

**Minutes of the Town of Lisbon & Village of Merton  
Joint Planning Committee Meeting  
Village of Merton Community Center  
Thursday, December 5, 2019  
6:00 P.M.**

**Call to Order.**

Chairman Osterman called the Joint Plan Commission meeting to order at 6:01 P.M.

**Roll Call:** JPC members present were Joseph Osterman, Jane Stadler, Mark Baral, Ron Reinowski and Village Administrator Thomas Nelson. Also present was Administrator Gina Gresch and Town Planner Dan Lindstrom (phone conference).

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

**Discussion and necessary action on minutes of Joint Planning Committee Meeting of October 10, 2019.**

*Motion by Chairman Osterman to approve the Joint Planning Committee meeting minutes from October 10, 2019. Seconded by Commissioner Stadler. Motion carried, 4-0.*

**Joint Planning Areas**

**Discussion and necessary action on the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002, known as The Preserve at Harvest Ridge, for a Final Plat and recommendation to the Town Board of same.**

Planner Lindstrom explained there are some recommendations from Waukesha County and the Town. He explained the phased development approach from the developer. There are some technical concerns and some landscaping and berm issues to be addressed at a later date, but are comfortable with moving forward at this point.

Steve DeCleene from Neumann explained this is a phased plan and they have been working with the Town Engineer to get the roads into the first part of the phase. He stated permits are down ten percent from last year, and it's a tough environment. They are hoping the parade of homes will help. He also explained there are a lot fewer heavy equipment operators for earth moving. Ron Reinowski asked why the developer did not bring the entire plat forward similar to the preliminary plat. Mr. DeCleene explained they are phasing the development because it is more economical but they will move forward as show on the preliminary plat.

Planner Lindstrom explained that everything the Town shows is in conformance with the preliminary plat at this point and the State Statutes does allow for phasing once the preliminary plat is approved. If there are significant revisions they will need to revise their preliminary plat.

*Motion by Ron Reinowski to approve request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002, known as The Preserve at Harvest Ridge, for a Final Plat and recommendation to the Town Board of same. Seconded by Chairman Osterman. Motion passed, 3-0 with Jane Stadler abstaining.*

**Adjournment.**

*Motion by Ron Reinowski to adjourn the Thursday, December 5, 2019 Joint Planning Committee Meeting at 6:11 P.M. Seconded by Chairman Osterman. Motion carried, 4-0.*

Respectfully submitted,

Dan Green, CMC/WCMC  
Town of Lisbon Clerk