



**TOWN OF LISBON  
MEETING AGENDA  
TOWN BOARD**

*Town Chairperson: Joseph Osterman, Chair  
Supervisors: Tedia Gamino, Marc Moonen, Linda Beal, Rebecca Plotecher*

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Monday, July 13, 2020

6:30 PM

Town Hall, Board Room  
W234N8676 Woodside Rd.

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**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Comments from citizens present**

Citizens are invited to share their questions, comments, or concerns with the Town Board. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. Where possible, the Board will answer factual questions immediately. If a response would involve discussion of Board policy or decisions, which might be of interest to citizens, not present at the meeting, the Board may place the item on a future meeting agenda.

**5. Supervisor's Reports**

This is an opportunity for Supervisors to report on respective Committees, Commissions, and Boards of which they serve as a member. Matters require no action or approval.

**6. Minutes**

Discussion and possible action on the following minutes

A. Approval of the June 22, 2020 Town Board meeting minutes

**7. New Business**

Discussion and possible action on the following items

A. Vouchers Payable report for reporting dates of 6/23/2020-7/9/2020 in the amount of \$412,202.05

B. Monthly report of ACH & Autopays – June 2020

C. Ordinance repealing and recreating Section 2.10 of the Town of Lisbon code relating to elections

D. Consideration of cancelling or postponing the August 10, 2020 Town Board meeting

**8. Plan Commission Recommendations**

Discussion and possible action on the following Plan Commission Recommendations

A. Phase 2 Final Plat for the Preserve at Harvest Ridge subdivision and recommendation to the Town Board and Waukesha County of the same

B. Consideration of rescinding the November 25, 2019 action to approve Ordinance 18-19, An Ordinance Re-Adopting Ordinance 01-18 related to Planned Unit Developments as an Overlay

District and recommendation to Waukesha County of the same *(Note: November 25, 2019 action was: Motion by Supervisor Beal to approve Ordinance 18-19, An Ordinance Re-Adopting Ordinance 01-18 related to Planned Unit Developments as an Overlay District and recommendation to Waukesha County of the same. Seconded by Supervisor Plotecher. Motion carried, 3-0.)*

- C. Ordinance readopting ord. 01-18, creating Section 33 and repealing/recreating various sections of the Lisbon Zoning Code related to planned unit developments as an overlay district, in the Town of Lisbon, Waukesha County, Wisconsin

**9. Boards, Committees and Commission Appointments/Elections**

Discussion and possible action on the following appointments

- A. Discussion on membership of the Park Committee
- B. Re-appointments by Chairman Osterman of Bryan Oelhafen and Mark Meyer as members of the Town of Lisbon Plan Commission, their three-year terms to expire May 1, 2023
- C. Re-appointment by Chairman Osterman of Charles Koch as a member of the Town of Lisbon Board of Appeals, his three-year term to expire June 1, 2023
- D. Re-appointments by Chairman Osterman of Ed Nelson, Tedia Gamino, and Mark Meyer as members of the Town of Lisbon Park Committee, their three-year terms to expire July 1, 2023
- E. Re-appointments by Chairman Osterman of Ed Brocker and Mark Meyer as members of the Town of Lisbon Public Safety Committee, their three-year terms to expire August 1, 2023
- F. Election of Town Supervisor members of the Town of Lisbon Plan Commission, their one-year term to expire April 19, 2021
- G. Election of Town Supervisor members of the Town of Lisbon Public Safety Committee, their one-year term to expire April 19, 2021

**10. Adjournment.**

Joseph Osterman  
Town Chairman

Steven A. Braatz, Jr.  
Interim Town Clerk-Treasurer

All meetings of the Town Board are public meetings. In order for the general public to make comments at the meetings, the individual(s) must be scheduled (as an appearance) with the chair or the appropriate staff contact; otherwise, the meeting of the board is a working session for the board itself, and discussion by those in attendance is limited to board members, staff and others that may be a party to the matter being discussed.

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

**AMERICANS WITH DISABILITIES ACT NOTICE:** Upon reasonable notice (at least 72 hours in advance) the Town will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City

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



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

**Draft**

**MINUTES OF THE REGULAR TOWN BOARD MEETING**

*Monday, June 22, 2020*

**Call to Order**

Chairman Osterman called the Town Board meeting to order at 6:31 PM.

**Roll Call**

Board Members present: Tedia Gamino (over the phone)  
Marc Moonen  
Linda Beal  
Joe Osterman, Town Chair

Board Member excused: Becky Plotecher

Also present: Steven Braatz, Jr., Interim Clerk-Treasurer  
Joe DeStefano, Public Works Director  
James Hammes, Town Attorney

**Pledge of Allegiance**

The Town Board recited the Pledge of Allegiance.

**Comments from citizens present**

None.

**Approval of Bills**

*Motion by Moonen, seconded by Beal, to approve the vouchers payable report for reporting dates of 6/9/2020-6/18/2020 in the amount of \$533,336.22. Motion carried.*

**Announcements/Correspondence**

Osterman announced the meetings and events schedule for the period 6/23/2020-7/27/2020.

**Supervisor's Reports**

Beal noted that the Sanitary District Committee had a meeting recently but nothing major is going on at this time.

**New Business**

**2020 Crack Sealing program**

*Motion by Moonen, seconded by Beal, to approve the bid of Fahrner Asphalt Sealers, LLC for the 2020 Crack Sealing program in the Town of Lisbon in the amount not to exceed \$76,360. Motion carried.*

**Chip Sealing Hillside Road**

*Motion by Moonen, seconded by Gamino, to approve the bid of Fahrner Asphalt Sealers, LLC for chip sealing Hillside Road, including certain add-ons, in the*

*Town of Lisbon in the amount not to exceed \$94,710. Motion carried.*

**The Preserve at Harvest Ridge Phase II**

*Motion by Osterman, seconded by Moonen, to approve the Developer's Agreement for The Preserve at Harvest Ridge Phase II in the Town of Lisbon. Motion carried.*

**Hillside Ridge Phase I**

*Motion by Osterman, seconded by Beal, to approve the Developer's Agreement for Hillside Ridge Phase I in the Town of Lisbon. Motion carried.*

**Conditional Use Permit for Stark Pavement Corp.**

*Motion by Osterman, seconded by Moonen, to approve the Conditional Use Permit for Stark Pavement Corp. for the expansion of the existing aggregate stockpiling area located on Cty Hwy K, west of the intersection with Cty Hwy F. Motion carried.*

**Zoning code related to signs**

*Motion by Moonen, seconded by Beal, to adopt the ordinance adopting Section 11.5 and adopting associated sign table 11.5.1 and repealing/recreating various sections of the Lisbon zoning code related to signs, in the Town of Lisbon, Waukesha County, Wisconsin. Motion carried.*

*Motion by Beal, seconded by Moonen, to recess the meeting at 6:47 p.m. Motion carried.*

*Motion by Gamino, seconded by Moonen, to return from recess at 6:53 p.m. Motion carried.*

**Closed Session**

*Motion by Moonen, seconded by Gamino, to convene in closed session at 6:54 p.m. pursuant to the provisions of Wis. Stat. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and (g) for the purpose of conferring with the town attorney who will render oral or written advice concerning strategy to be adopted with respect to litigation in which the town is or is likely to become involved. The topics to be discussed include the Boundary Agreement between the Town of Lisbon and Village of Merton, the revised Cooperative Plan with the Village of Merton, and the Boundary Agreement between the Town of Lisbon and Village of Sussex. Motion carried upon unanimously upon roll call vote.*

Discussion held in closed session.

*Motion by Moonen, seconded by Beal, to adjourn closed session and reconvene into open session at 8:03 p.m. pursuant to Wis. Stats. §19.85(2) for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda. Motion carried upon unanimously upon roll call vote.*

**Cooperative Plan with the Village of Merton**

*Motion by Osterman, seconded by Moonen, to adopt the resolution approving revised Cooperative Plan with the Village of Merton. Motion carried.*

**Adjournment**

*Motion by Beal, seconded by Moonen, to adjourn the meeting at 8:04 p.m. Motion carried.*

Respectfully Submitted,

Steven Braatz, Jr.  
Interim Clerk-Treasurer

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>1ST AYD CORPORATION</b>						
2	1ST AYD CORPORATION	PSI372667	EMPLOYEE PPE SUPPLIES	06/16/2020	308.04	10-552-530-5200 FACILITY MAINTENANCE - PARKS
Total 1ST AYD CORPORATION:					308.04	
<b>ADVANCED DISPOSAL SERVICES</b>						
13	ADVANCED DISPOSAL SERVIC	JUNE 2020	GARBAGE & RECYC COLLECTION	06/30/2020	70,712.06	10-546-530-4810 CONTRACT SVCS - REFUSE COLLECT
Total ADVANCED DISPOSAL SERVICES:					70,712.06	
<b>ALL-WAYS CONTRACTORS INC.</b>						
32	ALL-WAYS CONTRACTORS INC.	45669	7 YDS TOPSOIL S/W	06/20/2020	101.50	90-533-530-6300 SAND/TOPSOIL - SW
Total ALL-WAYS CONTRACTORS INC.:					101.50	
<b>BADGER TRUCK CENTER</b>						
72	BADGER TRUCK CENTER	972486	TRANS MAINT & SUSPENSION 2695	06/14/2020	1,635.09	10-522-530-5500 VEHICLE MAINTENACE - FD
Total BADGER TRUCK CENTER:					1,635.09	
<b>BATTERIES PLUS LLC</b>						
87	BATTERIES PLUS LLC	P28165637	BATTERY FOR CHEVY DUMP TRK	06/25/2020	89.71	10-552-530-5500 VEHICLE MAINTENANCE - PARKS
Total BATTERIES PLUS LLC:					89.71	
<b>BATZNER PEST CONTROL</b>						
2580	BATZNER PEST CONTROL	2925150	BUG SPRAYING - TOWN HALL - MONT	06/18/2020	40.00	10-516-530-4400 CONTRACTED SVS -TOWN HALL
Total BATZNER PEST CONTROL:					40.00	
<b>BELMAN HOMES</b>						
2114	BELMAN HOMES	S543-19-24	BOND REFUND - MARKGRAF LOT 18	06/29/2020	2,500.00	10-200-230-1000 SPECIAL DEPOSITS
Total BELMAN HOMES:					2,500.00	
<b>BLOEDOW'S CAPRETS &amp; MORE INC</b>						
116	BLOEDOW'S CAPRETS & MORE	8189	CARPET & INSTALL GH STATION	06/16/2020	3,786.14	70-522-570-8000 BUILDING IMPROVEMENTS - FIRE
116	BLOEDOW'S CAPRETS & MORE	8912	EXTRA CHARGES FOR CARPET	06/22/2020	200.00	10-522-530-5410 EQUIPMENT MAINTENANCE - FD

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total BLOEDOW'S CAPRETS & MORE INC:					3,986.14	
<b>BOUND TREE MEDICAL LLC</b>						
130	BOUND TREE MEDICAL LLC	83659912	AIRWAY SUPPLIES	06/12/2020	68.10	10-523-530-3860 MEDICAL SUPPLIES - AMBO
Total BOUND TREE MEDICAL LLC:					68.10	
<b>BRENT &amp; LAUREN ZIMMER</b>						
2731	BRENT & LAUREN ZIMMER	S259-19-15	BOND REFUND - ZIMMER LOT 5	06/29/2020	2,440.00	10-200-230-1000 SPECIAL DEPOSITS
Total BRENT & LAUREN ZIMMER:					2,440.00	
<b>BROOKS TRACTOR INC</b>						
2598	BROOKS TRACTOR INC	C95565	PALLET FORKS - JD SKID STEER	06/25/2020	850.00	70-533-570-8100 EQUIPMENT - HIGHWAY
Total BROOKS TRACTOR INC:					850.00	
<b>BURRIS EQUIPMENT CO.</b>						
152	BURRIS EQUIPMENT CO.	PI09912	HOOD COVER - SMITHCO AIR FILTER	06/20/2020	32.18	10-552-530-5410 EQUIP MAINTENANCE - PARKS
Total BURRIS EQUIPMENT CO.:					32.18	
<b>CANON FINANCIAL SERVICES INC</b>						
157	CANON FINANCIAL SERVICES I	21575193	TOWN HALL COPIER CONTRACT	06/12/2020	353.33	10-518-530-4000 EQUIPMENT LEASES - GEN GOV'T
Total CANON FINANCIAL SERVICES INC:					353.33	
<b>CAREFUSION 203</b>						
160	CAREFUSION 203	0840877	VENT CIRCUITS	06/19/2020	159.40	10-523-530-3860 MEDICAL SUPPLIES - AMBO
160	CAREFUSION 203	0840878	VENT CIRCUITS	06/19/2020	227.08	10-523-530-3860 MEDICAL SUPPLIES - AMBO
Total CAREFUSION 203:					386.48	
<b>CIVIC SYSTEMS LLC</b>						
180	CIVIC SYSTEMS LLC	CVC19458	CIVIC SYSTEMS HOSTING 6 MONTHS	06/22/2020	5,558.00	10-516-530-4400 CONTRACTED SVS -TOWN HALL
Total CIVIC SYSTEMS LLC:					5,558.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>EWALD CHEVROLET BUICK LLC</b>						
293	EWALD CHEVROLET BUICK LL	49280	REAR BRAKE PADS - TRK#2	06/30/2020	46.49	10-533-530-5500 VEHICLE MAINTENANCE - HIGHWAY
Total EWALD CHEVROLET BUICK LLC:					46.49	
<b>FALLS AUTO PARTS &amp; SUPPLIES</b>						
307	FALLS AUTO PARTS & SUPPLIE	601577	OIL & FILTER TRK#10	06/18/2020	24.44	10-533-530-5500 VEHICLE MAINTENANCE - HIGHWAY
Total FALLS AUTO PARTS & SUPPLIES:					24.44	
<b>GERTRUD ZOELLER</b>						
2733	GERTRUD ZOELLER	REIMB	REIMB PARK RESERVATION CANCEL	07/08/2020	50.00	10-460-467-2001 PARK SHELTER RENTALS
Total GERTRUD ZOELLER:					50.00	
<b>GORDIE BOUCHER MENOMONEE FALLS</b>						
128	GORDIE BOUCHER MENOMON	474080	COOLANT HOSE 2651	06/15/2020	357.40	10-523-530-5500 MAINTENANCE - AMBO
Total GORDIE BOUCHER MENOMONEE FALLS:					357.40	
<b>GROTA APPRAISALS LLC</b>						
405	GROTA APPRAISALS LLC	1256	ANNUAL ASSESSMENT WORK - JULY	07/01/2020	3,150.00	10-515-530-4400 CONTRACTED SERVICES - ASSESSOR
Total GROTA APPRAISALS LLC:					3,150.00	
<b>HALQUIST STONE COMPANY</b>						
412	HALQUIST STONE COMPANY	5435478-IN	911 BRICK - MINDEMANN	06/22/2020	27.50	25-550-530-5200 MEMORIAL MAINTENANCE
Total HALQUIST STONE COMPANY:					27.50	
<b>ITU ABSORB TECH INC.</b>						
469	ITU ABSORB TECH INC.	7495399	MATS & RUGS TOWN HALL	06/22/2020	73.62	10-516-530-4400 CONTRACTED SVS -TOWN HALL
Total ITU ABSORB TECH INC.:					73.62	
<b>JAMES LUKEN</b>						
586	JAMES LUKEN	REIMB 2020	2020 SAFETY ALLOWANCE	06/16/2020	100.00	10-533-530-3630 UNIFORMS/MATS - HIGHWAY
Total JAMES LUKEN:					100.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>JENSEN EQUIPMENT CO. INC.</b>						
483	JENSEN EQUIPMENT CO. INC.	J-669512	PUSH BROOM	06/22/2020	23.21	90-533-530-3100 SUPPLIES / GRASS SEED - SW
Total JENSEN EQUIPMENT CO. INC.:					23.21	
<b>JOHN DEERE FINANCIAL</b>						
490	JOHN DEERE FINANCIAL	H54183	OIL FILTERS, 5 GAL OIL	06/03/2020	133.57	10-552-530-5410 EQUIP MAINTENANCE - PARKS
Total JOHN DEERE FINANCIAL:					133.57	
<b>KAESTNER AUTO ELECTRIC CO.</b>						
500	KAESTNER AUTO ELECTRIC C	340662	LED LIGHT BAR FOR MOWERS	06/23/2020	658.00	10-533-530-5410 EQUIP MAINTENANCE - HIGHWAY
Total KAESTNER AUTO ELECTRIC CO.:					658.00	
<b>KUNKEL ENGINEERING GROUP</b>						
370	KUNKEL ENGINEERING GROUP	0242192	2020 PAVEMENT RESURFACING PRG	06/11/2020	1,350.00	70-533-570-8100 EQUIPMENT - HIGHWAY
370	KUNKEL ENGINEERING GROUP	0242198	HARVEST RIDGE INSPECT & RVW	06/11/2020	3,250.00	10-563-530-4350 ENGINEER - PC - REIMB
370	KUNKEL ENGINEERING GROUP	0242198	AUER SITE PLAN CSM RVW	06/11/2020	560.00	10-563-530-4350 ENGINEER - PC - REIMB
370	KUNKEL ENGINEERING GROUP	0242198	CRACK SEAL PROGRAM 2020	06/11/2020	3,825.00	10-563-530-4375 ENGINEER - PC - NON-REIMB
370	KUNKEL ENGINEERING GROUP	0242198	BAYBERRY STORM PONDS S/W	06/11/2020	350.00	90-563-530-4400 ENGINEERING CONSULTANT - SW
370	KUNKEL ENGINEERING GROUP	0242258	TID #1 LIED'S SITE DEVELOPMT	06/15/2020	30,902.50	65-561-530-3100 TID #1 - ENGINEERING
Total KUNKEL ENGINEERING GROUP:					40,237.50	
<b>LANGE ENTERPRISES INC.</b>						
552	LANGE ENTERPRISES INC.	72953	STREET SIGNS FOR STOCK	06/30/2020	519.28	10-533-530-3540 SIGNS - HIGHWAY
Total LANGE ENTERPRISES INC.:					519.28	
<b>LANNON STONE PRODUCTS INC.</b>						
554	LANNON STONE PRODUCTS IN	1257426	GRAVEL CULVERT - MCKERROW DR	06/27/2020	301.73	90-533-530-6400 GRAVEL - SW
Total LANNON STONE PRODUCTS INC.:					301.73	
<b>LF GEORGE INC</b>						
562	LF GEORGE INC	LC12049	WK RENTAL MINI EXCAVATOR - CULV	06/16/2020	750.00	90-533-530-5420 EQUIPMENT RENTAL - SW
562	LF GEORGE INC	LC12134	4 WK MINI EX RENTAL	06/25/2020	2,100.00	90-533-530-5420 EQUIPMENT RENTAL - SW

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total LF GEORGE INC:					2,850.00	
<b>LINCOLN CONTRACTORS SUPPLY INC</b>						
572	LINCOLN CONTRACTORS SUP	M86780	HAND TOOLS - S/W WORK	06/22/2020	115.96	90-533-530-3100 SUPPLIES / GRASS SEED - SW
572	LINCOLN CONTRACTORS SUP	M88156	ALUMINUM LUTE HAND TOOLS	06/29/2020	111.96	90-533-530-3100 SUPPLIES / GRASS SEED - SW
Total LINCOLN CONTRACTORS SUPPLY INC:					227.92	
<b>MEADOW BROOK HOMES INC</b>						
2730	MEADOW BROOK HOMES INC	S500-19-21	BOND REFUND - JORANBY LOT 32	06/29/2020	2,500.00	10-200-230-1000 SPECIAL DEPOSITS
Total MEADOW BROOK HOMES INC:					2,500.00	
<b>MENARDS -- PEWAUKEE</b>						
607	MENARDS -- PEWAUKEE	65933	AIR FRESHENERS, PAPER TOWELS	06/18/2020	33.91	10-552-530-3140 GENERAL OPERATING SUP - PARKS
Total MENARDS -- PEWAUKEE:					33.91	
<b>MERTON FEED COMPANY</b>						
615	MERTON FEED COMPANY	30998	GRASS SEED S/W RESTORATION	06/25/2020	106.50	90-533-530-3100 SUPPLIES / GRASS SEED - SW
Total MERTON FEED COMPANY:					106.50	
<b>METROPOLITAN BUILDERS ASSOCIATION</b>						
2732	METROPOLITAN BUILDERS AS	REIMB	REIMB PARADE OF HOMES FEE	07/08/2020	125.00	10-440-449-2007 PLANNING, ZONING APP FEES & AR
Total METROPOLITAN BUILDERS ASSOCIATION:					125.00	
<b>MID-AMERICAN RESEARCH</b>						
620	MID-AMERICAN RESEARCH	0701817-IN	CITRONELLA FOR GARBAGES	06/12/2020	159.80	10-552-530-5200 FACILITY MAINTENANCE - PARKS
Total MID-AMERICAN RESEARCH:					159.80	
<b>MIDWEST PAVING EQUIPMENT, INC.</b>						
2610	MIDWEST PAVING EQUIPMENT,	1839	TUNE UP KIT ASPHALT WAGON	07/01/2020	208.26	10-533-530-5410 EQUIP MAINTENANCE - HIGHWAY
Total MIDWEST PAVING EQUIPMENT, INC.:					208.26	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>MONTAGE ENTERPRISES INC.</b>						
644	MONTAGE ENTERPRISES INC.	80292	PARTS KUBOTA MOWER	07/02/2020	1,057.17	10-533-530-5410 EQUIP MAINTENANCE - HIGHWAY
Total MONTAGE ENTERPRISES INC.:					1,057.17	
<b>MOTION AND CONTROL ENTERPRISES LLC</b>						
787	MOTION AND CONTROL ENTER	Y83866-001	HYDRAULIC FITTINGS FOR STOCK	06/30/2020	132.36	10-533-530-5410 EQUIP MAINTENANCE - HIGHWAY
Total MOTION AND CONTROL ENTERPRISES LLC:					132.36	
<b>NORTH WOODS SUPERIOR CHEMICAL</b>						
681	NORTH WOODS SUPERIOR CH	264996	CLEANING & DISINFECTANT PRODUC	05/21/2020	92.48	10-552-530-3140 GENERAL OPERATING SUP - PARKS
681	NORTH WOODS SUPERIOR CH	265576	CLEANING & DISINFECTANT PRODUC	05/27/2020	145.34	10-552-530-3140 GENERAL OPERATING SUP - PARKS
681	NORTH WOODS SUPERIOR CH	266015	CLEANING & DISINFECTANT PRODUC	05/29/2020	209.30	10-552-530-3140 GENERAL OPERATING SUP - PARKS
Total NORTH WOODS SUPERIOR CHEMICAL:					447.12	
<b>OFFICE COPYING EQUIPMENT LTD</b>						
686	OFFICE COPYING EQUIPMENT	AR116752	FD-COPIER LEASE-RICHMOND-JUNE	06/30/2020	53.09	10-522-530-4400 CONTRACTED SERVICES - FD
Total OFFICE COPYING EQUIPMENT LTD:					53.09	
<b>OSI ENVIRONMENTAL INC.</b>						
699	OSI ENVIRONMENTAL INC.	1050470	FILTERS-UNCRUSHED	06/15/2020	45.00	10-546-530-7870 RECYCLING - OIL/ANTFZ/FILTERS
Total OSI ENVIRONMENTAL INC.:					45.00	
<b>PARTSMASTER</b>						
704	PARTSMASTER	23548056	COTTER PINS & DRILL BITS	05/27/2020	104.89	10-533-530-3100 SUPPLIES - HIGHWAY
704	PARTSMASTER	23552764	14" CUT OFF WHEELS & HARDWARE	06/10/2020	130.65	10-533-530-3100 SUPPLIES - HIGHWAY
Total PARTSMASTER:					235.54	
<b>PREMIER BLDG INSPECTIONS LLC</b>						
745	PREMIER BLDG INSPECTIONS	JUNE 2020	JUNE CONTRACT BLDG INSPECT	06/30/2020	13,329.68	10-524-530-4400 CONTRACTED SVCS - BLDG INSP
745	PREMIER BLDG INSPECTIONS	JUNE 2020	MEETING/ENFORCEMENT	06/30/2020	274.00	10-524-530-4500 MTGS & ENFORCEMENT - BLDG INSP
745	PREMIER BLDG INSPECTIONS	JUNE 2020	REINSPECTION FEES	06/30/2020	60.00	10-200-230-1000 SPECIAL DEPOSITS
Total PREMIER BLDG INSPECTIONS LLC:					13,663.68	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>RURAL MUTUAL INSURANCE CO</b>						
798	RURAL MUTUAL INSURANCE C	JULY 2020	INS ADJUSTMENT	06/05/2020	157.00	10-518-530-7300 TOWN INS - PROP & LIABILITY
Total RURAL MUTUAL INSURANCE CO:					157.00	
<b>SERVICE SANITATION WISCONSIN, INC</b>						
2576	SERVICE SANITATION WISCON	7938355	FD RESTROOM FOR HOUSE BURN	06/16/2020	160.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7951469	PORTABLE RESTROOM - TOWN HALL	06/05/2020	135.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7951481	PORTABLE RESTROOM - STONEY HA	06/05/2020	60.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7951483	PORTABLE RESTROOM - FRED KELLE	06/05/2020	60.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7951485	PORTABLE RESTROOM - LISBON OAK	06/05/2020	60.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7951487	PORTABLE RESTROOM - COMMUNIT	06/05/2020	60.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7966628	PORTABLE RESTROOM - COMPOST S	06/26/2020	80.00	35-561-530-4400 CONTRACTED SVCS - GRINDER
2576	SERVICE SANITATION WISCON	7966629	PORTABLE RESTROOM - TOWN HALL	06/26/2020	180.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7966630	PORTABLE RESTROOM - STONE FAMI	06/26/2020	80.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7966631	PORTABLE RESTROOM - STONEY HA	06/26/2020	80.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7966632	PORTABLE RESTROOM - FRED KELLE	06/26/2020	80.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7966633	PORTABLE RESTROOM - LISBON OAK	06/26/2020	80.00	10-552-530-4400 CONTRACTED SVCS - PARKS
2576	SERVICE SANITATION WISCON	7966634	PORTABLE RESTROOM - COMMUNIT	06/26/2020	80.00	10-552-530-4400 CONTRACTED SVCS - PARKS
Total SERVICE SANITATION WISCONSIN, INC:					1,195.00	
<b>STARK ASPHALT</b>						
866	STARK ASPHALT	50049200	RECYCLED ASPHALT - WDED HILLS,	06/15/2020	1,760.01	10-533-530-3550 GRAVEL - HIGHWAY
866	STARK ASPHALT	50049447	ASPHALT POT HOLES & DITCH PATCH	06/30/2020	266.06	10-533-530-3570 IN-HOUSE PAVING - HIGHWAY
Total STARK ASPHALT:					2,026.07	
<b>STEVEN A. BRAATZ, JR.</b>						
2734	STEVEN A. BRAATZ, JR.	TOL2020-001	INTERIM CLERK TREAS CONTRACT	07/06/2020	4,020.00	10-519-520-1100 SALARIES - CLERK & RECEPTION
2734	STEVEN A. BRAATZ, JR.	TOL2020-001	MILEAGE	07/06/2020	13.68	10-519-530-7800 MILEAGE - CLERK & RECEPTION
Total STEVEN A. BRAATZ, JR.:					4,033.68	
<b>STICKYBOYZ LLC</b>						
877	STICKYBOYZ LLC	8559	TSHIRTS FOR SEASONAL STAFF	06/25/2020	96.00	10-552-530-3140 GENERAL OPERATING SUP - PARKS
Total STICKYBOYZ LLC:					96.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>SUSSEX AUTO INC.</b>						
896	SUSSEX AUTO INC.	13232	FRONT BRAKE PADS & ROTORS 2652	06/24/2020	682.56	10-523-530-5500 MAINTENANCE - AMBO
Total SUSSEX AUTO INC.:					682.56	
<b>THE SYNECTIC GROUP</b>						
2660	THE SYNECTIC GROUP	JUNE 2020	INTERIM CLERK CONTRACT WORK	06/23/2020	367.50	10-519-520-1100 SALARIES - CLERK & RECEPTION
Total THE SYNECTIC GROUP:					367.50	
<b>ULINE SHIPPING SUPPLY</b>						
2346	ULINE SHIPPING SUPPLY	121120670	DOG WASTE BAGS, TRASH BAGS, TP	06/17/2020	415.15	10-552-530-5200 FACILITY MAINTENANCE - PARKS
Total ULINE SHIPPING SUPPLY:					415.15	
<b>UNIFIRST CORPORATION</b>						
2349	UNIFIRST CORPORATION	096 1133517	DPW UNIFORMS & MATS	06/15/2020	81.92	10-533-530-3630 UNIFORMS/MATS - HIGHWAY
Total UNIFIRST CORPORATION:					81.92	
<b>VIERBICHER ASSOCIATES INC</b>						
2374	VIERBICHER ASSOCIATES INC	#00005	LIEDS CSM & REZONE	06/22/2020	477.75	65-561-530-5100 TID #1 - PLANNER
2374	VIERBICHER ASSOCIATES INC	#00005	MAY 2020 PC MTG	06/22/2020	750.00	10-563-530-4300 PLANNER - PC - NON-REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	MAY 2020 TB MTG	06/22/2020	500.00	10-563-530-4300 PLANNER - PC - NON-REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	GENERAL PLAN & ZONE ASSISTANCE	06/22/2020	8,728.25	10-563-530-4300 PLANNER - PC - NON-REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	SIGN CODE	06/22/2020	3,253.25	10-563-530-4300 PLANNER - PC - NON-REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	ZONE & LAND USE MAP UPDATES	06/22/2020	983.70	10-563-530-4300 PLANNER - PC - NON-REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	SUSSEX AGRMT MAPPING	06/22/2020	582.00	10-563-530-4300 PLANNER - PC - NON-REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	NEUMANN HARVEST RDGE PHASE 2	06/22/2020	3,271.00	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	JIM MCLAUGHLIN CSM	06/22/2020	373.75	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	NEUMANN HILLSIDE RDG RVW	06/22/2020	764.60	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	GRGRICH CUP/ZONE COMPLAINT	06/22/2020	57.50	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	164 & Q KWIK TRIP	06/22/2020	287.50	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	LISBON RD CSM BRANDT/GOETZ	06/22/2020	143.75	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	STARK SPPOO AMEND	06/22/2020	82.00	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	AUER NURSERY RVW/REZONE	06/22/2020	201.25	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	SMAGLIK CUP/SPPOO	06/22/2020	2,015.95	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	ANYTIME GARAGE DOORS SPPOO	06/22/2020	664.70	10-563-530-4200 PLANNER - PC - REIMB
2374	VIERBICHER ASSOCIATES INC	#00005	STARK GRADING PERMIT CUP	06/22/2020	517.50	10-563-530-4200 PLANNER - PC - REIMB

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total VIERBICHER ASSOCIATES INC:					23,654.45	
<b>WAUKESHA COUNTY</b>						
2389	WAUKESHA COUNTY	2014-2019	20% SHARE MFL FUNDS 2014-2019	06/24/2020	48.20	10-430-431-0000 DNR CONSERVATION AID
2404	WAUKESHA COUNTY	4482503	DEV AGMT RECORDING - HARVST PH	06/10/2020	30.00	10-563-530-3100 WC ROD & LARGE FORMAT SCANNING
Total WAUKESHA COUNTY:					78.20	
<b>WESTERN CULVERT &amp; SUPPLY INC.</b>						
2421	WESTERN CULVERT & SUPPLY	060791	CULVERT - DRIVEWAY HILLSIDE RD	06/25/2020	303.40	90-533-530-6600 CULVERT MATERIALS - SW
2421	WESTERN CULVERT & SUPPLY	60719	CULVERT - DRVWY MTN SHDW & MC	06/22/2020	1,269.40	90-533-530-6600 CULVERT MATERIALS - SW
2421	WESTERN CULVERT & SUPPLY	60739	CULVERT - MCKERROW DR (S OF LIS	06/22/2020	3,367.60	90-533-530-6600 CULVERT MATERIALS - SW
Total WESTERN CULVERT & SUPPLY INC.:					4,940.40	
<b>WOLESKE CONSTRUCTION CO., INC.</b>						
2718	WOLESKE CONSTRUCTION CO	#3	UTILITY EXTENSIONS PAYMT#3	06/30/2020	217,140.00	65-561-530-3100 TID #1 - ENGINEERING
Total WOLESKE CONSTRUCTION CO., INC.:					217,140.00	
<b>ZARNOTH BRUSH WORKS INC.</b>						
2473	ZARNOTH BRUSH WORKS INC.	0180721-IN	BROOM REFILL FOR TRK MOUNTED F	06/09/2020	725.40	10-533-530-5410 EQUIP MAINTENANCE - HIGHWAY
Total ZARNOTH BRUSH WORKS INC.:					725.40	
Grand Totals:					412,202.05	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
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Dated: \_\_\_\_\_

**TOP 5 EXPENDITURES**

Chairman: \_\_\_\_\_

\$ 217,140.00 WOLESKE CONSTRUCTION: Utility Extensions Payment #3 (KUNKEL)

\$ 70,712.06 ADVANCED DISPOSAL: JUNE Garbage/Recycling Collection

Board Member #1: \_\_\_\_\_

\$ 40,237.50 KUNKEL ENGINEERING: Lieds, Harvest Ridge, Crack Seal & Pavement

\$ 23,654.45 VIERBICHER: Misc Charges, REIMB (\$8,379.50) & NON (\$14,797.20)

Board Member #2: \_\_\_\_\_

\$ 13,663.68 PREMIER BLDG INSPECTIONS: JUNE Contract Building Inspections

Board Member #3: \_\_\_\_\_

Board Member #4: \_\_\_\_\_

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

**ACH & AUTOPAYS CHECKLIST**

**JUNE 2020**

**PRINT  
PAYMENT FOR  
AMY**

<b>VENDOR</b>	<b>AMT</b>	<b>DATE PAID</b>	<b>DATE JE DONE</b>	<b>PRINT PAYMENT FOR AMY</b>	<b>NOTES</b>
<b>WE ENERGIES</b>					
Community Park -970	\$ 99.60	2020-06-25	2020-06-11	Y	
Down Under Shelter -137	\$ 17.88	2020-06-25	2020-06-11		
Hilltop Shelter -397	\$ 17.88	2020-06-25	2020-06-11		
Hwy Elec -736	\$ 350.09	2020-06-25	2020-06-11		
Park Maint Bldg -004	\$ 71.87	2020-06-25	2020-06-11		
Park Dept Gas -457	\$ 25.80	2020-06-25	2020-06-11		
Pump House -168	\$ -	2020-06-25	2020-06-11		
Richmond St Elec -455	\$ 1,906.47	2020-06-25	2020-06-11		
Richmond St Gas -286	\$ 91.30	2020-06-25	2020-06-11		
Rivers End Street Lights -548	\$ 53.85	2020-06-25	2020-06-11		
Stone Family Park -734	\$ 16.02	2020-06-25	2020-06-11		
Street Lights -265	\$ 2,153.27	2020-06-25	2020-06-11		
Town Hall Pavillion -126	\$4.71	2020-06-25	2020-06-11		
911 Memorial -126	\$54.11				
Town Hall Elec -685	\$ 230.87	2020-06-25	2020-06-11		
DPW Garage Rear Elec -695	\$ 24.64	2020-06-25	2020-06-11		
Town Hall Gas -025	\$ 39.14	2020-06-25	2020-06-11		
Good Hope Fire Elec -146	\$63.80				
Good Hope Fire Gas -146	\$111.64	2020-06-25	2020-06-11		
Good Hope Hwy Gas -146	\$223.29				
<b>GRAND TOTAL WE ENERGIES</b>	<b>\$ 5,556.23</b>				
<b>US CELLULAR</b>					
Park Director					
Compost Site	\$ 168.39	2020-06-08	2020-06-11	Y	
Fire Chief					
<b>SPECTRUM</b>					
Server	\$ 179.61	2020-06-01	2020-06-11	Y	
Good Hope DPW / FD	\$ 104.98	2020-06-24	2020-06-11	Y	
Parks	\$ 89.99	2020-06-24	2020-06-11	Y	
Town Hall	\$ 349.66	2020-06-24	2020-06-11	Y	Equipment fee included for Internet upgrade. Bill will return to standard rates in July.
<b>VERIZON</b>					
(5) Account	\$ 198.91	2020-06-30	2020-06-15	Y	
(6) Account	\$ 11.39	2020-06-13	2020-06-15	Y	
<b>E.H. WOLF &amp; SONS</b>					
Diesel	\$ 1,113.85	2020-06-15	2020-06-26	Y	
Unleaded	\$ 141.40	2020-06-15	2020-06-26	Y	
Diesel	\$ 1,183.91	2020-06-25	2020-06-26	Y	
Unleaded	\$ 439.83	2020-06-25	2020-06-26	Y	
<b>ANTHEM</b>					
Insurance	\$ 7,747.84	2020-06-05	2020-06-11	Y	
<b>DELTA DENTAL</b>					
Insurance	\$ 398.98	2020-06-01	2020-06-11	Y	
<b>UHC</b>					
Insurance	\$ 170.24	2020-06-15	2020-06-11	Y	
<b>AFLAC</b>					
KP, GG, AB, RP	\$ 324.48	2020-06-09	2020-06-11	Y	



# REQUEST FOR CONSIDERATION

**COMMITTEE CONSIDERATION:** Town Board

**ITEM DESCRIPTION:** Ordinance repealing and recreating Section 2.10 of the Town of Lisbon code relating to elections

**PREPARED BY:** Steven Braatz Jr., Interim Town Clerk-Treasurer

**REPORT DATE:** July 10, 2020

**RECOMMENDATION:** Approve the ordinance repealing and recreating Section 2.10 of the Town of Lisbon code relating to elections

## BACKGROUND

Wis. Stats. 7.30(1) requires the Town have an ordinance to allow for election inspectors (poll workers) to work anything less than a full day. It also sets the number of poll workers at seven (7), unless the Town has a resolution or ordinance in place. Finally, it requires an ordinance to appoint alternate poll worker positions.

The Town has used half-day shifts for poll workers for a long time. This ordinance would legitimize this practice.

The Town generally uses more than seven (7) poll workers for most elections. This ordinance would legitimize this practice. It would also allow the Town do use no less than three (3) poll workers in the event there is an election that is extremely small.

Wis. Stats. 7.30(4) outlines the appointments of election inspectors, which is every two years, either nominated by the two dominant parties or the Town Chairperson. Wis. Stats. 7.30(2)(b) allows the clerk to appoint poll workers in the case of a vacancy. Wis. Stats. 7.30(1) requires an ordinance to appoint alternate poll workers, and you can set your own criteria. These statutes are somewhat confusing and conflicting, but it really already allows the clerk to fill vacancies. However, to make it clean and clear, this ordinance legitimizes the appointment by the clerk rather than placing appointments on the next available Town Board agenda. This practice is common with municipalities throughout the State. It has been especially important during the COVID-19 pandemic, where many poll workers have decided not to work, and clerks are left recruiting poll workers on the fly.

## Ord. 04-20

**ORDINANCE REPEALING AND RECREATING SECTION 2.10 OF THE TOWN OF LISBON CODE RELATING TO ELECTIONS**

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Whereas, Wis. Stat. § 7.30(1) allows the town board to provide by ordinance for the selection of alternate officials or the selection of 2 or more sets of officials to work at different times on election day; and

Whereas, Wis. Stat. § 7.30(1) allows the town board to empower the town clerk to establish different working hours for different officials assigned to the same polling place; and

Whereas, it is in the city interest to provide flexibility to the town clerk's office to ensure appropriately staffed polling places; and

WHEREAS, it is in the public interest to staff polling places with the proper number of election officials who can provide excellent service; and

WHEREAS, it is in the public interest to ensure an efficient use of town resources by only staffing a polling site with the number of election officials necessary; and

WHEREAS, Wis. Stat. 7.30 and 7.32 empower the town board to authorize the town clerk to increase or decrease the number of election inspectors from the default of 7 to as few as 3 or as many as necessary.

NOW THEREFORE, BE IT RESOLVED, The Town Board of the Town of Lisbon, Waukesha County, Wisconsin, does ordain as follows:

**SECTION 1:** Section 2.06 of the Town of Lisbon Code is hereby repealed and recreated as follows:

**2.06 POLLING-PLACES ELECTIONS**

(a) **Polling Places.** The Town of Lisbon is divided into three polling places described and designated as follows:

- 1. Town Hall, W234N8676 Woodside Road, is designated as the polling place for wards 1 and 6.
- 2. Redeemer United Church of Christ, W220N4915 Town Line Road, is designated as the polling place for wards 2 and 3.
- 3. Richard Jung Memorial Fire Station, N54W26455 Lisbon Road, is designated as the polling place for wards 4 and 5.

(b) **Election Officials.**

1. The town clerk may select alternate officials in a number sufficient to maintain adequate staffing of polling places on election day.
2. The town clerk may select 2 or more sets of election officials to work at different times on election day and may establish different working hours for different officials assigned to the same polling place.
3. The town clerk may appoint 3, 5, or 7 inspectors to each polling place and may appoint an additional inspector to serve as a greeter. The town clerk may appoint additional inspectors in compliance with Wis. Stat. 7.30.

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

**SECTION 3:** This ordinance shall take effect upon passage and posting as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 13<sup>th</sup> day of July, 2020.

TOWN BOARD, TOWN OF LISBON  
WAUKESHA COUNTY, WISCONSIN

BY: \_\_\_\_\_  
JOSEPH OSTERMAN, Chairman

ATTEST:

BY: \_\_\_\_\_  
STEVEN A. BRAATZ, JR.  
Interim Town Clerk-Treasurer





# REQUEST FOR CONSIDERATION

**COMMITTEE CONSIDERATION:** Town Board

**ITEM DESCRIPTION:** Consideration of cancelling or postponing the August 10, 2020 Town Board meeting

**PREPARED BY:** Steven Braatz Jr., Interim Town Clerk-Treasurer

**REPORT DATE:** July 9, 2020

**RECOMMENDATION:** Either Cancel the August 10 Town Board meeting or postpone it to a different date

## BACKGROUND

The Town Board meets on Monday, August 10, 2020.

The Partisan Primary is Tuesday, August 11, 2020. The Town Hall (Board Room) is used as a polling site.

Because the Board Room is used as a polling site, the room would need to be set up for the election. If the Board meeting were held, and citizens wanted to attend the meeting, space would be difficult, which is unfair to the public.

Furthermore, sensitive voting equipment will be set up in the open with limited security, as I would need to focus on the Board's activities, and it would be difficult to monitor the machines if there were public in the audience.

Finally, the election day is generally a 15-16 hour day. Having a night meeting before is generally difficult on staff.

I request the Board either cancel the Town Board meeting or postpone it to a different date.



# REQUEST FOR CONSIDERATION

<b>COMMITTEE CONSIDERATION:</b> Town Board
<b>ITEM DESCRIPTION:</b> Preserve at Harvest Ridge First Addition (Phase 2) Final Plat
<b>PREPARED BY:</b> Rachel Holloway, Town Planner
<b>REPORT DATE:</b> Thursday, July 9, 2020
<b>RECOMMENDATION:</b> Approve Preserve at Harvest Ridge First Addition Final Plat
<b>EXPLANATION</b> <p>The Preserve at Harvest Ridge has been making its way through the approval process at the local, county and state levels. The subdivision is being developed in phases; Phase 1 has been in progress for some time. They submitted the Final Plat for Phase 2 (a.k.a. First Addition) in May for Plan Commission review in June, and more recently a revised plat intended to address the Plan Commission’s comments. We consider this plat to be ready for Board action.</p> <p>By ordinance, the Town Board has 60 days from receiving a complete application to take action on the plat, which means action is needed on July 13<sup>th</sup> unless an extension is granted.</p> <p>The Plan Commission has reviewed and approved the First Addition Final Plat subject to the Town’s and Waukesha County’s technical changes being made and receiving state, Waukesha County and Lisbon-Merton JPC approval. They also conditioned the plat upon the plat and restrictive covenants including language noting the conditional use for a private target range on neighboring property. Neumann submitted a revised Final Plat and covenant amendments on June 29<sup>th</sup> in response to the Town’s comments and conditions. The covenant document is under review by the Town Attorney.</p> <p>The Lisbon-Merton JPC confirmed that they did not need to meet to review this plat, as the review required by intergovernmental agreement was done with earlier plats for this subdivision. The Merton Plan Commission and Village Board have reviewed and approved the Final Plat under extraterritorial review jurisdiction, subject to the trails being publicly accessible.</p> <p>The Development Agreement for Phase 2 has been approved by both the Plan Commission and Town Board, and is being finalized by the Town Attorney prior to being recorded by the Town.</p> <p>A Parade of Homes is planned for homes in Phase 1 beginning in late August. The application for this event will be on upcoming Town agendas for review.</p> <p>As I write this recommendation, Neumann’s engineers are working up making minor technical corrections, which the Town Planner and Town Engineer will review before recommending signatures on the plat. Based on the revised plat submitted, we do not anticipate significant corrections. Enclosed in the packet is the revised Final Plat.</p> <p>I recommend approval subject to the conditions recommended by the Plan Commission at their June meeting.</p>



# THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4, "THE PRESERVE AT HARVEST RIDGE", BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL SHEET

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

Certified \_\_\_\_\_, 20\_\_

Department of Administration



### ZONING DATA:

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

### OWNER:

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

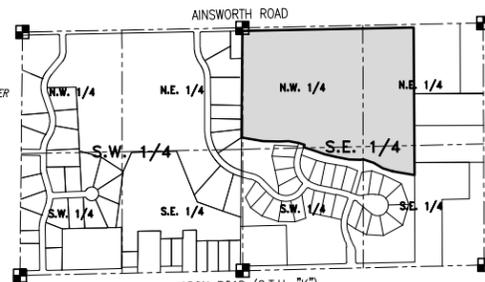
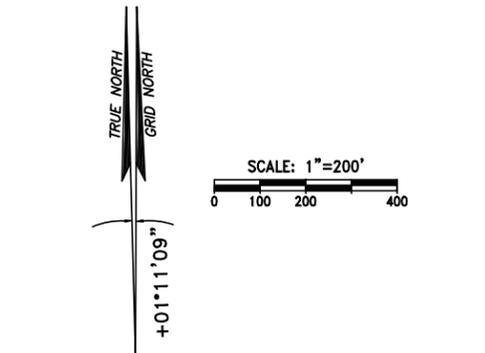
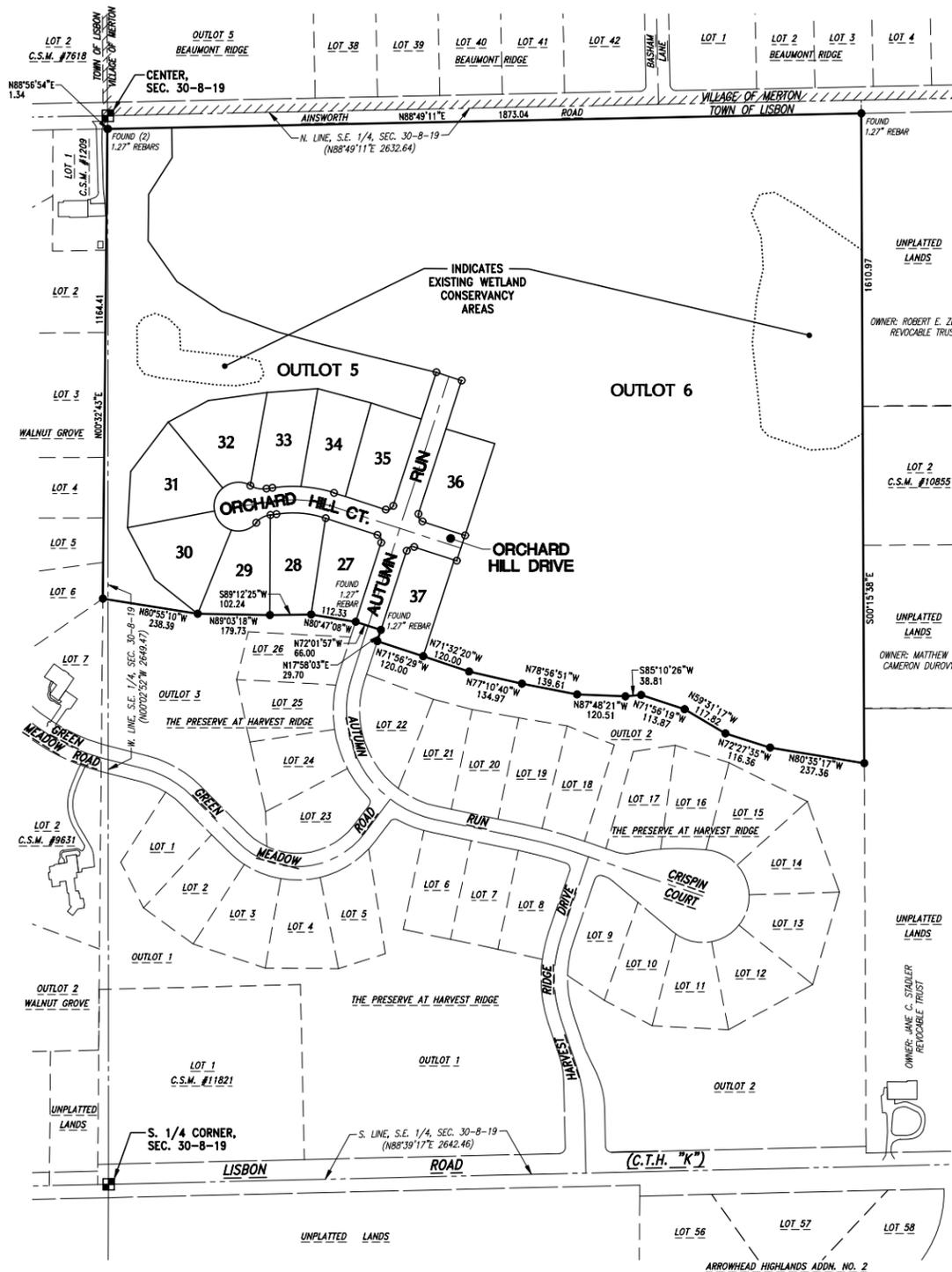
### WETLAND PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlots 5 and 6 of this Plat shall be subject to the following restrictions:

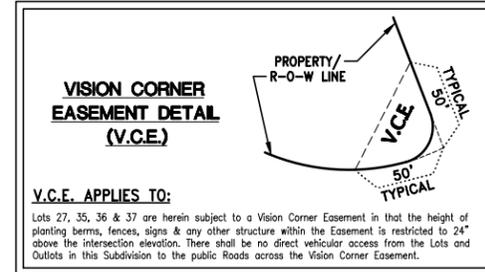
- Grading, filling, the removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, invasive species or dying vegetation may be removed, at the discretion of the landowner and with approval of the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
- Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted in the wetland area subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Ponds are prohibited in the 100-yr. floodplain, primary environmental corridor and isolated natural resource area.
- The construction of buildings is prohibited.

### GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lined foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lined foot.
- Indicates Found 0.75" outside diameter Reinforcing Bar unless otherwise noted.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the West line of the S.E. 1/4 of Section 30, T. 8 N., R. 19 E., is taken to bear North 00°02'52" West.
- All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. All Septic areas for Lots 27 through 37 will be mound type systems.
- All Wells shall be located within 50 ft. off the front lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
- Outlot 5 contains a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
- Outlot 6 contains a Wetland Conservancy Area and Open Space. This Outlot to be retained by the Owner for future development. Neither Waukesha County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of Outlot 6 in the Subdivision by reason of tax delinquency.
- The Owners of the residential Lots within this Subdivision and any previous and future additions to this Subdivision shall each own an equal undivided fractional interest in Outlot 5 of this Subdivision. Neither Waukesha County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- There shall be no direct vehicular ingress or egress to Ainsworth Road from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.
- Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlot 5 and recorded by separate Documents.
- There shall be a 12' wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document after the construction of said Public Asphalt Trail System and granted to the Town of Lisbon for public trail purposes.
- All side and rear Lot lines not regulated by Waukesha County or the Town of Lisbon shall be graded and maintained in cooperation with abutting Property Owners so as to neither impede the flow of Stormwater, nor negatively impact any abutting property, while also adhering to the established, approved, and accepted Stormwater Management Plan.
- Per the Wisconsin Historic Preservation database and State Archaeologist, there are no reported archeological sites within the Subdivision.
- Wetland boundaries shown herein were field delineated by Jeff Kraemer of Stantec Consulting, Inc. (a WDR certified assured delineator) on April 21, 2015.
- All lands with area labeled "Public Drainage Easement" are reserved for stormwater collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "15' Wide Public Access Easement" shall remain clear of trees, shrubs and any structures that may interfere with the free movement of vehicles that may be needed to enter the area for maintenance purposes. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Well Setback" are restricted from the placement of any Well due to potential risk of contamination in accordance with the Stormwater Ordinance and Wisconsin Administrative Codes.
- Basement floor surface elevations shall not be lower than those listed in the Seasonal High Ground Water Table shown below due to potential for high ground water.
- Per Chapter 12, Section 2.06(j) of the Town of Lisbon Land Division and Development Ordinance dated 8-14-17, "Development within a Wetland is prohibited and a 75 foot Building Setback from the Wetland boundary line shall be provided."
- Building Restrictions: A. Minimum 2-foot vertical separation between the lowest elevation of the structure that is exposed to the ground surface and the maximum water surface elevation produced by the 100-year-24-hour design storm. B. Minimum 50-foot horizontal setback between the building and the closest edge of the water at the elevation produced by the 100-year, 24-hour design storm.
- An adjacent property (LSB0264994 / N59W27099 AINSWORTH RD) has a Conditional Use Permit to operate a private target range for muzzle loading firearms (black powder weapons).



**VISION CORNER EASEMENT DETAIL (V.C.E.)**  
 V.C.E. APPLIES TO:  
 Lots 27, 35, 36 & 37 are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.



### SEASONAL HIGH GROUND WATER TABLE:

LOT #	AS SHOWN IN REPORT	SEASON HIGH WATER TABLE ELEV. [1]	MIN. DSMT. ELEV. (PER TOWN OF LISBON) [2]	Groundwater Depth (feet) [3]
27	60	1056.5	1058.00	2
28	59	1049.3	1050.80	2
29	58	1041.55	1043.05	2.66
30	57	1038.34	1039.84	2
31	56	1037.04	1038.54	2.5
32	55	1038.38	1039.88	3
33	54	1042.7	1044.20	1.91
34	53	1047.19	1048.69	3.33
35	52	1052.82	1054.32	3.33
36	39	1062.16	1063.66	3.33
37	23	1060.83	1062.33	2.66

[1] Elevations obtained from "Form A - Seasonal High Groundwater Determination Report" - prepared by Jeffrey Hammes (Professional Soil Scientist #191.132) dated 5/29/2015.

[2] Minimum basement elevations are set 18" above the reported seasonal high groundwater elevation, per Town of Lisbon.

[3] Indicates groundwater depth from existing grade. Per Waukesha County, basement floor surface shall be 1' above interpolated groundwater depth, or if any portion of the proposed basement floor is less than one foot above the highest groundwater table, a gravity drain system and suitable outlet is required.

Basement elevations shall comply with both Town of Lisbon & Waukesha County requirements, as noted on table.

### STORMWATER MANAGEMENT PRACTICE MAINTENANCE:

The titleholders of all Lots within this Subdivision and the titleholders of all Lots within and future additions to this Subdivision shall each hold an equal undivided and nontransferable interest in Outlot 5, where stormwater management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Stormwater Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlot 5. The Maintenance Agreement subjects this Subdivision Plat, and all the Owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the stormwater management practice. The Maintenance Agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments of charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

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

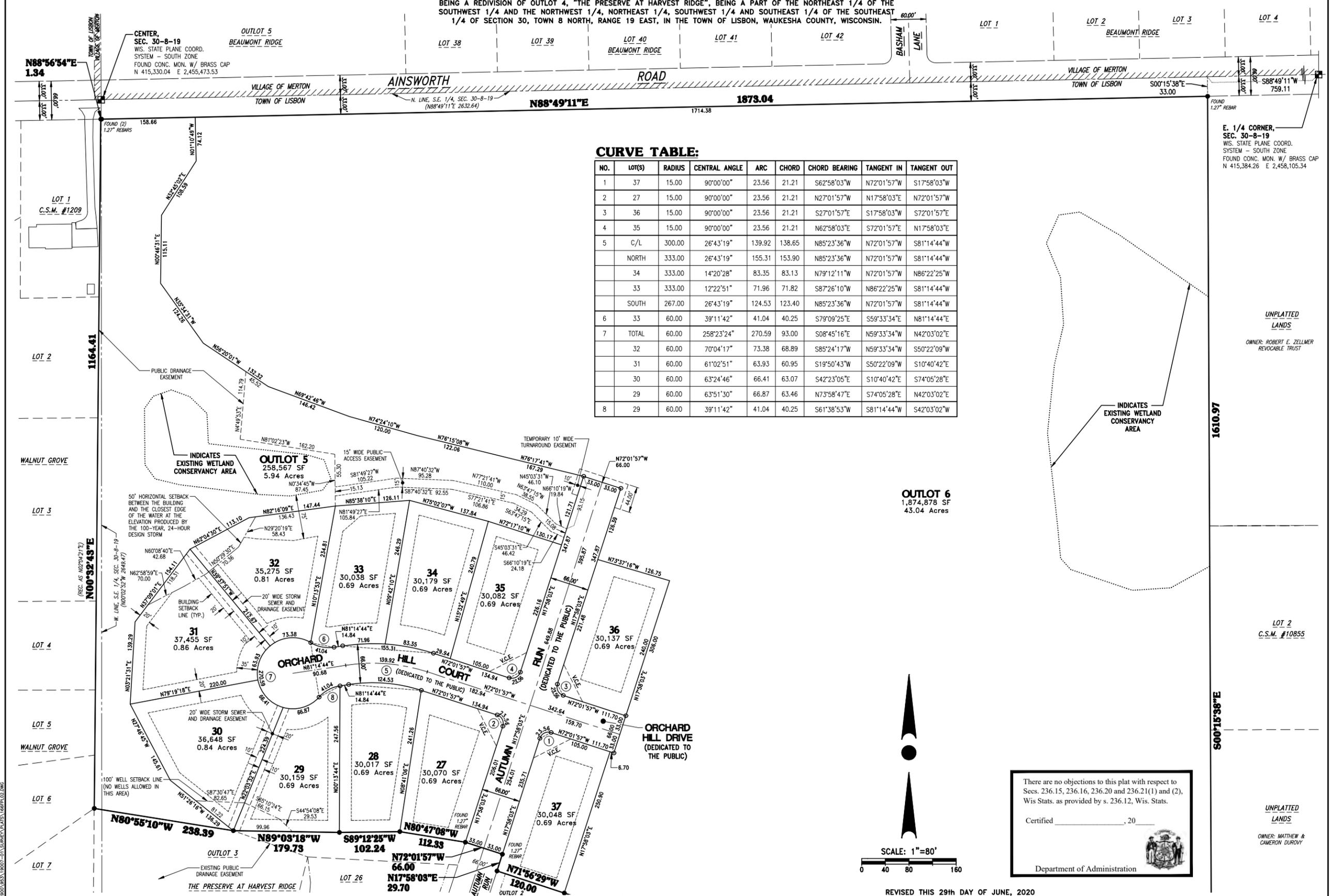
### BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Refer to Town Ordinance Ch. 11 Sec. 3(C) 10. Drainage Regulations.

REVISED THIS 29th DAY OF JUNE, 2020  
 DATED THIS 6th DAY OF MAY, 2020

# THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4, "THE PRESERVE AT HARVEST RIDGE", BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.



### CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	37	15.00	90°00'00"	23.56	21.21	S62°58'03"W	N72°01'57"W	S17°58'03"W
2	27	15.00	90°00'00"	23.56	21.21	N27°01'57"W	N17°58'03"E	N72°01'57"W
3	36	15.00	90°00'00"	23.56	21.21	S27°01'57"E	S17°58'03"W	S72°01'57"E
4	35	15.00	90°00'00"	23.56	21.21	N62°58'03"E	S72°01'57"E	N17°58'03"E
5	C/L	300.00	26°43'19"	139.92	138.65	N85°23'36"W	N72°01'57"W	S81°14'44"W
	NORTH	333.00	26°43'19"	155.31	153.90	N85°23'36"W	N72°01'57"W	S81°14'44"W
	34	333.00	14°20'28"	83.35	83.13	N79°12'11"W	N72°01'57"W	N86°22'25"W
	33	333.00	12°22'51"	71.96	71.82	S87°26'10"W	N86°22'25"W	S81°14'44"W
	SOUTH	267.00	26°43'19"	124.53	123.40	N85°23'36"W	N72°01'57"W	S81°14'44"W
6	33	60.00	39°11'42"	41.04	40.25	S79°09'25"E	S59°33'34"E	N81°14'44"E
7	TOTAL	60.00	258°23'24"	270.59	93.00	S08°45'16"E	N59°33'34"W	N42°03'02"E
	32	60.00	7°04'17"	73.38	68.89	S85°24'17"W	N59°33'34"W	S50°22'09"W
	31	60.00	61°02'51"	63.93	60.95	S19°50'43"W	S50°22'09"W	S10°40'42"E
	30	60.00	63°24'46"	66.41	63.07	S42°23'05"E	S10°40'42"E	S74°05'28"E
	29	60.00	63°51'30"	66.87	63.46	N73°58'47"E	S74°05'28"E	N42°03'02"E
8	29	60.00	39°11'42"	41.04	40.25	S61°38'53"W	S81°14'44"W	S42°03'02"W

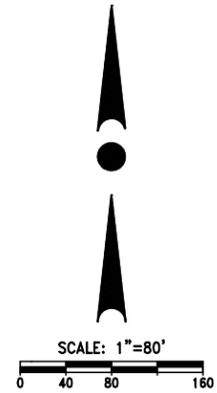
E. 1/4 CORNER, SEC. 30-8-19  
 WIS. STATE PLANE COORD.  
 SYSTEM - SOUTH ZONE  
 FOUND CONC. MON. W/ BRASS CAP  
 N 415,384.26 E 2,458,105.34

UNPLATTED LANDS  
 OWNER: ROBERT E. ZELLMER  
 REVOCABLE TRUST

INDICATES EXISTING WETLAND CONSERVANCY AREA

OUTLOT 6  
 1,874,878 SF  
 43.04 Acres

LOT 2  
 C.S.M. #10855



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

UNPLATTED LANDS  
 OWNER: MATTHEW & CAMERON DUROY

# THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4, "THE PRESERVE AT HARVEST RIDGE", BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

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

That I have Surveyed, divided and mapped a redivision of Outlot 4, "The Preserve at Harvest Ridge", recorded in the office of the Register of Deeds for Waukesha County on December 27, 2019, in Book 55 of Subdivision Plats, on Pages 27 through 30 inclusive, as Document No. 4444332, being a part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

Said Parcel contains 2,567,816 Square Feet (or 58.9490 Acres) of land, more or less.

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

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

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

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

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

## UTILITY EASEMENT PROVISIONS:

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

THE PRESERVE AT HARVEST RIDGE, LLC, Grantor, to

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

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

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

## VILLAGE OF MERTON EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Village Board this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Ron Reinowski, Village President

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

\_\_\_\_\_  
Ron Reinowski, Village President

\_\_\_\_\_  
Tom Nelson, Village Clerk/Treasurer

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

### APPROVING AGENCIES:

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

Witness the hand and seal of said Owner this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

THE PRESERVE AT HARVEST RIDGE, LLC

\_\_\_\_\_  
Steve DeCleene, President of Neumann Developments, its sole member

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

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

### AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration

Print Name: \_\_\_\_\_  
Public, Waukesha County, WI  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

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

\_\_\_\_\_  
Chris Zirbes, Vice President

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

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

Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

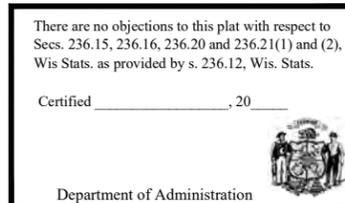
BOWEN GLOBAL INVESTMENTS, INC., a Nevada Corporation duly organized and existing by virtue of the laws of the State of Nevada, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the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

\_\_\_\_\_  
Jeffrey R. Stolz, Vice President

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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

Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_



## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Pamela F. Reeves, County Treasurer

## CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

I, Amy Buchman, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Steven Braatz, Jr., Interim Town Treasurer

## TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Board. The Town of Lisbon also hereby approves and accepts all dedications shown hereon.

All conditions have been met as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Joseph Osterman, Town Chairman

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

\_\_\_\_\_  
Joseph Osterman, Town Chairman

\_\_\_\_\_  
Natasha Girard, Deputy Town Clerk

## TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Plan Commission this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Joseph Osterman, Town Chairman

\_\_\_\_\_  
Jane Stadler, Plan Commission Secretary

## WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL CERTIFICATE:

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

\_\_\_\_\_  
Dale R. Shaver, Director

**STATE OF WISCONSIN**

**TOWN OF LISBON**

**WAUKESHA COUNTY**

**Ord. \_\_\_-20**

**ORDINANCE READOPTING ORD. 01-18, CREATING SECTION 33 AND  
REPEALING/RECREATING VARIOUS SECTIONS OF THE LISBON ZONING CODE RELATED TO  
PLANNED UNIT DEVELOPMENTS AS AN OVERLAY DISTRICT, IN THE TOWN OF LISBON,  
WAUKESHA COUNTY, WISCONSIN**

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**SECTION 1:** Section 33 of the Lisbon Zoning Code is hereby created as follows:

**SECTION 33 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT**

**(a) Purpose and Intent**

1. Planned Unit Development Overlay District (PUD) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.
2. The planned development procedure requires a high degree of cooperation between the developer and the Town. The procedure described herein is designed to give the developer general development plan approval before completing all of the detailed design work while providing the Town with assurances that the project will retain the character envisioned at the time of approval.

**(b) Identified objectives**

When reviewing requests for approval of a Planned Unit Development, the Town shall consider whether the objectives listed below will be served or achieved. Planned Unit Developments should not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.

1. Accommodation of a variety of housing types.
2. Promotion of integrated land uses allowing for a mixture of residential, commercial, public and industrial uses (Mixed Uses) along corridors and in transitional areas.
3. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
4. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
5. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
6. Coordination of architectural styles and building forms to achieve greater compatibility with surrounding land uses.

7. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

**(c) Relationship to other applicable regulations**

1. Permitted and accessory uses. Permitted and accessory uses in the planned development overlay district shall be the same as those permitted in the base zoning district or districts in which the PUD is located.
2. Mixed uses. A mix of different uses within a planned development overlay district may be permitted if the Plan Commission and Town Board determine that the mix of uses is compatible and necessary to achieve the objectives of the PUD.
3. Floor area and height. The PUD may provide for an increase in the maximum gross floor area, floor area ratio, and/or maximum building height allowed in the base zoning district for the purpose of promoting project integration and additional site amenities.
4. Building setbacks. The PUD may provide for a reduction of required setbacks in the base zoning district, provided that a landscaped setback area of the minimum width established for the base zoning district is maintained along the periphery of the PUD.
5. Lot requirements. The Town Board may authorize reductions in the area and width of individual lots within a PUD from that required for the base zoning district, provided that such reductions are compensated for by an equivalent amount of open space elsewhere in the Planned Unit Development. Such open space shall not include areas designated as public or private streets. The plan may increase the maximum density beyond that permitted in the base zoning district for the purpose of promoting an integrated project with a variety of housing types and additional site amenities.
6. Street layout. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive areas or environmental corridors as defined by Waukesha County or SEWRPC, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
7. Density Bonus. The zoning district lot sizes and density for residential PUDs may be modified by applying up to a 30% maximum density bonus to the density otherwise permitted in each base zoning district; provided however, that the density bonus calculation and the sewer reduction provisions contained in the Zoning Code cannot both be applied to further increase the density bonus beyond the 30% maximum density bonus allowed for residential PUDs.
8. Base Zoning Districts. PUD Overlay Districts are not permitted over the EFD or Q1 Districts. PUD Overlay Districts may include C1 Conservancy Districts, provided however, that no portion of any building, lot or structure shall be allowed on lands designated in an underlying C1 Conservancy District.
9. Other exceptions. The Town Board may, in its discretion, authorize the waiver or modification of the restrictions applicable to the base zoning district, provided however, that such waiver or modification shall not authorize the uses which are inconsistent or in compatible with the use restrictions contained in the base zoning district or districts.

**(d) Procedural Requirements**

1. Pre-petition meeting. Prior submitting a petition for approval of a PUD Overlay District, the applicant shall meet with Town Staff to discuss the scope and nature of the proposed development. The applicant must sign and submit the professional services reimbursement form prior to the pre-petition meeting.
2. Petition – General Development Plan (GDP). Following the pre-petition conference, the applicant shall file a petition with the Town Clerk for approval of a Planned Unit Development Overlay District – General Development Plan. Upon submission of a completed application form, GDP, and any petitions for modification of the Comprehensive Plan and changes in the base zoning district, and upon payment of the required fees, the Zoning Administrator shall forward the application to the Plan Commission for review and consideration.

The GDP shall include the following information:

- a. Total area to be included in the PUD, area of open space, residential density computations, proposed building square footage for commercial or industrial development, proposed number of dwelling units, population analysis, traffic analysis, availability of or requirements for municipal services and any similar data pertinent to a comprehensive evaluation of the proposed development required by the Town.
- b. General summary of the estimated value of structures and site improvement costs, including landscaping and special features.
- c. General outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.
- d. Proposed departures from the standards of development in the Town zoning regulations, other Town regulations, administrative rules, or universal guidelines.
- e. Expected date of commencement and completion of physical development as set forth in the proposal.
- f. Details describing the benefits the PUD will provide the Town of Lisbon such as natural resources, open space, aesthetics, economic or public benefits or facilities, etc.
- g. Legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.
- h. Approximate location of public and private roads, sidewalks, paths, trails, driveways, and parking facilities.
- i. Density of the project and the amount of open space and common areas.
- j. Conceptual architectural rendering and design of buildings, if applicable.
- k. General location of institutional, recreational and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways, and open space features, if applicable.
- l. Conceptual provisions for stormwater management.

3. Changes in Comprehensive Development Plan or Base Zoning District.

If a change to the Town of Lisbon Comprehensive Development Plan (CDP) and/or the Base Zoning District is required in order to approve the PUD Overlay District, then the appropriate petition or petitions shall be filed simultaneously with the filing of the GDP.

4. General Development Plan Hearing and Referral.

a. The petition for a GDP approval, together with any changes required in the Comprehensive Plan and/or Base Zoning District, shall be submitted to the Plan Commission for its review and recommendation to the Town Board. CDP and zoning changes shall include those required by the County and other extraterritorial jurisdictions, as applicable. The GDP shall be in compliance with the applicable CDPs and zoning districts.

b. The Plan Commission shall conduct a public hearing in accordance with provisions of this Chapter, and, following the public hearing, shall report its findings and recommendation to the Town Board. In making its recommendation, the Plan Commission may include such conditions or requirements as the Plan Commission deems appropriate in order to preserve the spirit and intent of this Ordinance.

c. Approval of the PUD Overlay District shall establish the basic right of use for the area in conformity with the GDP as approved, provided however, that the GDP shall be conditioned upon subsequent approval of a Specific Development Plan (SDP). The GDP shall not make permissible any of the uses as proposed until a SDP is submitted and approved by the Town Board. The PUD Overlay District/GDP approval date by the Plan Commission shall become the effective date of the PUD Overlay Ordinance.

If a SDP is not submitted and approved by the Town Board within twelve (12) months of the effective date of the PUD Overlay District Ordinance, the PUD Overlay District Ordinance shall be null and void.

5. Specific Development Plan (SDP). The SDP shall be submitted to the Plan Commission, and upon review, the Plan Commission make such recommendations to the Town Board as the Plan Commission deems appropriate.

The SDP may be submitted for consideration concurrently with the GDP, and shall include the following materials and information:

a. The information required for approval of Site Plans as set forth in Section 3 of this Chapter. The nature and extent of the information required under the Site Plan regulations will vary, depending upon the nature of the proposed PUD. Town Staff shall provide assistance to the applicant in order to ensure that all materials and information that may be required or requested by either the Plan Commission or Town Board when reviewing the SPD are included in the application.

b. Such other materials and information as may be requested by Town Staff, taking into consideration the comments and recommendations of the Plan Commission and Town Board when reviewing the GDP.

c. Plat or Certified Survey Maps.

Simultaneously with the submittal of the SPD, the applicant shall file with the Town, and any other jurisdiction required by Chapter 236 of the Wisconsin State Statutes, any Subdivision Plat and/or Certified Survey Map, the approval of which

shall be required in order to approve the SPD. Such submittal shall be in conformance with the Land Division and Development Ordinances of the Town of Lisbon. Such submittal shall include all of the information required under the provisions of the Land Division and Development Ordinance of the Town of Lisbon.

6. Basis of Approval of Specific Development Plan Petition.

- a. Town Plan Commission Approval. The Town Plan Commission shall, after reviewing the information submitted in support of the request for SPD approval, as well as any Plat and/or Certified Survey Map submitted simultaneously with the plan, recommend to the Town Board that the SPD either be approved, approved conditionally, or rejected.
- b. Town Board Approval. Following referral from the Plan Commission, the Town Board shall either approve, approve conditionally, or reject the SPD. In the event that the Town Board approves the SPD conditionally, the conditions of approval shall be stated with particularity. If the Town Board rejects the SPD, the reason or reasons for the rejection shall be stated in writing and provided to the applicant.
- c. The recommendation of the Town Plan Commission and the decision of the Town Board shall be based upon the following criteria:
  - i. Whether the SPD is consistent with the Purpose and Intent of the Zoning Code, and the purpose and intent of the PUD Overlay District.
  - i. Whether the SPD reflects and incorporates consideration of the physical nature of the site with particular concern for the preservation of natural resources, open spaces, natural terrain as required by Ordinance including the CDP and to the greatest extent possible when not regulated by Ordinance.
  - i. Whether the general character and intensity of the use produces an attractive environment appropriate to the uses proposed and is compatible with existing developments in the surrounding area, including developments in neighboring and adjacent municipalities, and is generally consistent with the development policies and practices of the Town.

- iv. Whether adequate municipal services, including the availability of schools and the provision of fire and police services, will be available to support the development, whether adequate municipal water and sanitary sewer facilities are available to support the development, or in the alternative whether the development will proceed using private wells and septic systems.
- v. Whether the applicant and/or developer has provided adequate financial guarantees to ensure that all public improvements are completed in a timely manner, and in accordance with all existing regulations and ordinances of the State, County and Town; whether, if appropriate, adequate deed restrictions have been drafted and will be recorded, and a Home Owners Association or similar Association charge with responsibility of maintaining common areas of the proposed Development has been established.
- vi. Whether any Plat or Certified Survey map has been approved by the Town and all other approving authorities.
- vii. Whether the developer has entered into a Development Agreement, approved by the Town Attorney, the purpose of which is to ensure the implementation, completion and continued maintenance of the development as established by the PUD Overlay District Ordinance, the GDP and the SDP.
- viii. Whether the development will include dedication of lands for parks or other municipal purposes, or alternatively, whether the developer will pay fees in lieu of the dedication.
- ix. Whether the development is subject to, or contingent upon, approval of any adjoining municipality as a result of the contractual obligations imposed by Border Agreements, and if so, whether those approvals have been obtained.

**SECTION 2:** Various Sections of the Lisbon Zoning Code related to Planned Unit Developments are hereby repealed and/or recreated as follows:

### **SECTION 2 DEFINITIONS**

~~**Planned Unit Development (PUD)** is a development strategy, process or procedure that requires conditional use approval whereby a parcel of land is developed for a specific use in such a way as to provide specific benefits to the community (for example more efficient provision of public services such as roads and utilities), as well as the developer and future citizens who will reside with the development, and where the normal application of standards and requirements, primarily the lot sizes, are made more flexible, and which shall contain substantial amounts of common open space for aesthetics (rural character), natural resource or sensitive area preservation/protection (steep slopes, wetlands, floodplains, environmental corridors, etc.), or recreational purposes usually by clustering the lots (refer to Figure 1). For the purposes of this ordinance, a conservation subdivision shall be an interchangeable term with planned unit development and clustering. Owners of each lot may also own the building on the lot, or the development may be a condominium form of~~

ownership.

~~**Planned Unit Development, Mixed**~~ A Planned Unit Development that is a mixture of retail, service uses, industrial uses and/or residential uses. Buildings associated with open space and recreational uses, whether public or private, shall be considered part of the open space use.

**Planned Unit Development Overlay District (PUD)** is a district established to provide a regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater design freedom, imagination and flexibility in the development of land while ensuring substantial compliance with the basic intent of this Chapter and the Town Comprehensive Plan, including dedicated open space and the preservation/protection of natural resources and environmentally sensitive areas. To further these goals, the district allows diversification and variation in the bulk and relationship of uses and structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. The district is further intended to encourage developments consistent with coordinated area site planning.

### **SECTION 3(d) Use Regulations**

2. Accessory Uses and Structures: In any district, accessory structures, buildings and uses customarily incidental to the permitted buildings, uses and structures in that district shall be permitted subject to such requirements as may be hereinafter designated for that district in which they are located and in accordance with Section 3(i)5. No pyramiding as defined herein shall be permitted on any lands fronting on navigable waters, except as may be specifically permitted accessory to a marina or resort, and which may be allowed under the terms of a conditional use permit for a planned unit development. No accessory building, use or structure shall be permitted that by reason of noise, dust, odor, appearance, lighting, traffic generation, smoke, fumes, dirt, vibrations, fire, explosives, pollution, or other objectionable factors creates a nuisance or a substantial adverse effect upon the property value or reasonable enjoyment of the surrounding property. These nuisance determinations shall also include, but not be limited to, incidents of apiary operations where there is bee stinging, bee swarming, or bees otherwise creating a disturbance. Such adverse affects may be required to be corrected or eliminated by such measures as are directed by Sections 3 c 3 and 37 of this ordinance; and Chapter 5, Nuisances, of the Town of Lisbon, Waukesha County, Wisconsin, General Code of Ordinances, also included as Addendum B herein.

### **SECTION 3(i)3. Open Space**

- C. No part of the open space provided for any building shall be included as part of the open space required for another building, except as hereinafter provided for in planned unit developments (refer to ~~Section 4 (h) 21~~ **Section 33**).

### **SECTION 3(i)4. Residential Density**

Residential Density (either referred to as units per acre or minimum lot size) shall not exceed the density hereinafter specified by the regulations for the zoning district in which the development/building is located except as otherwise regulated in accordance with Section 3 (e) 4 (sewer reductions), Section 4 (Conditional Uses), and Section 4 (h) 20 (Multiple Family Units), and ~~21~~ **33** (Planned Unit Developments).

### **SECTION 4(h)21. ~~Planned Unit Development (PUD)~~ **(Reserved)****

(delete all text and subsections of Section 4(h)21)

### **SECTION 9 UC UPLAND CORRIDOR DISTRICT**

- (d) Conditional Uses
  1. In law units, except in a planned unit development

- ~~2.~~ Single family residential planned unit development only— five acre density
- ~~3.~~2. Communication Towers

**SECTION 11 AD-10 AGRICULTURAL DENSITY 10-ACRE DISTRICT**

- (e) Conditional Uses
- ~~9.~~ Single family residential planned unit developments only

**SECTION 12 RD-5 RURAL RESIDENTIAL DENSITY 5-ACRE DISTRICT**

- (e) Conditional Uses
- ~~9.~~ Single family residential planned unit developments only

**SECTION 13 A-10 AGRICULTURAL DISTRICT**

- (d) Conditional Uses
- ~~16.~~ Single family residential planned unit developments only

**SECTION 14 A-5 MINI-FARM DISTRICT**

- (d) Conditional Uses
- ~~15.~~ Single family residential planned unit developments only

**SECTION 15 A-3 AGRICULTURAL/RESIDENTIAL ESTATE DISTRICT**

- (d) Conditional uses
1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels.
  2. Bed and Breakfast
  3. Cemeteries and Mausoleums
  4. Churches, Synagogues, and Other Buildings for Religious Assembly
  5. Commercial Truck Parking
  6. In Law Units
  7. Limited Family Business
  8. Private Clubs and Resorts
  9. Public and Semi-Public Buildings and Uses
  - ~~10.~~ Single family residential Planned Unit Developments
  - ~~11.~~10. Communication Towers
  - ~~12.~~11. Antique shops, gift shops, arts and crafts studios

**SECTION 16 R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT**

- (d) Conditional Uses
1. Bed and Breakfast
  2. Cemeteries and Mausoleums
  3. Churches, Synagogues, and Other Buildings for Religious Assembly
  4. Commercial Truck Parking
  5. In Law Units
  6. Limited Family Business
  7. Private Clubs and Resorts
  8. Public and Semi-Public Buildings and Uses
  - ~~9.~~ Single family residential Planned Unit Developments
  - ~~10.~~9. Communication Towers
  - ~~11.~~10. Antique shops, gift shops, arts and crafts studios
  - ~~12.~~11. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels

**SECTION 17 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

- (d) Conditional Uses
1. Bed and Breakfast
  2. Cemeteries and Mausoleums

3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Commercial Truck Parking
5. In Law Units
6. Limited Family Business
7. Private Clubs and Resorts
8. Public and Semi-Public Buildings and Uses
- ~~9. Single family residential Planned Unit Developments~~
- ~~10. Communication Towers~~
- ~~11. Antique shops, gift shops, arts and crafts studios~~
- ~~12. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels~~

### **SECTION 18 R-3 TWO FAMILY RESIDENTIAL DISTRICT**

#### (d) Conditional Uses

1. Cemeteries and Mausoleums
2. Churches, Synagogues, and Other Buildings for Religious Assembly
3. Commercial Truck Parking
4. In Law Units
5. Private Clubs and Resorts
6. Public and Semi-Public Buildings and Uses
- ~~7. Single and two family attached residential Planned Unit Developments~~
- ~~8. Communication Towers~~
- ~~9. Antique shops, gift shops, arts and crafts studios~~

### **SECTION 19 RM MULTI-FAMILY RESIDENTIAL DISTRICT**

#### (b) Permitted Uses

2. Single-family attached dwellings, either side-by-side or up-and-down, each dwelling unit having its own attached garage a minimum of 440 square feet in size. More than two attached dwelling units are subject to Section 19.(d)~~7~~6 below.

#### (d) Conditional Uses

1. Cemeteries and Mausoleums
2. Churches, Synagogues, and Other Buildings for Religious Assembly
3. Private Clubs and Resorts
4. Public and Semi-Public Buildings and Uses
- ~~5. Residential Planned Unit Developments~~
- ~~6. Communication Towers~~
- ~~7. Multi Family Units~~

### **SECTION 23 P-I PUBLIC AND INSTITUTIONAL DISTRICT**

#### (e) Conditional uses

Conditional uses as provided in Sections 4 (h) 24 and 29. ~~Lands zoned Public and Institutional may be included as public and institutional lands in planned unit developments in accordance with Section 4 (h) 21 of this ordinance.~~

### **SECTION 24 B-1 RESTRICTED BUSINESS DISTRICT**

#### (d) Conditional Uses

1. Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses.
2. Public and Semi Public Buildings and Uses, including commercial day care facilities
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
- ~~5. Single Family, Mixed and Commercial Planned Unit Developments~~
- ~~6. Commercial Kennels~~

- 76. Bed and Breakfast
- 87. Cemeteries and Mausoleums
- 98. Commercial Truck Parking
- 109. In Law Units
- 1110. Marinas
- 1211. Communication Towers
- 1312. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales

## **SECTION 25 B-2 LOCAL BUSINESS DISTRICT**

### (d) Conditional Uses

1. Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses.
2. Public and Semi Public Buildings and Uses, including commercial day care facilities
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial Kennels
6. ~~Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments~~
76. Bed and Breakfast
87. Cemeteries and Mausoleums
98. Commercial Truck Parking
109. In Law Units
1110. Marinas
1211. Commercial fish or bait ponds or hatcheries
1312. Communication Towers
1413. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales
1514. Mobile home parks and trailer camps
1615. Motels and hotels
1716. Testing laboratories

## **SECTION 26 B-3 GENERAL BUSINESS DISTRICT**

### (d) Conditional Uses

1. Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses.
2. Public and Semi Public Buildings and Uses, including commercial day care facilities
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial Kennels
6. ~~Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments~~
76. Bed and Breakfast
87. Cemeteries and Mausoleums
98. Contractor's Yard
109. Outdoor Commercial Recreation Facilities and Uses
1110. Marinas
1211. Commercial fish or bait ponds or hatcheries
1312. Communication Towers
1413. Mobile home parks and trailer camps
1514. Testing laboratories
1615. Motels and hotels
176. Self Service Storage (Mini-Warehouses)

### **SECTION 31 M-1 LIMITED INDUSTRIAL DISTRICT**

(e) Conditional Uses

1. Public and Semi Public Buildings and Uses.
- ~~2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments.~~
- ~~3~~2. Churches, Synagogues, and Other Buildings for Religious Assembly
- ~~4~~3. Private clubs and resorts
- ~~5~~4. Commercial fish or bait ponds or hatcheries
- ~~6~~5. Communication Towers
- ~~7~~6. Testing laboratories
- ~~8~~7. Cemeteries and Mausoleums
- ~~9~~8. Outdoor Commercial Recreation Facilities and Uses.
- ~~10~~9. Commercial Kennel
- ~~11~~10. Contractors Yards
- ~~12~~11. Mobile home parks and trailer camps
- ~~13~~12. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales
- ~~14~~13. Self Service Storage (Mini-Warehouses)

### **SECTION 32 M-2 GENERAL INDUSTRIAL DISTRICT**

(e) Conditional Uses

1. Public and Semi Public Buildings and Uses.
- ~~2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments.~~
- ~~3~~2. Churches, Synagogues, and Other Buildings for Religious Assembly
- ~~4~~3. Private clubs and resorts
- ~~5~~4. Commercial fish or bait ponds or hatcheries
- ~~6~~5. Communication Towers
- ~~7~~6. Testing laboratories
- ~~8~~7. Cemeteries and Mausoleums
- ~~9~~8. Outdoor Commercial Recreation Facilities and Uses.
- ~~10~~9. Quarrying.
- ~~11~~10. Public and Commercial Disposal Operations for Noncombustible Materials.
- ~~12~~11. Commercial Kennels
- ~~13~~12. Contractors Yards
- ~~14~~13. Mobile home parks and trailer camps
- ~~15~~14. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales
- ~~16~~15. Self Service Storage (Mini-Warehouses)

**SECTION 3:** All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

**SECTION 4:** This ordinance shall take effect upon passage and posting as provided by law.

\_\_\_ day of \_\_\_, 2020.

TOWN BOARD, TOWN OF LISBON  
WAUKESHA COUNTY, WISCONSIN

BY: \_\_\_\_\_  
JOSEPH OSTERMAN, Chairman

BY: \_\_\_\_\_  
TEDIA GAMIÑO, Supervisor

BY: \_\_\_\_\_  
MARC MOONEN, Supervisor

BY: \_\_\_\_\_  
LINDA BEAL, Supervisor

BY: \_\_\_\_\_  
REBECCA PLOTECHER, Supervisor



ATTEST:

BY: \_\_\_\_\_  
Steven A. Braatz, Jr.  
Town Interim  
Clerk-Treasurer



# REQUEST FOR CONSIDERATION

**COMMITTEE CONSIDERATION:** Town Board

**ITEM DESCRIPTION:** Discussion on membership of the Park Committee

**PREPARED BY:** Steven Braatz Jr., Interim Town Clerk-Treasurer

**REPORT DATE:** July 9, 2020

**RECOMMENDATION:** No recommendation. Seeking direction from the Board.

## BACKGROUND

Sec. 2.11 of the Town Code states the following:

There is hereby created a Town Park Committee consisting of nine (9) members. The Town Chairperson shall nominate members of the Park Committee, whose appointments shall be confirmed by the Town Board. Appointments to the Park Committee shall be for a term of three (3) years, commencing as of the first day of July in the year in which the appointment to the Committee member is made. All appointments shall be made as of the expiration of the term of Committee members currently serving under prior Town ordinances creating the Town Park Commission. All Committee members shall take and file an official oath with the Town Clerk.

Supv. Tedia Gamino was appointed to the Committee in 2017. In discussing this with Chairman Osterman, it appears that, historically, a Town Supervisor has been appointed to the Committee. However, there is no mention of a Town Supervisor position as a member of the Committee.

The main issues are the term dates. Park Committee members are appointed to 3-year terms. However, Supervisors are elected to 2-year terms. These terms clearly conflict.

There are two considerations:

1. If the Board would like to continue the historical pattern of appointing a supervisor to the Committee, then Sec. 2.11 would need to be amended to include a Supervisor position. This position would then be elected by the Town Board (or recommended for appointment by the Town Chair) each year. This would mean the Committee would consist of eight citizen members appointed on 3-year staggered terms and one Supervisor member either elected or appointed annually. Currently, the Plan Commission and Public safety Committees have Supervisor positions elected by the Town Board annually.
2. If the Board wishes to follow the existing Code, then Chairman Osterman should recommend a citizen member instead of a Supervisor for the position.

If the Board would like the Code changed, that is a simple ordinance that I can create. If the Board wishes to follow the existing Code, then I will await word from Chairman Osterman for the recommended name of the appointee to place on a future agenda.

