukesha County Sanitarian is assist us in achieving our licensure.

7. Table Seating Capacity

- a. Outside: 10
- b. Inside: 4 in The loft, Up to 22 in the house.
- c. Bar: N/A

8. Food / Soda Vending Machines Yes No

- a. If yes, quantity of each: N/A

OUTDOOR USES

9. Is there any outdoor storage? Yes No

- a. If yes, please explain: We have a shed for our personal lawn equipment storage.

10. Will there be any outdoor events? Yes No

- a. If yes, please describe the types of events, parking accommodations, sanitary facilities and delineate the locations of the events on the Site Plan submitted. Attach a separate sheet if necessary.

We do anticipate hosting community events such as Pie on the Porch as a benefit for the Historical Society. Parking is diagonal alongside our driveway and can easily accommodate 20 vehicles. On-street parking is prohibited.

11. Will there be any customer dockage? Yes No

- a. If yes, please indicate on the Site Plan length and number of piers.

12. Parking Lot

- a. Dimensions N/A
- b. Total number of spaces 3
- c. Number of spaces allotted for employees 2

While we do not have a parking lot, we have identified 2 parking spaces for us, the home-owners, and 1 parking space for our guest. All 3 parking spaces are clear of our circle driveway.

MUSIC / ENTERTAINMENT

13. Are any problems such as odor, smoke or noise resulting from this operation? Yes No

a. If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided? Attach a separate sheet if necessary.

N/A. The Loft is described as a quiet retreat.

14. Game Machines Yes No

a. Quantity: N/A

b. Location: N/A.

BUILDINGS

15. Building A

a. Dimensions & Levels: 41' x 36' - 2 levels

b. Use: Primary family residence, - 3 bedrooms on 2nd floor

16. Building B

a. Dimensions & Levels: 40'-3" x 20' - 2 levels

b. Use: lower level-in-law apartment. Upper level-guest suite.

17. Building C

a. Dimensions & Levels: 12' x 8'

b. Use: Outdoor storage shed

LIGHTING (Submit Cut-Sheets)

18. Outdoor Lighting

a. Type(s): We have (2) solar powered landscape lights.

b. Locations(s): Illuminates our guest parking sign on the south end of our shed. The other illuminates our house address sign on the south side of the maple tree that borders the ditch.

SIGNAGE (Also submit the Town's Signage Application & appropriate fees)

19. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs.

See Sign Permit Application

CHEMICALS/HAZARDOUS MATERIALS

20. Are there any Chemicals, Hazardous Waste of Solvents stored on the site? Yes No

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

We have common herbicides, pesticides and household aerosol products. We follow the guidelines at WaukeshaCounty.gov to properly dispose of these items.

bry

21. Does this Operation involve the Storage/Sale of gasoline or any other Petroleum Products? Yes No

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

N/A

STORM WATER RETENTION, FLOW OF SURFACE WATER, AND AMOUNT OF IMPERVIOUS SURFACES

22. Are there surface water drainage facilities? Yes No

a. If yes, please explain: N/A

REFUSE DISPOSAL

23. Are there dumpsters/waste containers on the site? Yes No

a. If yes, show on the Site Plan submitted the location of dumpsters and any screening.

PERMIT APPROVAL / ISSUANCE DATES

24. Is Highway Access Permit Needed? Yes No

a. Date Issued: N/A

25. DNR Well Approval (For New Constructions Only)

a. Date Approved: N/A

26. Septic System Approval (For New Constructions Only)

a. Date Approved: N/A

27. Fire Department Inspection Yes No

a. Date Inspected: N/A

28. Did the Wisconsin Department of Safety & Professional Services approve building plans? Yes No

a. Date Approved: N/A

29. Is security fencing necessary? Yes No

HORSE BOARDING

30. Does this Operation involve the Boarding of Horses? Yes No

a. Maximum number of horses boarded: N/A

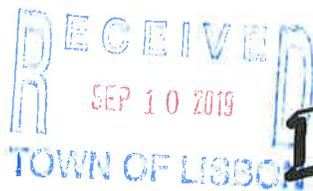
b. Maximum number of horses owned: N/A

31. Has a Conservation Plan been prepared by the Land Conservation Committee? Yes No

a. Date Prepared: N/A

Town Approval Date(s): _____

County Approval Date(s): _____



SIGN PERMIT APPLICATION

Property Information

N72 W24740 Good Hope Rd.
Property Address

LSBT 02 03994005
Tax Key/Parcel ID #

0.83 acres
Lot Size

R2
Current Zoning

Property Owner

Jeremy & LORI Rush
Name

N/A
Company

N72 W24740 Good Hope Rd.
Address

Lisbon WI 53089
City State Zip

920.216.6965 loriannrush@gmail.com
Phone Fax E-mail Address

jrush@springcreekonline.com

Applicant / Agent

Same
Name

Company

Address

City State Zip

Phone Fax E-Mail Address

Description of Sign

Include the following:

- A site plan of the property showing proposed sign location (including setbacks).
- Color rendering of the sign showing dimensions.

The applicant agrees to comply with Wisconsin Uniform Dwelling Code and Municipal Ordinance and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied on the Department or Municipality; and certified that all the above information is true and correct. ***I understand that all fees are non-refundable.***

Lori Rush [Signature] 9-8-19
Applicant Signature & Date

As the property owner, I give permission for the above sign to be installed on my property.

Lori Rush [Signature] 9-8-19
Property Owner Signature & Date

INTERNAL USE ONLY

Amount Due: \$ _____	Check # _____	Date Paid: ____/____/____
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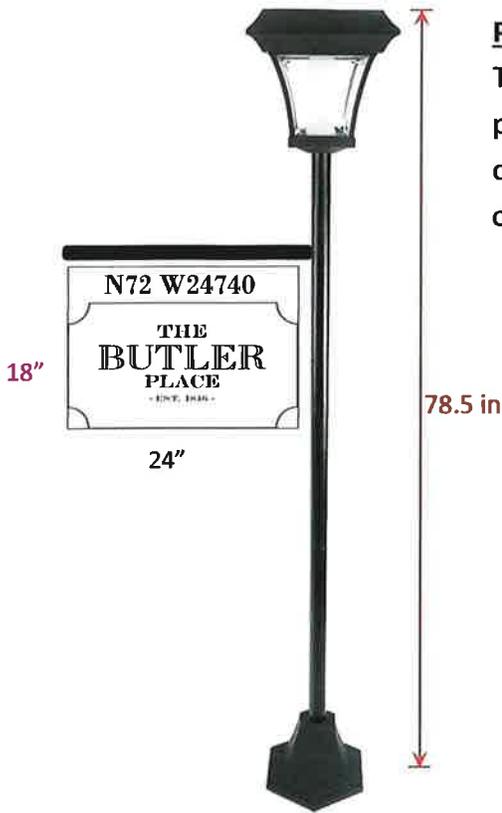


Proposed Sign #2: Guest Parking Sign

30"x 30" wall sign mounted on the south side of our 8'x12' storage shed, which is located approximately 150' from the road on the east side of our driveway. The sign and parking area is shielded from the road with vegetation to the east and south. The sign is illuminated with a small, solar-powered landscape light. No wiring is necessary.

 Site of 8'x12' shed. Proposed sign is on the south side of the shed.

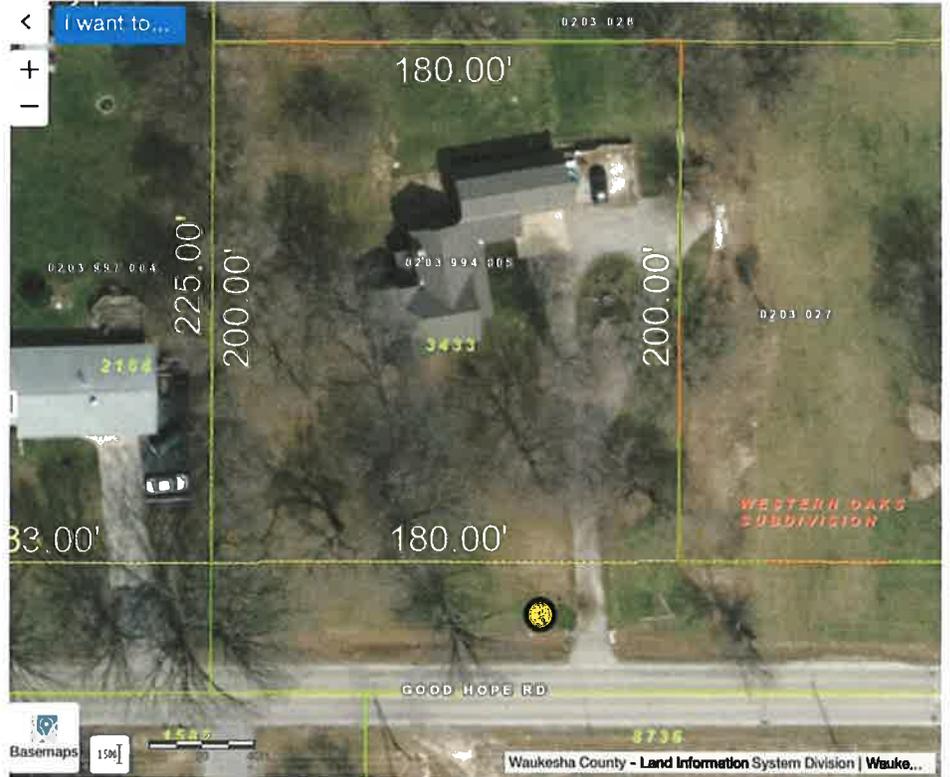




Proposed Sign #1: Occupancy/address sign

Two-way b/w aluminum sign hung from solar-powered lamp-post to be placed within 10 ft. of our driveway. It will serve as our occupancy/address sign and additionally as an indicator to our guests of the property location. No wiring is necessary.

● Site of Proposed Sign # 1





STAFF REPORT: CONDITIONAL USE PERMIT (CUP) REVIEW

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

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

Subject: Jeremy Rush CUP Application for a Bed and Breakfast

Date: November 7, 2019

Introduction:

The above-referenced CUP application was received by our office for review on behalf of the Town of Lisbon. The Applicant is seeking to obtain a CUP for a traditional bed and breakfast establishment at their home. The Applicant's home dates from 1846, and the rental unit is located in the top floor of the attached converted barn above an approved in-law suite. Guests are provided on-site parking. The lot also features gardens, patio lounge furniture, two outdoor tables, chairs, and a propane grill available for use by guests staying the night.

Pertinent Review Details – Summary Overview:

Address:	N72 W24740 Good Hope Road Sussex, WI 53089
Property Owner:	Jeremy and Lori Rush
Business Name:	The Loft at the Butler Place
Tax Key:	LSBT 020.399.4005
Zoning:	R-2 Single Family Residential
Lot Size:	0.83 acres
Operation Summary:	A single-family home with room in the attached "barn" structure capable of accommodating up to four guests seeking a place to sleep. The space consists of one bedroom containing two beds and one bathroom. In the mornings, guests would be served breakfast by the hosts.
Hours of Operation:	Check-in: 3:00 pm Check-out: 11:00 am
Number of Employees:	Two (2), both part-time (Homeowners)
Parking Spaces:	Three (3) total, with two (2) allotted for the owners

Conditional Use Permit (CUP) Review

Chapter 11 of the Town Ordinances (Zoning Code) lays out the requirements for application and approval of Conditional Use Permits in the Town. Certain uses of a special nature require the approval of a Conditional Use Permit by the Town. The basis for approval of the CUP is based on the following five standards. Per Sec. 4(d) of the Zoning Code, the Plan Commission may deny the conditional use request if it concludes, based upon the information submitted, that the proposed use and/or development would likely:

- Materially endanger the public health, general welfare, and safety.
- Be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factor.
- For any other reason cause a substantially adverse effect on property values.
- Be inharmonious with the area in which it is to be located.
- Will not be in general conformity with the land use plan, comprehensive plan, transportation plan, environmental plan, park and recreational plan, or other officially adopted plan.

Sec. 4(h)5. states that a Bed and Breakfast Facility that is an accessory use in any existing structure designed for and occupied as a single-family residence may be conditionally permitted in R-2 zoning districts, provided that the following conditions are met, a review of CUP application in relation to the CUP follows each stated condition.

- A. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood and the intent of the zoning district in which it is located. For building with significant architectural or historical value, the architectural integrity and arrangement of existing interior spaces must be maintained and the number of guest rooms shall not be increased except as may be required to meet health, safety, and sanitation requirements.

The Applicant has stated there are no additional plans to modify the interiors of any structures related to the scope of this CUP. The facility currently features one room, with two beds and accommodations for up to four people. The Applicant shall not further modify the interior of the unit without approval from the Town. The Applicant shall specify the nature and plans for further exterior modifications, including the "Patio-in-Progress" mentioned in the AirBnB listing submitted as part of their application.

- B. Off-street parking shall be provided at the rate of one (1) parking space for each room rented and two (2) spaces for the owner/occupant. The front yard shall not be used for off-street parking for temporary guests unless the parking area is screened from view with natural plant material, and found to be compatible with the neighborhood.

The Applicant's parking arrangement complies with this requirement precisely—two spaces for the hosts and one space for guests of the Bed and Breakfast.

- C. The number of rooms shall be limited to five (5) sleep-in rooms or less, excluding those used by the occupants of the facility, and no room may contain more than two (2) beds. There must be at least five hundred (500) square feet of gross interior floor area for each sleeping room. These facilities providing service to a greater number of guests are not considered "license exempt" under state law and must comply with state hotel/motel restaurant licensing procedures administered by the County or State Health Department. The issuance of such licenses shall not

be considered as conferring non-conforming commercial status to the use that would either allow alteration of the facility or otherwise compel rezoning of the property for commercial use beyond the scope of this section.

The Applicant's previous approved plan complies with this requirement.

- D. One (1) on-premise sign may be allowed provided that such sign is compatible with the residential use of the site and its surrounding areas and is not more than fifteen (15) square feet in size with letter sizes not less than five (5) inches in height.

The Applicant has submitted a separate sign permit application for a guest parking sign mounted on the south side of an existing storage shed. The sign is proposed to be 6.25 square feet and will be illuminated with a solar-powered landscape light.

- E. All necessary state and county permits, certifications, or requirements shall be obtained as a condition of approval of a bed and breakfast facility.

The Applicant is pursuing permits for a CUP and proposed sign with the Town. The applicant has received approval from for a license to serve breakfast food with the Waukesha County Department of Environmental Health.

- F. Room rentals to families or individuals shall not exceed fourteen (14) consecutive days during any thirty-day (30) period.

The Applicant stated at the bottom of Page 1 of their submitted Petition for a Conditional Use Permit that they intend to abide by all regulations listed on Page 96 of the Zoning Code, which includes this condition.

- G. The bed and breakfast facility must be accessory to and contained within the single-family dwelling occupied by the owner (e.g., not a manager) of said premises.

The room and use is an accessory use to the principal single-family residential use on the property. While the facility is separated by walls with respect to the principal living area, the unit is attached to the main home as one cohesive structure.

- H. The only meal to be provided to travelers/guests shall be breakfast and it shall only be served to guests taking overnight lodging in the facility.

The Applicant has stated their intention to serve only breakfast items, which will be primarily continental style, with convenience items like coffee and water also provided.

- I. The Waukesha County Department of Parks and Land Use - Environmental Health Division (EHD) shall examine both the water system and the sewage disposal system, and shall conduct a general health and safety inspection of the proposed facility. The EHD may impose any conditions required to ensure that all necessary health and safety standards have been met. The applicant shall not initiate any construction activity and other improvements related to the bed and breakfast facility; or begin operation of the facility until a determination, in writing, by the EHD that the necessary inspections have been completed and any deficiencies have been corrected. The proprietor shall have a water quality evaluation conducted by a recognized water testing laboratory on an annual basis following the certification of adequacy by the EHD. The results of that test shall be submitted to the EHD with a copy to the town building inspector. All requirements must be incorporated into the terms of the conditional use permit.

The Applicant has stated they are working with Trevor Quandt, to obtain all necessary licensure to operate a bed and breakfast. The Applicant shall ensure that the EHD fully approves the operation's water and sanitation systems prior to beginning operation.

Other Recommended Conditions:

In addition to the two required conditions outlined in the Zoning Code, the following list contains some conditions which are recommended for the proposed project:

- The physical development and operation of the conditional use must conform, in all respects, to the approved site plan/plan of operation,

Recommendation:

We recommend approval of the CUP application contingent upon the Applicant's satisfaction of all conditions noted above and the comments below":

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (noted above) and the Town Engineer.
2. The physical development and operation of the conditional use must conform, in all respects, to the approved plan of operation.
3. The Town of Lisbon retains the right to annually review the CUP for compliance with approved plans.
4. The approved CUP and an up-to-date Plan of Operation must be on file at all times with the Town of Lisbon.
5. The existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code.
6. The Applicant shall apply for, receive, and maintain all other legally required and applicable local, county, state, and federal permits. Copies of approved permits or other evidence of compliance will be provided to the Town upon request.
7. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public.
8. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of CUP.
9. All vehicles must access the site through the approved driveway.
10. This Conditional Use Permit is non-transferable to any future property owner without a new Conditional Use Permit approval and issuance by the Town. The sale of any portion of the subject property shall terminate this Conditional Use Permit.
11. The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.
12. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use or

any aspect of any plan of the Conditional Use, the more restrictive provision shall be controlling as determined by the Town Plan Commission and the Waukesha County Park and Planning Commission.

13. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new CUP and Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.

Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect. The issues outlined above are meant to guide you in your discussions over whether to approve this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Public Hearing.



WAUKESHA COUNTY
DEPARTMENT OF PARKS AND LAND
USE
Division of Environmental Health

License, Permit or Registration

The person, firm, or corporation whose name appears on this license is hereby authorized to operate the facility indicated below. The operation and maintenance of the facility shall be in accordance with the Waukesha County Code. This is not a zoning permit.

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Bed and Breakfast (8 or less rooms) (LBB)	30-Jun-2020	HDEH-BG3J6E
LICENSEE MAILING ADDRESS	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS
THE BUTLER PLACE N72W24740 GOOD HOPE RD LISBON WI 53089		THE BUTLER PLACE N72W24740 GOOD HOPE RD LISBON WI 53089

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE DIVISION OF
ENVIRONMENTAL HEALTH
515 W MORELAND BLVD AC 260
WAUKESHA, WI 53188
(262)896-8300

* Include the name of your facility and the ID number.



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

Plan Commission Application

Application Type and Fee (check all that apply)

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

Commercial
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*
 Residential – Home-Based Bus. / In-Law Unit

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

Property Information

N72W24740 Good Hope Road	Lisbon	53089
Property Address	City	Zip

Tax Key/Parcel ID #	Lot Size	Current Zoning
---------------------	----------	----------------

Property Owner

Jeremy Rush

Name/ Company Name

Signature

N72W24740 Good Hope Rd.
Address

Lisbon	WI	53089
City	State	Zip

9203716727		
Phone	E-mail Address	

Applicant

Jeremy Rush

Name

Company
same

Address

City	State	Zip

Phone	E-Mail Address	

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



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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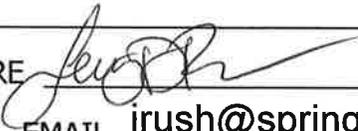
The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

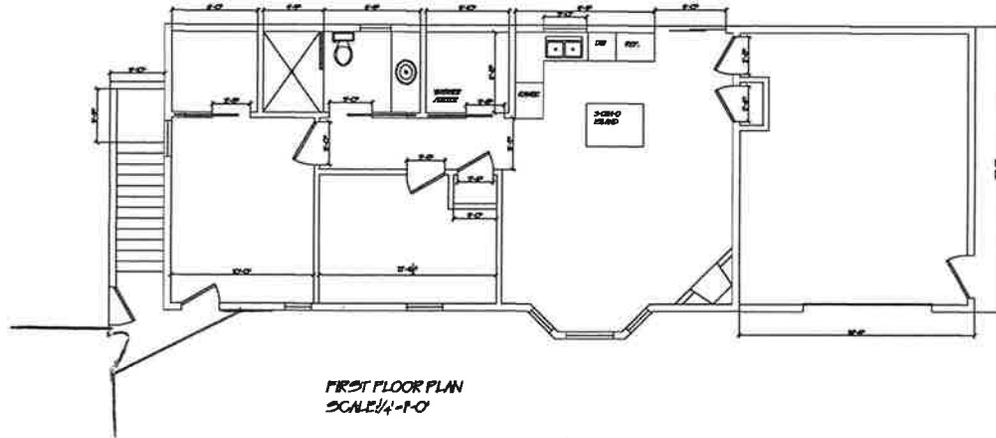
RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME _____
ADDRESS _____
DATE _____ SIGNATURE _____
PHONE _____ EMAIL _____

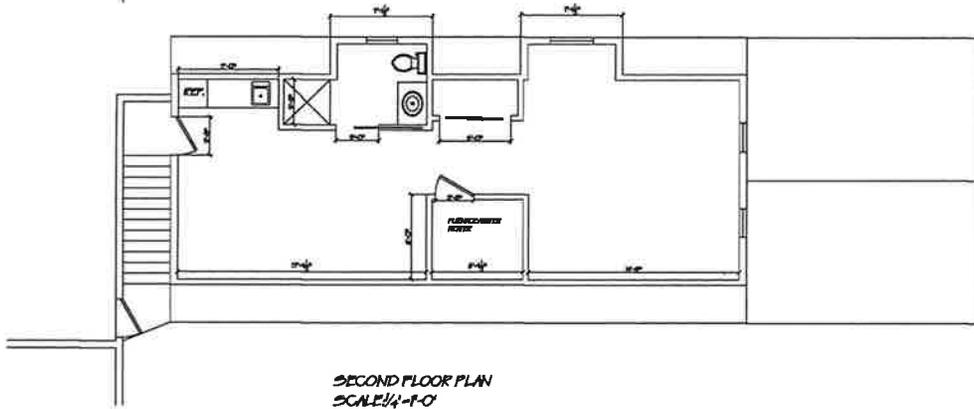
PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Jeremy Rush
ADDRESS _____
DATE 9/24/18 SIGNATURE 
PHONE 920.371.6727 EMAIL jrush@springcreekonline.com

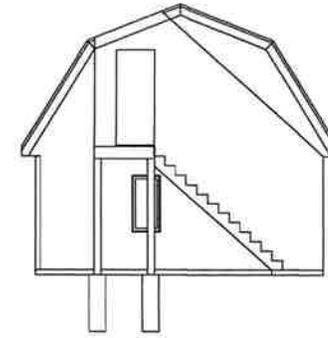
PROJECT NAME Permit Admendment



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



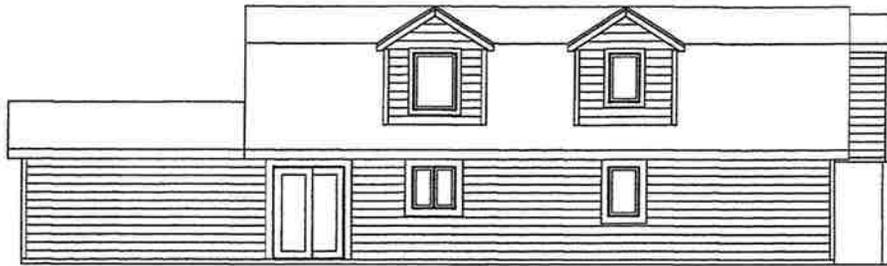
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



TYPICAL STAIRWAY
SCALE 1/4"=1'-0"

REVISIONS FROM PLAN

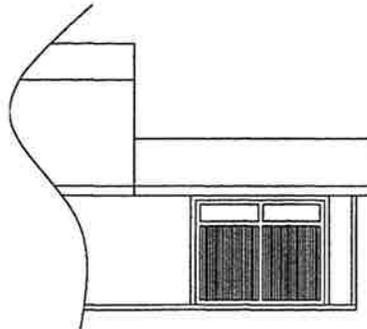
RSH
7/1/8
JEREMY RUSH ARCHITECT 12224 1/2 WOOD HOPKINS RD TOWN OF LEBRON, VA
 PBI Productive Builders, Inc.
PL 1 OF 2



REVISED REAR ELEVATION
SCALE: 1/4" = 1'-0"



REVISED WEST ELEVATION
SCALE: 1/4" = 1'-0"



REVISED FRONT ELEVATION
SCALE: 1/4" = 1'-0"
REFLECTING THE GARAGE ROOF CHANGE



REVISED EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS FROM PLAN

RUSH

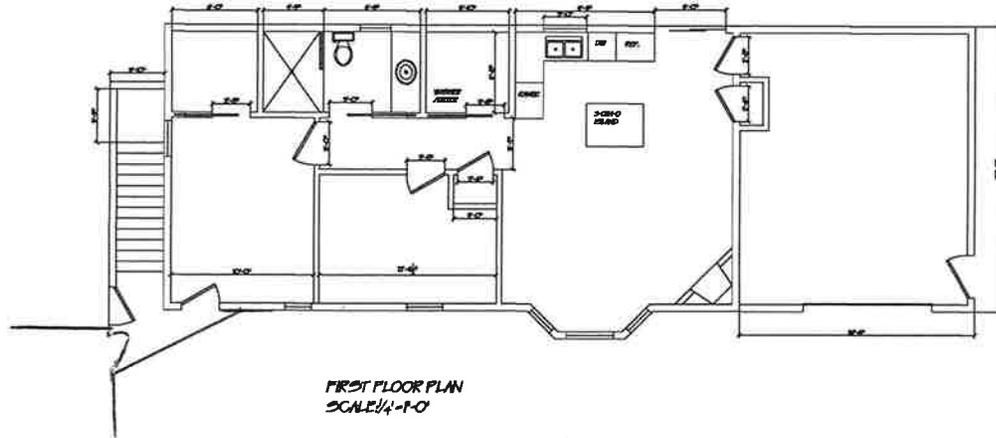
7/18

OWNER: CARR
BY: PROCTOR BUILDERS INC.
DATE: 07/18/2018

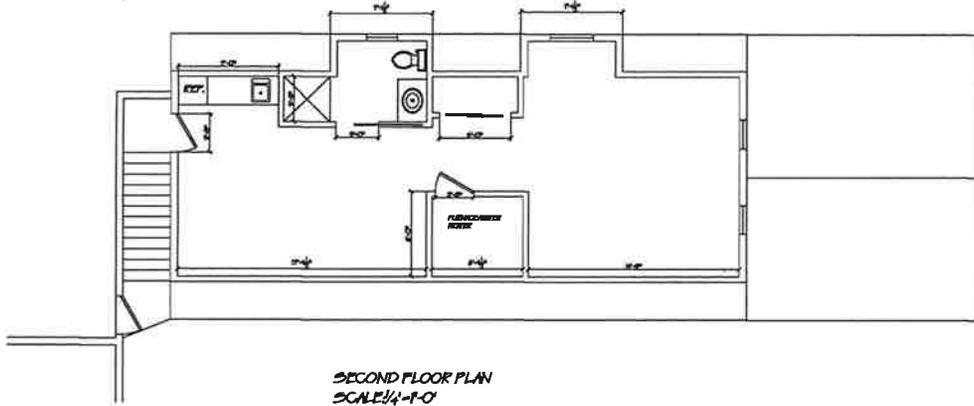
JEREMY RUSH
17242740 WOOD HOPK ROAD
TOWN OF LEWISVILLE

PBI
Productive Builders, Inc.

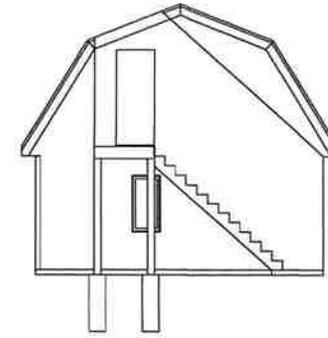
PL 2018



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



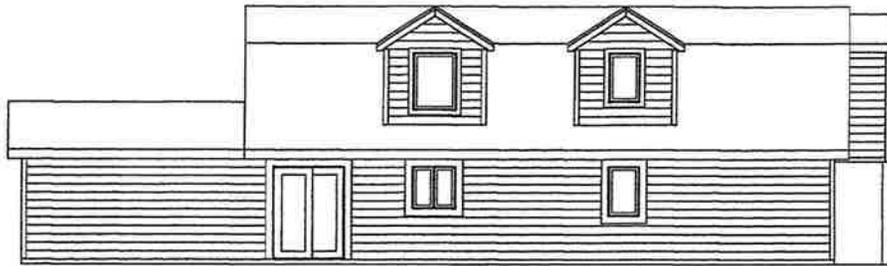
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



TYPICAL AT STAIRWAY
SCALE 1/4"=1'-0"

REVISIONS FROM PLAN

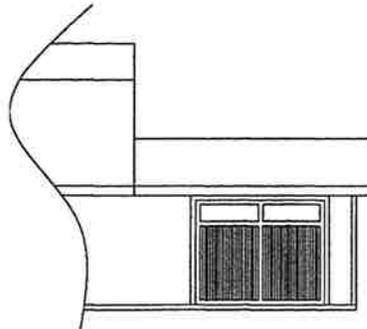
RSH
7/1/8
JEREMY RUSH ARCHITECTURE 12222 1/2 WOOD HOPKINS RD TOWN OF LEBRON, VA
 PBI Productive Builders, Inc.
PL 1 OF 2



REVISED REAR ELEVATION
SCALE: 1/4" = 1'-0"



REVISED WEST ELEVATION
SCALE: 1/4" = 1'-0"



REVISED FRONT ELEVATION
SCALE: 1/4" = 1'-0"
REFLECTING THE GARAGE ROOF CHANGE



REVISED EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS FROM PLAN

RUSH

7/18

OWNER: CARR
BY: PROCTOR BUILDERS INC.
DATE: 07/18/2018

JEREMY RUSH
17242740 WOOD HOPK ROAD
TOWN OF LEBOONVILLE

PBI
Productive Builders, Inc.

PL 2022



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

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Application Type and Fee (check all that apply)

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RECEIVED
TOWN OF LISBON
OCT - 0 2019

Property Information

N80 W23792 Plainview Rd. Sussex 53089
 Property Address City Zip

LSBT 0187 998 009 12.25 AC. Agricultural
 Tax Key/Parcel ID Lot Size Current Zoning

Property Owner

Frank J. and Pamela L. GROSS
Name / Company Name

Pamela L. Gross / Frank J. Gross
Signature

24159 Harborview Rd.
Address

Punta Gorda, FL 33980
City State Zip

262-246-4428 pgross8245@comcast.net
Phone E-mail Address

Applicant

Frank Gross
Name

N80 W23792 Plainview
Company Address

Sussex WI 53089
City State Zip

262-246-4428 pgross8245@comcast.net
Phone E-Mail Address

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Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Frank J. and Pamela L. Gross
ADDRESS N80 W23792 Plainview Road
DATE 10-10-19 SIGNATURE Pamela L. Gross
PHONE 262-246-4428 EMAIL pgross8245@comcast.net

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Frank J. and Pamela L. Gross
ADDRESS N80 W23792 Plainview Rd.
DATE 10-10-19 SIGNATURE Pamela L. Gross / Frank J. Gross
PHONE 262-246-4428 EMAIL pgross8245@comcast.net

PROJECT NAME Sandhill



RECEIVED

By Daniel Green at 2:40 pm, Oct 07, 2019

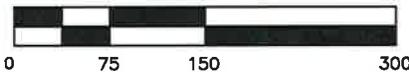
CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
ENGINEER:
IGOR VAYNBERG
SEH
501 MAPLE AVE
DELAFIELD, WI 53018

SEE SHEETS 2 & 3 FOR DETAILS
SEE SHEETS 4 THRU 6 FOR NOTES

SCALE: 1" = 150'



LEGEND

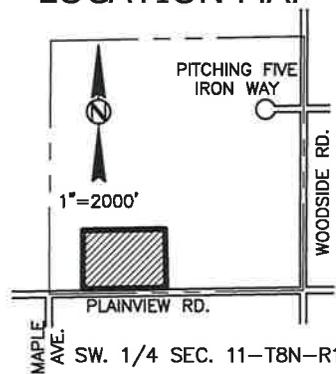
- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- XXXXX - NO ACCESS (SEE SHEETS 2&3)

SURVEY FOR:
PAMELA GROSS
24159 HARBOR VIEW ROAD
PUNTA GORDA, FL 33980
(941) 625-3802



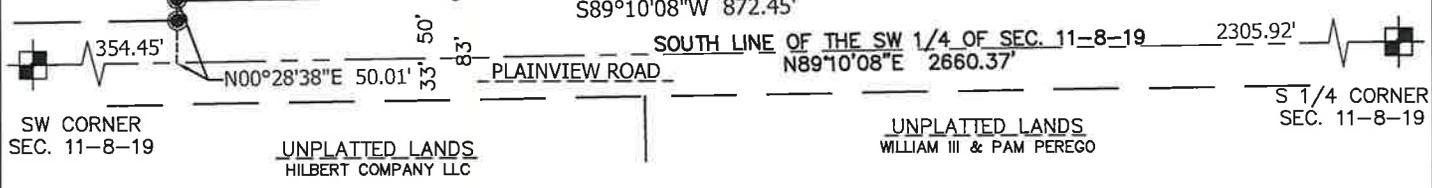
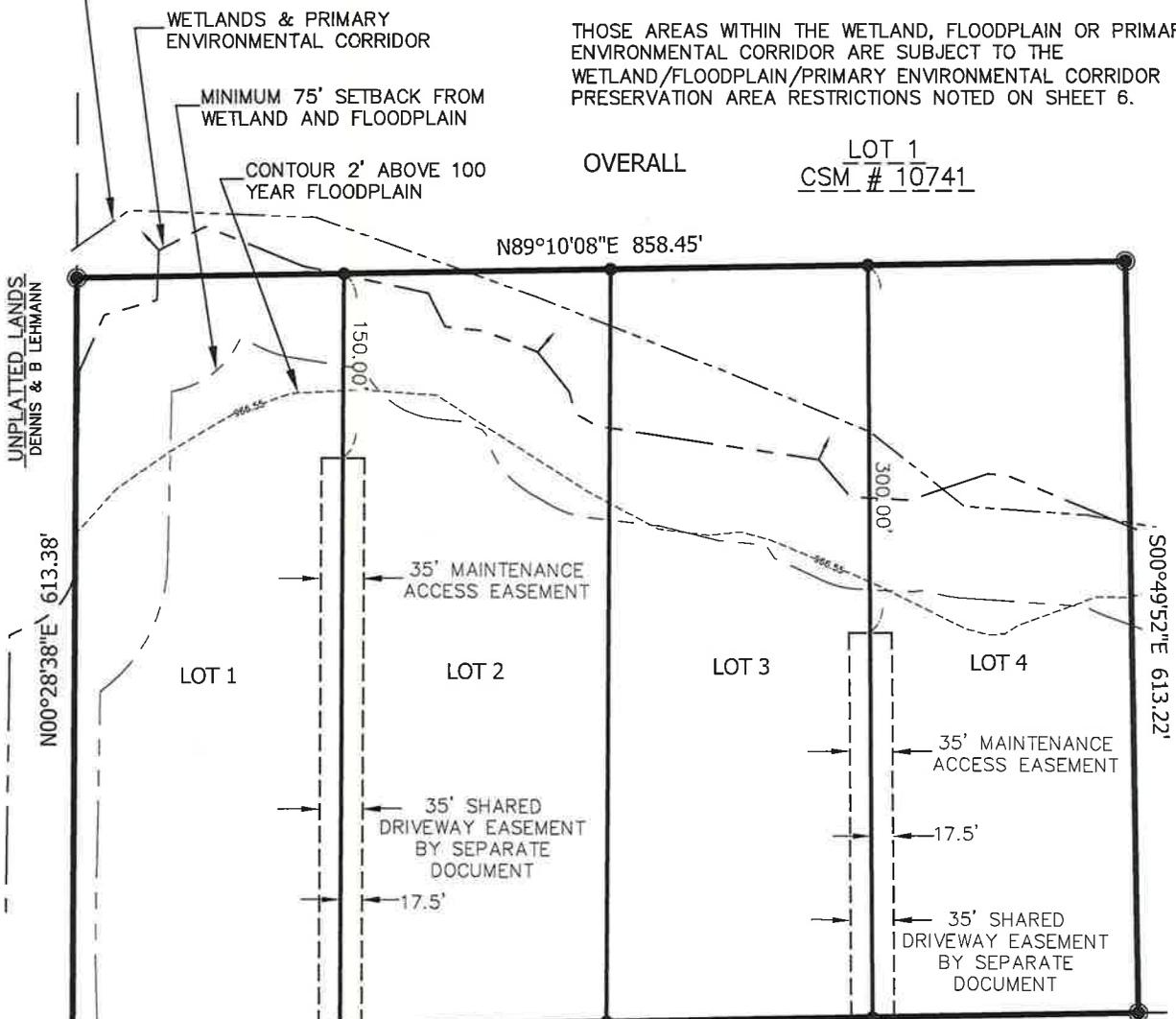
REVISED 10-7-19

LOCATION MAP



WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION
ORDINANCE JURISDICTIONAL LIMITS
& 100 YEAR FLOODPLAIN BOUNDARY (EL. 964.55) PER HYDROLOGIC &
HYDRAULIC ANALYSES BY HEY & ASSOCIATES, INC. DATED JUNE, 2004
(SEE GENERAL NOTE 6 ON SHEET 4)

THOSE AREAS WITHIN THE WETLAND, FLOODPLAIN OR PRIMARY
ENVIRONMENTAL CORRIDOR ARE SUBJECT TO THE
WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR
PRESERVATION AREA RESTRICTIONS NOTED ON SHEET 6.

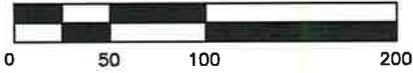


CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

SEE SHEET 1 FOR OVERALL
SEE SHEETS 2 & 3 FOR DETAILS
SEE SHEETS 4 THRU 6 FOR NOTES
L.F.E. - LOWEST FLOOR ELEVATION - BASEMENT FLOOR
SURFACE ELEVATIONS SHALL NOT BE LOWER THAN (L.F.E.)
DUE TO THE POTENTIAL FOR SEASONAL HIGH WATER TABLE

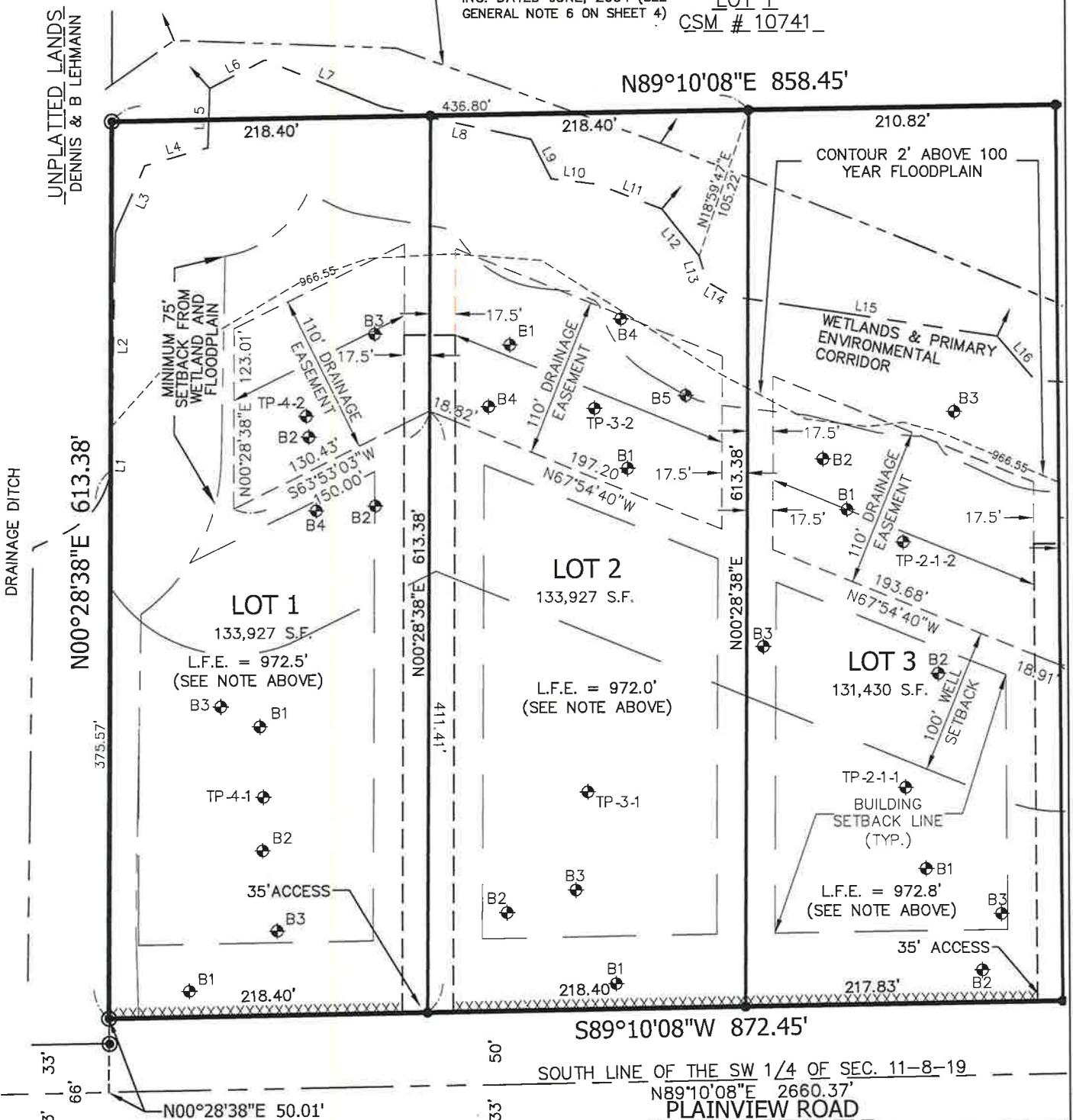
SCALE: 1" = 100'



DETAIL

WAUKESHA COUNTY SHORELAND
AND FLOODLAND PROTECTION
ORDINANCE JURISDICTIONAL LIMITS
& 100 YEAR FLOODPLAIN
BOUNDARY (EL. 964.55) PER
HYDROLOGIC & HYDRAULIC
ANALYSES BY HEY & ASSOCIATES,
INC. DATED JUNE, 2004 (SEE
GENERAL NOTE 6 ON SHEET 4)

LOT 1
CSM # 10741



UNPLATTED LANDS
HILBERT COMPANY LLC

UNPLATTED LANDS
WILLIAM III & PAM
PEREGO

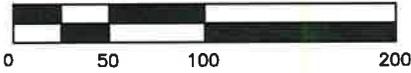
CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI



SEE SHEET 1 FOR OVERALL
SEE SHEETS 2 & 3 FOR DETAILS
SEE SHEETS 4 THRU 6 FOR NOTES
L.F.E. - LOWEST FLOOR ELEVATION - BASEMENT FLOOR
SURFACE ELEVATIONS SHALL NOT BE LOWER THAN (L.F.E.)
DUE TO THE POTENTIAL FOR SEASONAL HIGH WATER TABLE

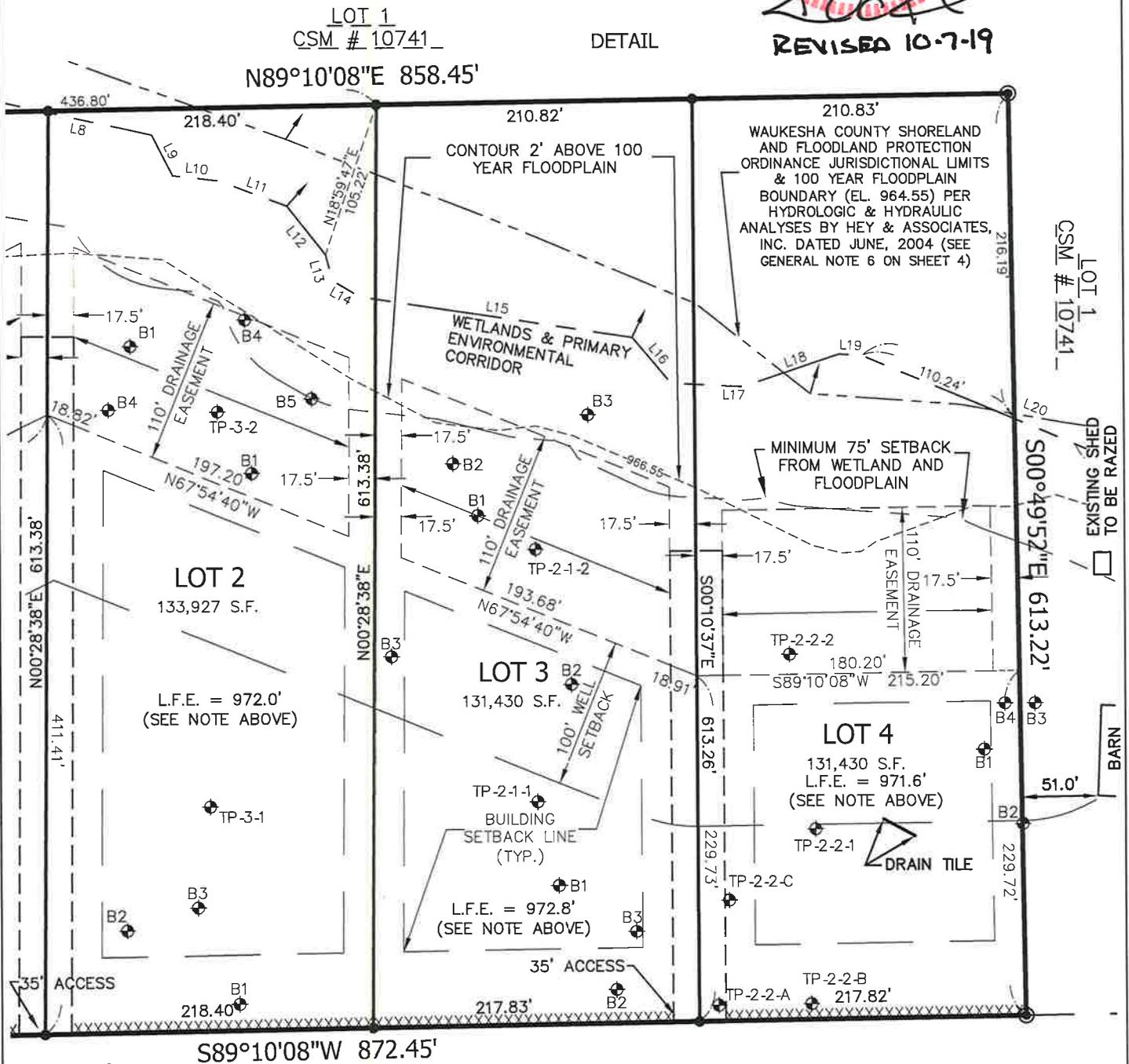
SCALE: 1" = 100'



REVISED 10-7-19

LOT 1
CSM # 10741

DETAIL



SOUTH LINE OF THE SW 1/4 OF SEC. 11-8-19

N89°10'08"E 2660.37'
PLAINVIEW ROAD

UNPLATTED LANDS
HILBERT COMPANY LLC

UNPLATTED LANDS
WILLIAM III & PAM
PEREGO

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE TOWN OF LISBON UNLESS OTHERWISE STATED.
SHARED DRIVEWAY EASEMENT ON LOT 1 TO BE GRANTED TO LOT 2 BY SEPARATE DOCUMENT UPON CHANGE OF OWNERSHIP OF SAID LOT 1 OR LOT 2.
SHARED DRIVEWAY EASEMENT ON LOT 2 TO BE GRANTED TO LOT 1 BY SEPARATE DOCUMENT UPON CHANGE OF OWNERSHIP OF SAID LOT 1 OR LOT 2.
SHARED DRIVEWAY EASEMENT ON LOT 4 TO BE GRANTED TO LOT 3 BY SEPARATE DOCUMENT UPON CHANGE OF OWNERSHIP OF SAID LOT 4 OR LOT 3.
SHARED DRIVEWAY EASEMENT ON LOT 3 TO BE GRANTED TO LOT 4 BY SEPARATE DOCUMENT UPON CHANGE OF OWNERSHIP OF SAID LOT 4 OR LOT 3.
MAINTENANCE ACCESS EASEMENTS ARE ALSO GRANTED TO THE TOWN OF LISBON FOR STORMWATER MANAGEMENT MAINTENANCE PURPOSES.
- 2) THE LOTS ON THIS CERTIFIED SURVEY MAP AND THE ADJACENT LOT TO THE EAST (LOT 1 CSM NO. 10741) ARE LIMITED TO A TOTAL OF THREE (3) ACCESS POINTS ONTO PLAINVIEW RD. PER A CONDITIONAL REZONING ADOPTED BY THE WAUKESHA COUNTY BOARD OF SUPERVISORS ON FEBRUARY 24, 2009 (FILE NO. SZ-1466A).
- 3) WETLAND LIMITS DELINEATED BY HEY AND ASSOC. ON APRIL 29, 2004. DNR CONCURRENCE ON OCT. 19, 2004. U.S. ARMY CORPS OF ENGINEERS CONCURRENCE ON AUG. 11, 2004. SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION CONCURRENCE THAT WETLAND REMAIN THE SAME SEPT 2019.
- 4) PRIMARY ENVIRONMENTAL CORRIDOR DELINEATED BY WELCH HANSON ASSOCIATES ON JULY 13, 2004. SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION CONCURRENCE PER LETTER DATED OCT. 2, 2008.
- 5) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 6) FLOODPLAIN ELEVATION IS 964.55 PER HYDROLOGIC AND HYDRAULIC ANALYSES BY HEY AND ASSOCIATES, INC. THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION APPROVED THE FLOODPLAIN ELEVATION PER LETTER DATED NOV. 25, 2008. THE DNR APPROVED THE FLOODPLAIN ELEVATION PER LETTER DATED JAN. 26, 2009.
- 7) BUILDING SETBACK - 50', BUILDING OFFSET - 20'
- 8) BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 11-8-19 AS N89°10'08"E.
- 9) ALL BUILDING SETBACKS AND OFFSETS ARE MEASURED FROM THE NEAR EDGE OF ANY DRAINAGE & ACCESS EASEMENT.
- 10) NO WELL MAY BE CONSTRUCTED WITHIN 100 FEET OF THE "110' DRAINAGE EASEMENTS" DEPICTED ON THIS CERTIFIED SURVEY MAP.
- 11) ALL FUTURE PRINCIPAL BUILDINGS TO BE ERECTED ON ANY LOT IN THIS CERTIFIED SURVEY MAP MUST COMPLY WITH SECTION 3.05 OF THE TOWN OF LISBON ZONING ORDINANCE, WHICH REQUIRES BASEMENT FLOOR ELEVATIONS TO BE A MINIMUM OF THREE (3) FEET ABOVE THE HIGHEST ANTICIPATED SEASONAL GROUND WATER LEVEL. IN ADDITION, NO BUILDING SHALL BE LOCATED WITHIN TWENTY (20) FT. OF THE ORDINARY HIGH WATER LINE OF THE DRAINAGE DITCHES LOCATED ON LOT 1 OF CERTIFIED SURVEY MAP NO. 10741 OR WITH THE LOWEST FLOOR LESS THAN THREE (3) FEET ABOVE THE ORDINARY HIGH WATER LINE OF THE DRAINAGE DITCHES LOCATED ON LOT 1 OF CERTIFIED SURVEY MAP NO. 10741.
- 12) THE TOWN OF LISBON PLAN COMMISSION SHALL REVIEW ALL LOT DEVELOPMENT PLANS THAT WOULD REQUIRE MORE THAN FOUR (4) FEET OF LOT FILL. BASED ON KNOWN GROUNDWATER CONDITIONS COMPLIANCE WITH SECTION 3.05 OF ZONING CODE MAY RESULT IN PROHIBITION OF A STRUCTURE BASEMENT.
- 13) THIS AREA FALLS WITHIN THE IDENTIFIED RANGE FOR THE BUTLER'S GARTERSNAKE, AN ENDANGERED SPECIES. YOU ARE REQUIRED TO AVOID TAKE OF THIS SNAKE IN ORDER TO COMPLY WITH THE WISCONSIN ENDANGERED SPECIES LAW (29.604 STATE STATS.). APPROVALS MAY BE NEEDED FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES - BUREAU OF ENDANGERED RESOURCES FOR WORK IN OR NEAR THE SNAKE HABITAT.
- 14) THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS ARE SUBJECT TO CHANGE IF, IN THE FUTURE, EITHER OF THE TWO DRAINAGE DITCHES ON THE ADJACENT LOT TO THE NORTH AND EAST OF THIS CERTIFIED SURVEY MAP (LOT 1 CSM NO. 10741) ARE DETERMINED BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TO BE NAVIGABLE. IF EITHER OF THOSE TWO DRAINAGE DITCHES ARE FOUND TO BE NAVIGABLE STREAMS, THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS WILL CHANGE FROM THE 100 YEAR FLOODPLAIN BOUNDARY TO 300 FEET FROM THE NAVIGABLE DRAINAGE STREAM OR THE LANDWARD SIDE OF THE 100 YEAR FLOODPLAIN, WHICHEVER EXTENDS FARTHER.



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

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

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

EASEMENTS

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

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 TO 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 STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES.

BASEMENT RESTRICTION - GROUNDWATER

ALTHOUGH ALL LOTS IN THE CERTIFIED SURVEY MAP 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 MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN. SEE NOTES NO. 11 AND 12 ON SHEET 4 FOR ADDITIONAL BASEMENT RESTRICTIONS.

WETLAND LINE TABLE

LINE	LENGTH	BEARING
L1	7.13	N05°06'15"E
L2	155.34	N01°15'47"E
L3	49.64	N24°20'54"E
L4	44.71	N74°24'37"E
L5	40.53	N02°03'15"E
L6	42.63	N63°00'49"E
L7	86.05	S67°58'53"E
L8	104.86	S77°31'36"E
L9	30.57	S27°03'47"E
L10	31.01	S83°41'50"E
L11	48.12	S69°02'51"E
L12	41.07	S38°35'25"E
L13	18.12	S15°07'07"E
L14	21.21	S59°54'50"E
L15	183.26	S81°20'15"E
L16	39.97	S40°17'11"E
L17	48.08	S87°02'00"E
L18	67.47	N71°32'56"E
L19	15.11	S86°39'06"E
L20	254.88	S67°25'11"E



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

SURVEYOR'S CERTIFICATE:

I, KEITH A. KINDRED, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being all of Lot 2 of CSM NO. 10741 located in the SW. 1/4 of the SW. 1/4 of Section 11, T.8N., R.19E., Town of Lisbon, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the SW corner of said Section 11; thence N.89°10'08"E. along the south line of the SW 1/4 of said section, 354.45 feet; thence N.00°28'38"E., 50.01 feet to the point of beginning of the hereinafter described lands and the northerly right-of-way of Plainview Road; thence continue N.00°28'38"E., along the westerly line of Lot 2 of said CSM, 613.38 feet; thence N.89°10'08"E., along the northerly line of Lot 2 of said CSM, 858.45 feet; thence S.00°49'52"E., along the easterly line of Lot 2 of said CSM, 613.22 feet; thence S.89°10'08"W., along the southerly line of Lot 2 of said CSM and the northerly right-of-way of Plainview Road, 872.45 feet to the point of beginning. Said lands contain 530,714 square feet (12.18 acres).

That I have made such survey, land division and Certified Survey Map by the direction of PAMELA GROSS, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Lisbon, Village of Sussex and Waukesha County in surveying, dividing and mapping the same.

Dated this 16th day of July, 2009

Keith A. Kindred

KEITH A. KINDRED, PLS S-2082

REVISED THIS 7th DAY OF OCTOBER, 2019



WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND, FLOODPLAIN, OR PRIMARY ENVIRONMENTAL CORRIDOR ON SHEETS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP ARE CONSIDERED TO BE IN A WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA AND ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING AND FILLING SHALL BE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DISEASED OR DYING VEGETATION AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST, AND THE APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION SHALL BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AND APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
4. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA SHALL BE PROHIBITED.
6. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
7. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused that land described on this plat to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Town of Lisbon
- 2) Village of Sussex
- 3) Waukesha County

WITNESS the hand and seal of said owner this _____ day of _____
In Presence of:

Pamela Gross

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the
above named Pamela Gross to me known to be the same person who executed the foregoing instrument and
acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



Keith A. Kindred
REVISED 10-7-19

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Pamela Gross, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:



STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

COUNTY OF WAUKESHA APPROVAL:

Resolved that the Certified Survey Map, in the Town of Lisbon, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

DATE: _____
Dale R. Shaver, Director, Waukesha County Department of Parks and Land Use

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CSM NO. 10741 LOCATED IN THE SW. 1/4 OF THE SW. 1/4 OF SECTION 11,
T.8N., R.19E., TOWN OF LISBON, WAUKESHA COUNTY, WI

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Lisbon, Pamela Gross, owner, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Joseph Osterman, Town Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon.

Date: _____ Signed _____
Dan Green, Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Lisbon, Pamela Gross, owner, is hereby approved by the Town Plan Commission.

Date: _____ Signed _____
Joseph Osterman, Town Chairman

Date: _____ Signed _____
Jane Stadler, Plan Commission Secretary

SUSSEX EXTRA-TERRITORIAL VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Lison, Pamela Gross, owner, is hereby approved by the Village Board.

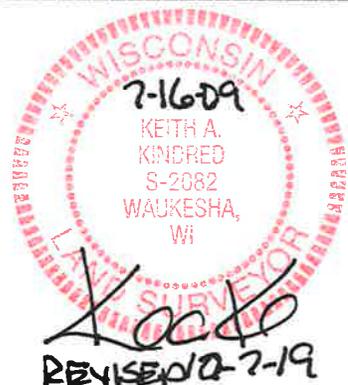
Date: _____ Approved _____
Gregory Goetz, Village President

Date: _____ Signed _____
Gregory Goetz, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

Sam Liebert, Administrative Services Director

Date





October 24, 2019

To: Frank J. Gross
Applicant: CSM for N80 W23792 Plainview Road
Town of Middleton, WI

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

Subject: CSM Review at N80 W23792 Plainview Road

Dear Mr. Gross,

This letter provides you with more information about the elements of your Certified Survey Map submittal which we recommend correcting and resubmitting prior to the November Plan Commission meeting. You are not required to comply with any of the recommendations of this letter; however, as you address more of these issues, we believe your CSM will have a higher chance of being approved by the Plan Commission. The first section below includes a list of the pertinent site details. Please let us know if you believe any of this information is inaccurate. This section is followed by a bulleted list of comments based on our review of the CSM with respect to Town Ordinances. The final section is a list of other considerations we think are relevant and may require your attention. If you choose to make these revisions, you may resubmit your CSM at any time up to November 7, 2019 without any additional applications, fees, or penalties. Your revised CSM will be forwarded to the Town for consideration by the Plan Commission.

Pertinent Site Information

Property Owner:	Frank J. and Pamela L. Gross
Applicant:	Frank Gross
Tax Key:	LSBT: 0187.998.009
Current Zoning:	A-3 Agricultural/Residential Estate, C-1 Conservancy, Waukesha County Shoreland Overlay
Adjacent Zoning:	A-3 (south, east, and west), County HG High Groundwater with a County Shoreland Jurisdictional Overlay to the north.
Current Land Use Plan designation:	Rural Density and Other Agricultural Land
Proposed Use:	Unchanged
Proposed Zoning:	Unchanged
Extraterritorial Review Required:	Yes, Village of Sussex

Certified Survey Map Review

Town Ordinances:

After reviewing the CSM for compliance with Town Ordinances, we have the following comments and recommended revisions/additions. The map shall show correctly on its face, in addition to the information required by Section 236.34, Wisconsin Statutes, all information required by Sections 4.01, 4.02 and 5.02 of the Land Divisions and Development Ordinance:

- Sec. 4.01(d) requires land dividers to use a scale of no more than 100 feet to one inch. All pages except Page 1 of the CSM adhere to this requirement. Page 1 uses a scale of 150 feet to one inch. This is acceptable as a way of showing the full site on one sheet.
- Sec. 4.01(f) requires land dividers to show ownership of all lands contiguous to the proposed CSM owned or controlled by the subdivider or owner, even if only a portion of said area is proposed for immediate development. The first page can at a smaller scale to include the additional lands owned by the applicant.
- Sec. 4.02(b) requires land dividers to show existing and proposed topographic contours of no more than two-foot intervals on all lands to be subdivided. The Applicant shall amend the CSM to show these on at least one of the sheets.
- Sec. 4.02(m) requires land dividers to show the existing zoning on and adjacent to the proposed subdivision. The Applicant shall amend the CSM to show the existing zoning district on its face.
- Sec. 4.02(p) requires land dividers to show soil type, slope, and boundaries in accordance with U.S. Soil Conservation Service. The Applicant shall amend the CSM to show these elements.
- Sec. 4.02(r) requires land dividers to show the location of soil tests. The Applicant shall amend the CSM to show legend to document the test locations.
- Sec. 5.02(k) requires land dividers to show septic systems with preplanned locations on the CSM. If applicable, the Applicant shall amend the CSM to show them.
- Sec. 7.06(e) states that depth to width ratio shall not exceed 2.5 to 1. All four lots have a depth greater than 2.5 times the width. The Applicant shall either amend the CSM to comply with this requirement or seek a waiver from the Plan Commission.

Along with the above, please address the following items:

- CSM shall read as a re-division of Lot 2.
- Update SEWRPC dates in relevant notes to read September 2019.
- Joint driveway easement agreements between the Applicant and the owners of proposed lot 1 and Lot 2 and proposed Lot 3 and 4 are required prior to the approval of the CSM. Plan Commission and Town Attorney shall review the Joint Driveway Agreements. Agreement review may also be required from the Waukesha County Public Works Department.
- The CSM shall be submitted to the Village of Sussex for review and approval, as it lies within the 1.5-Mile Extraterritorial Jurisdiction boundary limit.
- Approval shall be subject to the approval of a stormwater management plan found to be acceptable by the Town Engineer and Waukesha County Land Resources Division.

Frank and Pamela Gross CSM comments (10-7-19 CSM revision date)

The County PZD should determine if the FEMA floodplain elevation has changed since June, 2004. There is also a Draft Fox Flood Study to consult. If so, this would change the floodplain and shoreland jurisdictional information on the CSM.

The County LRD shall approve the stormwater for this CSM and also the soil testing demonstrating that the Other Open Lands to be Preserved (indicating seasonal high groundwater) on the Town and County CDPs are suitable for development.

Note 11 on Sheet 4 shall be revised in two places to reflect the Town's one foot vertical separation from seasonal high groundwater (no longer three feet).

The County EHD has been contacted regarding the soil tests that were previously submitted and if they can approve septic systems on the four lots based on those older tests. Also, mound system information is required to be shown on the land division document.

Should the legal description state "begin a re-division of all of Lot 2...." on each sheet of the CSM?

The drainage ditch to the west shall be identified on Sheet 1.

The end of Note 3 on Sheet 4 should state the SEWRPC provided an updated concurrence in Sept 2019 that the wetland delineation conducted in 2004 is still valid.

The end of Note 4 on Sheet 4 should be revised to state the SEWRPC provided an updated concurrence in Sept 2019 that the PEC delineation is still valid per their original concurrence letter dated 10-2-08.

A Consent of Corporate Mortgagee was not needed in 2009, so that certificate may be able to be removed from the CSM.

Acreage of the lots, as well as the square footage of the lots, is required to be shown on the CSM.

The topographic, soils, and zoning information are not shown on the CSM, but the Town may want to consider a waiver of these items.

The Town will also have to consider a width to depth waiver for all four proposed lots.

If the owners still own the property to the east, the Town should consider a waiver of the need to show contiguous owned land on the CSM.

Respectfully submitted,

Sandra L. Scherer

Sandy Scherer
Town of Lisbon Community Assistance Planner
10-17-19

FW: Frank Gross CSM Review

1 message

Dan Green <dgreen@townoflisbonwi.com>
To: Dan Lindstrom <dlin@vierbicher.com>

Tue, Oct 29, 2019 at 12:38 PM

FYI – regarding the CSM and the road right-of-way for Frank Gross.

Dan Green, CMC/WCMC

Town Clerk

Town of Lisbon

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www.townoflisbonwi.com

Population 10,523

<https://incorporatelisbon2020.com>

From: Kohn-Born, Jackie [mailto:jkohn@geo-logic.com]

Sent: Tuesday, October 29, 2019 9:42 AM

To: Dan Green <dgreen@townoflisbonwi.com>

Subject: Frank Gross CSM Review

Dan,

I have reviewed the Frank Gross CSM, as requested. It appears that the everything is in order regarding the storm water management as there are previously recorded Storm Water Management Practice Agreements which are noted and will apply to future development. All applicable wetland, floodplain, shoreline and setback boundaries or corridors are indicated on the CSM. Building setbacks are indicated and conflict free.

In regard to the 50-foot right-of-way setback from centerline, I was unable to find any documentation in the Town Ordinance stating this requirement. However, in observance of adjacent properties, the property to the east has a similar setback yet the property to the west has a 33-foot setback, both are zoned A-10. The Gross property is zoned A-3 and I did not see anything in the CSM or application indicating intent to rezone. Perhaps this was dictated by Waukesha County. If you are able to direct me to the location in the Town Ordinance, I will take another look to verify compliance.

Please let me know if you require a formal response.

Thank you,

Jackie Kohn – Born, PE

Design Engineer

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