

ENROLLED ORDINANCE 167-54

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ OF SECTION 15, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, FROM THE A-10 AGRICULTURAL DISTRICT TO THE A-5 MINI FARM DISTRICT (ZT-1743)

WHEREAS, the subject matter of this Ordinance having been approved by the Lisbon Town Board on July 23, 2012, after Public Hearing, and the giving of requisite notice of said hearing, and duly referred to and considered by the Waukesha County Park and Planning Commission, and a recommendation for approval, thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.61 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Lisbon Zoning Ordinance, adopted by the Town of Lisbon on April 9, 2010, is hereby amended to rezone from the A-10 Agricultural District to the A-5 Mini Farm District, certain lands located in part of the NW ¼ of Section 15, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, and more specifically described in the “Staff Report and Recommendation” and the 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 ZT-1743, is hereby approved.

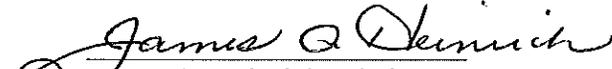
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Lisbon.

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

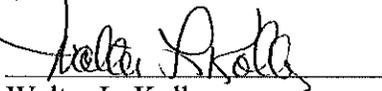
BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING
ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE
NW ¼ OF SECTION 15, T8N, R19E, TOWN OF LISBON, WAUKESHA
COUNTY, WISCONSIN, FROM THE A-10 AGRICULTURAL
DISTRICT TO THE A-5 MINI FARM DISTRICT (ZT-1743)

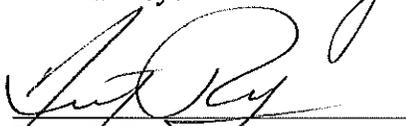
Presented by:
Land Use, Parks, and Environment Committee


James A. Heinrich, Chair

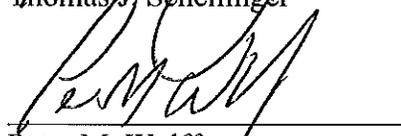

Jim Batzko


Walter L. Kolb


Pamela Meyer


Fritz Ruf

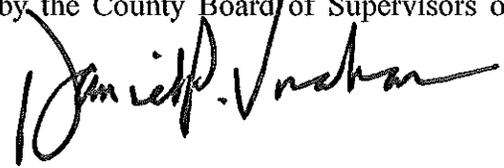

Thomas J. Schellinger


Peter M. Wolff

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

Date: 11-30-12, 
Kathy Nickolaus, County Clerk

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

Approved: X
Vetoed: _____
Date: 12-5-12, 
Daniel P. Vrakas, County Executive

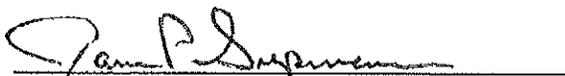
COMMISSION ACTION

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 hereby recommends approval of (ZT-1743 Century Development, Ltd.) in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

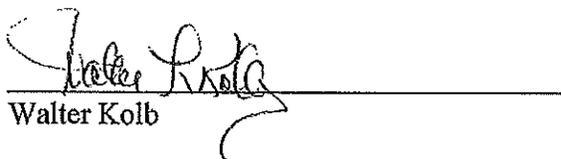
October 4, 2012

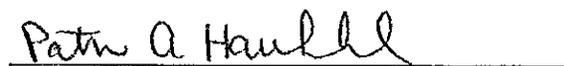

Robert Peregrine, Chairperson


James Siepmann, Vice Chairperson

Absent
William Mitchell

Absent
Gary Goodchild


Walter Kolb


Pat Haukohl


Fritz Ruf

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

DATE: October 4, 2012

FILE NO.: ZT-1743

OWNER: Century Development Ltd.
W244 N7728 Richfield Court
Sussex, WI 53089

TAX KEY NO.: LSBT 0202.056

LOCATION:

Lot 42, Hidden Oaks Addition No. 1, located in the NW ¼ of Section 15, T8N, R19E, Town of Lisbon. More specifically, the subject parcel is located on the south side of Plainview Road and north of Stonefield Court and contains 20.8 acres.

EXISTING ZONING: A-10 Agricultural District (Town).

PROPOSED ZONING: A-5 Mini Farm District (Town).

EXISTING LAND USE: Residential and agricultural (tree farm).

REQUESTED LAND USE:

A four lot single family residential development (5+ acre lots).

PUBLIC HEARING DATE: July 19, 2012.

PUBLIC REACTION:

One resident asked where the access for the lots would be, and another resident asked how large the lots would be.

TOWN PLAN COMMISSION ACTION:

On July 19, 2012, the Town of Lisbon Plan Commission voted unanimously to recommend approval of the rezone request to the Town Board subject to the comments of the Town Engineer.

TOWN BOARD ACTION:

On July 23, 2012, the Town Board voted unanimously to approve the rezoning subject to the comments of the Town Engineer.

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

Both the Town and County Comprehensive Development Plans designate this property as Low Density Residential (20,000 square feet to 1.4 acres per dwelling unit). The proposed rezoning of this site for residential use will be consistent with the purpose and intent of the Town and County Development Plans.

167-0-053

STAFF ANALYSIS:

The property will be divided by Certified Survey Map (CSM) into four lots, two lots having access from Stonefield Court and two lots having access from Plainview Road (see map). If the rezone proposal is approved, the owner will have a Certified Survey Map prepared for approval and recordation in the Waukesha County Register of Deeds office. The property will be developed with a private on-site waste treatment system and a private well. The soils on the 20 acre property consist of well drained soils. There are no wetlands or environmental corridor on the property. The residential property adjacent to the west is zoned A-5, to the east is zoned A-10 and to the south is zoned R-1.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved** in accordance with the Town's decision. The proposed use of the property is consistent with the Town and County Comprehensive Development Plans and compatible with the variety of the immediate surrounding land uses. The CSM review process will ensure that parcel boundaries and access to Town roads are appropriate.

Respectfully submitted,

Sandy Scherer / Kab

Sandy Scherer
Senior Planner

cc: Town Ordinance
Map

N:\PRKANDL\Planning and Zoning\Rezoning\Staff Reports\1743 Century Development Ltd 1st.doc

ORDINANCE 05-12

STATE OF WISCONSIN: TOWN OF LISBON: WAUKESHA COUNTY

**ORDINANCE REZONING PROPERTY FROM THE A-10 AGRICULTURAL
DISTRICT TO THE A-5 MINI FARM DISTRICT ZONING CLASSIFICATION
IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN**

THE TOWN BOARD OF THE TOWN OF LISBON, WAUKESHA COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION 1: The following described property is rezoned:

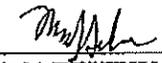
LOT 42 HIDDEN OAKS ADDITION
NO. 1. PT OF THE NW ¼ OF SEC 15,
T8N, R19E. 20.773 AC. Tax Key Number:
LSBT 0202-056.

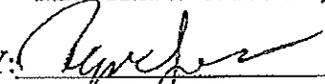
SECTION 2: All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

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

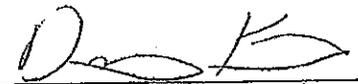
PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 23rd day of July, 2012.

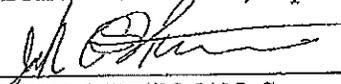
TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: 
MATTHEW GEHRKE, Chairman

BY: 
RYAN LIPPERT, Supervisor

BY: 
DANIEL HEIER, Supervisor

BY: 
DANIEL FISCHER, Supervisor

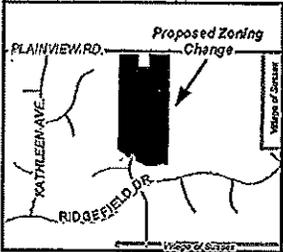
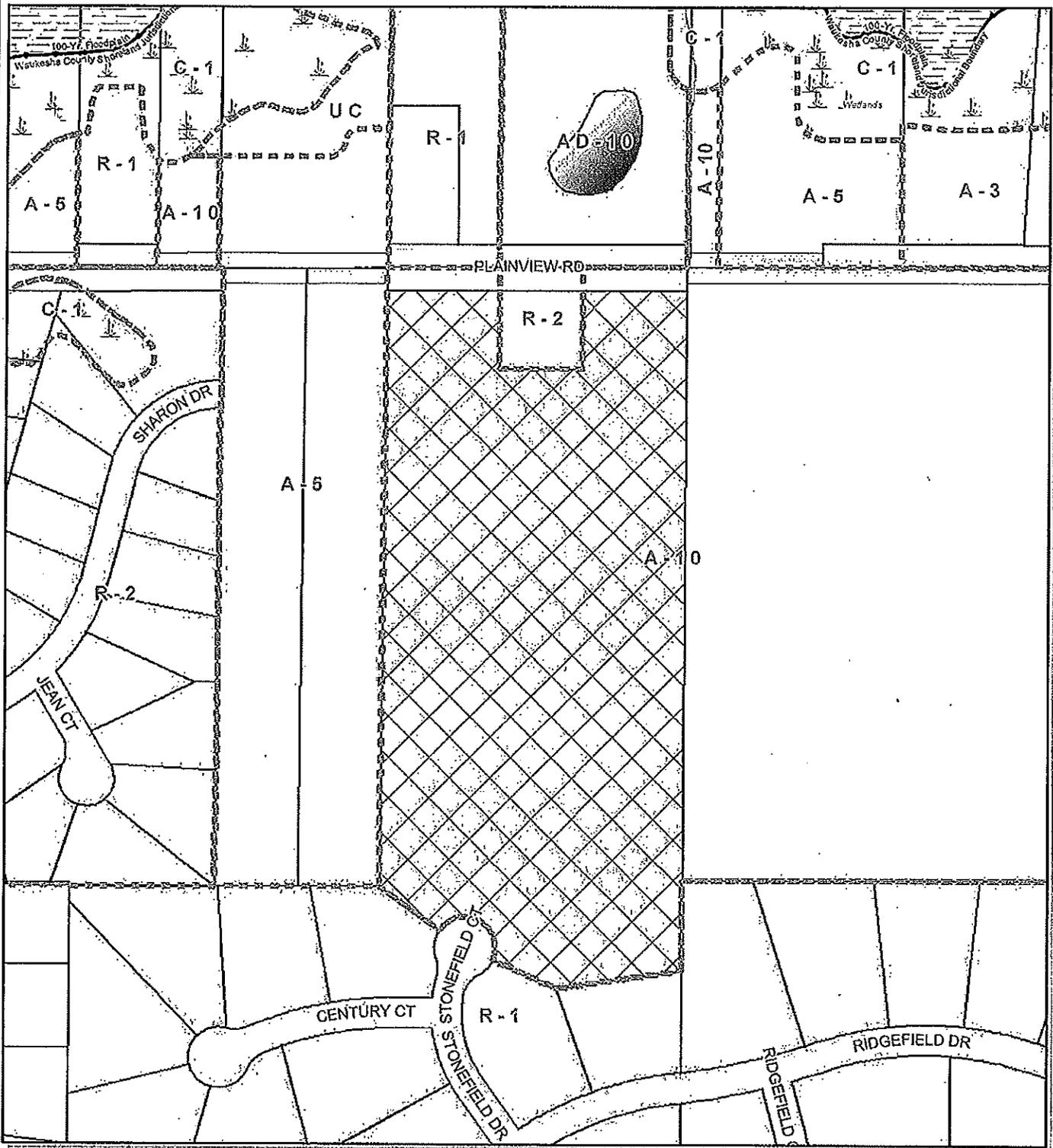
BY: 
JOSEPH OSTERMAN, Supervisor

ATTEST:

BY: 
JEFFREY MUSCHE, Town Clerk

ZONING MAP AMENDMENT

PART OF THE NW 1/4 OF SECTION 16
TOWN OF LISBON



 TOWN ZONING CHANGE FROM A-10 AGRICULTURAL DISTRICT TO A-5 MINI FARM DISTRICT (20.8 AC)

FILE.....ZT-1743

DATE.....10/04/12

AREA OF CHANGE.....20.8 ACRES

TAX KEY NUMBER.....LSBT 0202.056



0 150 300 Feet



1 inch = 300 feet

Prepared by the Waukesha County Department of Parks and Land Use

167-0-053

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-11/27/12

(ORD) NUMBER-1670053

1 C. SLATTERY.....AYE
 3 R. MORRIS.....AYE
 5 J. BRANDTJEN.....AYE
 7 J. GRANT.....AYE
 9 J. HEINRICH.....AYE
 11 F. RUF.....AYE
 13 P. DECKER.....AYE
 15 W. KOLB.....AYE
 17 D. PAULSON.....AYE
 19 C. CUMMINGS.....AYE
 21 W. ZABOROWSKI.....
 23 K. HAMMITT.....AYE
 25 G. YERKE.....AYE

2 D. FALSTAD.....AYE
 4 J. BATZKO.....AYE
 6 J. JESKEWITZ.....
 8 P. HAUKOHL.....AYE
 10 D. SWAN.....AYE
 12 P. WOLFF.....AYE
 14 P. MEYER.....AYE
 16 M. CROWLEY.....AYE
 18 L. NELSON.....AYE
 20 T. SCHELLINGER...AYE
 22 P. JASKE.....AYE
 24 D. DRAEGER.....AYE

TOTAL AYES-23

TOTAL NAYS-00

CARRIED_____

DEFEATED_____

UNANIMOUS X

TOTAL VOTES-23