

ENROLLED ORDINANCE 173-024

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY
REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 25,
T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN,
FROM THE A-10 AGRICULTURAL DISTRICT TO THE P-I
PUBLIC AND INSTITUTIONAL DISTRICT RZ11

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Lisbon Town Board on April 23, 2018; and

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

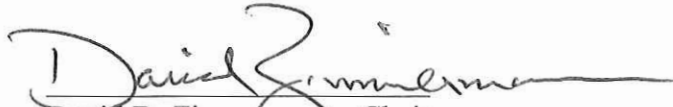
THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on April 9, 2010, is hereby amended to rezone from the A-10 Agricultural District to the P-I Public and Institutional District, certain lands located in part of the SE ¼ of Section 25, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference RZ11, is hereby approved.

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

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

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REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 25,
T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN,
FROM THE A-10 AGRICULTURAL DISTRICT TO THE P-I
PUBLIC AND INSTITUTIONAL DISTRICT RZ11

Presented by:
Land Use, Parks, and Environment Committee


David D. Zimmermann, Chair

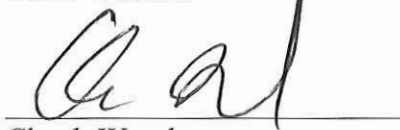

Kathleen M. Cummings


Keith Hammitt


William A. Mitchell


Thomas J. Schellinger


Steve Whittow


Chuck Wood

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 7/24/18, 
Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X

Vetoed: _____

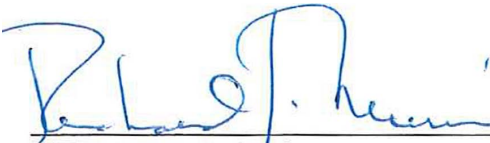
Date: 7/30/18, 
Paul Farrow, County Executive

COMMISSION ACTION

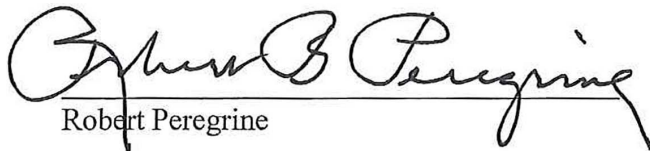
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Lisbon Zoning Code and Map hereby recommends **approval** of RZ11 (**Hamilton School District**) in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

June 21, 2018


Richard Morris, Chairperson

Absent
William Mitchell


Robert Peregrine
James Siepmann
William Maslowski

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

DATE: June 21, 2018

FILE NO.: RZ11

OWNER/APPLICANT: Hamilton School District
W220 N6151 Town Line Road
Lisbon, WI 53089

TAX KEY NO.: LSBT 0244.999.004

LOCATION:

The subject parcel is located in part of the SE ¼ of Section 25, T8N, R19E, Town of Lisbon. More specifically, the property is located approximately 880 feet northwest of the corner of C.T.H. "VV" and C.T.H. "V" on the north side of C.T.H. "VV" and contains approximately 55.2 acres.

EXISTING ZONING:

A-10 Agricultural District, which requires a minimum lot size of ten acres and a minimum average width of 300 feet, and UC Upland Corridor District (Town).

PROPOSED ZONING:

P-I Public and Institutional District and UC Upland Corridor District (Town).

EXISTING USES:

Agricultural, recreational, existing school parking, and wooded

PROPOSED USES:

To rezone the property and construct an intermediate school.

PUBLIC HEARING DATE: April 12, 2018

PUBLIC COMMENT: None.

TOWN PLAN COMMISSION ACTION:

On April 12, 2018, the Town of Lisbon Plan Commission unanimously recommended approval of the rezoning request to the Town Board.

TOWN BOARD ACTION:

On April 23, 2018, the Town Board unanimously approved Ordinance No. 06-18 specific to the subject rezoning request.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY, THE VILLAGE OF SUSSEX CDP, AND THE TOWN OF LISBON CDP:

The Waukesha County CDP designates the subject property partly as Governmental and Institutional, INRA, and Other Open Lands to be Preserved in northern portion, and Industrial and Other Open Lands to be Preserved in the southern portion of the site.

The Town of Lisbon's CDP similarly designates the lands with the exception of the Industrial lands which are designated as Industrial Special Use in accordance with the Border Agreement with the Village of Sussex.

Since the Industrial (Special Use) designated lands required a CDP amendment from both the Town and the County, and the property is located within the Border Agreement area with the Village of Sussex, during the Development Review Team meeting on February 12, 2018, the County agreed to forego their requirements for a CDP amendment since the Village's CDP amendment would be automatically incorporated into the County's CDP upon adoption. Once the Village amended their CDP, the then Town needed to amend their CDP. This was accomplished through Ordinance 05-18 on April 12, 2018, which amended the Town's CDP from Industrial Special Use to Government and Institutional. The other Open Lands to be Preserved category was not amended as no soils documentation was submitted and the intermediate school will not have a basement. The INRA remains unchanged.

Therefore, the proposed zoning change will be consistent with the purpose and intent of the Town, County and Village Comprehensive Development Plans and the proposed development will comply with all three plans.

STAFF ANALYSIS:

The subject property is located approximately 880 feet northwest of the corner of C.T.H. "VV" and C.T.H. "V" on the north side of C.T.H. "VV" and contains approximately 55.2 acres and the wooded area is designated as an INRA.

The Hamilton School District is proposing to construct an intermediate school, parking, a play yard, play fields, and detention areas on the property (refer to Exhibit A). The school will be located south of the INRA. Some play fields have already been constructed in the northeast corner of the site in conjunction with play field development for the high school and middle school, both located adjacent to the north of the subject property.

The lands adjoining this parcel are zoned as used: P-I Public and Institutional to the north; R-1 Residential to the southeast; A-10 Agricultural and C-1 Conservancy to the east; and Village of Sussex lands are adjacent to the west (church) and across C.T.H. "VV" to the south.

The lands adjoining this parcel are designated on the CDP as: Government and Institutional to the north and west; Commercial and Office Park (Commercial Special Use on Lisbon's CDP) and INRA to the east; and Industrial to the south across C.T.H. "VV".

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division Staff recommends **approval** of this request in accordance with the Town of Lisbon's adopted Ordinance approving the same. The proposed zoning change complies with the Town and County CDPs and adjacent zoned land. Therefore, this zoning change is consistent with the existing uses in the area. The rezone will allow for the development of a new intermediate school for the District, which provides for essential public

and institutional buildings, facilities and grounds for not only the Town of Lisbon but the other communities served by the District having a direct bearing on those communities' quality of life and general welfare. Therefore, this zoning amendment is within the purpose and intent of the Town of Lisbon's Zoning Ordinance.

Respectfully submitted,

Sandra L. Scherer

Sandy Scherer
Senior Planner

Attachments: Town Ordinance 06-18
Exhibit A
Rezone Map

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\RZ11 Hamilton School District lst.doc

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

Ord. 06-18

**ORDINANCE REZONING HAMILTON SCHOOL DISTRICT PROPERTY FROM
AGRICULTURAL 10 (A-10) DISTRICT AND UPLAND CORRIDOR (UC) DISTRICT TO PUBLIC
AND INSTITUTIONAL (P-I) DISTRICT AND UPLAND CORRIDOR (UC) DISTRICT IN THE
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN**

WHEREAS, the Hamilton School District, property owner, petitioned the Town of Lisbon to rezone property from the A-10 Agricultural District to the P-I Public and Institutional District, and

WHEREAS, the change in zoning is consistent with the Town of Lisbon Comprehensive Plan Land-Use amendment as adopted by the Town Board of Supervisors on April 23, 2018; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, April 12, 2018; and

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

SECTION 1: The following described property is rezoned from the Agricultural 10 (A-10) District and Upland Corridor (UC) District to the Public and Institutional (P-I) District and Upland Corridor (UC) District.

Legal Description:

PT SE1/4 SEC 25 T8N R19E COM E1/4 COR S 623.35 FT N89°12'W 700 FT S 900.18 FT S33°07'W 204.98 FT N56°52'W 432.75 FT N57°01'W 1176.02 FT N 761.57 FT N88°45'E 2178.29 FT TO BGN R1892/897 EX R1990/518 EX R2674/305 :: ALSO COM NW COR N88°45'E 125.04 FT THE BGN N88°45'E 376.90 FT S00°18'W 115.62 FT S88°45'W 376.90 FT N00°18'E 115.62 FT TO BGN :: EX COM NE COR OF SE1/4 SEC; S00°47'25"W 623.35 FT; N89°12'35"W 55.00 FT; N00°47'25"E 623.09 FT; N00°15'29"E 1322.88 FT TO S LI CERT SURV #236; N88°36'34"E 55.02 FT TO E LI NE1/4 SEC; S00°15'29"W 1324.72 FT TO BGN :: R2674/303

Tax Key No. LSBT 0244.999.004.

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

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

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this
23th day of April, 2018.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: [Signature]
JOSEPH OSTERMAN, Chairman

BY: [Signature]
TEDIA GAMINO, Supervisor

BY: [Signature]
MARE MOONEN, Supervisor

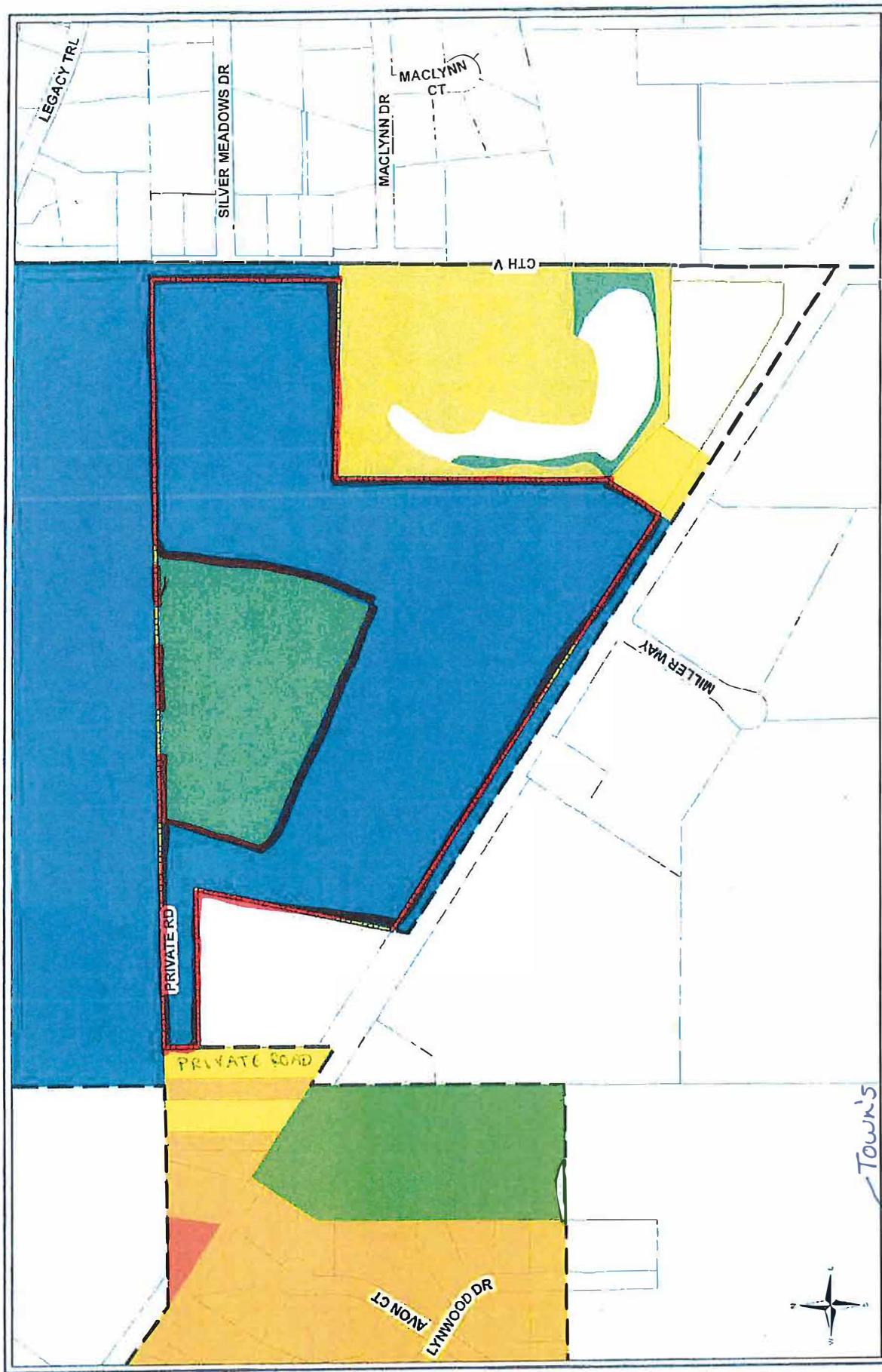
BY: [Signature]
LINDA BEAL, Supervisor

BY: [Signature]
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: [Signature]
Gina C. Gresch, MMC/WCPC
Town Clerk





vierbicher
planners engineers advisors

REEDS LLC - MADISON - PRAIRIE DU CHIEN - MILWAUKEE MERO
N27 W23857 Paul Road Suite 105, Pewaukee WI 53072
Phone: (262) 875-5000 Fax: (262) 875-0350

Logo Source: Vierbicher, Town of Lisbon, Wisconsin CC BY-SA 4.0

Waukesha Shoreland Zoning

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-1	PR

Subject Parcel Boundary

Town of Lisbon Boundary

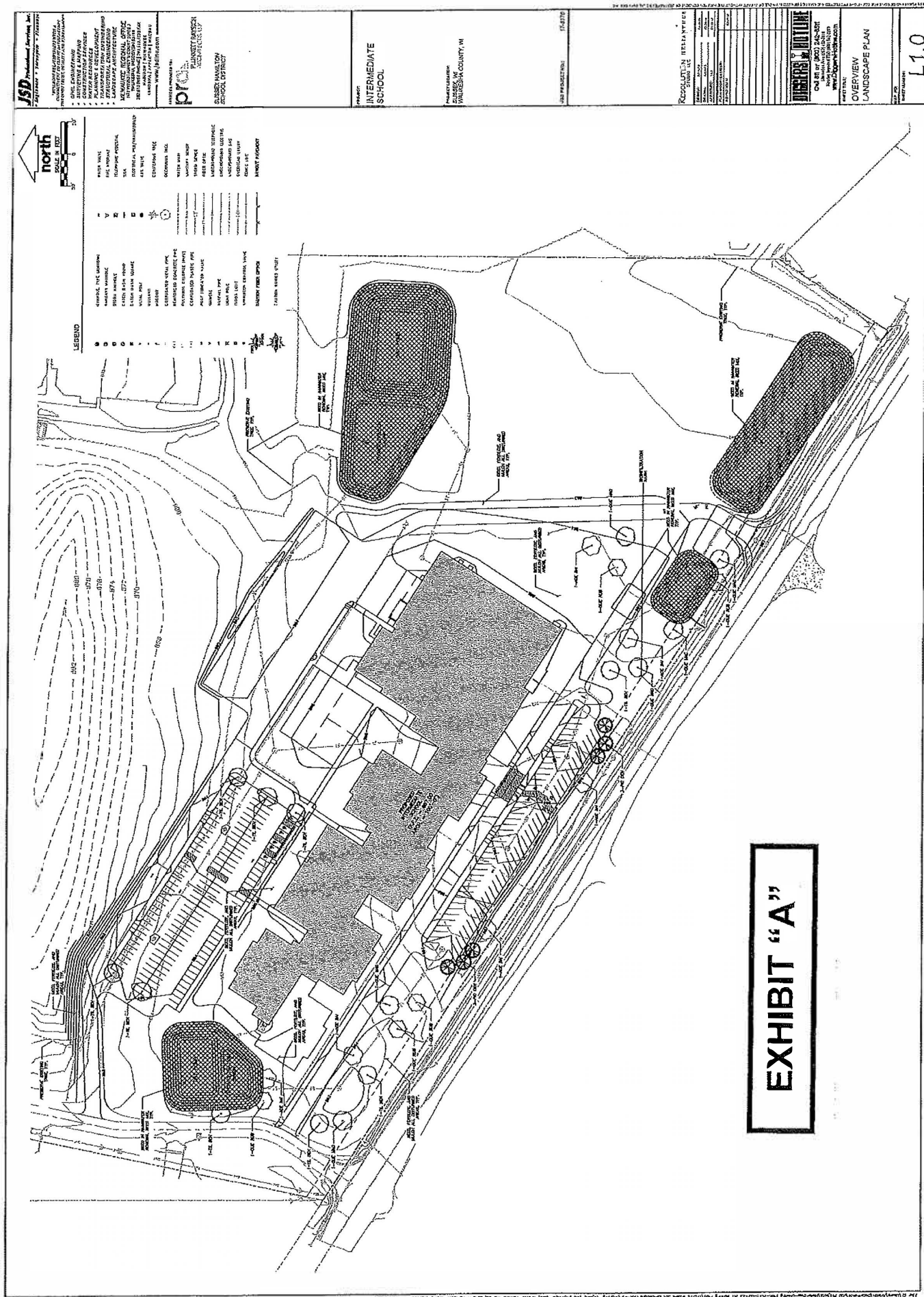
Exhibit A: Zoning Map Amendment

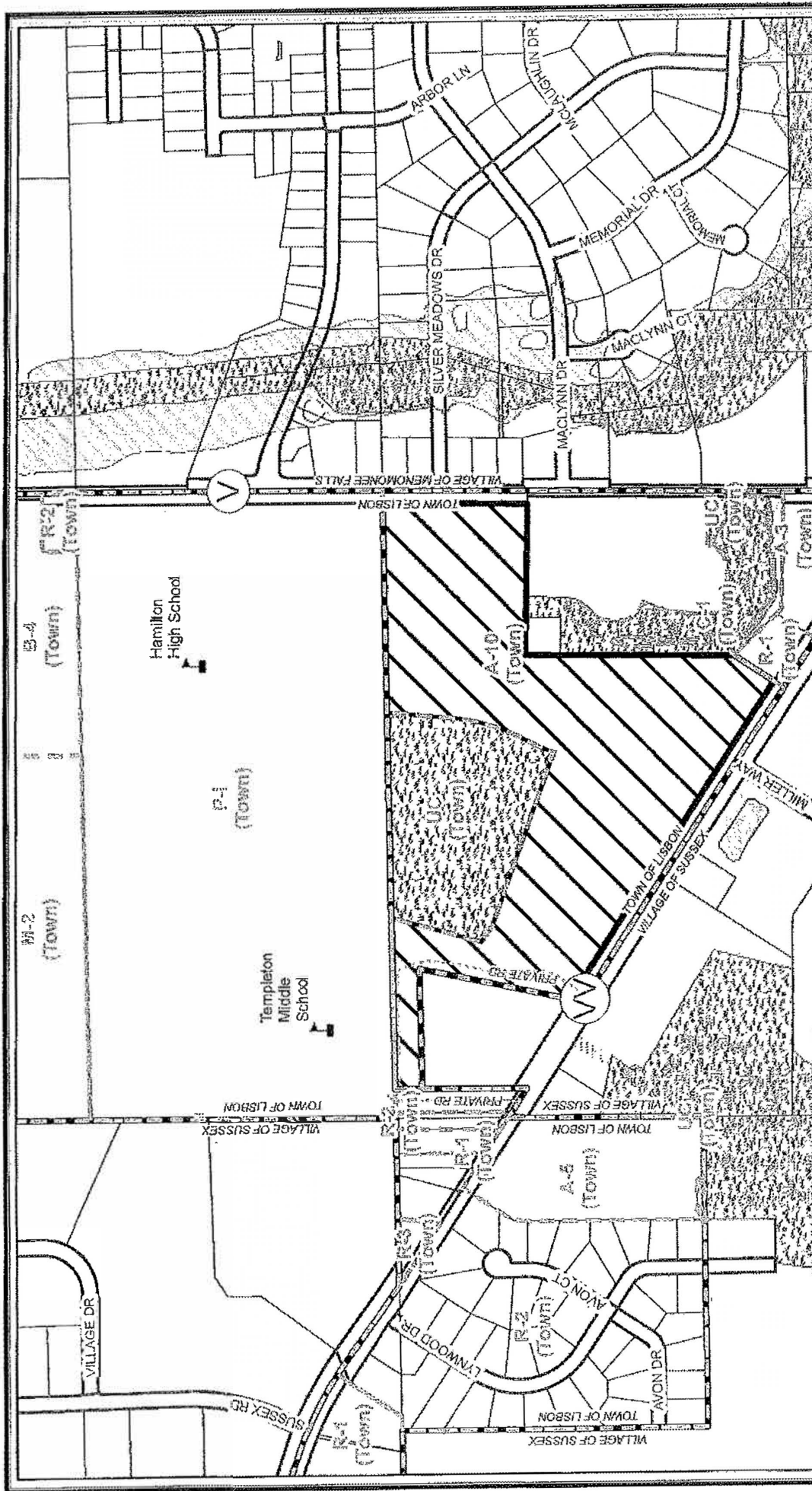
Town of Lisbon

1 inch = 417 feet

0 205 410 820 Feet

Waukesha, Town of Lisbon Planning & Zoning





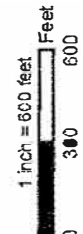
ZONING AMENDMENT

PART OF THE SE 1/4 SECTION 25
TOWN OF LISBON

- Wetland
- Environmental Corridor
- 100-Year Floodplain

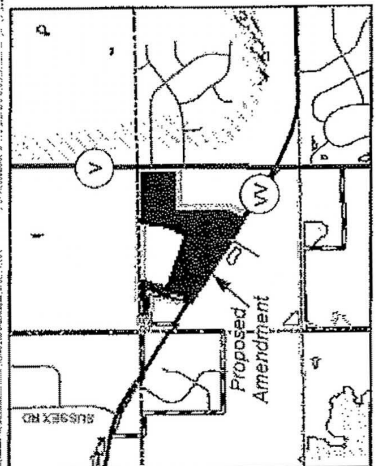
 TOWN ZONING CHANGE FROM A-10 AGRICULTURAL DISTRICT TO P-1 PUBLIC AND INSTITUTIONAL DISTRICT

FILE.....RZ11
DATE OF PLAN COMMISSION.....06/21/10
AREA OF CHANGE.....39.2 ACRES
TAX KEY NUMBER.....1.SBT 0244.999.004



Prepared by the Waushara County Department of Parks and Land Use

File Number: 173-O-024



D1 - Foti	AYE	D14 - Wood	(2) AYE
D2 - Zimmermann	(M) AYE	D15 - Mitchell	AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Paulson	AYE
D5 - Dondlinger	AYE	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Cummings	AYE
D7 - Grant	AYE	D20 - Schellinger	AYE
D8 - Michalski	NAY	D21 - Gaughan	AYE
D9 - Heinrich	AYE	D22 - Wysocki	AYE
D10 - Swan	AYE	D23 - Hammitt	Notified
D11 - Howard	AYE	D24 - Whittow	AYE
D12 - Wolff	AYE	D25 - Johnson	AYE
D13 - Decker	AYE		

172-O-024

Passed (23 Y - 1 N - 1 Absent)

Majority Vote

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