



TOWN OF LISBON MEETING AGENDA PLAN COMMISSION

Chairperson: Joseph Osterman, Chair
Commissioners: Mark Meyer, Ed Nelson, Bryan Oelhafen, Rebecca Plotecher, Chad Samanske, Jane Stadler

Thursday, September 10, 2020

6:30 PM

Town Hall, Board Room
W234N8676 Woodside Rd.

Regular Meeting

Join Zoom Meeting Online: <https://zoom.us/j/92262979711?pwd=N21pTGtQS3Zac0w3ZklvRHFUUFZlQT09>
Enter Meeting ID: 922 6297 9711. Enter Passcode: 057928

Join Zoom Meeting by Phone: Dial 1-312-626-6799. Enter Meeting ID: 922 6297 9711. Enter Password: 057928

1. Call to Order

2. Roll Call

3. Comments from citizens present

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

4. Minutes

Discussion and possible action on the following minutes

A. Approval of the May 14, 2020 and August 13, 2020 Plan Commission meeting minutes

5. New Business

Discussion and possible action on the following items

A. Request by owner Tomasini Family Limited Partnership and applicant Steve Kron (Backdraft LLC) for a Site Plan and Plan of Operation (SPPO) located at N70W25156 Indian Grass Lane, Lisbon, WI, 53089, LSBT 0225.999.004

B. Request for owner Kathleen Savorias and applicant Anthony Savorias, for a Certified Survey Map (CSM) for the property located at W244N8883 Cordell Lane, Lisbon, WI 53089, LSBT 0156.018, and recommendation to the Town Board

C. Discussion on content of meeting minutes

6. Request from members to request items on future agendas.

7. Adjournment.

Joseph Osterman
Chairperson

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

All meetings of the Plan Commission 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 commission is a working session for the commission itself, and discussion by those in attendance is limited to commissioners, staff and others that may be a party to the matter being discussed.

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

Draft
Minutes of the Plan Commission Public Hearings
Town of Lisbon, Town Hall
Thursday, May 14, 2020
6:30 PM

Roll Call: Present: Chairman Joseph Osterman, Supervisor Plotecher, Plan Commission Members Ed Nelson, Mark Meyer, Bryan Oelhafen, Chad Samanske, and Jane Stadler. Also present: Administrator Gina Gresch, Planners Rachel Holloway and Josh Langen, Attorney Michael Van Kleunen.

A Public Hearing was held by the Lisbon Plan Commission at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089.

PUBLIC HEARING #1 - Conditional Use Permit request for a Contractors Yard in the M-2 Zoning District, for owner/applicant John Smaglik, for the property located at W220N7071 Townline Road, Lisbon, WI 53089, LSBT 0237.981.002, PARCEL 2 CERT SURV 1840 VOL 12/314 PT NE1/4 SEC 24 T8N R19E DOC# 3574151.

Chairman Osterman opened the public hearing at 6:30 PM and read the published notice.

Public Hearing Comments. None.

Adjournment:

The public hearing was adjourned at 6:33 PM.

Minutes of the Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, May 14, 2020
Following Public Hearing beginning at 6:30 PM

Roll Call: Present: Chairman Joseph Osterman, Supervisor Plotecher, Plan Commission Members Ed Nelson, Mark Meyer, Bryan Oelhafen, Chad Samanske, and Jane Stadler. Also present: Administrator Gina Gresch, Planners Rachel Holloway and Josh Langen, Attorney Michael Van Kleunen.

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

Discussion and necessary action on the March 12, 2020 Plan Commission Public Hearing & Meeting minutes:

Motion by Oelhafen, seconded by Nelson to approve the minutes. Commissioners noted the need to remove Semanske from the roll call. Motion by Osterman, seconded by Nelson, subject to this change. Motion passed 7-0-0.

Discussion and necessary action on the April 30, 2020 Plan Commission Public Hearing & Meeting minutes:

Motion by Osterman, seconded by Stadler, to postpone. Motion carried, 7-0.

Unfinished Business

There was none.

New Business

Discussion and necessary action on the Conditional Use Permit request for a Contractors Yard in the M-2 Zoning District, for owner/applicant John Smaglik, for the property located at W220N7071 Townline Road, Lisbon, WI 53089, LSBT 0237.981.002, and recommendation to the Town Board of the same.

John Smaglik, N82W22390 Andrew Drive, Lisbon, was present.

Langen summarized the proposal. Smaglik proposes a landscaping contractor's yard with replacement building, requiring a CUP and Site Plan/Plan of Operation approval. The operation previously received Plan of Operation approval in 2008 and a variance for the replacement building in 2019. He has more than the minimum required parking spaces.

Smaglik confirmed there is nowhere else to put the building on the one-acre site. Oelhafen said Smaglik had to go to BOA because the site is so small. Smaglik said neighbors are not that close to his property and the Carlsons on Carlson lane are okay with this as his building used to be the Carlson Hardware Store.

Semanske noted Smaglik has one part-time and one full-time employee. If he adds more he has to come back to the Plan Commission. Smaglik said he wants to grow his company, that now it is just him and one part-time high school student but he would like to add one more employee in the coming year; he agreed to update his Plan Commission application to reflect two full-time and up to two part-time employees. Plan Commission members were okay with that. Smaglik noted there is a bathroom and he is on a holding tank.

Langen noted that the site would still have adequate parking with the additional employees.

Motion by Commissioner Nelson to approve the Conditional Use Permit request for a Contractors Yard in the M-2 Zoning District, for owner/applicant John Smaglik, for the property located at W220N7071 Townline Road, Lisbon, WI 53089, LSBT 0237.981.002, subject to the following conditions and clarifying the number of employees to two full-time and two part-time employees, and recommendation to the Town Board of the same.

- 1. The Town of Lisbon retains the right to review the grading for compliance and maintenance of associated stormwater with approved plans.*
- 2. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of occupancy permits.*
- 3. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of occupancy permits.*
- 4. The Town Engineer review the site plans to ensure the site is in compliance with the respective Town codes. Non-objection from the Town Engineer and correction of any deficiencies prior to issuance of SPPOO approval.*
- 5. Outdoor storage of materials will be screened by a combination of existing landscaping and slatted chain-link fence.*
- 6. There shall be no additional trash or commercial/office recycling stored outside of the building, exclusive of raw materials, beyond the designated dumpster.*
- 7. Provide plans for ongoing maintenance of landscaping, including mowing and weed management.*
- 8. Soil tests shall be done, and provided to the Town, to confirm the soils are buildable.*

9. *The hours and days of operation shall be 6am to 6pm Monday through Friday, and 7am to 1pm on Saturday, as proposed.*
10. *The applicant will need to delineate the loading space.*
11. *All erosion control devices be installed and maintained throughout the duration of the construction project. It is imperative that erosion control be established prior to the onset any excavating or grading activities.*
12. *The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.*
13. *Waukesha County review and approval of stormwater plans.*
14. *Waukesha County approval of any final Stormwater Management Practice and Maintenance Agreement.*
15. *Once the Storm Water Management Practice and Maintenance Agreement and any addendums of the same have been executed, a record copy shall be sent to the Town of Lisbon and the Town's Engineer for their records.*
16. *Provide details regarding the existing building foundation and/or pad. Indicate if any is to be removed. Provide details regarding the proposed building foundation and/or pad. Indicated limits and detail drawings for construction.*
17. *Provide details regarding any proposed floor drains. Indicate location and detail drawings for construction. Indicate where the floor drains ultimately discharge.*
18. *Indicate location of sanitary and water building connections. All connections shall conform to State, County and/or local permit requirements.*
19. *Include erosion control measures along the east side of the property to ensure any potential runoff is contained onsite. Specifically, north of the driveway entrance.*
20. *Include erosion control measures along the south side of the property to ensure any potential runoff is contained onsite. Specifically, the southeast corner of the site.*
21. *Indicate the location for a construction entrance. Provide detail drawing.*
22. *Once the erosion control measures are in place and prior to commencing construction the applicant shall contact the Town Engineer, for an initial inspection.*
23. *The applicant should obtain all necessary State and County permits and provide a copy of permit approvals to the Town for their records.*
24. *An up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon.*
25. *The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Conditional Use Permit and/or Site Plan/Plan of Operation permit, as applicable, with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted for this M-2 General Manufacturing zoning district, shall be considered to be prohibited, except as otherwise specified herein.*
26. *The Town reserves the right to review any condition imposed as part of this Conditional Use Permit and Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission*

may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the CUP and/or SPPOO Permits or termination of the use.

Seconded by Commissioner Samanske. Motion carried, 7-0.

Discussion and necessary action on the Site Plan and Plan of Operation request for a garage door business, for owner Tomasini Family Limited Partnership, applicant Roy Shelton, Anytime Garage Doors, for the property located at N70W25156 Indian Grass Lane, Suite B, Lisbon, WI 53089, LSBT 0225.999.004.

Ashely Shelton, W237N6587 Orchard Drive, Sussex, was present representing the business owner.

Langen stated there is Waukesha County shoreland zoning on this property, but this is just a change of tenant for an indoor business that installs and services garage doors. The applicants will have a showroom, but all work will be done off-site.

Osterman asked about hours of operation, are those the hours you will be in the building? Shelton said yes it is office hours, though sometimes she stays after hours to work., that people could be there as early as 7:00 A.M. and as late as 6:00 P.M. She said it would be rare they would be there on weekends, but it is possible for a service call. Osterman said now is the time to adjust the hours. Meyer suggested listing seven days a week 7:00 A.M. to 7:00 P.M.

Oelhafen said the applicant should also check with Waukesha County Parks and Land Use for a Zoning Permit because they are in shoreland zoning. Langen said that has been discussed with applicants.

Motion by Commissioner Samanske to approve the Site Plan and Plan of Operation request for a garage door business, for owner Tomasini Family Limited Partnership, applicant Roy Shelton, Anytime Garage Doors, for the property located at N70W25156 Indian Grass Lane, Suite B, Lisbon, WI 53089, LSBT 0225.999.004, subject to the Planner's conditions, also updating the hours of operation to Sunday through Sunday, 7AM to 7PM.

- 1. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of occupancy permits.*
- 2. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of occupancy permits.*
- 3. There shall be no permanent outdoor storage of materials.*
- 4. Commercial trash and recycling shall use business center facilities.*
- 5. The hours and days of operation shall be 8am to 4pm Monday through Friday, as proposed.*
- 6. The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.*
- 7. The applicant should obtain all necessary State and County permits and provide a copy of permit approvals to the Town for their records.*
- 8. An up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon.*
- 9. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a*

new Site Plan/Plan of Operation permit, as applicable, with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted for this M-2 General Commercial zoning district, shall be considered to be prohibited, except as otherwise specified herein.

- 10. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the SPPOO Permit or termination of the use.*

Seconded by Commissioner Oelhafen. Motion carried, 7-0.

Discussion and necessary action on the updated Chapter 13 Sign Code, and recommendation to Town Board of the same.

Langen explained that this ordinance update is necessary to comply with the 2015 Reed v. Town of Gilbert U.S. Supreme Court decision, which determined that content-based sign regulations are unconstitutional. It is also an opportunity to reflect current-day sign standards and construction practices, to allow more flexibility and be easier to administer. He said that while it would be easier to readopt Chapter 13, which would not require a public hearing, the Town Attorneys advised this be in the Chapter 11 zoning code. Waukesha County does not require a joint public hearing for a zoning code text amendment.

Langen described the draft changes. He tried to retain most of the structure and language, but made some significant changes and a chart to quickly see what the regulations are for each zoning district. Packets include the version showing edits and the clean version. The new sections attempt to put things in a logical order, with administrative first, then prohibited signs, exempt signs and then the details of permitted signs. Temporary signs are not really defined now, but they will be in the new code. Many businesses use temporary signs to generate business. All of the definitions are now in one place. He gave examples of different signs like gas stations want, which are not visible from the road so would not require a sign permit. Applications will be filed with the Zoning Administrator. He gave examples of how to use the sign chart. There is flexibility built in for setbacks and wall signs. To add more flexibility, the Zoning Administrator could allow for 20% change to any standard, in exchange for additional landscaping or potentially feature such as a brick wall.

Langen noted the Town will need to repeal Chapter 13 and it will be reserved. The new sign code will be Section 5, and Section 3m currently referencing signage will be updated. This will be scheduled for a joint Plan Commission/Town Board public hearing for the zoning text amendment.

Nelson complemented Langen on doing a nice job, said this protects the town and gives applicants a little more leeway.

Langen said signage comes through as a Conditional Use it is a little harder because it has to be based on substantial evidence. Currently, Chapter 13 allows the Plan Commission to make variances. He noted the new code would be a bit less flexible than that but protects the town and make things more consistent in decision making. Plan Commission members thanked him to doing all this work.

Ploetcher said she has wanted this to be done because things have progressed and brings us up to par with modern day requirements. She asked who the Zoning Administrator would be. Oelhafen suggested it could be the Town Administrator and make sure a designee is understood.

Meyer asked about changeable message board signs, what is the definition of "weekly basis"? He suggested removing "on a weekly basis". He said understands that the Zoning Administrator or designee would be able to approve sign applications that meet the code. Those that do not, or that involve a Conditional Use, will come to the Plan Commission? It does not seem to be the way this is written. He said if it is a Conditional Use the Plan Commission should review the signage so that they can see it all together and have all ducks in a row. He said zoning code Section 37 already has language allowing the Zoning Administrator, which is the Plan

Commission, to appoint a designee to approve applications, so it should not need to be specified in the sign code.

There was discussion of the pros and cons of the Town Administrator having to designate different people to administer specific sections of code versus just specifying in the ordinance which types of approvals may be done by Town staff. Langen suggested that when signage is associated with a conditional use, it can be beneficial to give applicants an option to conform with the code and get a staff approval, or they can ask for flexibility on certain standards and make the sign application part of their Conditional Use application. Osterman suggested if the sign code doesn't fit in a Conditional Use, the Plan Commission could limit it more. Meyer made a few other technical changes and typos, which Langen will change. This will be scheduled for a June public hearing.

Staff update on The Preserve at Harvest Ridge Phase 2, LLC for the property located on Autumn Run, LSBT 0264.030.

Holloway gave an update on the status of the development. The Town has received the Phase 2 / First Addition plat for review. The Town Engineer has already reviewed and approved construction plans, Waukesha County issued the stormwater permit last week, and the Letter of Credit is in hand. The Developer Agreement is in progress for Phase 2, being revised by staff. The County raised an issue during the preliminary plat review about the gun range to the northeast of the site which has a Conditional Use; the County required that the Conditional Use be reviewed when the lands to the west get developed. The Town has sent a letter to the property owner requesting a meeting to discuss, has no response yet. Waukesha County said they are not inclined to approve Phase 2 until they hear from the Town how safety will be insured. Developer would like to move forward with construction as soon as next week. Leisses said he wants to make sure the Plan Commission is comfortable with site grading moving forward. Holloway noted Phase 2 is just 11 lots, not the entire rest of the property and is on the opposite side of the property from the gun range. Plan Commission is ok with earthmoving.

Stadler said she wants them to pick up their garbage which is blowing into her yard. Osterman said he would contact the developer. Oelhafen said he sent an email to the developer about this and the MBA emailed the builders too about this. This will be resolved between him, the Town Chair and Town Engineer. Holloway noted that by ordinance the Plan Commission has to take action on final plat within 30 days, the clock started, has to be on the June agenda and the Town Board has to act by July 11. Leisses said the Developer has been discussing with the adjacent property owners last week, and they sent him an exhibit today to review. He is working on this and the Town should see it soon. Attorney Van Kleunen said nothing needs to happen tonight; there will be ongoing discussions with the County and the landowner, more information to come.

Town Planner Report.

Planners Langen and Holloway reported on several potential applications that are pending. They are also working on the Town PUD ordinance language, since Waukesha County adopted something with slightly different wording than what the Town adopted; however the existing ordinance is still in place because we have severability in place. They also need to review the Conditional Use ordinance to comply with recently updated state laws.

Request from members to request items on future agendas.

Adjournment.

Motion by Commissioner Nelson to adjourn the Thursday, May 14, 2020 Plan Commission Meeting at 8:04 P.M. Seconded by Commissioner Samanske. Motion carried, 7-0.

Respectfully submitted,

Rachel Holloway
Town Planner



**TOWN OF LISBON
MEETING MINUTES
PLAN COMMISSION**

*Town Chairperson: Joseph Osterman, Chair
Supervisors: Mark Meyer, Ed Nelson, Bryan Oelhafen, Rebecca Plotecher, Chad Samanske, Jane Stadler*

Thursday, August 13, 2020

6:31 p.m.

Town Hall, Board Room
W234N8676 Woodside Rd.

**Draft
Regular Meeting**

1. Call to Order

Chairman Osterman called the Plan Commission meeting to order at 6:31 p.m.

2. Roll Call

Commissioners present: Mark Meyer
Ed Nelson
Bryan Oelhafen
Becky Plotecher
Chad Samanske
Jane Stadler
Joe Osterman, Town Chair

Also present: Steven Braatz, Jr., Interim Clerk-Treasurer
Jacob Heermans, Senior Land Use Specialist, Waukesha
County Dept of Parks and Land Use (via MS Teams)
Rachel Holloway, Town Planner (via MS Teams and Zoom)
Josh Langen, Town Planner
Marc Moonen, Town Supervisor
Sandy Scherer, Senior Planner, Waukesha County Dept of
Parks and Land Use (via MS Teams)
Michael Van Kleunen, Town Attorney

3. Joint Public Hearing with Town of Lisbon Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division

A. To consider the rezone request (RZ66) of Tom Auer (petitioner) and the Edward McLaughlin Trust (owner), to rezone the property from the B-2 Local Business and R-2 Residential Districts (County) and the M-2 Industrial District (Town) to the B-3 General Business District (Town and County) in order to operate a landscape contracting business, snowplow operation, and retail greenhouse/nursery on

property described as part of the SE 1/4 of Section 24, T8N, R19E, Town of Lisbon. More specifically, the property is located at W220 N6439 and N6437 Townline Road/CTH F

Public hearing opened at 6:33 pm.

Planner Langen presented. The applicant is proposing to rezone a portion of Tax Key No. LSBT 0240.992.002 in order to develop, own, and operate a landscape contracting business, snowplow operation, and retail greenhouse/nursery on the property. The parcel has two (2) noncontiguous properties, a southern property measuring approximately 3.2 acres, and a northern property measuring approximately 17.1 acres. The application for rezoning is proposed for the southern property. The properties are anticipated to be separated at a later date, with new Tax Key numbers currently approved and reserved for use in 2021. In addition to a rezoning of the south property, the proposed uses will need to be approved as a permitted use within the proposed B-3 zoning, and a Conditional Use Permit will need to be approved to allow for a contractor's yard in the proposed B-3 zoning.

Tom Auer, Applicant, spoke in support of the proposal.

No public comments.

Public hearing closed at 6:35 pm.

Chairman Osterman amended the agenda to take up items 7A and B.

7. New Business

- A. Rezoning request of approximately 1.4 acres from the B-2 Local Business and R-2 Residential Districts (County) and the M-2 Industrial District (Town) to the B-3 General Business District (Town and County) for Tom Auer (petitioner) and the Edward McLaughlin Trust (owner), in order to operate a landscape contracting business, snowplow operation, and retail greenhouse/nursery, located at W220 N6439 and N6437 Townline Road/CTH F, Lisbon, WI, 53089, LSBT 0240.992.002 Partial**

Motion by Oelhafen, seconded by Nelson, to recommend approval of the rezoning request of approximately 1.4 acres from the B-2 Local Business and R-2 Residential Districts (County) and the M-2 Industrial District (Town) to the B-3 General Business District (Town and County) for Tom Auer (petitioner) and the Edward McLaughlin Trust (owner), in order to operate a landscape contracting business, snowplow operation, and retail greenhouse/nursery, located at W220 N6439 and N6437 Townline Road/CTH F, Lisbon, WI, 53089, LSBT 0240.992.002 Partial. Motion carried.

County rep Scherer noted that the existing triplex has a Town conditional use permit, but does not have a County conditional use permit. The applicant will likely need a waiver from the County.

B. Request by Tom Auer (petitioner) and the Edward McLaughlin Trust (owner), in order to confirm the use classification for a landscape contracting business, snowplow operation, and retail greenhouse/nursery, located at W220 N6439 and N6437 Townline Road/CTH F, Lisbon, WI, 53089, LSBT 0240.992.002 Partial

Plan Commission gave staff general direction that the proposed land use fits the B-3 zoning. Commission has traffic and landscaping concerns that the Planner can work on with the applicant. The next step is for the applicant to submit a Site Plan and Plan of Operation, once the rezoning is approved. No action taken.

4. Joint Public Hearing with Town of Lisbon Plan Commission and the Town Board

A. PUBLIC HEARING #1: Rezoning request of approximately 5 acres from A-10 Agricultural to A-5 Mini Farm for owner CJ Real Estate Enterprises, LLP, applicant Joe Goetz, for the property located at N55 W27371 Lisbon Rd, Lisbon, WI 53089, LSBT 0265.998.002

Public hearing opened at 7:23 pm.

Joe Goetz, applicant, explained that he is looking to break off a piece of his property to build a house.

No public comments.

Public hearing closed at 7:25 pm.

B. PUBLIC HEARING #2: Major Grading Conditional Use Permit (CUP) request for owners Robert L. Miller Jr. and Angela R. Miller, applicant Robert Miller, for the property located at N87W2464 N Lisbon Road, Lisbon, WI 53089, LSBT 018.299

Public hearing opened at 7:25 pm.

Robert Miller, applicant, explained that he is looking to put a pond in on his property.

No public comments.

Public hearing closed at 7:27 pm.

C. PUBLIC HEARING #3: Request for Robert E Zellmer Revocable Trust, applicant Preserve at Harvest Ridge LLC, for the property located at N59W27099 Ainsworth Rd, Lisbon, WI 53089, LSBT 0264.994, for a Major Grading Permit associated with an existing Conditional Use

Public hearing opened at 7:27 pm.

Robert Zellmer, applicant, explained that he is looking to reconstruct the backstop for his existing private target range and put a berm in that is wider and deeper than the previous one.

No public comments.

Public hearing closed at 7:31 pm.

5. **Comments from citizens present**

Mary Nettesheim, W239N6522 Maple Ave., Sussex, member of the Menomonee Saddle Club – Thanked Stadler, Osterman, and Engineer Leisses for taking care of a driveway and water runoff problem on her property due to a neighbor's drainage ditches that were causing flooding.

6. **Minutes**

A. **Approval of the July 9, 2020 Plan Commission meeting minutes**

Motion by Nelson, seconded by Samanske, to approve the minutes of the July 9 Plan Commission meeting. Motion carried.

Chair Osterman requested a future agenda item to clarify what the contents of Plan Commission minutes should be.

7. **New Business**

Chairman Osterman amended the agenda to take up item 7D before C.

D. **Review and discussion on a conceptual Certified Survey Map (CSM) request of approximately 5 acres for owner CJ Real Estate Enterprises, LLP, applicant Joe Goetz, for the property located at N55 W27371 Lisbon Rd, Lisbon, WI 53089, LSBT 0265.998.002, and recommendation to the Town of the same**

Langen summarized the request. The applicant has a remnant parcel waiver request currently under review by Waukesha County due to shoreland jurisdiction on part of the property. He noted surrounding land uses, zoning and road stubs. Staff does not know why Elizabeth Drive was not extended, but the applicants propose a driveway easement extension off of Elizabeth Drive right-of-way.

Discussion of options, including connections to other road stubs abutting the property, the existing lot created by CSM in 1998 and the Arrowhead Highlands 2nd Addition Plat recorded in 2000. Planner Langen and Attorney Van Kleunen explained intent of the zoning code's limit of two buildings or two lots on a shared driveway easement; the existing driveway connection to Lisbon Road Exceeds this limit already making another road connection necessary. A physical connection to Elizabeth Drive may be possible, but more information is needed due to a drainageway between the proposed CSM and existing road pavement.

Discussion of the need to prove hardship in order to get a variance from the zoning code requirement, and that the hardship cannot be financial or self-imposed. Holloway asked if owners have considered other driveway access points or road connections. They prefer Elizabeth Drive and though the wooded areas in the south would prevent road extensions. Town Engineer Leisses said it should be possible to build a connection to Elizabeth Drive since wetlands were mapped south of the right-of-way, likely using culverts not a bridge. Langed said County staff suggested moving the lot line of the existing CSM lot north in order to align with Elizabeth Drive right-of-way to the east.

Commission has concerns that the existing driveway does not meet the Town Code. They did not know why Elizabeth Drive was never extended, they do want an access to be code compliant. They said the owners could use a driveway that extends off the public road, with a Town permit, even if it lies in public right-of-way for the time being.

Commission directed the applicant to work with Waukesha County and the Town Engineer and Planner to come up with a better option that complies with the Town Code and County recommendations. No action taken.

C. Rezoning request of approximately 5 acres from A-10 Agricultural to A-5 Mini Farm for owner CJ Real Estate Enterprises, LLP, applicant Joe Goetz, for the property located at N55 W27371 Lisbon Rd, Lisbon, WI 53089, LSBT 0265.998.002, and recommendation to the Town of the same

Motion by Samanske, seconded by Oelhafen, to postpone the rezoning request of approximately 5 acres from A-10 Agricultural to A-5 Mini Farm for owner CJ Real Estate Enterprises, LLP, applicant Joe Goetz, for the property located at N55 W27371 Lisbon Rd, Lisbon, WI 53089, LSBT 0265.998.002, and recommendation to the Town of the same. Motion carried.

E. Major Grading Conditional Use Permit (CUP) request for owners Robert L. Miller Jr. and Angela R. Miller, applicant Robert Miller, for the property located at N87W2464 N Lisbon Road, Lisbon, WI 53089, LSBT 0182.999, and recommendation to the Town of the same

Motion by Nelson, seconded by Stadler, to approve the Major Grading Conditional Use Permit (CUP) request for owners Robert L. Miller Jr. and Angela R. Miller, applicant Robert Miller, for the property located at N87W2464 N Lisbon Road, Lisbon, WI 53089, LSBT 0182.999, and recommendation to the Town of the same. The approval is subject to the conditions as stated in the Town Planner report dated August 4, 2020. Motion carried. [Editor's note: It was determined after the meeting that Plan Commission

F. Request for Robert E Zellmer Revocable Trust, applicant Preserve at Harvest Ridge LLC, for the property located at N59W27099 Ainsworth Rd, Lisbon, WI 53089, LSBT 0264.994, for a Major Grading Permit associated with an existing Conditional Use, and recommendation to the Town of the same

Motion by Nelson, seconded by Plotecher, to approve the request for Robert E Zellmer Revocable Trust, applicant Preserve at Harvest Ridge LLC, for the property located at N59W27099 Ainsworth Rd, Lisbon, WI 53089, LSBT 0264.994, for a Major Grading Permit associated with an existing Conditional Use, and recommendation to the Town of the same. The approval is subject to the conditions as stated in the Town Planner report dated August 4, 2020, with the addition of an exemption to exceed the maximum 3:1 slope and allow 1:1. Motion carried.

8. Planner Report

Planner Langen reported that they have been working on zoning code updates, intergovernmental agreements, updating the land use plan and zoning map, subdivision plat checklist, and have been meeting with a variety of planning customers. Report only.

9. Request from members to request items on future agendas

None.

10. Adjournment

Motion by Samanske, seconded by Nelson, to adjourn the meeting at 8:58 p.m. Motion carried.

Respectfully Submitted,

Steven Braatz, Jr.
Interim Clerk-Treasurer



August 4, 2020

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Robert Miller – Major Grading Conditional Use Permit (CUP) Review

Dear Plan Commission Members:

The above-referenced Conditional Use Permit (CUP) application was received in our office for review on behalf of the Town of Lisbon. We have reviewed the following application materials:

- Major Grading Application
- Conditional Use Permit (CUP) Application
- Civil (Site) Plans dated 7/24/20

Summary

Robert Miller is proposing to construct a swim pond for recreational and rural use. The applicant will need to disturb approximately 90,363 sq. ft. of ground area in order to do so. The property is located east of the intersection of North Lisbon Road and Hillside Road. The property measures approximately 79.35 acres in size and is zoned A-10, UC, C-1, and County Shoreland. The swim pond is proposed to be located in the A-10 zoning portion of the property. The civil (site) plans include:

- A distance from wetlands and County Shorelands map
- Grading specifications
- Associated utility, erosion control, and construction notes

The swim pond will be a private residential/rural use and therefore, will does not have an associated plan of operation. An accessory building is shown on the plan for reference; however, future permitting of the accessory build will likely not require major grading and will be reviewed by the Zoning Administrator, Building Inspector, and other applicable review staff.

Application Review

The parcel is subject to compliance with the Town Code Chapter 11 other applicable Chapters.

Property Information

Property owner: Robert Miller

Location: East of the intersection of North Lisbon Road and Hillside Road.

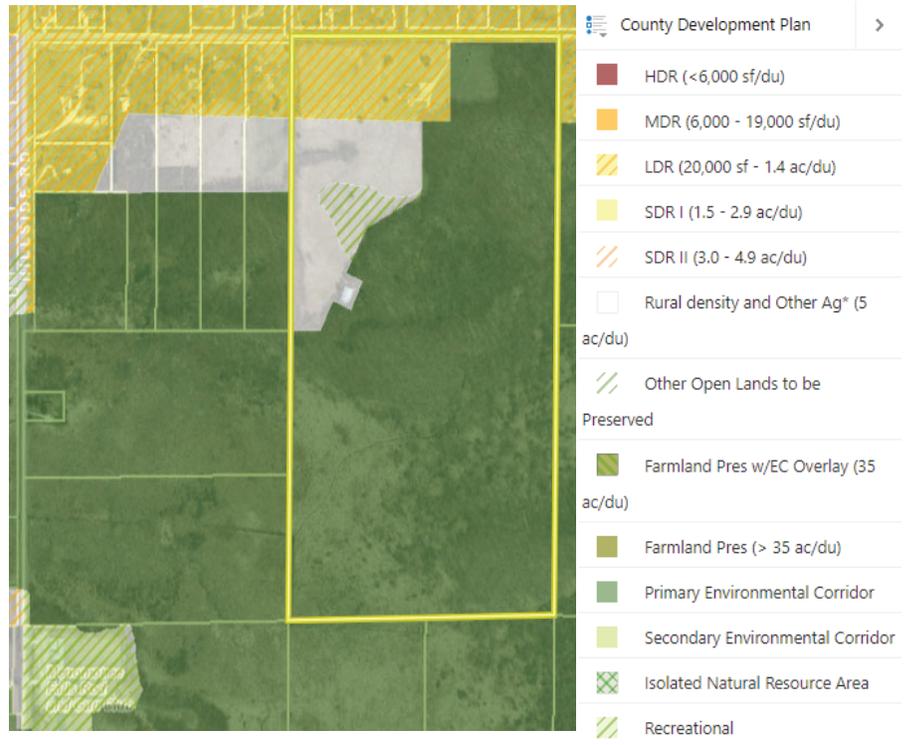
Tax Key: LSBT0182999

Adjacent land uses and zoning:

- North: Residential (zoned R-1 Suburban Single-Family)
- South: Vacant/Agricultural (zoned HG Floodplain)
- East: Rural Residential (zoned A-10/UC/HG Floodplain)
- West: Rural Residential (zoned A-5 Mini-Farm/UC)

Existing Zoning: A-10 (on pond portion), UC, C-1, and County Shoreland

Recommended Land Use: "LDR / Low Density Residential" and "Rural Density and Other Ag" (see inset map image)



The use, removal, and/or distribution of the waste soil on the site shall be worked out between the Town and the applicant separate from this application. For the purposes of this review, we have assumed the cut and fill will be managed according to any applicable grading standards and disposal regulations.

Conditional Use Permit (CUP) Review

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

1. Materially endanger the public health, general welfare, and safety

The proposed Major Grading does not appear to endanger the public health, general welfare, or safety. The swim pond and associated grading will be for private residential use and will be required to adhere to applicable environmental regulations and engineering standards.

2. Be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factor.

The proposed Major Grading does not appear to be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other factor. The private swim pond and associated grading will be used for recreational and rural purposes.

3. For any other reason cause a substantially adverse effect on property values.

The proposed Major Grading is not expected to have a substantially adverse effect on property values. The property is of significant size and has substantial environmental protections which buffer the swim pond and associated grading from neighboring properties.

4. Be inharmonious with the area in which it is to be located.

The proposed Major Grading is not expected to be inharmonious with the area in which it is to be located. The swim pond and associated grading are customary rural enhancements to a rural or agricultural property and neighborhood.

5. Will not be in general conformity with the land use plan, comprehensive plan, transportation plan, environmental plan, park, and recreational plan, or other officially adopted plan.

The proposed Major Grading is in general conformity with land use plan and other associated plans. The proposed land use for the subject property is designated "Low Density Residential" and "Rural Density and Other Ag" where the grading is proposed to occur. The swim pond and associated grading are rural uses which correspond to both low density development and rural density.

Major Grading and Associated Site Plan Review Standards

The Major Grading and associated Site Plan package that we received for review adheres to the site plan standards in Chapter 11 with as well as environmental protection standards in applicable Chapters, provided conditions for approval are met.

Consistency with Zoning

The A-10 Zoning District is intended to provide for very low-density single-family residential development in predominantly rural areas in order to maintain, to some degree, the agricultural character of the property and the rural character of the area. These lands are best suited for small farm units, i.e., truck and hobby type farms, grazing, orchards, and other similar agriculturally-related activities in areas that have an existing pattern of scattered or low-density residential development. A swim pond would be consistent with agriculturally-related activities and the rural character of the area.

Recommendation

If the Plan Commission would require additional materials they have the ability to table action on the CUP application. If the Plan Commission is generally comfortable with the request, they may conditionally approve it. Recommended conditions may include:

1. The Town of Lisbon retains the right to review the grading for compliance and maintenance of associated stormwater with approved plans.
2. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of occupancy permits.
3. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of occupancy permits.
4. The Town Engineer review the site plans to ensure the site is in compliance with the respective Town codes. Non-objection from the Town Engineer and correction of any deficiencies prior to issuance occupancy permits.
5. Soil tests shall be done, and provided to the Town, to confirm the soils are suitable for swim pond.
6. All erosion control devices be installed and maintained throughout the duration of the construction project. It is imperative that erosion control be established prior to the onset any excavating or grading activities.
7. The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.
8. Waukesha County review and approval of stormwater plans.
9. Waukesha County approval of any final Stormwater Management Practice and Maintenance Agreement.
10. Once the Storm Water Management Practice and Maintenance Agreement and any

addendums of the same have been executed, a record copy shall be sent to the Town of Lisbon and the Town's Engineer for their records.

11. The applicant should obtain all necessary State and County permits and provide a copy of permit approvals to the Town for their records. Copies of approved permits need to be submitted prior to plan approval.
12. Any proposed water service connections shall conform to State, County and/or local permit requirements.
13. Once the erosion control measures are in place and prior to commencing construction the applicant shall contact the Town Engineer for an initial inspection.
14. The following draw down pipe information will need to be provided:
 - a. Indication of the direction of water flow if draw down is needed
 - b. Erosion Control information and Riprap details for draw down pipe
15. An up-to-date Site Plan must be on file at all times with the Town of Lisbon.
16. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Conditional Use Permit and/or Site Plan permit, as applicable, with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted for this A-10 Agricultural zoning district, shall be considered to be prohibited, except as otherwise specified herein.
17. The Town reserves the right to review any condition imposed as part of this Conditional Use Permit and Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the CUP and/or Site Plan Permits or termination of the use.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. We will be in attendance at the August Plan Commission meeting to answer any questions.

Sincerely,

Joshua Langen, AICP
Community Development Planner

Rachel Holloway, AICP
Town Planner

cc: Steven Braatz, Interim Clerk-Treasurer, Town of Lisbon



August 4, 2020

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Zellmer Property Major Grading Conditional Use Permit (CUP) Review

Dear Plan Commission Members:

The above-referenced Major Grading Permit application was received in our office for review on behalf of the Town of Lisbon. The property is located at N59W27099 Ainsworth Road west of Moraine Drive. The property measures approximately 8.9 acres in size and is zoned A-5 Mini-Farm. We have reviewed the following application materials:

- Major Grading Application
- Conditional Use Permit (CUP) Application
- Civil (Site) As-Built Plans dated 6/30/20

Summary

The Zellmer family and Neuman Companies have proposed to construct a berm that was originally required for a private target range approved in 1989 as a Conditional Use Permit (CUP). The property just west of the Zellmer land is currently being developed as the Preserve at Harvest Ridge, a 108-acre, 64-lot residential subdivision. During the County's review of the preliminary plat for that development, the County noted the presence of the existing CUP on the Zellmer property and required that the Town review the CUP prior to future phases of the subdivision. At the June 11, 2020 Plan Commission meeting, the Commission reviewed the existing CUP and discussed how to ensure safety measures are in place in accordance with the original CUP conditions. The Commission asked Zellmer to work with Neumann Companies and the Town Engineer to prepare plans for review at a future Plan Commission meeting.

By ordinance, landscape berms that do not meet all of the requirements in Section 3(c)5, and the specific standards within that section for landscape berms, require a public hearing and Plan Commission approval.

The berm has already been constructed, and is located in the southwest part of the property. The civil plans include:

- Location with respect to the west property line
- Grading contours and cross-section

Since the berm construction has already occurred, no details were provided nor reviewed for erosion control, stormwater management, construction methods, nor physical site conditions.

Application Review

The parcel is subject to compliance with the Town Code Chapter 11 other applicable Chapters.

Property Information

Property owner: Robert E Zellmer Revocable Trust

Location: N59W27099 Ainsworth Road, west of Moraine Drive.

Tax Key: LSBT0264994

Adjacent land uses and zoning:

North: Single-family residential neighborhood (Beaumont Ridge), across Ainsworth Road, in the Village of Merton)

South: Single-family rural residential lots (zoned A-5 Mini-Farm and A-10 Agricultural)

East: Single-family rural residential lots (zoned A-3 Agricultural/Residential Estate)

West: Single-family residential (Preserve at Harvest Ridge subdivision zoned R-1 Suburban Single-Family with PUD overlay)

Existing Zoning: A-5 Mini-Farm



Recommended Land Use: "LDR / Low Density Residential" and "Other Open Lands to be preserved" (see inset map image)

Conditional Use Permit (CUP) Review

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

1. Materially endanger the public health, general welfare, and safety

The proposed Major Grading does not appear to endanger the public health, general welfare, or safety. The berm and associated grading are for private residential use and will be required to adhere to applicable environmental regulations and engineering standards going forward.

2. Be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factor.

Provided that the berm is stabilized and maintained, the proposed Major Grading does not appear to be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other factor. The berm will be used for private recreational purposes.

3. For any other reason cause a substantially adverse effect on property values.

The proposed Major Grading is not expected to have a substantially adverse effect on property values. The berm is adjacent to an outlot in the residential subdivision that is reserved for open space and wetlands, which provide a buffer between the berm and residential lots. There are also trees along the property line.

4. Be inharmonious with the area in which it is to be located.

Provided that the berm is stabilized and maintained per the recommended conditions of approval, the proposed Major Grading is not expected to be inharmonious with the area in which it is to be located. The berm is intended to provide a buffer between the private target range and adjacent properties.

5. Will not be in general conformity with the land use plan, comprehensive plan, transportation plan, environmental plan, park, and recreational plan, or other officially adopted plan.

The proposed Major Grading is in general conformity with land use plan. The future land use for the property is designated "Low Density Residential" and "Other Open Lands to be Preserved" where the berm is located. The berm is a rural use that corresponds to rural development and open space.

Major Grading Permit Review Standards

The Major Grading that we received for review was reviewed by the Town Engineer per the standards in Chapter 11. It is expected to comply with the standards for land disturbing activities outlined in Chapter 11 Section 3, as well as environmental protection standards in applicable Chapters, provided conditions for approval are met.

The following exemptions from the Town Zoning Ordinance will be required:

1. The berm exceeds three feet above existing topography
2. Within 50 feet of the property line, the berm exceeds the maximum height of eight (8) feet above existing property line elevation
3. The toe of the berm does not meet side yard setback of 10 feet minimum

Consistency with Zoning

The A-5 zoning district is intended to provide for very low-density single-family residential development in predominantly rural areas in order to maintain, to some degree, the agricultural character of the property and the rural character of the area. These lands are best suited for small farm units, i.e., truck and hobby type farms, grazing, orchards, and other similar agriculturally-related activities in areas that have an existing pattern of scattered or low-density residential development. A berm would be consistent with agriculturally-related activities and the rural character of the area.

Recommendation

If the Plan Commission would require additional materials they have the ability to table action on the Major Grading CUP application. If the Plan Commission is generally comfortable with the request, they may conditionally approve it. Recommended conditions may include:

1. The Town Engineer review the site plans to ensure the site is in compliance with the respective Town codes. Non-objection from the Town Engineer and correction of any deficiencies prior to issuance of permits.
2. Approval of all exemptions listed above.
3. The berm shall be stabilized.
4. The berm shall be mowed and maintained on a regular basis similar to that of normal lawn maintenance, or as determined by the Town Plan Commission.
5. The berm shall not adversely impact the existing drainage patterns in the area, or appropriate measures shall be taken to alleviate adverse drainage.
6. If any adverse drainage, runoff, erosion, or sedimentation takes place onto adjoining properties, the property owner shall be responsible to rectify the issue.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. We will be in attendance at the August Plan Commission meeting to answer any questions.

Sincerely,

Rachel Holloway, AICP
Town Planner

Joshua Langen, AICP
Community Development Planner

cc: Steven Braatz, Interim Clerk-Treasurer, Town of Lisbon

Item 5A – Attachments



September 2, 2020

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Backdraft Aerodynamics – Site Plan/Plan of Operation

Dear Plan Commission Members:

The above-referenced Site Plan/Plan of Operation (SPPOO) was received by our office for review on behalf of the Town of Lisbon. Certain permitted uses require a Site Plan and Plan of Operation, which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Plan Commission. The purpose of such a review is to document the permit file, determine the adequacy of the data submitted to describe the uses and buildings proposed, and document the plan and method of operation so that the Town may determine compatibility with the Ordinance.

Summary

Applicant Steven Kron and property owner Tomasini Family Limited Partnership have submitted a Site Plan/Plan of Operation (SPPOO) for Backdraft Aerodynamics to operate as a new tenant business in an existing business park at N70W25156 Indian Grass Lane. The applicant has submitted the following information:

- A Plan of Operation for a custom semi-trailer aerodynamics business;
- An existing site plan showing the building, associated parking, road access, and tenant stalls;

Backdraft Aerodynamics anticipates two (2) full-time employees and one part-time employee at the site, with operations running Monday through Saturday 7:00 am to 7:00 pm and the office operating Monday through Sunday 6:00 am to 10:00 pm. The business will offer the design and occasional installation of custom aerodynamic fairings for semi-trailers. The tenant space will house a test trailer as well as tools and machinery. As this is a tenant stall in an existing building, site engineering, landscaping, and lighting details are not required for this application. The property is zoned Town M-2 General Industrial, County Shoreland M-2 General Industrial, and County Shoreland HG High Groundwater. The applicant will also need to gain approval of the SPPOO from Waukesha County.

Application Review

The parcel is subject to compliance with the Town Code Chapters 11, 12, and other applicable Chapters.

Background Information

Property owner: Tomasini Family Limited Partnership.

Location: Indian Grass Lane, west of the intersection with State Highway 164.

vision to reality

Tax Key: LSBT0225999004

Adjacent land uses and zoning:

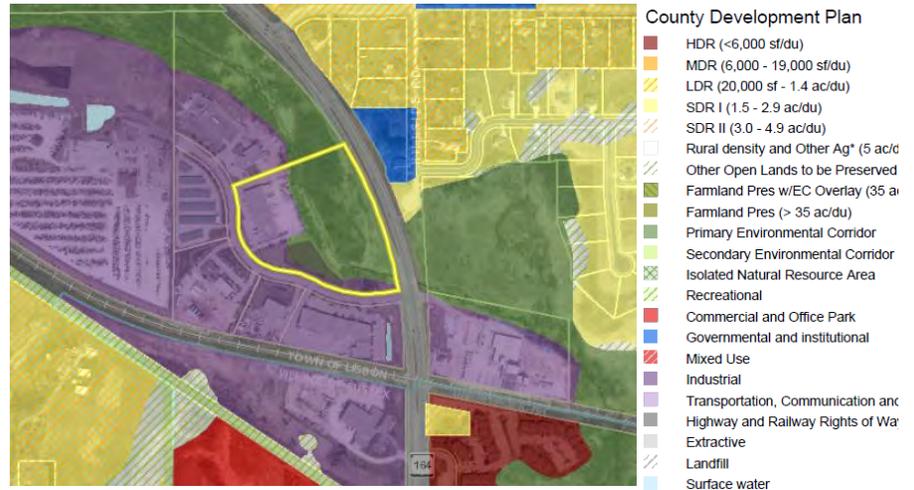
North: Industrial (zoned M-2
General Industrial)

South: Industrial (zoned M-2
General Industrial)

East:
Highway/Institutional/Conservation (zoned Shoreland Zoning,
Environmental Corridor, P-I, C-1)

West: Industrial (zoned M-2 General
Industrial)

Existing Zoning: M-2 General Industrial



Future Land Use: "Industrial" and "Primary Environmental Corridor" (see inset map image)

Site Plan and Plan of Operation Review Standards

The Site Plan and Plan of Operation package that we received for review contains the relevant items required by ordinance. Because it involves an existing rental space, the submittal does not require a stormwater plan, lighting or landscaping plans. These review items would have been reviewed as part of the original business park plans and would not change due to the new tenant.

Recommendation

If the Plan Commission would require additional materials they have the ability to table the SPPOO application. If the Plan Commission is generally comfortable with the SPPOO, they may conditionally approve it. Recommended conditions may include:

1. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of occupancy permits.
2. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of occupancy permit.
3. There shall be no permanent outdoor storage of materials. Except that a customer or tenant semi-trailer may be stored in the parking and/or loading area on a limited basis in compliance with property owner rules and restrictions.
4. Commercial trash and recycling shall use business center facilities.
5. The hours and days of operation shall be as proposed, with operations Monday through Saturday 7:00 am to 7:00 pm and office hours Monday through Sunday 6:00 am to 10:00 pm.
6. The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.
7. The applicant should obtain all necessary State and County permits and provide a copy of permit approvals to the Town for their records.
8. An up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon.

9. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit, as applicable, with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted for this M-2 General Commercial zoning district, shall be considered to be prohibited, except as otherwise specified herein.
10. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the SPPOO Permit or termination of the use.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. We will be in attendance at the Plan Commission meeting to answer any questions.

Sincerely,

Joshua Langen, AICP
Community Development Planner

Rachel Holloway, AICP
Town Planner

cc: Kathy Nickolaus, Town Administrator, Town of Lisbon

M:\Lisbon, Town of\200200 - 2020 Town Planning Services\2020 Tasks\2020.26 - Steve Kron - Backdraft Industrial Space Tenant\Reviews\2020-09-02 Kron Backdraft SPPOO_Review\2020-09-02 Kron Backdraft SPPOO_Review.docx



Exhibit A: Parcel 0225.999.004 Site Map
Town of Lisbon

0 250 500
Feet

 Subject Property

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE
600 W. VIRGINIA STREET, STE. 601 MILWAUKEE, WI 53204
Phone: (262) 875-5000 Fax: (608) 826-0530

Data Sources: Vierbicher, Town of Lisbon, Waukwsa County, ESRI

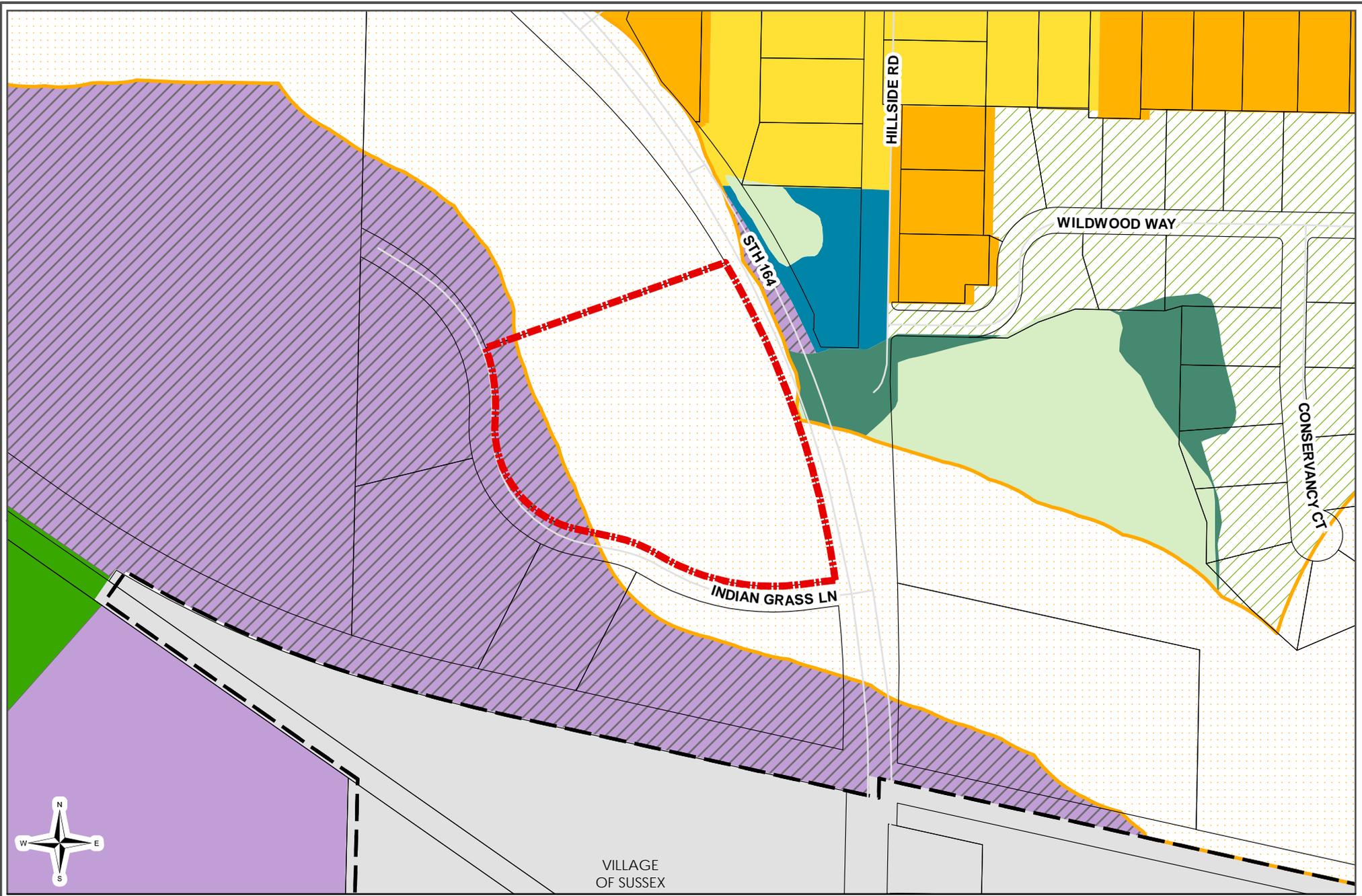


Exhibit B: Parcel 0225.999.004 Zoning Map
Town of Lisbon



AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	A-1	RM	B-3	Q-1	P-1	PR

Subject Property
 Waukesha Shoreland Zoning



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE
 600 W. VIRGINIA STREET, STE. 601 MILWAUKEE, WI 53204
 Phone: (262) 875-5000 Fax: (608) 826-0530

Data Sources: Vierbicher, Town of Lisbon, Waukesha County, ESRI



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

Plan Commission Application

Application Type and Fee (check all that apply)

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

Commercial

**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

Residential – Home-Based Bus. / In-Law Unit

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

Property Information

N70 W2156 Indian Grass Ln. Unit D

Lisbon

53089

Property Address

City

Zip

LSBT 0225 999 004

11.293

M-2, C-1

Tax Key/Parcel ID #

Lot Size

Current Zoning

Property Owner

Tomasini Family Limited Partnership

Name / Company Name *as property manager for*
Melanie Thorne - Tomasini Family Limited Partnership

Signature

2831 N Grandview Blvd. Suite 222

Address

Lisbon WI 53089

City State Zip

(262) 719-6469 mthorne@judsonrealestate.com

Phone E-mail Address

Applicant

Steven Kron

Name

Backdraft LLC

Company

231 Second St.

Address

Pewaukee WI 53072

City State Zip

(414) 803-5435 stevenkron@earthlink.net

Phone E-Mail Address

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



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

SITE PLAN AND PLAN OF OPERATION

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

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

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

BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number LSBT 0225 999 004 Acres 11.293 Zoning M-2, C-1
Business Name & Contact Person: Backdraft LLC
Full Address (include City & Zip): 231 Second St. Pewaukee, WI 53072
Phone Number & Email: (262) 691-9500 stevenkron@earthlink.net
Signature & Date:  08/24/20

Property Owner Name: Tomasini Family Limited Partnership
Full Address (include City & Zip): 2831 N Grandview Blvd. Suite 222 Pewaukee, WI 53072
Phone Number & Email: (262) 695-8800 mthorne@judsonrealestate.com
Signature & Date: Melanie Thorne as property manager for Tomasini Family Limited Partnership

1. Is this business replacing another business? Yes No

a. If yes, what is the prior business' name: _____

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

a. If yes, please explain: _____

HOURS OF OPERATION & OPERATING SPECIFICS

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

4. Days & Times of Operation:

a. Days & Times: _____

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

a. Full-Time _____

b. Part-Time _____

FOOD / BEVERAGE / LIQUOR

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

a. If yes, please explain: _____

7. Table Seating Capacity

- a. **Outside:** _____
- b. **Inside:** _____
- c. **Bar:** _____

8. Food / Soda Vending Machines Yes No

- a. **If yes, quantity of each:** _____

OUTDOOR USES

9. Is there any outdoor storage? Yes No

- a. **If yes, please explain:** _____

10. Will there be any outdoor events? Yes No

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

11. Will there be any customer dockage? Yes No

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

12. Parking Lot

- a. **Dimensions** _____
- b. **Total number of spaces** _____
- c. **Number of spaces allotted for employees** _____

MUSIC / ENTERTAINMENT

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

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

14. Game Machines Yes No

a. **Quantity:** _____

b. **Location:** _____

BUILDINGS

15. Building A

a. **Dimensions & Levels:** _____

b. **Use:** _____

16. Building B

a. **Dimensions & Levels:** _____

b. **Use:** _____

17. Building C

a. **Dimensions & Levels:** _____

b. **Use:** _____

LIGHTING (Submit Cut-Sheets)

18. Outdoor Lighting

a. **Type(s):** _____

b. **Locations(s):** _____

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

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

CHEMICALS/HAZARDOUS MATERIALS

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

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

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

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

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

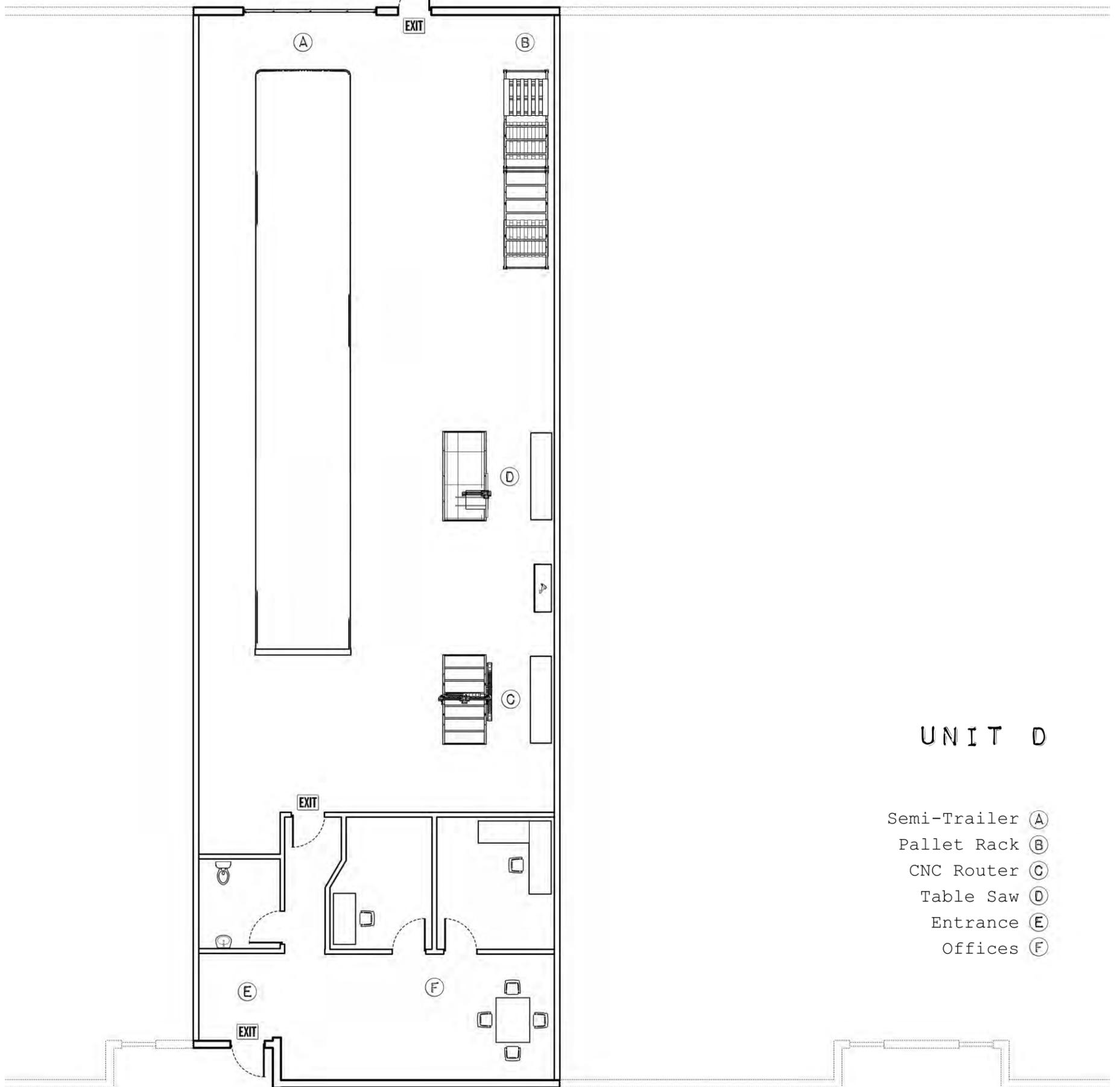
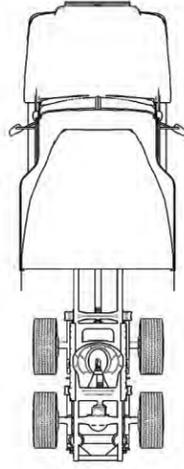
22. Are there surface water drainage facilities? Yes No

a. If yes, please explain: _____

BACKDRAFT aerodynamics

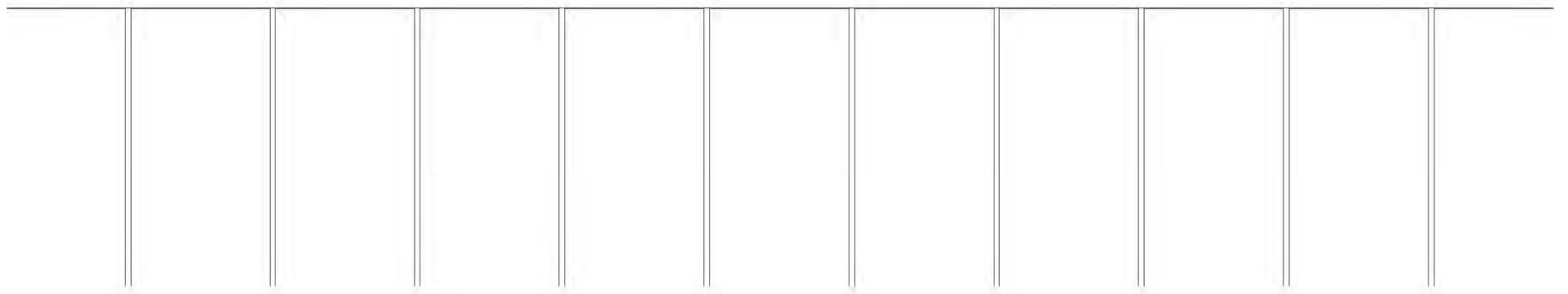
N70 W25156 Indian Grass Lane
Lisbon, WI 53089

1 INCH = 10 FEET



UNIT D

- Semi-Trailer (A)
- Pallet Rack (B)
- CNC Router (C)
- Table Saw (D)
- Entrance (E)
- Offices (F)



REFUSE DISPOSAL

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

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

PERMIT APPROVAL / ISSUANCE DATES

24. Is Highway Access Permit Needed? Yes No

a. Date Issued: _____

25. DNR Well Approval (For New Constructions Only)

a. Date Approved: _____

26. Septic System Approval (For New Constructions Only)

a. Date Approved: _____

27. Fire Department Inspection Yes No

a. Date Inspected: _____

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

a. Date Approved: _____

29. Is security fencing necessary? Yes No

HORSE BOARDING

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

a. Maximum number of horses boarded: _____

b. Maximum number of horses owned: _____

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

a. Date Prepared: _____

.....
Town Approval Date(s): _____

County Approval Date(s): _____

Item 5B – Attachments



September 2, 2020

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Anthony Savorias Certified Survey Map (CSM)

Dear Plan Commission Members:

The above-referenced rezoning application and preliminary CSM were received in our office for review on behalf of the Town of Lisbon. We have reviewed the following application materials:

- Preliminary Certified Survey Map (CSM) and application
- 1983 Hawks Heights East subdivision plat
- 1985 plat of survey

Summary and Background

Anthony Savorias, on behalf of owner Kathleen Savorias, is proposing to subdivide approximately 7.5 acres by CSM to enable the potential construction of a new home on proposed Lot 2. The CSM would re-divide a parcel that was once two separate pieces – originally, proposed CSM Lot 1 was Lot 1 of the Hawks Heights East subdivision plat, which was recorded in 1983. Proposed CSM Lot 2 was unplatted land adjacent to the subdivision. This was reflected in a 1985 survey that shows the two separate lots, with the unplatted land labeled “Metes & Bounds”. These parcels were combined sometime after 1985, and the applicant has done due diligence on this, but no record of the combination has been found.

The parcel proposed to be divided currently has split zoning with A-5 Mini Farm and R-2 Single Family Residential. The proposed CSM lots match the zoning district boundaries, with proposed Lot 2 (approx. 6.1 acres) aligning with the A-5 district and the proposed Lot 1 (approx. 1.3 acres) aligning with the R-2 district. As the property already has a residential structure and the maximum is one principal building, the CSM is needed in order to create a separate lot to construct the additional residence.

The 1985 survey also shows a 66’ wide road Right-of-Way (ROW) reservation (labeled “Reserved for Public Road R/W”) along the east end of unplatted parcel for the future extension of Cordell Lane. The reasons for including the road reservation are unclear, although it appears the intent was to extend Cordell Lane to the larger quarry property, LSBT0154992, to connect to future development.

The proposed new home on CSM Lot 2 would be a modification of an existing pole building that was built sometime since 2015. Note that in November of 2015, the Town Plan Commission approved a conditional use for commercial truck parking on this property. The conditional use may need to be reviewed if and when an application for additional development or uses is submitted for the property.

The CSM has been submitted and reviewed by Town staff and review comments provided by Waukesha County. The property is within the Extraterritorial Jurisdiction (ETJ) of the Village of Richfield. The applicant has submitted an application and the proposed CSM to the Village for review.

Property Information

Property owner: Kathleen Savorias

Location: Cordell Lane in Hawks Heights East, north of North Lisbon Road

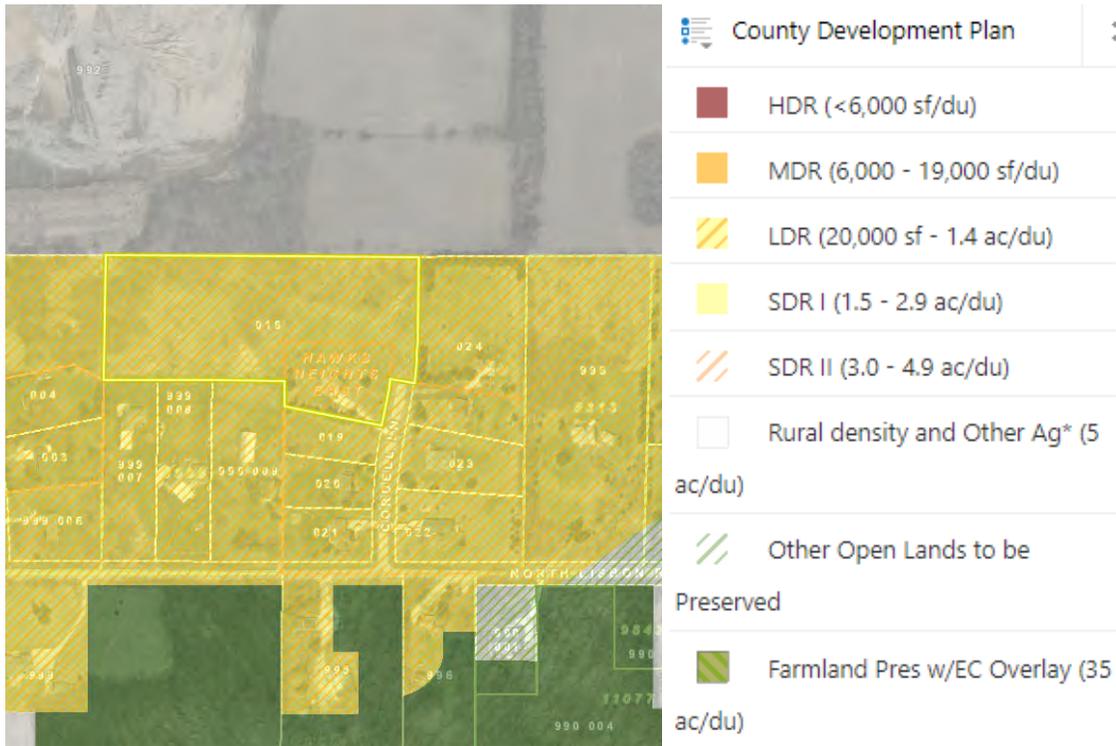
Tax Key: LSBT 0156.018

Adjacent land uses and zoning:

- North: Quarry (zoned Q-1)
- South: Residential (zoned R-1 Suburban Single Family Residential, R-2 Single Family Residential)
- East: Agricultural/ Residential (zoned A-3 Agricultural Residential Estate, R-2 Single Family Residential)
- West: Agricultural/Residential (zoned A-5 Mini-Farm, R-1 Suburban Single Family Residential)

Existing Zoning: A-5 and R-2

Recommended Land Use: "Low density residential" (see inset)



Consistency with Zoning

The proposed CSM lots align with the current A-5 and R-2 zoning districts. The A-5 zoning district is intended to provide for very low-density single-family residential development in predominantly rural areas in order to maintain, to some degree, the agricultural character of the property and the rural character of the area. These lands are best suited for small farm units, i.e., truck and hobby type farms, grazing, orchards, and other similar agriculturally-related activities in areas that have an existing pattern of scattered or low-density residential development. The R-2 zoning district is intended to provide for low-density single-family residential development.

The proposed CSM would maintain the intent of these zoning districts by allowing for rural residential and mini-farm operations on the A-5 portion and single-family residential on the R-2 portion.

Proposed Lot 1 would meet the one (acre) minimum area requirement, as well as the 150' minimum average width as required by the R-2 zoning district. Proposed Lot 2 would meet the five (5) acre minimum area required in the A-5 zoning district. It also meets the 300' minimum average width (measured north to south), since the zoning code specifies that the lot must be at least as wide as the minimum average for a distance of at least one half the length of the lot. The property would have direct access to Cordell Lane.

Consistency with the Recommended Land Use Plan

The Recommended Land Use Plan designates the proposed CSM land as "Low density residential". This designation is intended to occur at a density of 20,000 square feet to 1.4 acres per dwelling unit. Proposed Lot 1 meets this size recommendation, the CSM Lot 2 is larger. However, the CSM would create smaller lots than is current existing and bring the property closer to the recommended sizes. Therefore, the proposed CSM would be consistent with the Plan.

CSM Review Comments

The parcel is subject to compliance with the Town Code Chapters 11 and 12, and all other applicable Chapters. In addition, the following comments are provided for clarification:

1. Sec. 4.01(f) requires land dividers to show ownership of all lands contiguous to the proposed CSM owned or controlled by the subdivider or owner, even if only a portion of said area is proposed for immediate development. The Applicant shall either amend the CSM to comply with this requirement, or seek a waiver from the Plan Commission.
2. Chapter 12 Sec. 7.01 requires each lot to have "satisfactory access" to a public street. As proposed, both Lot 1 and Lot 2 have direct access to Cordell Lane. However, the Town should determine if the CSM should dedicate 66' of public ROW for Cordell Lane to the adjacent parcel (LSBT 0154.992), or if the CSM should show a ROW reservation.
 - a. If the Town requires ROW dedication, a note should be added to the CSM indicating that the portion of the driveway located within public ROW shall be removed when Cordell Lane is extended. In addition, any modification to the existing driveway located within the ROW will require a driveway permit from the Town.
3. The Town Plan Commission and Town Board should make a determination as to whether Cordell Lane should be extended in conjunction with this CSM, or if this street construction should be deferred to coincide with future development to the north. Construction of any public improvements would require a developer agreement and surety.
4. There is an existing movable shed in the 66' "Reserved for Public Road R/W" portion of proposed Lot 2. This should be either removed, or moved with a Town Building Permit, prior to CSM recording so as not to inhibit future road access within this area. The CSM should label the shed as "to be removed" or "to be relocated".
5. Proposed CSM Lot 2 has a driveway that encroaches upon proposed Lot 1. The driveway should be moved, or a shared access easement and maintenance agreement should be provided for recording in conjunction with the final CSM.
6. Proposed CSM Lot 1 has a driveway that encroaches upon parcel LSBT 0156.019 to the south (Lot 2 of Hawk's Heights East), which is also owned by Kathleen Savorias and vacant. The Plan Commission should determine if this driveway should be moved at this time to be located entirely on Lot 1.
7. The existing barn on proposed CSM Lot 2 is proposed to be expanded to include a dwelling unit and a workshop. To date, no permit has been applied for. The structure will have to meet building, fire, and all other applicable codes.

8. Show only existing buildings and structures on the lots, not the proposed addition to the pole building.
9. Label the owners of the adjacent Lot 2 of Hawks Heights East, and unplatted lands to the east and west of the CSM.
10. The Waukesha County Environmental Health Division approval and soil testing may be needed to confirm adequacy of soils for septic system on Lot 2 for the proposed home.
11. Include in the Surveyor's Certificate compliance with the Town's Chapter 12 Land Division and Development Ordinance.
12. Dedication of public street ROW requires the owner's certificate (and the mortgagee's certificate, if applicable) in substantially the same form as required by Section 236.21(2)(a), Wisconsin Statutes.
13. CSM certificates should reference the Village of Richfield, not the Village of Sussex.
14. The Town certificate will likely need to be modified with updated name of the Town Clerk-Treasurer prior to recording.

Recommendation

If the Plan Commission would require additional materials they have the ability to table action on the proposed CSM. If the Plan Commission is generally comfortable with the request, they may recommend approval of the CSM with the following recommended conditions:

1. Subject to the Developer/owner satisfying all comments, conditions and concerns of the Town Planner (as noted above) and the Town Engineer, which includes compliance with the Town's adopted Land Division Review Checklist and Subdivision Control Ordinance; and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division – for existing POWTS system) and the Waukesha County Department of Public Works; in regard to the CSM, and obtaining all necessary permits and approvals, prior to commencing construction of any improvement, whether public or private, or site development or approval of the CSM, whichever is earlier.
2. The Petitioner shall, on-demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

4. Subject to the Developer applying for and receiving from the Town BOA, Town Plan Commission, Town Board, all necessary variances and waivers (if any) to the Town of Lisbon Zoning Ordinance and the Town of Lisbon Subdivision Control Ordinance prior to commencing construction of any improvement, whether public or private, or site development or approval of the CSM, whichever is earlier. This conditional approval document shall not be read as providing any assurance or expectation that such variances or waivers will be granted, and shall not vest any right regarding the grant of such variances or waivers.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. We will be in attendance at the September Plan Commission meeting to answer any questions.

Sincerely,

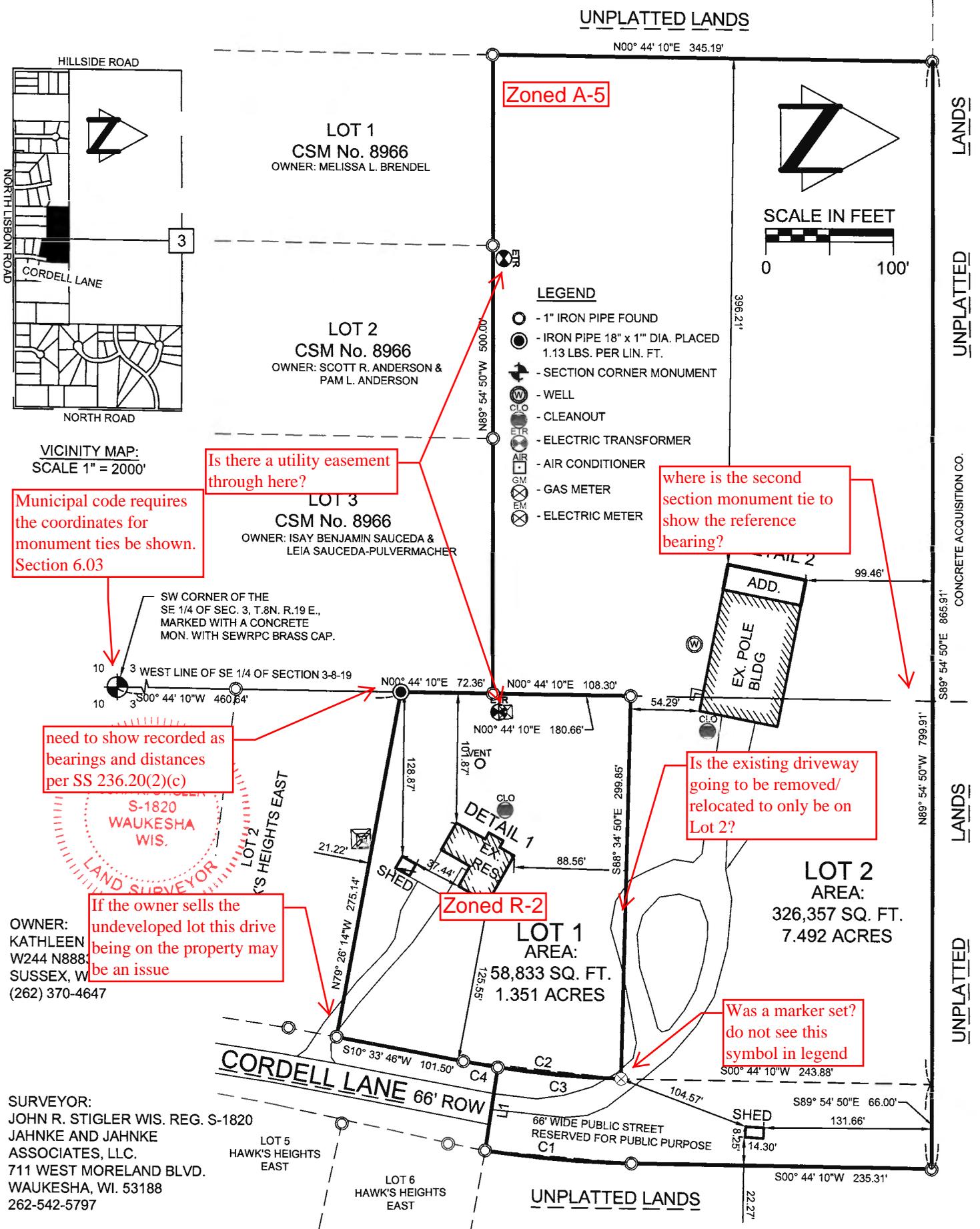
Joshua Langen, AICP
Community Development Planner

Rachel Holloway, AICP
Town Planner

cc: Kathy Nickolaus, Town Administrator, Town of Lisbon
Anthony Savorias, Applicant

CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 5

Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin



Municipal code requires the coordinates for monument ties be shown. Section 6.03

Is there a utility easement through here?

where is the second section monument tie to show the reference bearing?

need to show recorded as bearings and distances per SS 236.20(2)(c)

Is the existing driveway going to be removed/relocated to only be on Lot 2?

If the owner sells the undeveloped lot this drive being on the property may be an issue

Was a marker set? do not see this symbol in legend

OWNER:
KATHLEEN
W244 N888
SUSSEX, WI
(262) 370-4647

SURVEYOR:
JOHN R. STIGLER WIS. REG. S-1820
JAHNKE AND JAHNKE
ASSOCIATES, LLC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188
262-542-5797

NOTE:
SEE PAGE 2 LINE & CURVE TABLES AND BUILDING DETAILS

REFERENCE BEARING: THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWN 8 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 00°44'10" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

INSTRUMENT DRAFTED BY JOHN R. STIGLER

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 18TH DAY of August, 2020



Exhibit A: Parcel 0156.018 Site Map
Town of Lisbon



 Subject Parcel

vierbicher
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE
 600 W. VIRGINIA STREET, STE. 601 MILWAUKEE, WI 53204
 Phone: (262) 875-5000 Fax: (608) 826-0530

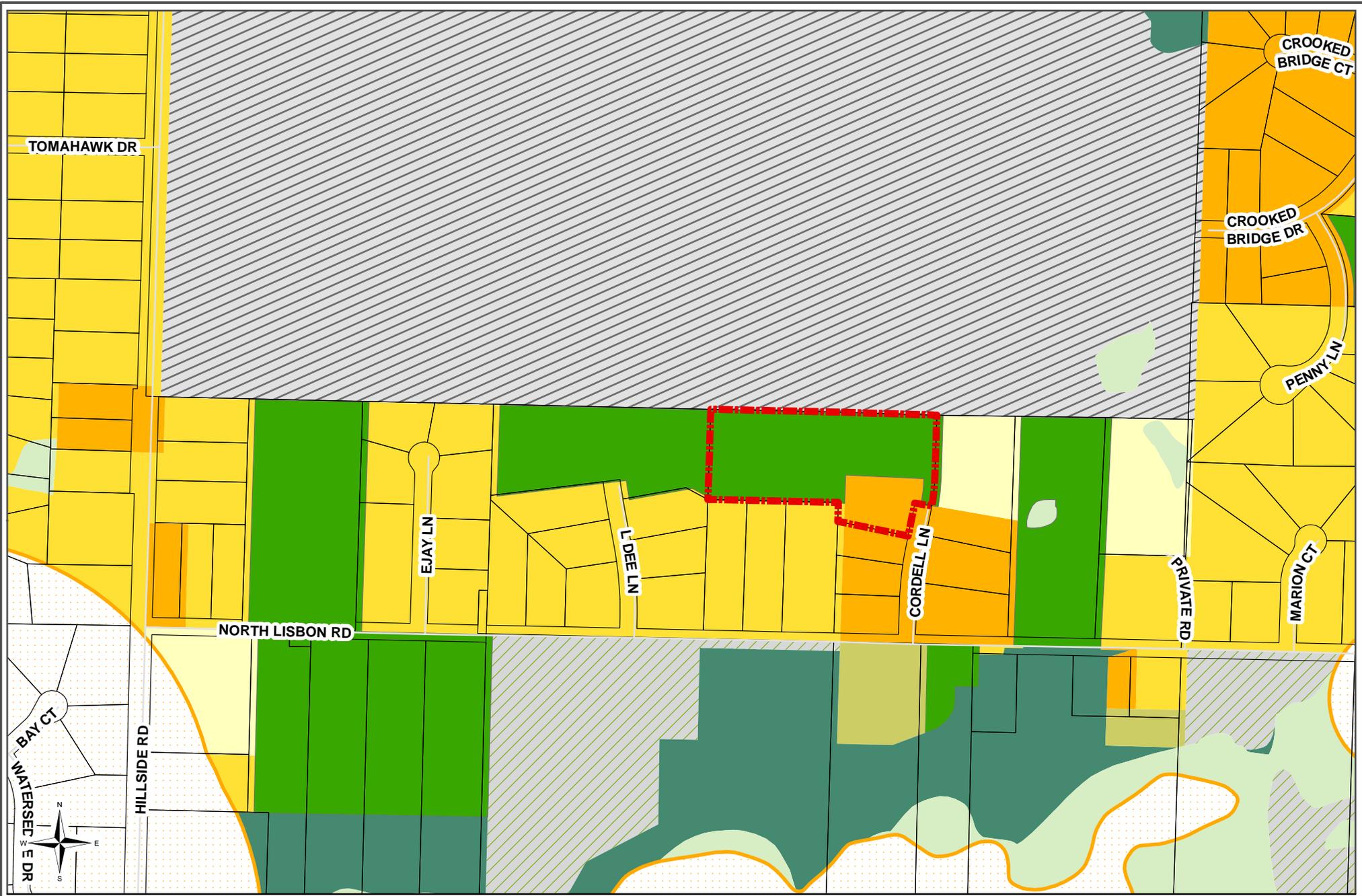


Exhibit B: Parcel 0156.018 Zoning Map
Town of Lisbon

0 250 500
Feet

	AD-10		A-5		R-2		B-1		B-4		M-1		C-1
	RD-5		A-3		R-3		B-2		B-P		M-2		UC
	A-10		R-1		RM		B-3		Q-1		P-I		PR

Subject Parcel
 Waukesha Shoreland Zoning

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE
600 W. VIRGINIA STREET, STE. 601 MILWAUKEE, WI 53204
Phone: (262) 875-5000 Fax: (608) 826-0530

Data Sources: Vierbicher, Town of Lisbon, Waukesha County, ESRI



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

Plan Commission Application

Application Type and Fee (check all that apply)

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

Commercial
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

Residential – Home-Based Bus. / In-Law Unit

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

Property Information

W244 N8883 Cordell lane Sussex Wi 53089
 Property Address City Zip

LSBT 0156 018
 Tax Key/Parcel ID # Lot Size Current Zoning

Property Owner

KATHLEEN SAMORIAS
 Name / Company Name

Kathleen T. Samorias
 Signature

W244 N8883 Cordell lane
 Address

Sussex Wi 53089
 City State Zip

262-246-4174
 Phone

E-mail Address

Applicant

Anthony Samorias
 Name

Company

W244 N8883 Cordell lane
 Address

Sussex Wi 53089
 City State Zip

414-688-6912 Anthony@lowRideTransport.com
 Phone E-Mail Address

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



SITE INSPECTION NOTIFICATION:

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

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

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

NAME Anthony SAVOLIAS
ADDRESS W244 N8883 cordell lane Sussex WI 53089
DATE Aug 20, 20 SIGNATURE [Signature]
PHONE 414 688 6512 EMAIL anthony@lowridetransport.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME KATHLEEN T. SAVOLIAS
ADDRESS W244 N8883 cordell lane Sussex WI 53089
DATE Aug 20, 20 SIGNATURE [Signature]
PHONE 414 688 3108 EMAIL anthony@lowridetransport.com

COMMENTS:

PLEASE CALL to set up A Appt before coming
on to property we have cameras hooked up to
Security system For Insurance REASONS.

Town Official Accepting Form

Date



PROFESSIONAL SERVICE REIMBURSEMENT FEES:

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

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

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

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

NAME Anthony Savorias
ADDRESS W244 N8883 Cordell lane Sussex, WI 53089
DATE Aug. 20, 2020 SIGNATURE Anthony J. Savorias
PHONE 414-688-6512 EMAIL Anthony@lowride transport.com

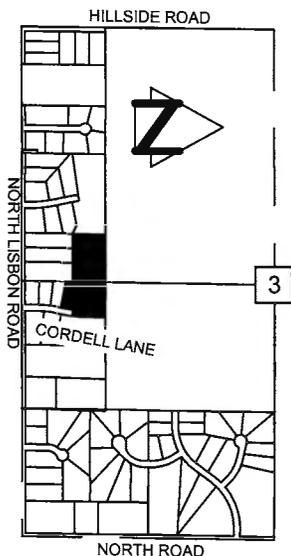
PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Kathleen T Savorias
ADDRESS W244 N8883 Cordell lane
DATE Aug 20 2020 SIGNATURE Kathleen T Savorias
PHONE 414 6883108 EMAIL Anthony@lowride transport.com

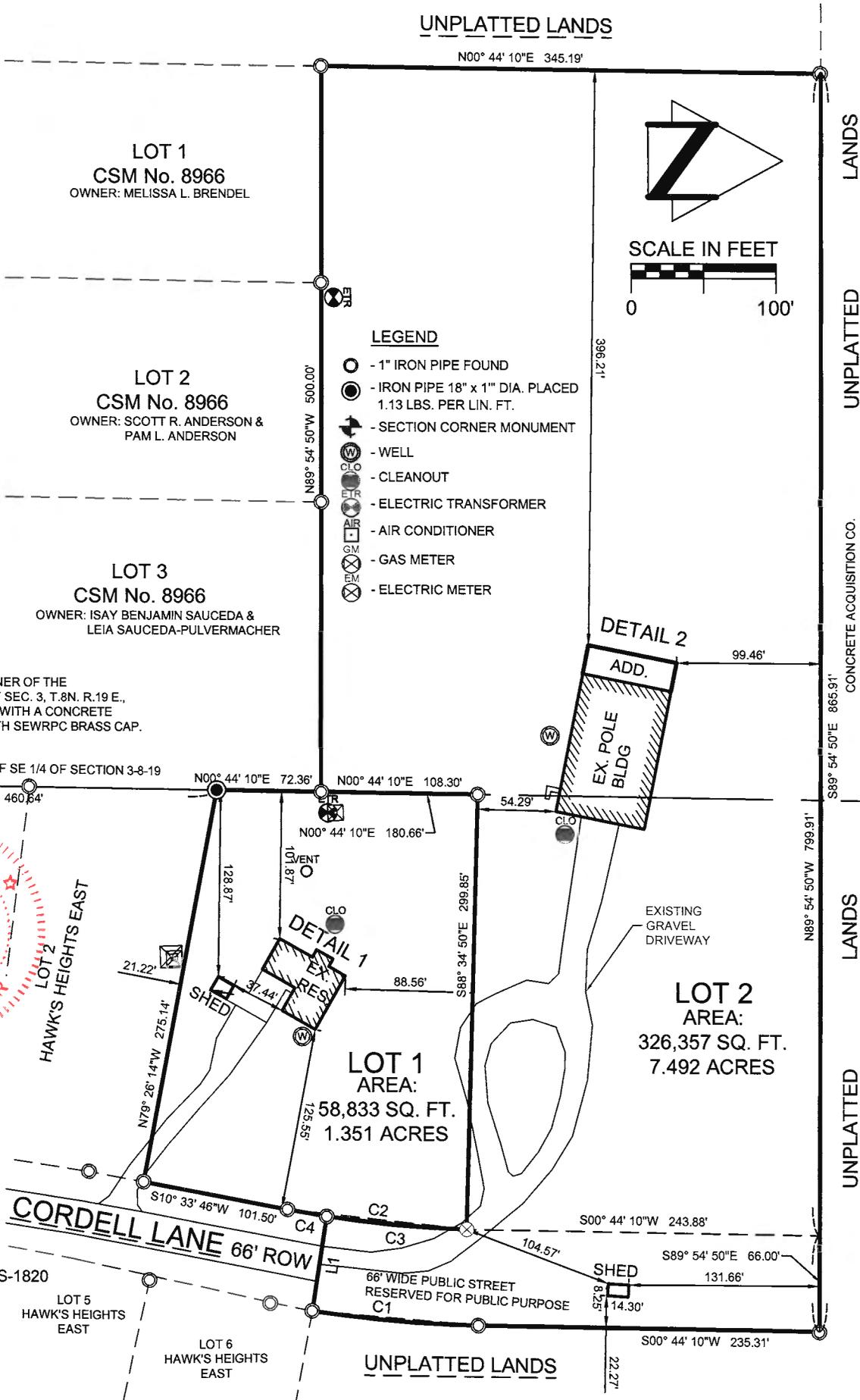
PROJECT NAME _____

CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 5

Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin



VICINITY MAP:
SCALE 1" = 2000'



OWNER:
KATHLEEN T. SAVORIAS
W244 N8883 CORDELL Ln.
SUSSEX, WI 53089
(262) 370-4647

SURVEYOR:
JOHN R. STIGLER WIS. REG. S-1820
JAHNKE AND JAHNKE
ASSOCIATES, LLC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188
262-542-5797

NOTE:
SEE PAGE 2 LINE & CURVE TABLES AND BUILDING DETAILS

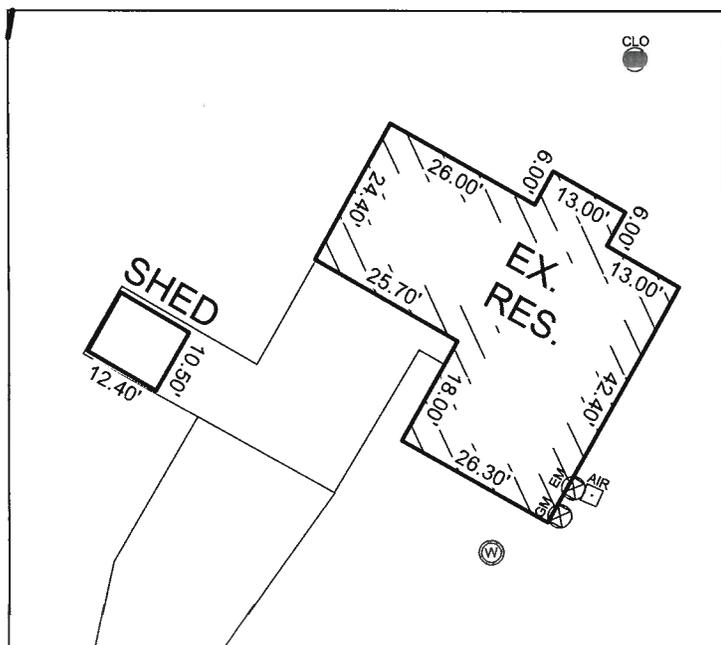
REFERENCE BEARING: THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWN 8 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 00°44'10" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

INSTRUMENT DRAFTED BY JOHN R. STIGLER

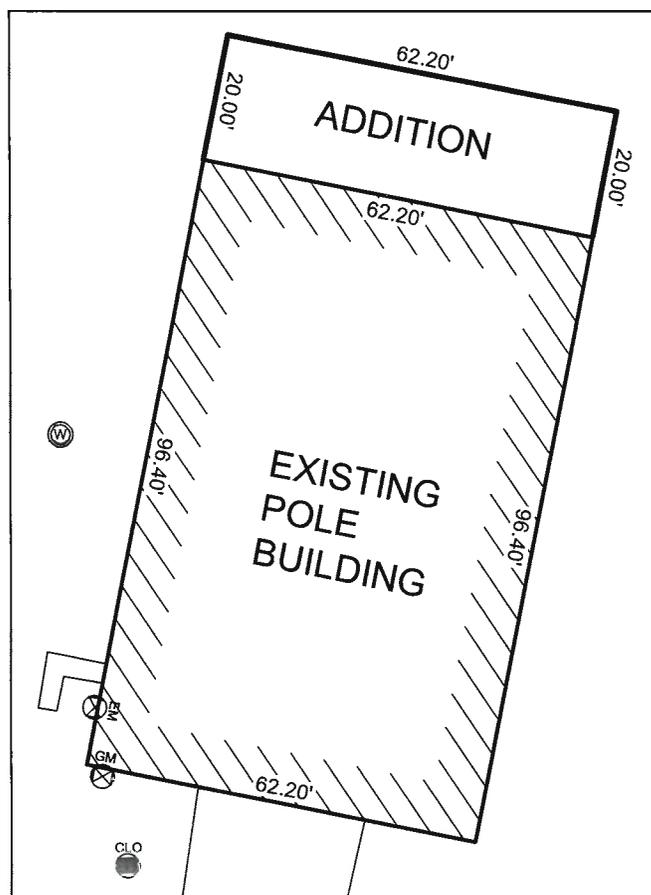
John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 18TH DAY of August, 2020

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 5

Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin



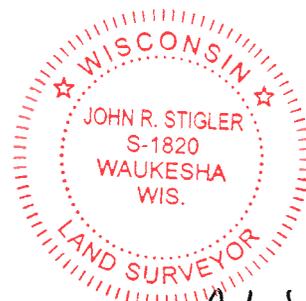
DETAIL 1:
SCALE: 1" = 30'



DETAIL 2:
SCALE: 1" = 30'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	66.00	N81° 26' 14"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	115.74'	847.29'	115.65'	S04° 38' 58"W	7° 49' 36"
C2	124.68'	781.29'	124.55'	S05° 59' 27"W	9° 08' 31"
C3	97.41'	781.29'	97.34'	N04° 59' 28"E	7° 08' 36"
C4	27.27'	781.29'	27.27'	S09° 33' 41"W	2° 00' 00"



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 18TH DAY of AUGUST, 2020

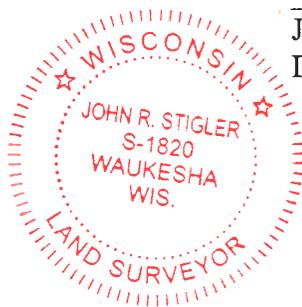
CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 5
Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin bounded and described as follows; Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East being marked by a concrete monument with a brass cap; thence North 00°44'10" East along the West line of said Southeast Quarter (SE 1/4) 460.64 feet to the Southwest corner of Lot-1 of Hawk's Heights East, a recorded subdivision and the place of beginning of the land herein described; thence continuing North 00°44'10" East along said West line, 72.36 feet; thence North 89°54'50" West 500.00 feet; thence North 00°44'10" East 345.19 feet; thence South 89°54'50" East 865.91 feet; thence South 00°44'10" West 235.31 feet; thence Southerly 115.74 feet along the Easterly right of way line extended of Cordell Lane and the arc of a curve of radius 847.29 feet, center lies to the West, chord bears South 04°38'58" West 115.65 feet; thence North 81°26'14" West 66.00 feet; thence Southerly along the Westerly right-of-way line of Cordell Lane and the arc of a curve of radius 781.29 feet, center lies to the West, chord bears South 09°33'41" West 27.27 feet; thence South 10°33'46" West 101.50 feet; thence North 79°26'14" West 275.14 feet to the place of beginning. Containing a net area of 326,357 square feet or 7.492 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Sussex in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 18th day of AUGUST, 2020

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 18th day of AUGUST, 2020.

My commission expires July 5, 2023

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNER: KATHLEEN T. SAVORIAS

Instrument drafted by John R. Stigler

P.S. Lisbon 1074

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 5

Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Sussex & Town of Lisbon

KATHLEEN T. SAVORIAS - OWNER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2020, the above named KATHLEEN T. SAVORIAS, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC -

VILLAGE PLAN COMMISSION EXTRA TERRITORIAL APPROVAL:

Approved by the Plan Commission, Village of Sussex, this _____ day of _____, 2020.

ANTHONY LEDONNE – VILLAGE PRESIDENT

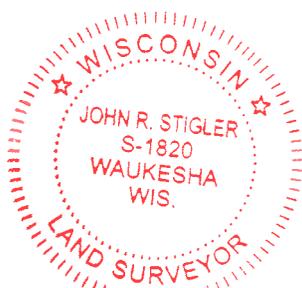
SAM LIEBERT – VILLAGE CLERK-TREASURER

VILLAGE BOARD EXTRA TERRITORIAL APPROVAL:

Approved by the Village Board, Village of Sussex, this _____ day of _____, 2020.

ANTHONY LEDONNE – VILLAGE PRESIDENT

SAM LIEBERT – VILLAGE CLERK-TREASURE



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated the 18th day of AUGUST, 2020

OWNER: KATHLEEN T. SAVORIAS

Instrument drafted by John R. Stigler

P.S. Lisbon 1074

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 5
Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the
Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast
Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East,
Town of Lisbon, Waukesha County, Wisconsin

TOWN PLAN COMMISSION:

Approved by the Plan Commission, Town of Lisbon, this _____ day of _____, 2020.

JOSEPH OSTERMAN- TOWN CHAIRMAN

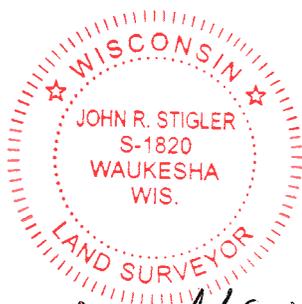
STEVEN BRAATZ, JR. - INTERIM TOWN CLERK-TREASURER

TOWN BOARD APPROVAL:

Approved by the Town Board, Town of Lisbon, this _____ day of _____, 2020.

JOSEPH OSTERMAN- TOWN CHAIRMAN

STEVEN BRAATZ, JR. - INTERIM TOWN CLERK-TREASURER



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated the 18TH day of AUGUST, 2020

OWNER: KATHLEEN T. SAVORIAS

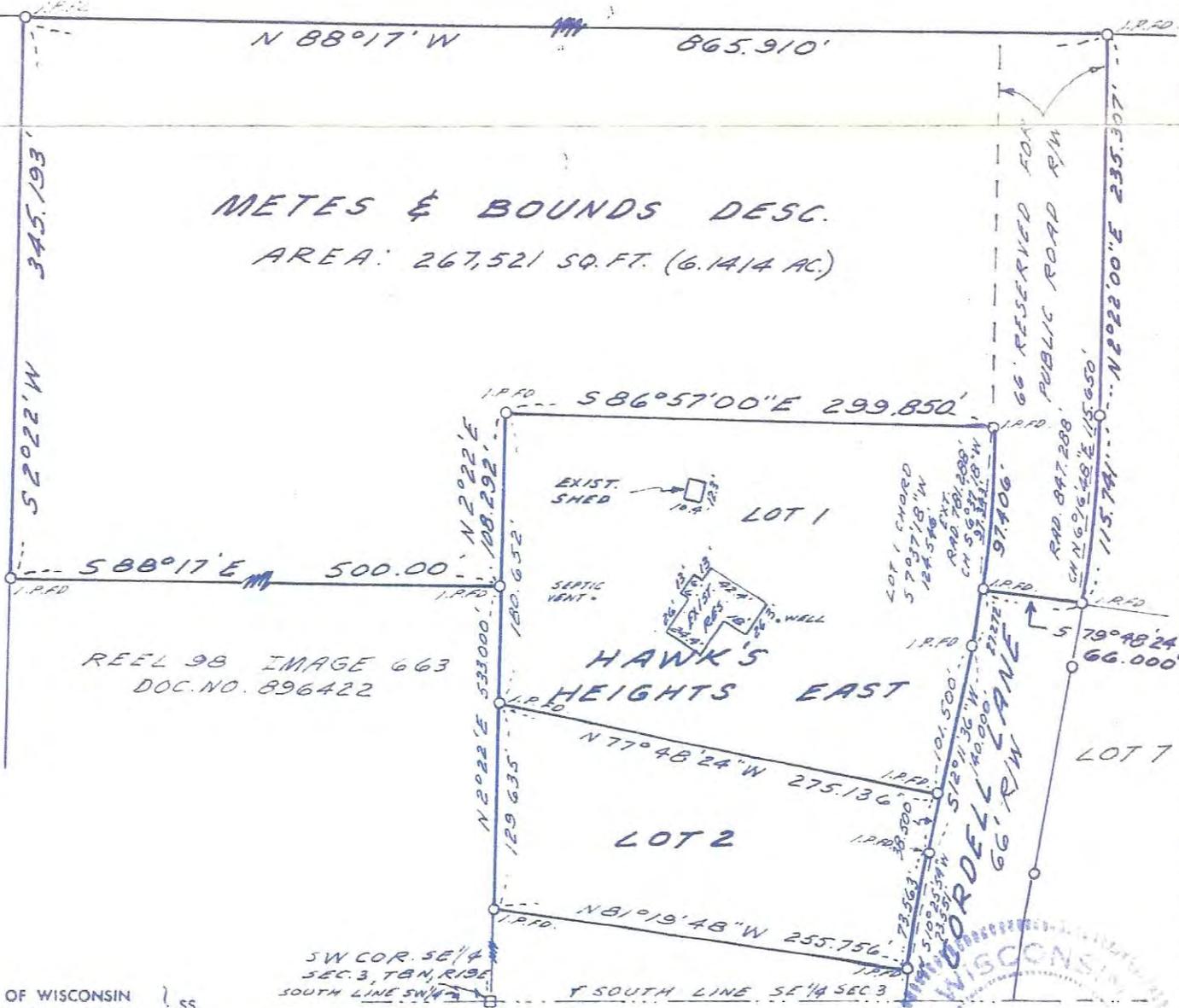
Instrument drafted by John R. Stigler

P.S. Lisbon 1074

chord bears South 6°37'18" West 97.343 feet; thence South 79°48'24" East 66.000 feet to the northwest corner of Lot 7 of said Subdivision; thence northeasterly 115.741 feet along the arc of a curve, curve center lies to the West, radius 847.288 feet, chord bears North 6°16'48" East 115.650 feet; thence North 2°22'00" East 235.307 feet; thence North 88°17' West 865.910 feet; thence South 2°22' West 345.193 feet to the northwest corner of the land described in Reel 98 of Records on Image 663 as Document No. 896422; thence South 88°17' East along the north line of the property described in said Document No. 896422, 500.00 feet to the west line of Lot 1 of said Subdivision; thence North 2°22' East along said westerly lot line, 108.292 feet to the place of beginning; containing 267,521 square feet (6.1414 acres) of land. RESERVING the easterly 66 feet for public road right of way purposes

UNPLATTED LAND

METES & BOUNDS DESC.
AREA: 267,521 SQ. FT. (6.1414 AC.)



REEL 98 IMAGE 663
 DOC. NO. 896422

STATE OF WISCONSIN }
 COUNTY OF WAUKESHA } SS.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS A TRUE AND CORRECT REPRESENTATION THEREOF.
 REVISED: 11-19-85 (RES., SHED & PIPING).

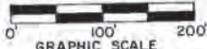
DATED THIS 14th DAY OF November 19 85

PLAT No. Lisbon 410 BOOK PAGE

WISCONSIN
 JOHN W. JAHNKE
 WAUKESHA, WISCONSIN
 RICHARD P. JAHNKE - Wis. Reg. No. S-338
 JOHN W. JAHNKE - Wis. Reg. No. S-317

HAWKS HEIGHTS EAST

BEING A SUBDIVISION OF PART OF THE SE. 1/4 OF SECTION 3, TOWN 8 NORTH, RANGE 19 EAST
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



1219379

SURVEYOR'S CERTIFICATE

I, John W. Jahnke, registered land surveyor, being first duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped HAWKS HEIGHTS EAST, being a subdivision of part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the southwest corner of the Southeast Quarter (SE 1/4) of Section 3; thence North 02°22'00" East 641.292 feet; thence South 86°57'00" East 299.850 feet; thence southerly 97.406 feet along the arc of a curve of radius 781.288 feet, center lies to the west, chord of said arc bears South 06°37'18" West 97.343 feet; thence South 79°48'24" East 376.765 feet; thence South 02°22'00" West 480.811 feet to the south line of the Southeast Quarter (SE 1/4) of Section 3; thence North 88°22'00" West along said south line 665.920 feet to the place of beginning; containing 8.6540 acres of land.

I further certify that I have made such survey, land division, and plat by the direction of the owner of said land; that such plat is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Lisbon in surveying, dividing, and mapping the same.

Dated this 18th day of April, 1980.
Revised this 23rd day of May, 1980.

John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917



STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

The above certificate subscribed and sworn to me this 18th day of April, 1980.
My commission expires September 27, 1981.

Jerome G. Wegner
JEROME G. WEGNER - NOTARY PUBLIC

TOWN OF LISBON CERTIFICATE

"Resolved that the plat known as HAWKS HEIGHTS EAST, a subdivision in the Town of Lisbon, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes."

APPROVED *Richard M. Jurek*
RICHARD M. JUREK - TOWN CHAIRMAN

I, Betty Fryda, being the duly elected, qualified and acting Clerk for the Town of Lisbon, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon on the 27th day of June, 1983.

Betty Fryda
BETTY FRYDA - TOWN CLERK

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

I, Mary Lee Lueck, being the duly elected, qualified and acting Town of Lisbon Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 27th day of June, 1983, on any of the land included in the plat of HAWKS HEIGHTS EAST.

Dated June 27, 1983.

Mary Lee Lueck
MARY LEE LUECK - TOWN TREASURER

OWNER'S CERTIFICATE

As owner, I hereby certify that I 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 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objections: Department of Local Affairs and Development; Department of Industry, Labor and Human Relations; Waukesha County Park and Planning Commission; and Town of Lisbon.

Ellamay E. Lindahl
ELLAMAY E. LINDAHL - OWNER

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this 21st day of June, 1983, the above named ELLAMAY E. LINDAHL, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerome G. Wegner
NOTARY PUBLIC
My commission expires Sept 27, 1985

COUNTY PLANNING AGENCY APPROVAL

"Resolved that the plat known as HAWKS HEIGHTS EAST, in the Town of Lisbon be and hereby is, approved in compliance with Chapter 236 of the Wisconsin State Statutes."

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Waukesha County Park and Planning Commission, and made effective this 27th day of June, 1983.

Walter Tarmann
WALTER TARMANN - EXECUTIVE DIRECTOR

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

I, Dorothy L. MacDonald, being the 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 June 30, 1983, affecting the lands included in that plat of HAWKS HEIGHTS EAST.

Dated June 30, 1983.

Dorothy L. MacDonald
DOROTHY L. MAC DONALD - COUNTY TREASURER

COUNTY PLANNING AGENCY CERTIFICATION AS FORWARDING AGENCY

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

I, Walter Tarmann, being duly appointed Executive Director of Waukesha County Park and Planning Commission, do hereby certify that copies of this plat were forwarded as required by s. 236.12 (2) of the Wisconsin State Statutes on the 19th day of May, 1983, and that no objections to the plat have been filed, or if filed, have been met.

Dated June 27, 1983.

Walter Tarmann
WALTER TARMANN - EXECUTIVE DIRECTOR

CONSENT OF CORPORATE MORTGAGEE

EQUITABLE SAVINGS & LOAN ASSOCIATION, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of ELLAMAY E. LINDAHL, owner.

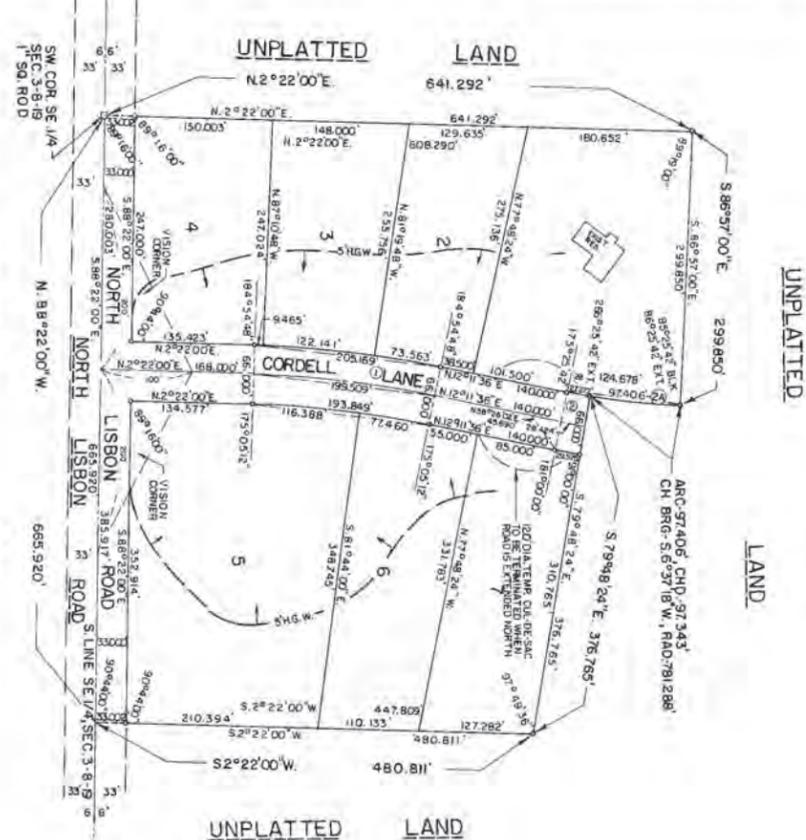
IN WITNESS WHEREOF, Equitable Savings & Loan Association, has caused these presents to be signed by W. J. GODSELL, its Sr./Pres., and countersigned by BONNIE WEBER, its Assistant Secretary, and its corporate seal to be hereunto affixed this 27th day of JUNE, 1983.

W. J. Godsell
W. J. GODSELL - SENIOR VICE-PRESIDENT
Bonnie Weber
BONNIE WEBER - ASSISTANT SECRETARY

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this 27th day of JUNE, 1983, W. J. GODSELL, Sr./Pres., and BONNIE WEBER, Assistant-Secretary, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Sr./Pres. and Assistant-Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Shirley A. DeHart
NOTARY PUBLIC
My commission expires March 22, 1986



MEASUREMENTS FOR RECORD THE SE 1/4
A. B. 1983, N. 8. 112
OFFICER: P. M. & RECORDED IN 111-44
DATE: 06/27/83

MEASUREMENTS FOR RECORD THE SE 1/4
A. B. 1983, N. 8. 112
OFFICER: P. M. & RECORDED IN 111-44
DATE: 06/27/83

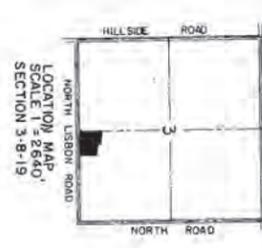
By *John W. Jahnke*
Surveyor

LOT NO.	MAIN CURVE DATA	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE	DEFLECTION ANGLE	RECORDS BEARING	TANGENT BEARING
1	124.678	N. 79° 37' 18" E.	124.678	90° 00' 00"	113.288	N. 82° 22' 00" E.	
2	73.563	N. 107° 23' 54" E.	73.563	4° 54' 36"	113.288	N. 82° 22' 00" E.	
3	182.141	N. 91° 44' 42" E.	182.141	3° 00' 00"	91.428	N. 120° 11' 36" E.	
4	182.141	N. 91° 44' 42" E.	182.141	3° 00' 00"	91.428	N. 120° 11' 36" E.	
5	116.388	N. 57° 17' 18" E.	116.388	4° 54' 36"	81.428	N. 120° 11' 36" E.	
6	116.388	N. 57° 17' 18" E.	116.388	4° 54' 36"	81.428	N. 120° 11' 36" E.	
7	116.388	N. 57° 17' 18" E.	116.388	4° 54' 36"	81.428	N. 120° 11' 36" E.	

NOTES
ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDRETH OF A FOOT AND COMPUTED TO THE NEAREST 5 FEET ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND COMPUTED TO THE NEAREST SECOND.
DIRECT VEHICULAR ACCESS TO NORTH LISBON ROAD FROM LOTS 4 & 5 IS PROHIBITED
NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS 3 FEET ABOVE THE ELEVATION OF THE INTERSECTION EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

LEGEND
INDICATES IRON PIPE 30' LONG BY 2" DIA. 3.65 LBS. PER LINEAL FOOT ALL OTHER LOT CORNERS MARKED BY IRON PIPE 24' LONG BY 1" DIA. 1.13 LBS. PER LINEAL FOOT.

SCALE 1" = 100'



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