

172<sup>nd</sup> BOARD YEAR  
 LEGISLATIVE ITEMS RECEIVED FOR COMMITTEE REFERRAL

File No.	Rec/Ref	Referred to:	Title
172-O-001	05/02/17 05/04/17	Land Use	ORD: Amend The Town Of Oconomowoc District Zoning Map Of The Waukesha County Zoning Code For The Town Of Oconomowoc By Conditionally Rezoning Certain Lands Located In Part Of The SE ¼ Of Section 11, T8N, R17E, Town Of Oconomowoc, From The FLP Farmland Preservation District To The R-1 Residential District (CZ-1845)
172-O-002	05/02/17 05/04/17	Land Use	ORD: Amend The Text Of The Town Of Lisbon Zoning Code Relating To Chapter 11, Sections 26, 30, 31, 4(h)31, 32 And 4(h)36 Relative To Mini-Warehouses/Self Service Storage Units (ZT-1701C)
172-O-003	05/03/17 05/04/17	Land Use Finance	ORD: Authorization To Accept And Expend Grant Funding From The SEWFRC For The Mukwonago Park Shoreline Restoration Project And Modify The Department's 2017 Budget
172-O-004	05/02/14 05/04/17	Public Works	ORD: Laying Out, Relocation And Improvement Of County Trunk Highway KF And County Trunk Highway JK Waukesha County Project I.D. 2762-00-00
172-O-005	05/02/17 05/04/17	Public Works	ORD: Laying Out, Relocation And Improvement Of County Trunk Highway VV And County Trunk Highway E, Waukesha County Project I.D. 2774-01-00
172-A-001	05/03/17 05/04/17	Executive	APPT: Doug Bartmann to the Community Development Block Grant Board
172-A-002	05/03/17 05/04/17	Executive	APPT: Terry Jannsen to the Community Development Block Grant Board
172-A-003	05/03/17 05/04/17	Executive	APPT: Lillie Wilson to the Community Development Block Grant Board
172-A-004	05/03/17 05/04/17	Executive	APPT: Chuck Wood to the Community Development Block Grant Board
172-O-006	05/03/17 05/04/17	Judiciary Finance	ORD: Authorize Acceptance Of Grant Funds By Emergency Preparedness, Appropriate Funds For Equipment Purchase, And Modify Department's 2017 Budget

1 AMEND THE TOWN OF OCONOMOWOC DISTRICT ZONING MAP OF THE  
2 WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF OCONOMOWOC BY  
3 CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF  
4 SECTION 11, T8N, R17E, TOWN OF OCONOMOWOC, FROM THE FLP FARMLAND  
5 PRESERVATION DISTRICT TO THE R-1 RESIDENTIAL DISTRICT (CZ-1845)  
6  
7

8 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of  
9 this Ordinance was approved by the Oconomowoc Town Board on March 20, 2017, and  
10

11 WHEREAS, the matter was referred to and considered by the Waukesha County Park and  
12 Planning Commission, which recommended approval and reported that recommendation to the  
13 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,  
14 as required by Section 59.69, Wis. Stats.  
15

16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS  
17 that the Town of Oconomowoc District Zoning Map of the Waukesha County Zoning Code,  
18 Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on  
19 February 26, 1959, is hereby amended to conditionally rezone certain lands located in part of the  
20 SE ¼ of Section 11, T8N, R17E, Town of Oconomowoc, from the FLP Farmland Preservation  
21 District to the R-1 Residential District, and more specifically described in the “Staff Report and  
22 Recommendation” and map on file in the office of the Waukesha County Department of Parks  
23 and Land Use and made a part of this Ordinance by reference CZ-1845, subject to the following  
24 conditions:  
25

- 26 1. The Zoning Amendment approval shall only amend the zoning of a maximum of three (3)  
27 acres of land, shown as Lot 1 on the proposed Certified Survey Map attached as Exhibit  
28 “A”, from the Farmland Preservation District to the R-1 Residential District. No other  
29 lands are to be rezoned to ensure compliance with the 35-acre density requirement.  
30
- 31 2. A Certified Survey Map, prepared by a Professional Land Surveyor in the State of  
32 Wisconsin, shall be reviewed and approved by the Waukesha County Department of  
33 Parks and Land Use and the Town of Oconomowoc in accordance with Section  
34 6.19(2)(C) of the Waukesha County Zoning Code, prior to the issuance of any Zoning or  
35 Building permits. The Zoning Permit must be issued in compliance with the Siting  
36 Standards of Section 6.19(3) of the Zoning Code.  
37
- 38 3. A Deed Restriction must be prepared and reviewed and approved by the Waukesha  
39 County Department of Parks and Land Use - Planning and Zoning Division Staff and  
40 recorded by the petitioners in the Waukesha County Register of Deeds Office stating,  
41 pursuant to the Waukesha County Comprehensive Development Plan, the lands within  
42 the proposed CSM shall not be further divided, and no additional development rights  
43 remain for the remnant 62-acre parcel, and proposed Lot 1 on Exhibit “A” is entitled to  
44 one (1) dwelling unit. Said restriction must also state that it shall apply in perpetuity  
45 unless the Waukesha County Comprehensive Development Plan’s Farmland Preservation  
46 designation for the property is amended in the future.  
47

48 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of  
49 this Ordinance with the Town Clerk of Oconomowoc.

50

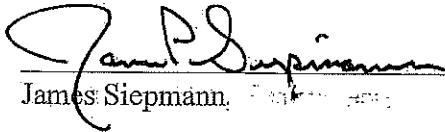
51 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,  
52 approval and publication.

COMMISSION ACTION

The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Zoning Code, hereby recommends approval of (CZ-1845 Adam and Karrie Knack) in accordance with the attached "Staff Report and Recommendation".

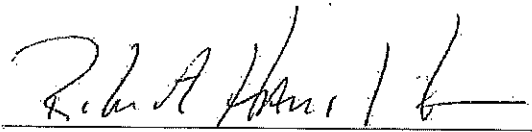
PARK AND PLANNING COMMISSION

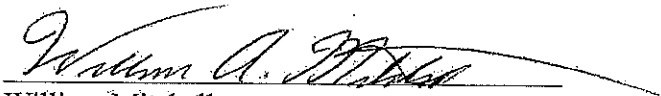
April 20, 2017

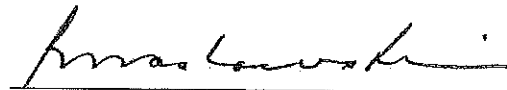
  
James Siepmann

*Absent*  
Robert Peregrine (absent)

  
Richard Morris **CHAIR PERSON**

  
Robert Hamilton

  
William Mitchell

  
William Maslowski

*Absent*  
Keith Hammitt (Absent)

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**ZONING MAP AMENDMENT**

**DATE:** April 20, 2017

**FILE NO.:** CZ-1845

**PETITIONER:** Karrie and Adam Knaack  
1351 Colonial Drive  
Watertown, WI 53098

**OWNER:** Leroy T. and Hazel M. Runt Revocable Trust  
6921 W. Orchard Avenue, Unit 206  
West Allis, WI 53214 \*

**TAX KEY NO.:** OCOT 0476.996

**LOCATION:**

Subject property: Parcel 2 of Certified Survey Map No. 8889, Volume 79, Page 197, being a part of the NE ¼ and NW ¼ of the SE ¼ of Section 11, T8N, R17E, Town of Oconomowoc containing approximately fifteen (15) acres. More specifically, the property is located north of the Union Pacific Railroad, south of C.T.H. "CW" and west of Norwegian Road.

The Runt's also own approximately fifty (50) adjoining acres to the northwest (Tax Key No. OCOT 0473.989) of the subject property, and combined there is approximately sixty-five (65) acres. This additional parcel is located in the W ½ of the NE ¼ of Section 11, T8N, R17E, Town of Oconomowoc.

**EXISTING LAND USE:** Agricultural with three accessory buildings on the fifteen acres.

**PROPOSED LAND USE:** Create a three (3) acre single-family residential lot.

**EXISTING ZONING:** FLP Farmland Preservation District

**PROPOSED ZONING:** R-1 Residential District

**PUBLIC HEARING DATE:** February 20, 2017

**PUBLIC REACTION:** None.

**TOWN PLAN COMMISSION AND TOWN BOARD ACTION:**

On March 6, 2017, the Town of Oconomowoc Plan Commission recommended conditional approval of the request to rezone three acres of land to the R-1 Residential District to the Town Board. The Town Board approved the request subject to the Town Plan Commission's recommendation on March 20, 2017.

**COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY AND THE TOWN OF OCONOMOWOC COMPREHENSIVE DEVELOPMENT PLAN:**

The property is designated in the Farmland Preservation category on the County Plan and in the Prime Agricultural category on the Town Plan. The proposal to rezone the three acres is consistent with plan recommendations that call for a maximum density of one dwelling unit per 35 acres, as the remainder of the land will be deed restricted from further non-agricultural development in accordance with Section 6.19 of the Waukesha County Zoning Code.

**STAFF ANALYSIS:**

As noted above, the current farm holdings consist of two adjacent tax key parcels, which equate to an approximately 65-acre farmstead. The 50-acre parcel has a narrow access to C.T.H. "CW" to the north, and abuts the Ashippun River to the west, and the Union Pacific Railroad to the southwest. There is limited wetland, primary environmental corridor, and floodplain along the river. The County Park and Open Space Plan indicates acquisition of lands along the river for greenway purposes. Currently, the parcel is actively farmed and abuts the subject fifteen-acre parcel to the south. The fifteen acres of agricultural land is partially disturbed by a barn, silo and accessory building in the area of the proposed three-acre zoning change. The Wisconsin Historical Society has the accessory farm buildings listed on the Wisconsin Architecture and History Inventory. The remainder of the fifteen acres is also currently actively cultivated, including about one half of the proposed three acres to be rezoned. The lands are planned and zoned for Farmland Preservation.

The petitioners are proposing to divide a maximum three-acre parcel from the subject 15-acre tax key parcel in order to construct a new nonfarm residence (refer to Zoning Map Exhibit). The Farmland Preservation District requires such land divisions via Certified Survey Map (CSM) to meet several criteria:

- The parcel must be rezoned from the Farmland Preservation District to the R-1 Residential District where non-farm residences are a permitted use.
- The parcel may only be permitted if a 35-acre density is maintained.
- The Siting Standards in Section 6.19(3) of the Waukesha County Zoning Code must be met.
- The lot size shall not exceed three acres.
- The "farm tracking unit" must be mapped and tracked on the Waukesha County GIS.

The proposed CSM parcel will be no greater than three acres in size, as required by the Zoning Code, and will incorporate the three existing accessory farm buildings, a cluster of mature trees and a mowed yard, as well as the small area of agricultural land. A 35-acre density will also be maintained.

**HISTORY**

The "farm tracking unit" assigned to the lands owned by Runt as part of the adoption of the 2015 Farmland Preservation District amendments to the Waukesha County Zoning Code designated one (1) density right for the entire 65-acre farmstead. In 1979, a one-acre lot adjacent to C.T.H. "CW" to the north was divided from the farm holdings via Certified Survey Map No. 3672 to construct a single-family residence for the owner. In 1999, Certified Survey Map No. 8889 was recorded to create a two-acre parcel adjacent to Norwegian Road and adjacent to the north of the subject fifteen-acre parcel using the farm consolidation provisions of the Ordinance. Aerial photographs indicate the residence on this parcel was the original farmhouse and there is no indication that any additional principal residence ever existed on the property.

This CSM also divided the subject 15-acre [tax] parcel from the parent parcel leaving an approximately 50-acre remnant parcel. However, this land division did not comply with the 35-acre density requirements of the then-zoned Agricultural Preservation District. In an effort to recombine the parcels, an Affidavit of Correction was recorded; however, the Waukesha County Tax Listing office noted an Affidavit of Correction was not an acceptable instrument to modify and recombine the property boundaries in accordance with State Statute. Therefore, two adjacent tax key parcels still currently exist: the 50-acre parcel and the subject 15-acre parcel.

## PROPOSAL

As noted above, the petitioners are proposing a CSM (Exhibit "A") that will create a three-acre parcel adjacent to Norwegian Road (proposed Lot 1). The CSM will also re-combine the remnant 50-acre parcel and the remaining 12 acres from the subject parcel into one 62-acre agricultural parcel (proposed Lot 2). Proposed Lot 1 is the three (3) acres proposed to be rezoned to the R-1 Residential District and proposed Lot 2 will continue to be planned and zoned Farmland Preservation.

The Siting Standards listed in the Waukesha County Zoning Code for new nonfarm residences or lots are:

- Shall be located on uncultivated lands to the greatest extent practicable.
- Shall be located on non-prime soils to the greatest extent practicable.
- Shall be clustered together with other residences or lots to the greatest extent practicable.
- Shall be located near existing roads to the greatest extent practicable.

Additionally, the purpose and intent of the Farmland Preservation District includes protecting and preserving the rural landscape. A buildable area may exist outside of the cultivated lands, in the disturbed area between the historic barn and the road; however, building a new nonfarm residence behind the barn and slightly back from the road may be more appropriate in maintaining the rural character of the community. The cultivated lands that are a part of the proposed three-acre lot (proposed Lot 1) are less than two-acres in size, and will not limit the agricultural use of the 62-acre remnant parcel (proposed Lot 2) which will continue to be farmed, preserving and maintaining productive and viable agricultural land that adds to the economic base of Waukesha County. The proposed three-acre parcel is also sited south of an existing similar size parcel and across the street from other rural home sites. Therefore, the Town and County believe the proposed three-acre parcel is sited in the most practicable location.

## STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends this request be **approved**, subject to the following conditions, which are inclusive of the Town's recommended conditions.

1. The Zoning Amendment approval shall only amend the zoning of a maximum of three (3) acres of land, shown as Lot 1 on the proposed Certified Survey Map attached as Exhibit "A", from the Farmland Preservation District to the R-1 Residential District. No other lands are to be rezoned to ensure compliance with the 35-acre density requirement.
2. A Certified Survey Map, prepared by a Professional Land Surveyor in the State of Wisconsin, shall be reviewed and approved by the Waukesha County Department of Parks and Land Use and the Town of Oconomowoc in accordance with Section 6.19(2)(C) of the Waukesha County Zoning Code, prior to the issuance of any Zoning or Building permits. The Zoning Permit must be issued in compliance with the Siting Standards of Section 6.19(3) of the Zoning Code.

3. A Deed Restriction must be prepared and reviewed and approved by the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff and recorded by the petitioners in the Waukesha County Register of Deeds Office stating, pursuant to the Waukesha County Comprehensive Development Plan, the lands within the proposed CSM shall not be further divided, and no additional development rights remain for the remnant 62-acre parcel, and proposed Lot 1 on Exhibit "A" is entitled to one (1) dwelling unit. Said restriction must also state that it shall apply in perpetuity unless the Waukesha County Comprehensive Development Plan's Farmland Preservation designation for the property is amended in the future.

If approved as conditioned, the zoning change is consistent with Town and County Comprehensive Development Plan recommendations, as the 35-acre density requirement is being met. The rezoning of a maximum of three acres of land will allow the petitioner to create a new lot and construct a new residence in an already partially disturbed area of the property while not limiting the agricultural use of the adjacent 62-acre remnant parcel. As conditioned and in accordance with the requirements of the Waukesha County Zoning Code, a Deed Restriction will be recorded to disclose to future owners that there are no density credits remaining on these lands after the creation of the three-acre parcel. This will ensure that the 35-acre density is maintained over time and that the vast majority of the land is preserved on site remain in productive farmland or open space uses, which furthers the goals of the Farmland Preservation Plan to preserve the last remaining five square mile blocks of productive farmland within the County, and which add to the economic base of Waukesha County while also preserving the rural landscape. Minimizing land use conflicts among incompatible uses and limiting encroachment of non-agricultural development through the application of 35-acre density is critical in ensuring the viability of farming in designated farmland preservation areas.

Respectfully submitted,

*Rebekah Baum*

Rebekah Baum  
Senior Land Use Specialist

Attachments: Town Ordinance  
Zoning Map Exhibit  
Proposed CSM (Exhibit "A")

N:\PRKANDLU\Planning And Zoning\Rezoning\Staff Reports\1845 Knaack\_Runt Oct.Doc



RECEIVED

APR 27 2017

RESOLUTION NO. 2017-4

DEPT OF PARKS &amp; LAND USE

## RESOLUTION APPROVING REZONING

WHEREAS, the Leroy and Hazel Runt Revocable Trust owns Parcel 2 of Certified Survey Map No. 8889 containing approximately 15 acres of land (west side of Norwegian Road immediately north of the Union Pacific Railroad) in the Town of Oconomowoc, Waukesha County, Wisconsin; and

WHEREAS, the current zoning of said land is Farmland Preservation District under the Waukesha County zoning ordinance; and

WHEREAS, the property owner requests that three acres of said land be rezoned to R-1 Residential District and the balance to FLP Farmland Preservation District, with the intent to construct a single-family residence on the R-1 zoned land; and

WHEREAS, the Town of Oconomowoc Land Use Plan 2035 designates the subject parcel in the Prime Agricultural category which has been modified by Waukesha County to the Farmland Preservation category, and accordingly the requested rezoning is consistent with said plan; and

WHEREAS, petitioner proposes to construct a single-family residence on the three-acre parcel; and

WHEREAS, the Town Planner and the Town Plan Commission recommend to the Town Board that the requested rezoning be approved, with the rezoning being as follows: the three-acre parcel shown on Exhibit A attached hereto be rezoned from Farmland Preservation District to R-1 Residential District, subject to the following conditions:

1. The Zoning Amendment shall only amend the zoning on the three acres as shown on the proposed certified survey map from the Farmland Preservation District to the R-1 Residential District. No other lands are to be rezoned (see attached Exhibit A).
2. A certified survey map, prepared by a Registered Land Surveyor in the State of Wisconsin, dividing the parcel as proposed shall be reviewed and approved by the Town Plan Commission and Town Board prior to the issuance of any building permits.

NOW THEREFORE, BE IT HEREBY RESOLVED that the Town Board of the Town of Oconomowoc approves the request of the Leroy and Hazel Runt Revocable Trust to rezone the three acres of land shown on Exhibit A to R-1 Residential District, subject to the following conditions:

1. The Zoning Amendment shall only amend the zoning on the three acres as shown on the proposed certified survey map from the Farmland Preservation District to the R-1 Residential District. No other lands are to be rezoned (see attached Exhibit A).

2. A certified survey map, prepared by a Registered Land Surveyor in the State of Wisconsin, dividing the parcel as proposed shall be reviewed and approved by the Town Plan Commission and Town Board prior to the issuance of any building permits.

DATED: 3/20/17

TOWN OF OCONOMOWOC

By: *Robert C. Hultquist*  
Robert C. Hultquist, Chairman

ATTEST:

*Lori Opitz*  
Lori Opitz, Clerk

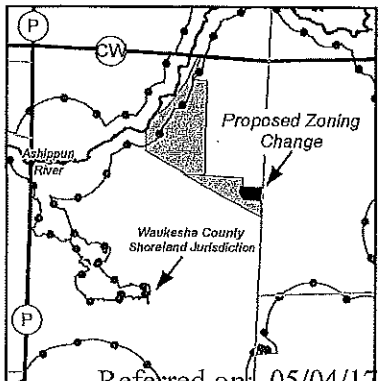
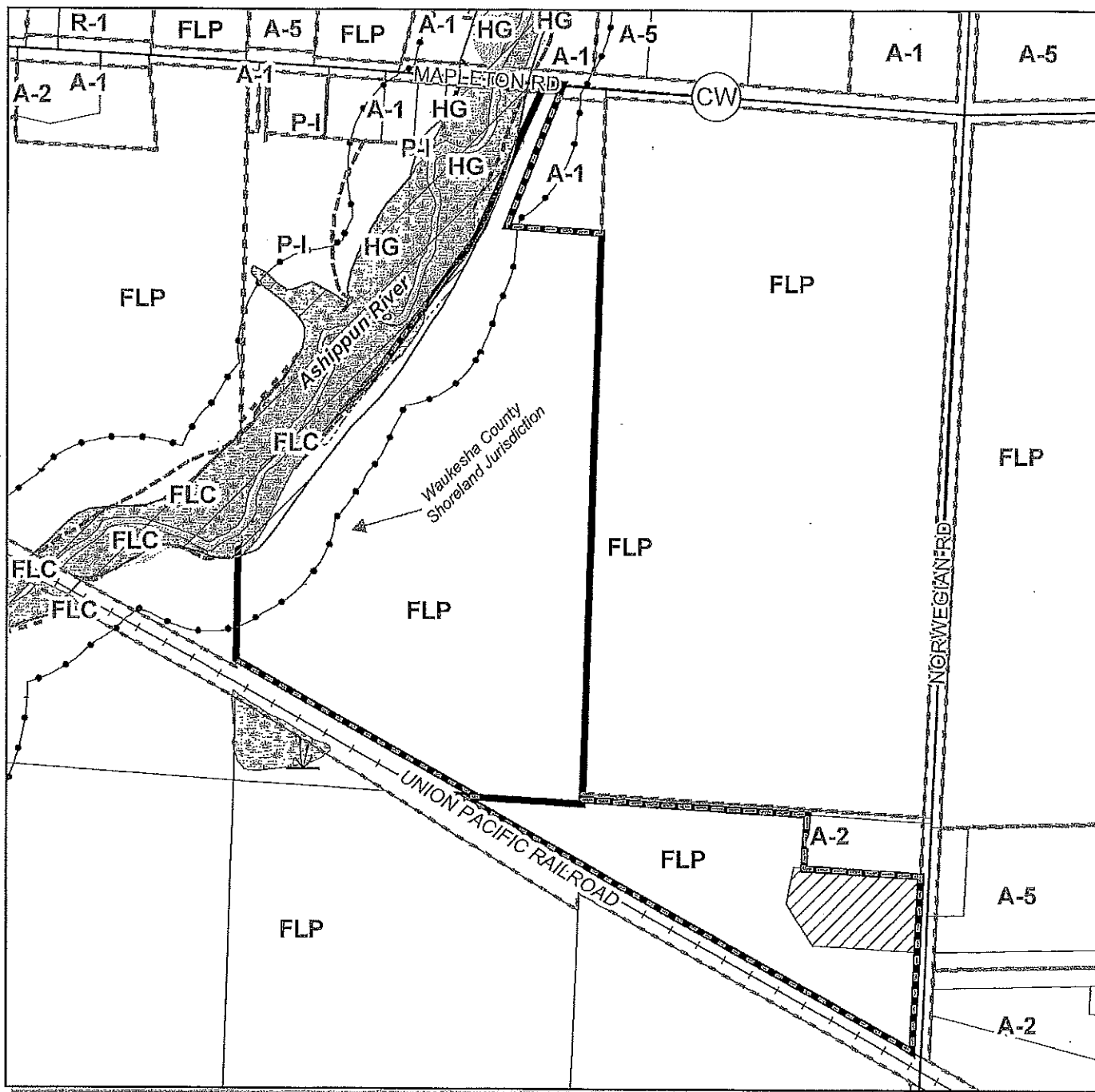
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DEPT OF PARKS & LAND USE

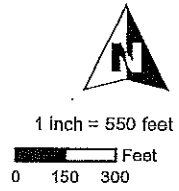
# ZONING MAP AMENDMENT

PART OF SE 1/4 SECTION 11  
TOWN OF OCONOMOWOC



 REZONE A 3 ACRE PARCEL FROM FLP FARM LAND PRESERVATION TO R-1 RESIDENTIAL

FILE.....CZ-1845  
 PLAN COMMISSION DATE.....04/20/17  
 AREA OF CHANGE.....3.00 ACRES  
 TAX KEY NUMBER.....OCOT 0476.996



Referred on: 05/04/17

Prepared by the Waukesha County Department of Parks and Land Use

File Number: 172-C-001

Referred to: LU



1 AMEND THE TEXT OF THE TOWN OF LISBON ZONING CODE RELATING TO  
2 CHAPTER 11, SECTIONS 26, 30, 31, 4(h)31, 32 AND 4(h)36 RELATIVE TO  
3 MINI-WAREHOUSES/SELF SERVICE STORAGE UNITS (ZT-1701C)  
4  
5

6 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of  
7 this Ordinance was approved by the Lisbon Town Board on March 2, 2017, and  
8

9 WHEREAS, the matter was referred to and considered by the Waukesha County Park and  
10 Planning Commission, which recommended approval and reported that recommendation to the  
11 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,  
12 as required by Section 60.62, Wis. Stats.  
13

14 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS  
15 that Chapter 11, Sections 26, 30, 31, 4(h)31, 32 and 4(h)36 of the Town of Lisbon Zoning Code,  
16 adopted by the Town of Lisbon on April 9, 2010, relative to mini-warehouses/self service storage  
17 units, and more specifically described in the "Staff Report and Recommendation" on file in the  
18 office of the Waukesha County Department of Parks and Land Use and made a part of this  
19 Ordinance by reference ZT-1701C, is hereby approved.  
20

21 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of  
22 this Ordinance with the Town Clerk of Lisbon.  
23

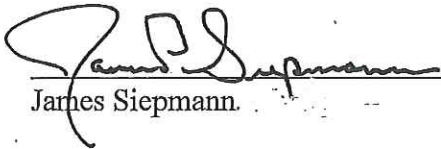
24 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,  
25 approval and publication.

COMMISSION ACTION

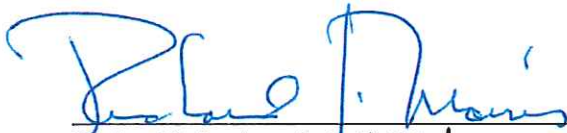
The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Town of Lisbon Zoning Code, hereby recommends **approval** of **(ZT-1701C Town of Lisbon Board – Text Amendment)** in accordance with the attached “Staff Report and Recommendation”.

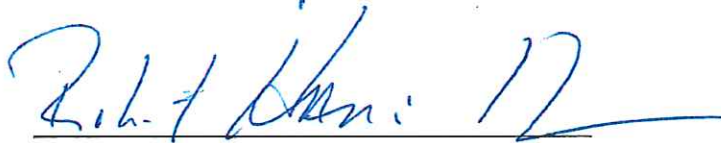
PARK AND PLANNING COMMISSION

April 20, 2017

  
James Siepmann

Absent  
Robert Peregrine (absent)

  
Richard Morris **CHAIRPERSON**

  
Robert Hamilton

  
William Mitchell

  
William Maslowski

Absent  
Keith Hammitt (Absent)

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**TEXT AMENDMENT**

**FILE NO.:** ZT-1701C

**DATE:** April 20, 2017

**TAX KEY NO.:** N/A

**PETITIONER:** Town Board of Lisbon  
Town of Lisbon Town Hall  
W234 N8676 Woodside Road  
Lisbon, WI 53089

**REQUEST:**

Amendments to the Town of Lisbon Zoning Ordinance relative to Mini-Warehouses (Self Service Storage). Including, but not limited to, the addition Mini-Warehouses as Conditional Uses (Section 4(h)36) in certain zoning districts instead of allowing them as a permitted use in the B-3 District only.

**PUBLIC HEARING DATE:** March 2, 2017.

**PUBLIC REACTION:**

One member of the audience stated she had no problem with the amendments and thanked the Town's Community Assistance Planner for highlighting the changes on the website as it made for easy review. She also noted the Town's Land Division Ordinance referenced in the Zoning Ordinance is not on the website and asked if the Deputy Clerk would add that document to the website. The Town Engineer asked if the Quarrying District could be added to the list of zoning districts the use would be allowed in as a Conditional Use. The Town Fire Marshall's comments were also discussed and the Town Building Inspector indicated there are specific fire requirements and ADA requirements that mini-warehouse structures must comply with.

**TOWN PLAN COMMISSION ACTION:**

On March 2, 2017, the Town of Lisbon Plan Commission recommended approval of the proposed amendments to the Town of Lisbon Zoning Ordinance relating to mini-warehouse self-service storage structures to the Town Board with the following changes: Add Q-1 to the list of zoning districts the conditional use is allowed in. Summarize the list of Conditional Use requirements at the beginning of the section. Add subsections "Q" and "R". Replace "Town" approval with "Plan Commission" approval in all cases.

**TOWN BOARD ACTION:**

On March 2, 2017, the Town of Lisbon Board of Supervisors unanimously approved the amendments to the Town of Lisbon Zoning Ordinance relating to mini-warehouse self-service storage structures as recommended by the Town Plan Commission, adopted an Ordinance outlining the same, and provided a recommendation to the Waukesha County Board of Supervisors to approve of the same.

**STAFF ANALYSIS:**

When the Town prepared their updated Zoning Ordinance in 2010, they included mini-warehouse self-service storage units as a permitted use in the B-3 General Business District only. Over the past several years, the Town has received several requests for the use and is concerned about, and would like to be able to address, oversaturation of the use in the Town before it becomes an issue. Therefore, they are bringing forth the subject

amendments to their Zoning Ordinance to change this permitted use in one zoning district to a conditional use in several zoning districts. If approved, the Town will be able to better regulate the use in their community.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that the amendments to the Town of Lisbon's Mini-Warehouse Self Service Storage Regulations be **approved** in accordance with the Town Board's decision and Ordinance approved on March 2, 2017.

In the time that has passed since the Town's comprehensive rezoning effort in 2010, there have been several requests for this specific use in the Town. Thus, the Town is seeking to have better regulation over this special use in the form of a conditional use if it is going to continue to be a common request. Requiring a conditional use versus a permitted use will allow the Town to conditionally approve the use while implementing the purpose and intent of the Zoning Ordinance which is, in part, to guide the proper location of various land uses and promote orderly development in the Town, provide for adequate light, air, access, safety of public streets and from fire and other dangers, and preserve the general welfare of the community environment. Therefore, these amendments to the Town of Lisbon's Zoning Ordinance are consistent with the purpose and intent of the Zoning Ordinance as well as the Town's Comprehensive Development Plan.

Respectfully submitted,

*Sandra L Scherer*

Sandy Scherer  
Senior Planner

Attachments: Town Ordinance 03-17  
Exhibit "A" – Mini-Warehouse Self Service Storage amendments

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\1701C Text Amendment mini warehouses lst.doc



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**AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 11, SECTIONS 4(h)31, 4(h)36, 26, 30, 31, AND 32 OF THE TOWN OF LISBON CODE OF ORDINANCES PERTAINING TO SELF SERVICE STORAGE (MINI-WAREHOUSES).**

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WHEREAS, Pursuant to Wis. Stat. § 60.10(2)(c), 60.22(3), 60.61, 60.62(1), 61.35, 62.23(7)(d)2, and 66.0103, the Town of Lisbon adopted Chapter 11 of the General Code of Ordinances on January 25, 2010, as the "Town of Lisbon Zoning Ordinance" hereinafter referred to as the "Zoning Ordinance"; and

WHEREAS, From time to time the Town of Lisbon may make amendments to such Ordinance pursuant to Wis. Stat. § 62.23(7)(d)2; and

WHEREAS, The Town of Lisbon has proposed such amendments to Sections 4(h)31, 4(h) 36, 26, 30, 31, and 32 regarding self service storage (mini-warehouses) of the Zoning Ordinance, and the Town of Lisbon Plan Commission and Town Board held a joint public hearing on March 2, 2017 regarding such amendments, following the notice and procedures of Wis. Stat. § 985 and Section 35 and Section 36 of the Zoning Ordinance; and

WHEREAS, The Town Plan Commission has forwarded the proposed amendments to the Town Board of the Town of Lisbon with its recommendation that the amendments be approved; and

WHEREAS, Upon adoption of the Zoning Ordinance in 2010, a copy, in loose leaf and digital formats, was filed and certified by the Town Clerk, and such certified copy remains on file in the office of said Town Clerk, at W234 N8676 Woodside Road, Lisbon, WI, 53089, to be made available to persons desiring to examine the same during regular office hours and at all times while said Zoning Ordinance is in effect; and

WHEREAS, Any and all amendments, supplements, and changes to the Zoning Ordinance, including the amendments proposed herein, when adopted in such form as to indicate the intention of the Town Board to make them a part of the Zoning Ordinance, shall be deemed to be incorporated into such Zoning Ordinance so that reference to the Town of Lisbon Zoning Ordinance shall be understood and intended to include such amendments, supplements or changes. Whenever such amendments, supplements, or changes to the Zoning Ordinance are adopted, they shall thereafter be printed and inserted in the loose-leaf book containing said Zoning Ordinance as amendments, supplements, and changes thereto and also saved in digital format; and

WHEREAS, Sufficient copies of the Zoning Ordinance with its amendments, supplements, and changes thereto shall be maintained in the office of the Clerk for inspection by the public at all times during regular office hours, and/or maintained on the Town website, and the enactment and publication of this Ordinance as required by law, coupled with the availability of a copy of the Zoning Ordinance for inspection by the public, shall be deemed, held, and considered to be due and legal publication of all provisions of the Zoning Ordinance for all purposes.

NOW THEREFORE, THE TOWN OF LISBON BOARD OF SUPERVISORS ORDAINS, That pursuant to Wis. Stat. § 62.23(7)(d)2, the text of the Town of Lisbon Zoning Ordinance is hereby amended in accordance with the amendments on file with the Town Clerk, and hereby approves this Ordinance and directs the Town Clerk to file a certified copy of this Ordinance in the office of the Town Clerk.

BE IT FURTHER ORDAINED, That all ordinances or parts of ordinances conflicting with or contravening with the provisions of this ordinance are hereby repealed.

BE IT FURTHER ORDAINED, That after acting on the Ordinance, the Town Board shall submit said Ordinance with the minutes of the public hearing(s) directly to the Waukesha County Department of Parks and Land Use for consideration by the County. Proof of publication of the notice of the public hearing(s) held by the Town shall be included with the Ordinance and minutes.

BE IT FURTHER ORDAINED, That this Ordinance shall take effect upon passage and publication as required by law.

ADOPTED this 2<sup>nd</sup> day of March, 2017.


TOWN BOARD, TOWN OF LISBON,  
WAUKESHA COUNTY, WISCONSIN


BY:   
JOSEPH OSTERMAN, Chairman

BY:   
REBECCA PLOTECHER, Supervisor

BY:   
RYAN LIPPERT, Supervisor

BY:   
HANNAH HEIMRITZ, Supervisor

BY:   
LINDA BEAL, Supervisor

ATTEST:  
BY:   
Matthew Janecke, Town Administrator/Clerk

**CHAPTER 11  
TOWN OF LISBON ZONING ORDINANCE**

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FIGURE 1     Types of Subdivision Designs

**NOTE:**     The Zoning Map is not attached to the Zoning Ordinance, but an official copy is on file at the Town Hall and is current as of the date of the most recent revision noted on the Zoning Map.

**Drafted by the Waukesha County Department of Parks and Land Use**

**Sandy Scherer, Senior Planner  
Kim Meinert, Land Information Mapping Technician**



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this ordinance shall each be permitted to construct a building for use directly incidental and necessary to the use of the tower. Two or more users of the tower may each build a separate building or share a single building. Buildings constructed or used by tower co-locators shall be subject to conditions established for the Conditional Use Permit for the tower.

J. Conditional Use Permits issued hereunder shall identify the primary type or types of transmission equipment that is to be placed on the subject communication tower. Any communication tower on which the transmission equipment so identified is no longer placed or used for a continuous period of 12 months shall, upon notification by the Plan Commission, be removed by the property owner issued under this section. If the tower is not removed within 60 days of such notification, the Plan Commission may remove the tower at the expense of the property owner.

K. If required by the Town Attorney, upon approval or revised approval of the use, a Conditional Use Agreement in the form of a deed restriction shall be recorded in the Waukesha County Register of Deeds office and shall include all conditions of approval.

L. A building permit is required for all towers, appurtenances, and cabinets.

M. The intent of these regulations is not to prohibit communication towers that are otherwise allowed by the enactment of federal regulations governing the same.

30. Outdoor Commercial Recreation Facilities/Uses. This category includes facilities and uses listed as conditional uses in Section 4 (h) 10 of this ordinance and, without limitation because of enumeration, other uses open to the public such as amusement parks, water parks, batting cages, paintball ranges, laser tag ranges, orienteering, trampolines, racquet sports, athletic courts, stadiums, indoor/outdoor recreational facilities, etc. These types of uses may be allowed as conditional uses in the B-3, M-1, and M-2 zoning districts, subject to the regulations in Section 4 (h) 10 of this ordinance, and no such conditional use shall include the operation of a commercial facility such as a bar, restaurant, or arcade except as may be specifically authorized in the grant of a conditional use permit pursuant to Section 4 (h) 26.
31. Outdoor storage and display. In the B-4 and BP Districts subject to review and approval of plans as required. In all other districts, **unless otherwise stated**, where outdoor storage and display is a permitted use, the use is subject to review and approval of plans as required, but is not subject to a conditional use.
32. Drive through facilities. In the BP District subject to review and approval of plans as required. In all other districts where drive through facilities are a permitted use, the use is subject to review and approval of plans as required, but is not subject to a conditional use.
33. Truck terminals of any size, warehousing, distribution centers, storage facilities for distributors, and mail-order centers over 50,000 square feet or with more than 5 overhead doors. In the BP District subject to review and approval of plans as required. In all other districts where the uses are permitted uses, the uses are subject to review and approval of plans as required, but are not subject to a conditional use.
34. Factory Outlets and retail sales of products made onsite in the principal industrial operation. In the BP District subject to review and approval of plans as required. In all other districts where the uses are permitted uses, the uses are subject to review and approval of plans as required, but are not subject to a conditional use.



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35. General Sale of Industrial Products not listed as permitted uses in the BP District are subject to review and approval of plans as required. In all other districts where the uses are permitted uses, the uses are subject to review and approval of plans as required, but are not subject to a conditional use.
36. Self Service Storage (Mini-Warehouses): In the B-3, Q-1, M-1, and M-2 Districts. In all cases, in addition to satisfying the general requirements of Conditional Use submittals including, but not limited to, Sections 4(b) and 4(h), the following minimum requirements shall be met in order to grant the Conditional Use:
- A. The following is a summarized list of the required plans that must be submitted to the Town for review and approval by the Town Plan Commission for this use and are further detailed below.
    - i. Landscape and Maintenance Plan
    - ii. Screening, Berming, Wall, and Fencing Plan
    - iii. Exterior Lighting Plan; Photometric Plan
    - iv. State Approved Building Plans; Phasing Plan
    - v. Architectural Plan
    - vi. Parking, Circulation, and Maneuverability Plan
    - vii. Stormwater and Erosion Control Plan; Site Grading/Drainage Plan
    - viii. Signage Plan
    - ix. Waste Disposal and Recycling Plan
    - x. Outdoor Storage Plan
  - B. The use must be located on a collector or arterial street as defined in this Ordinance. In no case shall the use be located on a minor street as defined in this Ordinance. Addendum A Supplemental Design Standards of the Town of Lisbon's Land Division and Development Ordinance may be used by the Town Plan Commission in their review and approval of the overall Site Plan and development of the site in addition to the regulations contained in this Zoning Ordinance.
  - C. The use, upon review and approval, must be served with adequate public services as approved by the appropriate utilities, and the use must be able to be adequately served by Town services such as police, fire, etc.
  - D. The use must comply with the Town Comprehensive Development Plan and other adopted plans and be compatible, harmonious, and of general character and style with other properties in the area.
  - E. Landscaping treatments are required to be implemented in order to address the aesthetics of the site and the relationship of the use to the Town as a whole. A Landscape and Maintenance Plan shall be submitted for review and approval by the Town Plan Commission that treats the building foundation, parking area, and street frontage. Addendum A Supplemental Design Standards of the Town of Lisbon's Land Division and Development Ordinance may be used by the Town Plan Commission in their review and approval of the Landscape and Maintenance Plan in addition to the regulations contained in this Zoning Ordinance.
  - F. A planting screen, berming, walls, and/or fencing, as required and approved, shall be implemented in order to address the aesthetics of the site and the relationship of the use to adjacent properties in the area. A Screening, Berming, Wall, and Fencing Plan shall be submitted for review and approval by the Town Plan Commission.



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- G. Security measures and access control, as required and approved by the Town Plan Commission, shall be implemented in an effort to protect the site and reduce the potential for incident.
- H. An Exterior Lighting Plan shall be submitted for review and approval by the Town Plan Commission. A Photometric Plan may also be required by the Town Plan Commission upon request for review and approval. All lighting shall be directed downward and no lighting shall be directed onto adjacent properties or the roadways. Addendum A Supplemental Design Standards of the Town of Lisbon's Land Division and Development Ordinance may be used by the Town Plan Commission in their review and approval of the Exterior Lighting Plan in addition to the regulations contained in this Zoning Ordinance.
- I. State Approved Building Plans, as required, shall be submitted for review and approval by the Town Plan Commission and the Town Building Inspector. If phasing is proposed, a Phasing Plan shall also be submitted for review and approval by the Town Plan Commission. Addendum A Supplemental Design Standards of the Town of Lisbon's Land Division and Development Ordinance may be used by the Town Plan Commission in their review and approval of the Building Plans in addition to the regulations contained in this Zoning Ordinance and the Building Code.
- J. An Architectural Plan, with elevation renderings, interior floor plans, and illustrating the design and character of the proposed structure, shall be submitted for review and approval by the Town Plan Commission. The Plan Commission may impose architectural standards as deemed appropriate including, but not limited to, building materials, building colors, roof pitch, height, architectural breaks, etc. in addition to the regulations contained in this Zoning Ordinance.
- K. A Parking, Circulation, and Maneuverability Plan shall be submitted to the Town Plan Commission for review and approval. The Plan should include snow removal areas. Addendum A Supplemental Design Standards of the Town of Lisbon's Land Division and Development Ordinance may be used by the Town Plan Commission in their review and approval of the Parking, Circulation, and Maneuverability Plan in addition to the regulations contained in this Zoning Ordinance.
- L. A Stormwater and Erosion Control Plan in compliance with the Waukesha County Stormwater Management and Erosion Control Ordinance shall be submitted to the Town Plan Commission and Town Engineer for review and approval.
- M. A Signage Plan shall be submitted to the Town Plan Commission for review and approval. Addendum A Supplemental Design Standards of the Town of Lisbon's Land Division and Development Ordinance, and the Town of Lisbon's Sign Ordinance, may be used by the Town Plan Commission in their review and approval of the Signage Plan in addition to the regulations contained in this Zoning Ordinance.
- N. A Waste Disposal and Recycling Plan shall be submitted to the Town Plan Commission for review and approval. All containers shall be enclosed with lids that remain closed at all times and all containers shall be totally concealed or screened from public view with fencing, walls, and/or landscaping/planting screens approved by the Town Plan Commission.



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- O. The Town Plan Commission may consider Outdoor Storage on a case-by-case basis. If approved by the Town Plan Commission, an Outdoor Storage Plan shall be submitted for review and approval by the Town Plan Commission. In no case shall there be any display or sale of items on the site.
- P. The Conditional Use shall be reviewed on an annual basis or upon complaint, at which time the Town Plan Commission may consider termination of the Conditional Use in accordance with Section 4(g) of this Ordinance.
- Q. There shall be no commercial business activity or office use, either retail or wholesale, operated within any mini-warehouse facility or unit or on the property, other than a facility manager's office, if proposed on site; and there shall be absolutely no human habitation of any units in the form of a living unit. Per the definition in Section 2(b), the units shall be for personal storage purposes only.
- R. Other requirements as deemed necessary by the Town Plan Commission upon review of each specific request.

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

(a) **Purpose and Intent**

This District is intended to provide for business and trades of a more general nature and serving a larger trade area.

(b) **Permitted uses**

1. Any use as permitted in the B-2 local business district.
2. The following business and trades of a more general nature, normally serving a larger trade area, are permitted provided the location, building, and Site Plan and Plan of Operation are submitted to and approved by the plan commission:
  - A. Wholesalers and distributors.
  - B. Theaters, arcades, video game parlors, and other indoor amusement places.
  - C. Dry cleaning and dyeing establishments.
  - D. New and used automobile sales rooms and lots, sale of snowmobiles, personal watercraft, boats and marina equipment, along with repair and service shops for such equipment, storage yards and garages for said equipment, vehicles and supplies, and commercial truck parking, but in no case shall any of the above include the storage and/or sale of junked or wrecked vehicles, equipment, or parts.
  - E. Printing and publishing houses.
  - F. Dairies and bottling plants.
  - G. Laundries.
  - H. Lockers and cold storage plants.
  - ~~I. Self Service Storage (Mini-Warehouses)~~
  - ~~J.I.~~ Any similar use subject to the approval of the plan commission.
3. Signs as permitted in the B-1 Restricted Business District.
4. Accessory uses
  - A. Dumpsters and other refuse type containers shall be screened from view from streets and adjacent properties.
  - B. Roof mounted equipment shall be located, screened, and/or painted to minimize visibility from street and adjacent sites.
  - C. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission, **except when accessory to a Self Service Storage (Mini-Warehouse) Conditional Use where it requires the approval of a Conditional Use.**

(c) **Prohibited Uses**

1. Limited Family Businesses
2. Adult-Oriented Establishments

(d) **Conditional Uses**

1. Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses.
2. Public and Semi Public Buildings and Uses, including commercial day care facilities
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts

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5. Commercial Kennels
6. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments
7. Bed and Breakfast
8. Cemeteries and Mausoleums
9. Contractor's Yard
10. Outdoor Commercial Recreation Facilities and Uses
11. Marinas
12. Commercial fish or bait ponds or hatcheries
13. Communication Towers
14. Mobile home parks and trailer camps
15. Testing laboratories
16. Motels and hotels
17. **Self Service Storage (Mini-Warehouses)**

(e) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset
  - A. Buildings used solely for commercial purposes: Ten (10) feet minimum.
  - B. Buildings used in whole or part for residential purposes: Twenty (20) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

(f) **Height regulations**

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

(g) **Area regulations**

1. Floor area:
  - A. Minimum required for residential purposes: Nine hundred (900) square feet total. A minimum 440 square foot attached or detached garage is also required.
  - B. Buildings used for both residential and business purposes: Minimum fifteen hundred (1,500) square feet total.
  - C. Maximum F.A.R. permitted: Fifty (50) percent.
2. Lot size:
  - A. Minimum area: One acre with or without sewer.
  - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: Fifteen thousand (15,000) square feet minimum.



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**SECTION 30 Q-1 QUARRYING DISTRICT**

**(a) Purpose and Intent**

This District is mainly intended to provide for limited A-3 agricultural/residential estate district uses and quarrying and quarry related operations.

**(b) Permitted Uses**

1. Any use as permitted in the A-3 agricultural/residential estate district, except family home day care and new residential dwellings of any type are prohibited. Signs shall be regulated in accordance with Section 30 (b) 7 below.
2. Quarrying, although permitted, shall be authorized as a conditional use under Section 4 (h) 25 of this Ordinance. By placing a property in this zoning category, it has been determined that the subject area is appropriate for such quarrying designation and the issuance of a conditional use permit to authorize the quarrying of the site shall be conditional on compliance with the standards and regulations as set forth in Section 4 (h) 25.
3. The following related operations where accessory to the permitted quarrying operation, subject to the regulations of Section 4 (h) 25:
  - A. The manufacture of concrete building blocks or other similar blocks.
  - B. Production of ready-mixed concrete.
  - C. Production of asphalt.
  - D. Stone cutting and crushing.
  - E. Recycling of asphalt and concrete.
4. Commercial Truck Parking
5. Outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission, **except when accessory to a Self Service Storage (Mini-Warehouse) Conditional Use where it requires the approval of a Conditional Use.**
6. Adult-oriented establishments in accordance with Section 3 (s).
7. Signs, either illuminated or non-illuminated, may be erected subject to Plan Commission approval as to design, location, area, size, number, purpose, and any other relevant factors affecting use of the property or any adjoining properties, and in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A).

**(c) Prohibited uses**

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels
2. Bed and Breakfast
3. Limited Family Business
4. Cemeteries and Mausoleums
5. Planned unit developments

**(d) Conditional Uses**

1. Public and semi public buildings and uses
2. Contractors yards
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Public and Commercial Disposal Operations for Noncombustible Materials
5. Private clubs and resorts

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6. Commercial fish or bait ponds or hatcheries
7. Communication towers
8. Testing laboratories
9. Quarrying
10. Self Service Storage (Mini-Warehouses)

(e) **Building location**

1. Setback:
  - A. Quarrying operations: As required by Section 4 (h) 25.
  - B. Other permitted uses: Fifty (50) feet minimum.
2. Offset:
  - A. Quarrying operations: As required by Section 4 (h) 25.
  - B. Other permitted uses: Twenty (20) feet minimum.
3. Shore Setback:
  - A. Quarrying operations: As required by Section 4 (h) 25.
  - B. Other permitted uses: Seventy five (75) feet minimum.

(f) **Height regulations**

1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory buildings:
  - A. Quarrying operations: Sixty (60) feet maximum.
  - B. Other permitted uses: Fifteen (15) feet maximum.

(g) **Area regulations**

1. Floor area:
  - A. Minimum required for residence purposes:
    - i. First floor: Nine hundred (900) square feet.
    - ii. Total one (1) family: One thousand (1,000) square feet.
    - iii. Total two (2) families: One thousand eight hundred (1,800) square feet.
  - B. Maximum F.A.R. permitted:
    - i. Quarrying operations: As required by Section 4 (h) 25.
    - ii. Other permitted uses: Ten (10) percent.
2. Lot size:
  - A. Minimum area:
    - i. Other permitted uses: Three (3) acres.
    - ii. Quarrying operations: As required by Section 4 (h) 25.
  - B. Minimum average width:
    - i. Other permitted uses: Two hundred (200) feet.

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- ii. Quarrying operations: As required by Section 4 (h) 25.
3. Open space:
- A. Quarrying operations: As required by Section 4 (h) 25.
  - B. Other permitted uses: One (1) acre minimum per unit.

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

**(a) Purpose and Intent**

This District is intended to provide for trades or industries of a restrictive character.

**(b) Permitted Uses**

1. Any use as permitted in a B-3 general business or A-3 agricultural/residential estate district, except that residential use shall be permitted only in conjunction with or accessory to an otherwise permitted business use, and two family uses, multi family uses, and family home day care facilities are prohibited. Signs shall be regulated in accordance with subsection 4 below. There shall be no limit on the number of bee colonies or bee hives in the M-1 district in accordance with the A-3 district apiculture requirements.
2. Trades or industries of a restrictive character which are not detrimental to the district or to the adjoining residential areas by reason of appearance, lighting, noise, vibrations, dust, smoke, fumes, odor, pollution, fire, or explosion provided the location, building plan, and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission, but not including any use enumerated under Section 32 (b) 3 or any of the following prohibited uses:
  - A. Public and Commercial Disposal Operations for Noncombustible Materials.
  - B. Drop forges, foundries, refineries, tanneries, or any similar use, the normal operation of which causes objectionable noise, odor, dust, or smoke.
3. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission, **except when accessory to a Self Service Storage (Mini-Warehouse) Conditional Use where it requires the approval of a Conditional Use.**
4. Signs as permitted in the B-1 Restricted Business District.
5. Lumber and building supply yards.
6. Transportation terminals.
7. Animal Hospitals and Vet Clinics.
8. Car, truck, and trailer sales lots - new and used.

**(c) Accessory uses**

1. Dumpsters and other refuse type containers shall be secured from view from streets and adjacent properties.
2. Roof mounted equipment shall be located, screened and/or painted to minimize visibility from street and adjacent sites

**(d) Prohibited uses**

1. Bed and Breakfast
2. Limited Family Businesses
3. Adult-Oriented Establishments

**(e) Conditional Uses**

1. Public and Semi Public Buildings and Uses.
2. Single family residential Planned Unit Developments only, and mixed or commercial



**CHAPTER 11  
TOWN OF LISBON ZONING ORDINANCE**

planned unit developments.

3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial fish or bait ponds or hatcheries
6. Communication Towers
7. Testing laboratories
8. Cemeteries and Mausoleums
9. Outdoor Commercial Recreation Facilities and Uses.
10. Commercial Kennel
11. Contractors Yards
12. Mobile home parks and trailer camps
13. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales
14. **Self Service Storage (Mini-Warehouses)**

**(f) Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Ten (10) feet minimum.
  - A. **Exception**: where a lot abuts on a zoning district boundary line of a more restrictive zoning district permitting residential use, the following regulations shall apply:
    - i. Buildings or uses permitted in the more restrictive zoning district shall comply with the offset requirements of the more restrictive zoning district.
    - ii. Buildings or uses not permitted in the more restrictive zoning district shall provide a fifty (50) feet minimum offset and shall be screened from the more restrictive zoning district by a planting screen at least six (6) feet high and fifteen (15) feet in width.
3. Shore Setback: Seventy five (75) feet minimum.

**(g) Height regulations**

1. Principal building: Fifty (50) feet maximum.
2. Accessory building: Fifty (50) feet maximum.

**(h) Area regulations**

1. Floor area:
  - A. Minimum required for residence purposes: Nine hundred (900) square feet total.
  - B. Maximum F.A.R. permitted: Seventy (70) percent.
2. Lot size:
  - A. Minimum area: One (1) acre with or without sewer.
  - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: No requirement.



**CHAPTER 11**  
**TOWN OF LISBON ZONING ORDINANCE**

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

(a) **Purpose and Intent**

This District is intended to provide for trades or industries of a general character.

(b) **Permitted Uses**

1. Any use as permitted in the M-1 Limited Industrial District.
2. Quarrying, subject to a conditional use and the regulations of Section 4 (h) 25.
3. Any other commercial or industrial use not otherwise prohibited by law, provided their location, building plan, and a Site Plan and Plan of Operation have been submitted to and approved by the plan commission, except the following uses are prohibited:
  - A. Cement, lime, gypsum, or plaster of paris manufacture.
  - B. Acid manufacture.
  - C. Manufacture of explosives, but not including the making of small arms ammunition.
  - D. Storage of explosives, except as incidental to a permitted use.
  - E. Fertilizer manufacture.
  - F. Offal or dead animal reduction.
  - G. Glue manufacture, fat rendering, or distillation of bones.
  - H. Stockyards, or commercial slaughter of animals.
4. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission, **except when accessory to a Self Service Storage (Mini-Warehouse) Conditional Use where it requires the approval of a Conditional Use.**
5. Signs as permitted in the B-1 Restricted Business District.
6. Animal Hospitals and Vet Clinics

(c) **Accessory uses**

1. Dumpsters and other refuse type containers shall be secured from view from streets and adjacent properties.
2. Roof mounted equipment shall be located, screened, and/or painted to minimize visibility from street and adjacent sites.

(d) **Prohibited uses**

1. Bed and Breakfast
2. Limited Family Businesses
3. Adult-Oriented Establishments

(e) **Conditional Uses**

1. Public and Semi Public Buildings and Uses.
2. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments.
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial fish or bait ponds or hatcheries
6. Communication Towers
7. Testing laboratories
8. Cemeteries and Mausoleums

**CHAPTER 11**  
**TOWN OF LISBON ZONING ORDINANCE**

9. Outdoor Commercial Recreation Facilities and Uses.
10. Quarrying.
11. Public and Commercial Disposal Operations for Noncombustible Materials.
12. Commercial Kennels
13. Contractors Yards
14. Mobile home parks and trailer camps
15. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales
16. **Self Service Storage (Mini-Warehouses)**

(f) **Building location**

1. Setback:  
Fifty (50) feet minimum, except that where the opposite frontage is in a residential or agricultural zoning district, then a one hundred (100) foot minimum setback shall be required.
2. Offset:  
Ten (10) feet minimum, except that where a lot abuts on a zoning district boundary line of a more restrictive zoning district permitting residential use, the following regulations shall apply:
  - A. Buildings or uses permitted in the more restrictive zoning district shall comply with the offset requirements of the more restrictive zoning district.
  - B. Buildings or uses not permitted in the more restrictive zoning district shall provide a one hundred (100) foot minimum offset from a restricted or local business zoning district, and a two hundred (200) foot minimum offset from a residential or agricultural zoning district, and shall be screened from the more restrictive zoning district by a planting screen at least six (6) feet high and fifteen (15) feet in width.
3. Shore Setback:               Seventy five (75) feet minimum.

(g) **Height regulations**

1. Principal building: Fifty (50) feet maximum.
2. Accessory buildings: Fifty (50) feet maximum.

(h) **Area regulations**

1. Floor area:
  - A. Minimum required for residential purposes: Nine hundred (900) square feet total.
  - B. Maximum F.A.R. permitted: Seventy (70) Percent.
2. Lot size:
  - A. Minimum area: One (1) acre with or without sewer.
  - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: No requirement.

**CHAPTER 11  
TOWN OF LISBON ZONING ORDINANCE**

**(g) Adoption**

Passed and adopted by the Town Board of Supervisors of the Town of Lisbon, Waukesha County, Wisconsin, this 23rd day of March, 2010 (refer to ordinance attached).

**(h) Official Revisor and Editor**

The Town Clerk, or his or her designee, shall be the official revisor and editor of this Ordinance and is authorized to revise this Ordinance in accordance with any enrolled ordinance. The Town Clerk is hereby authorized to correct any typographic or punctuation errors, make changes to the numbering sequence, lettering, organization, or formatting or capitalization of words of an enrolled ordinance or these Ordinance sections, as needed, to create a consecutive sequence and orderly format of the Ordinance, and change cross references that affected by amendments to the Ordinance. The Town Clerk is further authorized to change statutory references when said references are affected by subsequent legislation.

**Editor's Notes:**

July 14, 1958 Town of Lisbon Zoning Ordinance and Subdivision Control Ordinance

List of subsequent amendments to the Zoning Ordinance (enrolled town ordinance number) and their effective date:

<u>Enrolled Town Ordinance Number</u>	<u>Effective Date/Date Ordinance signed</u>
02-10	March 23, 2010
Editor's revisions	August 17, 2011
07-12	_____, 2012
03-15	December 14, 2015
03-17	March 2, 2017

Unless otherwise stated in the text, the Wisconsin State Statute references are current as of 2003-2004.

The Zoning Map is not attached to the Zoning Ordinance, but an official copy is on file at the Town Hall and is current as of the date of the most recent revision noted on the Zoning Map.

1 AUTHORIZATION TO ACCEPT AND EXPEND GRANT FUNDING FROM THE  
2 SEWFRC FOR THE MUKWONAGO PARK SHORELINE RESTORATION  
3 PROJECT AND MODIFY THE DEPARTMENT'S 2017 BUDGET  
4  
5

6 WHEREAS, Waukesha County desires to participate in projects that support the Southeastern  
7 Wisconsin Fox River Commission (SEWFRC) Implementation Plan pursuant to the provisions  
8 of Section 30.92, Wis. Stats., and  
9

10 WHEREAS, Waukesha County has entered into a Cost-Share Agreement with the SEWFRC to  
11 restore shoreline and improve areas surrounding the Mukwonago Park Swim Pond, and  
12

13 WHEREAS, the Waukesha County Department of Parks and Land Use applied for and received  
14 \$21,475 in SEWFRC grant funding available through the recreational boating facilities program,  
15 authorized under Section 30.92, Wis. Stats, and  
16

17 WHEREAS, the Waukesha County Department of Parks and Land Use has identified material  
18 and labor resources and budgeted a sufficient amount to satisfy the County's required 10%  
19 matched share of total project costs, and  
20

21 WHEREAS, the proposed project will benefit not only the water resource at Mukwonago Park,  
22 but connects into the Mukwonago River which connects to the Fox River. Improvements at  
23 Mukwonago Park will contribute to maintaining a healthy and viable system of regional  
24 waterways by reducing erosion, improving water quality and restoring the shoreline.  
25

26 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS  
27 that the Waukesha County Department of Parks and Land Use, through its Director or his  
28 designee, is authorized to accept distribution of the SEWFRC grant funding and expend it  
29 towards shoreline stabilization and restoration at Mukwonago Park.  
30

31 BE IT FURTHER ORDAINED that Waukesha County agrees to comply with the applicable  
32 laws, requirements, and regulations as outlined in the SEWFRC grant application and the Cost-  
33 Share Agreement.  
34

35 BE IT FURTHER ORDAINED that the 2017 Parks and Land Use budget be modified by  
36 appropriating expenditures of \$21,475 for operating expenses to purchase supplies and materials  
37 for shoreland restoration and improvement efforts at Mukwonago Park and increasing general  
38 government revenues by \$21,475 for SEWFRC grant revenues.

FISCAL NOTE

AUTHORIZATION TO ACCEPT AND EXPEND GRANT FUNDING FROM THE SEWFRC  
FOR THE MUKWONAGO PARK SHORELINE RESTORATION PROJECT AND  
MODIFY THE DEPARTMENT'S 2017 BUDGET

This ordinance authorizes the Waukesha County Department of Parks and Land Use to accept a Southeastern Wisconsin Fox River Commission (SEWFRC) grant and appropriate \$21,475 in expenditures to purchase supplies and materials for the purposes of shoreland restoration and improvements to the Mukwonago Park swim pond.

The cost-share agreement with the SEWFRC requires a 10% matched share of total project costs, which department staff plan to fulfill with in-kind staff time to assist with project implementation.

This ordinance results in no direct levy impact.



Linda G. Witkowski

Budget Manager

5/3/2017

BAJ #2017-00003801



1 LAYING OUT, RELOCATION AND IMPROVEMENT OF COUNTY  
2 TRUNK HIGHWAY KF AND COUNTY TRUNK HIGHWAY JK  
3 WAUKESHA COUNTY PROJECT I.D. 2762-00-00  
4  
5

6 WHEREAS, the County Board of Supervisors of Waukesha County finds that the proper  
7 improvement in maintenance of County Trunk Highway KF and County Trunk Highway JK in  
8 the City of Pewaukee and the Town of Lisbon from a point that is 171.79 feet South of and  
9 1,159.62 feet East of the South one-quarter corner of Section 32, Town 8 North, Range 19 East  
10 in the City of Pewaukee, Waukesha County, State of Wisconsin to a point that is 955.09 feet  
11 North of and 706.26 feet East of the South one-quarter corner of Section 32, Town 8 North,  
12 Range 19 East, Town of Lisbon, Waukesha County, State of Wisconsin requires certain  
13 relocation or changes and the acquisition of certain rights of way as shown on the plat marked  
14 "Plat of Right of Way Required for C.T.H. KF & C.T.H. JK, Project ID 2762-00-00, Intersection  
15 Improvements."  
16

17 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES  
18 ORDAIN that the plat marked "Plat of Right of Way Required for C.T.H. KF & C.T.H. JK, Project  
19 ID 2762-00-00, Intersection Improvements" on file in the County Clerk's office is adopted by  
20 reference under the authority granted by Section 83.08 and Chapter 32 of the Wisconsin Statutes.  
21

22 IT IS FURTHER ORDAINED that County Trunk Highway KF and County Trunk Highway JK  
23 is hereby changed or relocated in the City of Pewaukee and the Town of Lisbon from a point that  
24 is 171.79 feet South of and 1,159.62 feet East of the South one-quarter corner of Section 32,  
25 Town 8 North, Range 19 East in the City of Pewaukee, Waukesha County, State of Wisconsin to  
26 a point that is 955.09 feet North of and 706.26 feet East of the South one-quarter corner of  
27 Section 32, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, State of  
28 Wisconsin in accordance with the plat marked "Plat of Right of Way Required for C.T.H. KF &  
29 C.T.H. JK, Project ID 2762-00-00, Intersection Improvements."  
30

31 IT IS FURTHER ORDAINED that the County shall acquire those rights of way and other  
32 interests as shown on the plat marked "Plat of Right of Way Required for C.T.H. KF & C.T.H.  
33 JK, Project ID 2762-00-00, Intersection Improvements."

R/W PROJECT NUMBER  
2762-00-00

SHEET NUMBER  
4.1

TOTAL SHEETS  
4

PLAT OF RIGHT OF WAY REQUIRED FOR  
C.T.H. "KF & C.T.H. "JK  
INTERSECTION IMPROVEMENTS  
C.T.H. "KF & C.T.H. "JK"

CONSTRUCTION PROJECT NUMBER  
2762-00-70

ORIGINAL PLAT PREPARED BY  
WAUKESHA COUNTY D.P.W.  
315 W. MORELAND BLVD., RM 220  
WAUKESHA, WI 53198

DATE: 4-24-17

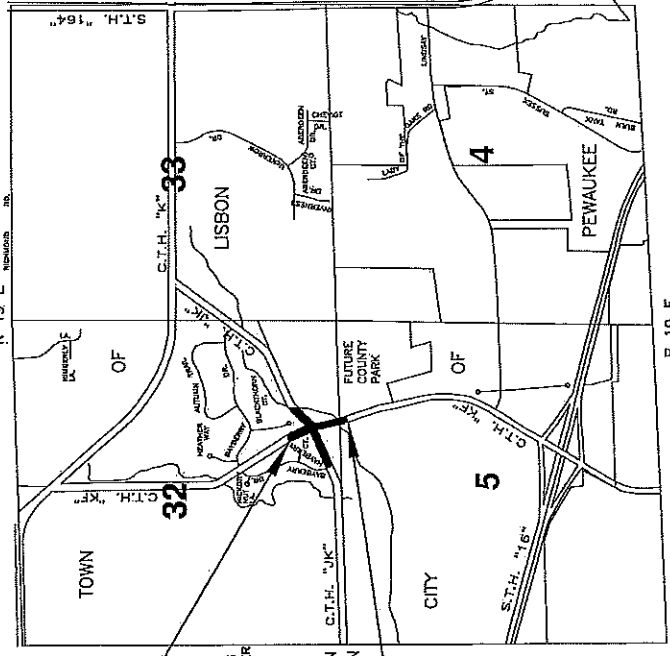
APPROVED FOR  
WAUKESHA COUNTY  
DEPARTMENT OF PUBLIC WORKS

DATE: 4-24-17  
Director

DATE: 4/24/17  
ENGINEERING SERVICES MANAGER

STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION  
APPROVED FOR THE DEPARTMENT

DATE: N/A  
(Signature)



END RELOCATION ORDER  
PROJECT I.D. 2762-00-00  
STA. 111+70.00  
Y = 195,057.465  
X = 672,897.242  
985.09 FEET NORTH OF AND 706.25  
FEET EAST OF THE SOUTH 1/4 CORNER  
OF SEC. 32, T. 8N, R. 19E.

BEGIN RELOCATION ORDER  
PROJECT I.D. 2762-00-00  
STA. 99+50.00  
Y = 196,184.343  
X = 672,443.887  
171.79 FEET SOUTH OF AND 1159.62  
FEET EAST OF THE SOUTH 1/4  
CORNER OF SEC. 32, T. 8N, R. 19E.

CONVENTIONAL UTILITY SYMBOLS

WATER  
TELEPHONE  
GAS  
ELECTRIC  
CABLE TELEVISION  
SANITARY SEWER  
STORM SEWER

CONVENTIONAL SYMBOLS

SECTION LINE  
CORNER  
NON-MONUMENTED  
R/W POINT  
FOUND IRON PIN  
VALVE (GAS, WATER, ETC.)  
SIGN  
OFF-PRELUSE  
SIGN

CONVENTIONAL ABBREVIATIONS

AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT DU DV DW DX DY DZ EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GV GW GX GY GZ HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HS HT HU HV HW HX HY HZ IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ KA KB KC KD KE KF KG KH KI KJ KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ LA LB LC LD LE LF LG LH LI LJ LK LM LN LO LP LQ LR LS LT LU LV LW LX LY LZ MA MB MC MD ME MF MG MH MI MJ MK ML MN MO MP MQ MR MS MT MU MV MW MX MY MZ NA NB NC ND NE NF NG NH NI NJ NK NL NO NP NQ NR NS NT NU NV NW NX NY NZ OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TQ TR TS TT TU TV TW TX TY TZ UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UV UW UX UY UZ VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VV VW VX VY VZ WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WU WV WW WX WY WZ XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YY YZ ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ

NOTES

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COUNTY COORDINATES, WAUKESHA COUNTY, NAD83 (2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE REBURNERS OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

THE EXISTING HIGHWAY RIGHT OF WAY SHOWN HEREON IS BASED ON EXISTING CERTIFIED SURVEY MAPS, SUBDIVISION PLATS, AND OTHER SURVEYS OF PUBLIC RECORD.

DIMENSIONING TO THE NEW RIGHT OF WAY IS MEASURED ALONG AND PERPENDICULAR TO THE CENTERLINE OF CONSTRUCTION.

Layout

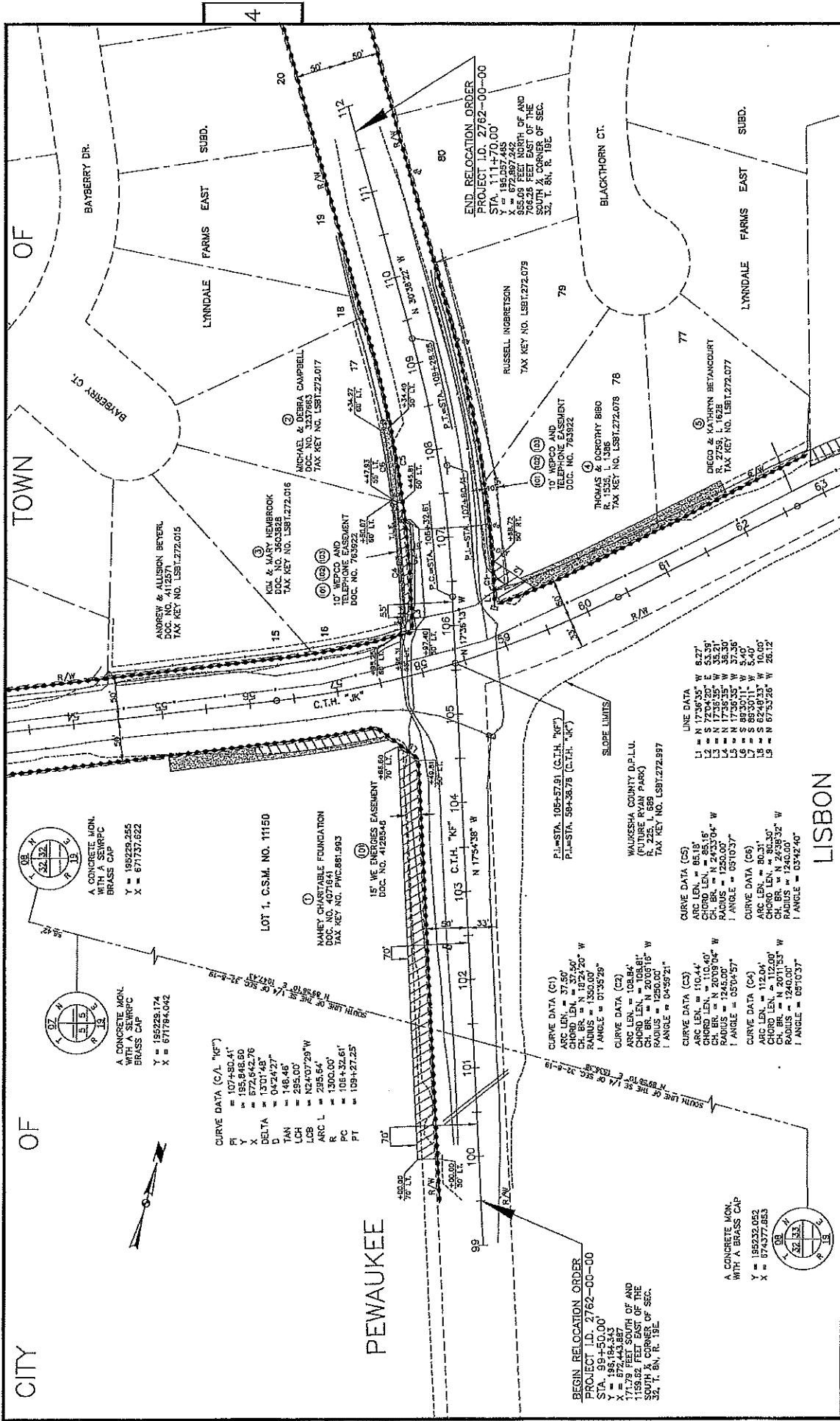
Scale

0 0.25 0.50 ML.

TOTAL NET LENGTH OF CENTERLINE = 0.2311 MI. (RURAL)







**CURVE DATA (C/L "KF")**  
 PI = 107+80.41'  
 Y = 195.948560  
 X = 672.842776  
 DELTA = 130.1425'  
 D = 0424.47"  
 TAN = 265.80'  
 LCH = 1324.0728"W  
 LCB = 285.64'  
 ARC L = 1300.00'  
 R = 1084.3261'  
 PC = 109+27.25'  
 PT = 109+27.25'

**LOT 1, C.S.M. NO. 11150**  
 MAHEY CHARITABLE FOUNDATION  
 DOC. NO. 4071841  
 TAX KEY NO. PWC.881.993

**CURVE DATA (C1)**  
 ARC LEN. = 37.50'  
 CHORD LEN. = 37.50'  
 CH. BR. = 1824.26" W  
 RADIUS = 1343.28"  
 I ANGLE = 0134.28"

**CURVE DATA (C2)**  
 ARC LEN. = 108.84'  
 CHORD LEN. = 108.84'  
 CH. BR. = 2009.04" W  
 RADIUS = 1245.00"  
 I ANGLE = 0459.21"

**CURVE DATA (C3)**  
 ARC LEN. = 110.40'  
 CHORD LEN. = 110.40'  
 CH. BR. = 2009.04" W  
 RADIUS = 1245.00"  
 I ANGLE = 0504.57"

**CURVE DATA (C4)**  
 ARC LEN. = 112.04'  
 CHORD LEN. = 112.04'  
 CH. BR. = 2009.04" W  
 RADIUS = 1240.00"  
 I ANGLE = 0510.37"

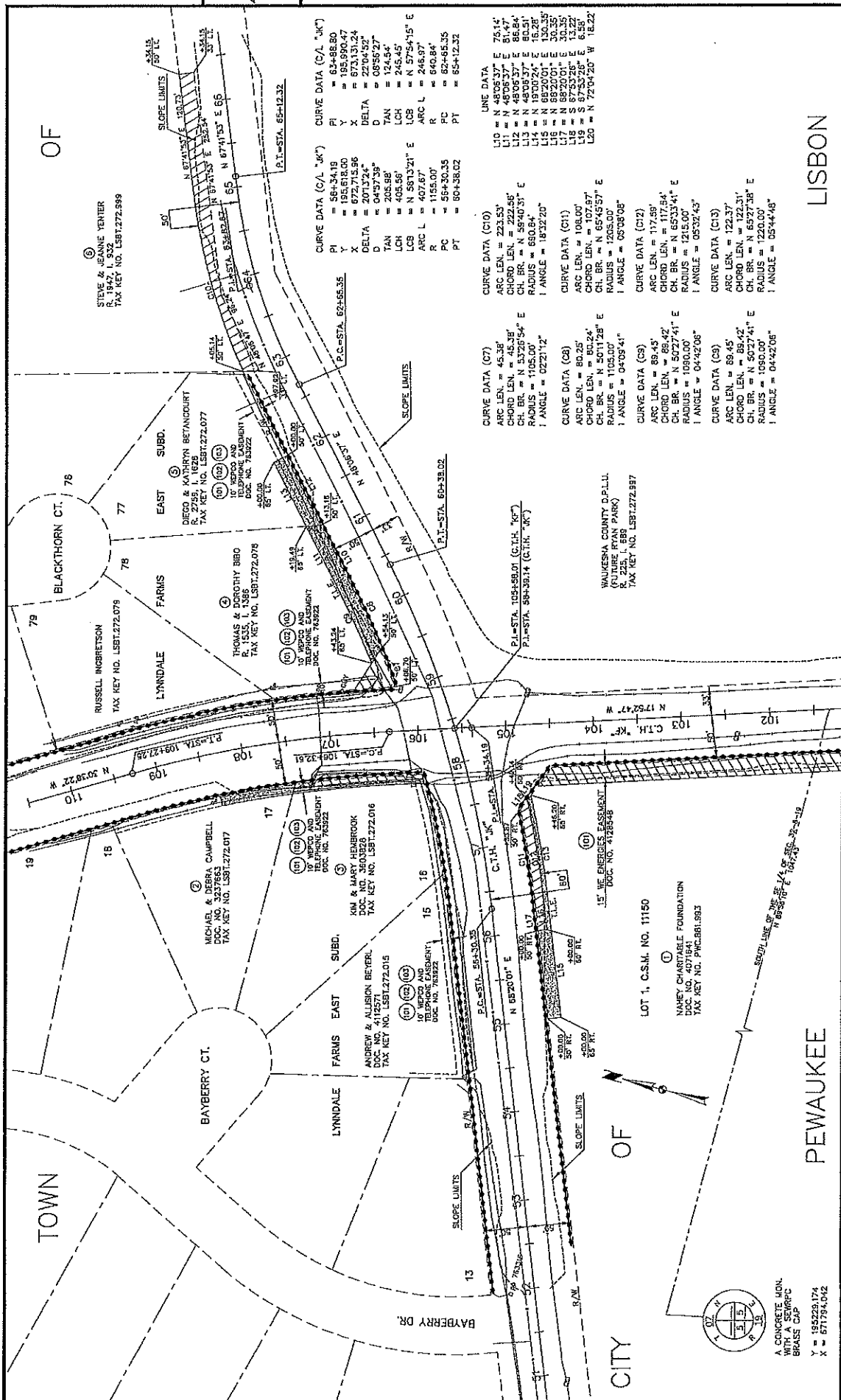
**CURVE DATA (C5)**  
 ARC LEN. = 82.27'  
 CHORD LEN. = 82.27'  
 CH. BR. = 1735.35" W  
 RADIUS = 1178.35"  
 I ANGLE = 0310.37"

**CURVE DATA (C6)**  
 ARC LEN. = 80.31'  
 CHORD LEN. = 80.31'  
 CH. BR. = 1735.35" W  
 RADIUS = 1178.35"  
 I ANGLE = 0314.40"

**BEGIN RELOCATION ORDER**  
 PROJECT I.D. 2762-00-00  
 STA. 99+50.00'  
 X = 198.184343  
 Y = 672.443887  
 171.09 FEET SOUTH OF AND  
 SOUTH & CORNER OF SEC.  
 32, T. 8N., R. 15E.

**END RELOCATION ORDER**  
 PROJECT I.D. 2762-00-00  
 STA. 111+70.00'  
 X = 185.037485  
 Y = 672.897249  
 798.28 FEET EAST OF THE  
 SOUTH & CORNER OF SEC.  
 32, T. 8N., R. 15E.

REVISION DATE	DATE: 04/24/2017	SCALE = 1"=100'	HWY: KF	COUNTY: WAUKESHA	CONSTRUCTION PROJECT NO.: 2762-00-70	PLAT SHEET NO.: 4.3	E
FILE NAME : N:\OPW\ENGINEER\PROJECTS\VF AT JK INTERSECTION HSP 2762-00-00\ROAD\RW\ROW\BASE_05.DWG		PLOT BY : MATYR, JASON		R/W PROJECT NO.: 2762-00-00		E	
Referred on: 05/04/17		File Number: 172-O-004		Referred to: PW		4	



CURVE DATA (C/L "JK")

PI	= 56+34.19
Y	= 196.618.00
X	= 672.715.96
DELTA	= 207.1724
D	= 0457.39
TAN	= 205.89
LCH	= 405.95
LCS	= N 5813.21° E
LOC L	= 407.87
R	= 65.00
PC	= 59+30.18
PT	= 60+38.02

CURVE DATA (C/L "JK")

PI	= 62+88.80
Y	= 195.990.47
X	= 673.131.24
DELTA	= 220.6452
D	= 0859.27
TAN	= 124.94
LCH	= 245.45
LCS	= N 5741.51° E
LOC L	= 246.84
R	= 62.84
PC	= 62+65.35
PT	= 65+12.32

CURVE DATA (C10)

ARC LEN.	= 233.53
CHORD LEN.	= 222.58
CH. BR.	= N 59°40'31" E
RADIUS	= 680.84
I. ANGLE	= 18°32'20"

CURVE DATA (C07)

ARC LEN.	= 45.38
CHORD LEN.	= 45.38
CH. BR.	= N 53°25'54" E
RADIUS	= 1195.00
I. ANGLE	= 02°11'12"

CURVE DATA (C08)

ARC LEN.	= 89.25
CHORD LEN.	= 86.24
CH. BR.	= N 50°11'28" E
RADIUS	= 1050.00
I. ANGLE	= 04°53'41"

CURVE DATA (C09)

ARC LEN.	= 89.45
CHORD LEN.	= 86.42
CH. BR.	= N 50°27'41" E
RADIUS	= 1090.00
I. ANGLE	= 04°42'08"

CURVE DATA (C11)

ARC LEN.	= 108.00
CHORD LEN.	= 107.87
CH. BR.	= N 65°43'57" E
RADIUS	= 659.00
I. ANGLE	= 05°08'08"

CURVE DATA (C12)

ARC LEN.	= 117.59
CHORD LEN.	= 117.54
CH. BR.	= N 65°33'41" E
RADIUS	= 1215.00
I. ANGLE	= 05°32'43"

CURVE DATA (C13)

ARC LEN.	= 122.37
CHORD LEN.	= 122.31
CH. BR.	= N 65°27'38" E
RADIUS	= 1220.00
I. ANGLE	= 05°44'48"

REVISION DATE	DATE: 04/24/2017	SCALE = 1"=100'	CONSTRUCTION PROJECT NO.: 2762-00-70	PLAT SHEET NO.: 4.4	E
			R/W PROJECT NO.: 2762-00-00		
			COUNTY: WAUKESHA		
			HIWAY: JK		
			CITY: LISBON		
			FILE NAME: N:\DPA\ENGINEER\PROJECTS\AT JK INTERSECTION\ISP 2762-00-00\ACAD\WVA\REV_BASE_JK.DWG		
			LOT DATE: 04/24/2017		
			PLAT BY: MAYER, JASON		
			File Number: 172-O-004		
			Referred to: PW		
			Referred to: 05/04/17		

1 LAYING OUT, RELOCATION AND IMPROVEMENT OF COUNTY  
2 TRUNK HIGHWAY VV AND COUNTY TRUNK HIGHWAY E  
3 WAUKESHA COUNTY PROJECT I.D. 2774-01-00  
4  
5

6 WHEREAS, the County Board of Supervisors of Waukesha County finds that the proper  
7 improvement in maintenance of County Trunk Highway VV and County Trunk Highway E in  
8 the Town of Merton from a point that is 517.67 feet West of and 12.25 feet North of the Center  
9 of Section 15, Town 8 North, Range 18 East, in the Town of Merton, Waukesha County, State of  
10 Wisconsin to a point that is 832.01 feet East of and 19.70 feet South of Center of Section 15,  
11 Town 8 North, Range 18 East, Town of Merton, Waukesha County, State of Wisconsin requires  
12 certain relocation or changes and the acquisition of certain rights of way as shown on the plat  
13 marked "Plat of Right of Way Required for C.T.H. VV Intersection with C.T.H. E, Project ID  
14 2774-01-00."

15  
16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES  
17 ORDAIN that the plat marked "Plat of Right of Way Required for C.T.H. VV Intersection with  
18 C.T.H. E, Project ID 2774-01-00", on file in the County Clerk's office is adopted by reference  
19 under the authority granted by Section 83.08 and Chapter 32 of the Wisconsin Statutes.  
20

21 IT IS FURTHER ORDAINED that County Trunk Highway VV and County Trunk Highway E  
22 in the Town of Merton is hereby changed or relocated from a point that is 517.67 feet West of  
23 and 12.25 feet North of the Center of Section 15, Town 8 North, Range 18 East, in the Town of  
24 Merton, Waukesha County, State of Wisconsin to a point that is 832.01 feet East of and 19.70  
25 feet South of Center of Section 15, Town 8 North, Range 18 East, Town of Merton, Waukesha  
26 County, State of Wisconsin, in accordance with the plat marked ""Plat of Right of Way Required  
27 for C.T.H. VV Intersection with C.T.H. E, Project ID 2774-01-00."  
28

29 IT IS FURTHER ORDAINED that the County shall acquire those rights of way and other  
30 interests as shown on the plat marked ""Plat of Right of Way Required for C.T.H. VV  
31 Intersection with C.T.H. E, Project ID 2774-01-00."



# SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL AREA MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NO.	SHEET NO.	OWNERS	INTEREST REQ'D.	TOTAL AREA ACRES	EASEMENT ACRES REQUIRED			R/W ACRES REQUIRED			TOTAL ACRES REMA.
					T.L.E.	P.L.E.	F.L.E.	NEW	EXIST.	TOTAL	
1	4.3	LERDY & CYNTHIA TOBOLT	FEE T.L.E.	62.950	0.056	-	-	0.040	-	0.040	62.910
2	4.3	GD HOLDING LLC	FEE T.L.E.	1.968	0.032	-	-	0.038	-	0.038	1.930
3	4.3	KENNETH & ALANA NOWAK	FEE T.L.E.	0.687	0.013	-	-	0.017	-	0.017	0.650
5	4.3	BALAX INC.	FEE	12.980	-	-	-	0.023	-	0.023	12.967
6	4.3	BULL FARM LLC	FEE T.L.E.	32.640	0.022	-	-	0.015	-	0.015	32.625
8	4.3	MY OTHER GARAGE LLC	FEE T.L.E.	4.540	0.082	-	-	0.066	-	0.066	4.474
9	4.3	BRUCE BRYAN & JENNY STEHLIK	T.L.E.	0.711	0.009	-	-	-	-	-	0.711
10	4.3	DAVID CORTEZ	T.L.E.	1.310	0.007	-	-	-	-	-	1.310
101	4.3	WE-ENERGIES (ELECTRIC)	CONVEYANCE OF RIGHTS								
102	4.3	WE-ENERGIES (GAS)	CONVEYANCE OF RIGHTS								
103	4.3	A.T. & T.	CONVEYANCE OF RIGHTS								

REVISION DATE	DATE: 04/24/2017	Hwy: W	CONSTRUCTION PROJECT NO.: 2774-01-70
		COUNTY: WAUKESHA	R/W PROJECT NO.: 2774-01-00
			PLAT SHEET NO.: 4.2

FILE NAME : H:\DPM\ENERGIES\PROJECTS\V AT E INTERSECTION TRIP 2774-01-00\AC\01\RW\W ROW\_BASE.DWG PLOT BY : MATYR, JASON

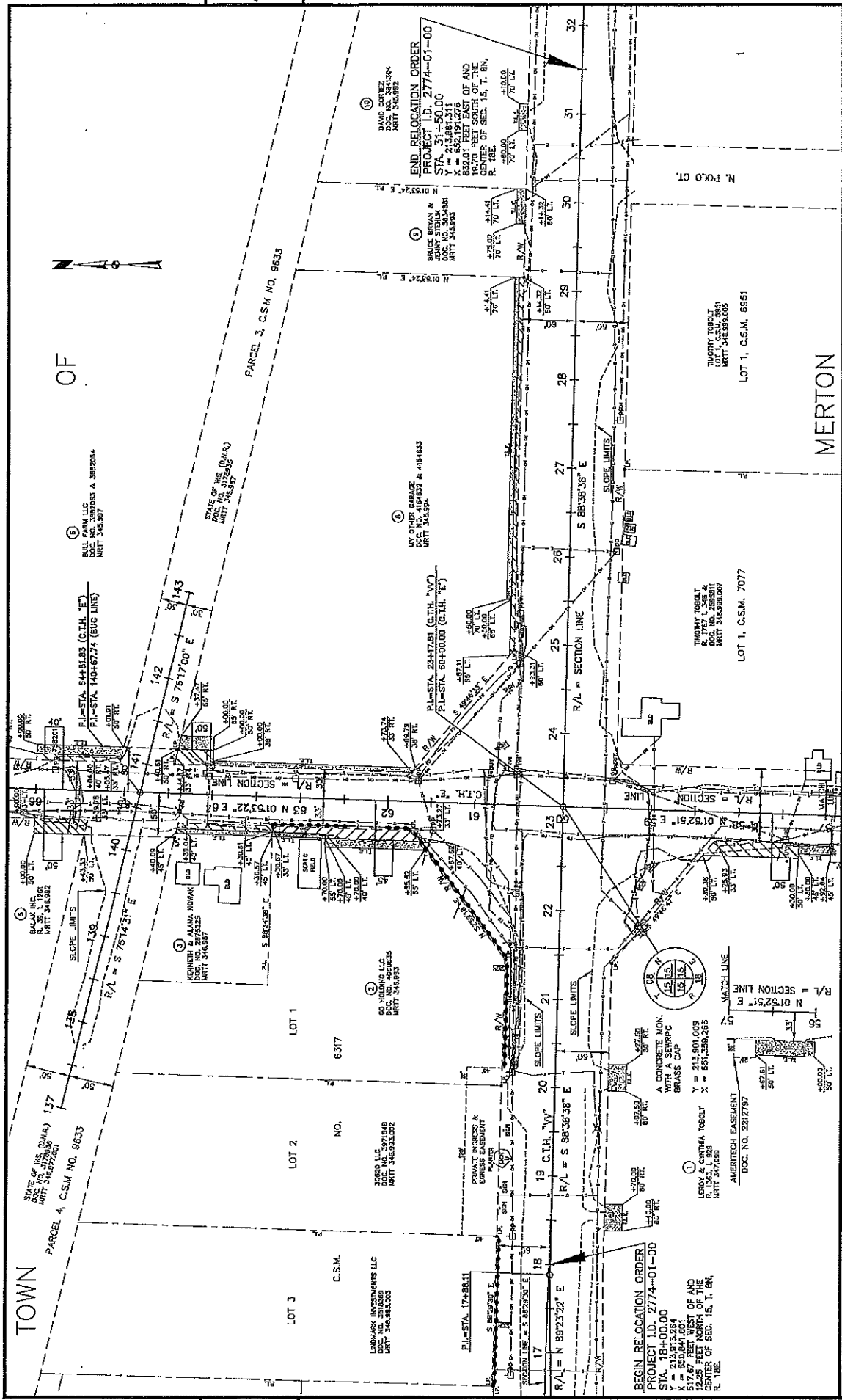
Referred on: 05/04/17

File Number: 172-O-005

Referred to: PW 3

4

4



REVISION DATE	DATE: 04/24/2017	SCALE: 1" = 100'
CONSTRUCTION PROJECT NO.: 2774-01-70	HWY: VV	R/W PROJECT NO.: 2774-01-00
PLAT SHEET NO. 4.3	COUNTY: WAUKESHA	PLOT BY: MATYER, JASON

File Number: 172-O-005

Referred on: 05/04/17

Referred to: PW 4



WAUKESHA COUNTY  
OFFICE OF THE COUNTY EXECUTIVE

**MEMO:**

---

DATE: May 3, 2017  
TO: Chairman Paul Decker  
FROM: Paul Farrow  
RE: Re-appointment of County Representative to the Community Development Block Grant Board

I am pleased to submit to the County Board for your consideration, the reappointment of Doug Bartmann to the Community Development Block Grant Board. His term will expire May 1, 2020.

Thank you

PF:kb

cc: Kathleen O. Novack  
Kristin Silva



**WAUKESHA COUNTY**  
OFFICE OF THE COUNTY EXECUTIVE

**MEMO:**

---

DATE: May 3, 2017  
TO: Chairman Paul Decker  
FROM: Paul Farrow  
RE: Re-appointment of County Representative to the Community Development Block Grant Board

I am pleased to submit to the County Board for your consideration, the reappointment of Terry Jannsen to the Community Development Block Grant Board. His term will expire May 1, 2020.

Thank you

PF:kb

cc: Kathleen O. Novack  
Kristin Silva





WAUKESHA COUNTY  
OFFICE OF THE COUNTY EXECUTIVE

**MEMO:**

---

DATE: May 3, 2017  
TO: Chairman Paul Decker  
FROM: Paul Farrow  
RE: Re-appointment of County Representative to the Community Development Block Grant Board

I am pleased to submit to the County Board for your consideration, the reappointment of Lillie Wilson to the Community Development Block Grant Board. Her term will expire May 1, 2020.

Thank you

PF:kb

cc: Kathleen O. Novack  
Kristin Silva



WAUKESHA COUNTY  
OFFICE OF THE COUNTY EXECUTIVE

**MEMO:**

---

DATE: May 3, 2017  
TO: Chairman Paul Decker  
FROM: Paul Farrow  
RE: Re-appointment of County Board Supervisor to the Community Development Block Grant Board

I am pleased to submit to the County Board for your consideration, the reappointment of County Board Supervisor Chuck Wood to the Community Development Block Grant Board. His term will expire May 1, 2020.

Thank you

PF:kb

cc: Kathleen O. Novack  
Kristin Silva

1 AUTHORIZE ACCEPTANCE OF GRANT FUNDS BY EMERGENCY  
2 PREPAREDNESS, APPROPRIATE FUNDS FOR EQUIPMENT  
3 PURCHASE, AND MODIFY DEPARTMENT'S 2017 BUDGET  
4  
5

6 WHEREAS, the U.S. Department of Health and Human Services and the Office of the Assistant  
7 Secretary for Preparedness and Response designated Wisconsin's Southeast Region 7 Healthcare  
8 Emergency Readiness Coalition eligible for grant funding to coordinate how public health,  
9 healthcare institutions, and first responder agencies, such as police, fire and emergency medical  
10 services, will manage their efforts to enact a uniform and unified response to an emergency, and  
11

12 WHEREAS, Budget Period 5 (July 1, 2016 – June 30, 2017) Healthcare Emergency  
13 Preparedness funding is available to the Southeast Region 7 Healthcare Emergency Readiness  
14 Coalition for projects consistent with its mission of utilizing an efficient, coordinated approach to  
15 providing healthcare in a critical incident that extends beyond the normal operations of its  
16 stakeholders, and  
17

18 WHEREAS, the Southeast Wisconsin Incident Management Team submitted a grant application  
19 for equipment that will expand its capabilities to provide tracking of patients, personnel, and  
20 volunteers in public health and other emergency situations, and  
21

22 WHEREAS, this grant is a reimbursement grant and the Southeast Wisconsin Incident  
23 Management Team does not have the capital assets to purchase this equipment prior to  
24 reimbursement, and  
25

26 WHEREAS, the Southeast Wisconsin Incident Management Team agreed to reimburse the  
27 County the full amount of the grant award in return for Waukesha County's assistance in  
28 purchasing the equipment detailed in the grant application, and  
29

30 WHEREAS, the Southeast Wisconsin Incident Management Team agreed to not use County  
31 funds in excess of the grant award, and  
32

33 WHEREAS, the Southeast Region 7 Healthcare Emergency Readiness Coalition approved the  
34 funding request and issued a grant award to Waukesha County on behalf of the Southeast  
35 Wisconsin Incident Management Team for this project.  
36

37 THE COUNTY BOARD OF SUPERVISORS OF WAUKESHA COUNTY ORDAINS that the  
38 Waukesha County Emergency Preparedness Department, Emergency Management Office, be  
39 authorized to accept up to, but not to exceed \$32,220, of U.S. Department of Health and Human  
40 Services funding and appropriate the funding to purchase laptop computers, scanning equipment,  
41 and related software to support the Southeast Wisconsin Incident Management Team deployable  
42 throughout Waukesha County and the Southeast Region of the Wisconsin Healthcare Coalition  
43 Program to events that require a multi-jurisdictional or a multi-agency response.  
44

45 BE IT FURTHER ORDAINED that the Emergency Preparedness budget for 2017 be modified  
46 by increasing Intergovernmental grant revenues by up to, but not exceeding \$32,220, and  
47 increasing Operating Expense appropriations by up to, but not exceeding \$32,220.

FISCAL NOTE

AUTHORIZE ACCEPTANCE OF GRANT FUNDS BY EMERGENCY PREPAREDNESS,  
APPROPRIATE FUNDS FOR EQUIPMENT PURCHASE,  
AND MODIFY DEPARTMENT'S 2017 BUDGET

This ordinance authorizes the Department of Emergency Preparedness to accept \$32,220 of U.S. Department of Health and Human Services grant revenues, and appropriate a corresponding amount of expenditures. Funding will be used for the purchase of laptop computers, scanning equipment, and related software to expand regional capabilities to provide tracking and identification of patients, personnel, and volunteers in public health and emergency situations. Upon purchase of these items, the grantor will reimburse the Department.

The ownership and maintenance of these resources will be the responsibility of the Southeast Wisconsin Incident Management Team (SEWIMT), and not the Waukesha County Department of Emergency Preparedness. However, these resources will be deployable throughout Waukesha County and the southeast region to assist with emergency events as necessary. Per Department management, the SEWIMT did not have sufficient available resources to purchase this equipment and wait for grant reimbursement. The SEWIMT requested that the Department of Emergency Preparedness assist with the grant purchase, with subsequent reimbursement funds provided to the Department.

This ordinance results in no direct levy impact.



Linda G. Witkowski

Budget Manager

5/3/2017

BAJ #2017-00003809

ST