

176th BOARD YEAR
LEGISLATIVE ITEMS RECEIVED FOR COMMITTEE REFERRAL

File No.	Rec/Ref:	To:	Title
176-O-001	03/23/21 04/08/21	LU	ORD: Year 2021 Amendment To The Comprehensive Development Plan For Waukesha County (1A – Kaerek MK/S-EP, LLC, Section 31, T8N, R19E, Town Of Lisbon)
176-O-002	03/23/21 04/08/21	LU	ORD: Year 2021 Amendment To The Comprehensive Development Plan For Waukesha County (2A – Peterson, Section 13, T8N, R17E, Town Of Oconomowoc)
176-O-003	03/23/21 04/08/21	LU	ORD: Year 2021 Amendment To The Comprehensive Development Plan For Waukesha County (3A – School Section Lake Management District, Section 17, T6N, R17E, Town Of Ottawa)
176-O-004	03/23/21 04/08/21	LU	ORD: Amend The District Zoning Map Of The Waukesha County Shoreland And Floodland Protection Ordinance And The Waukesha County Zoning Code For The Town Of Oconomowoc By Conditionally Rezoning Certain Lands Located In Part Of The NE ¼ And The NW ¼ Of Section 26, T8N, R17E, Town Of Oconomowoc, Waukesha County, Wisconsin, From A-T Agricultural Transition District To The R-2 Residential District (RZ72)
176-O-005	03/24/21 04/08/21	LU	ORD: Order To Attach Territory To The Phantom Lakes Management District
176-O-006	04/06/21 04/08/21	LU FI	ORD: Modify The Community Development Fund 2021 Budget To Accept State Of Wisconsin Emergency Rental Assistance Program Grant Funds And Appropriate Additional Expenditures
176-O-007	04/06/21	PW FI	ORD: Approve Contingency Fund Transfer For Building Improvement Plan
176-A-001	03/31/21 04/08/21	EX	APPT: Mary Baer to the Health & Human Services Board
176-A-002	03/31/21 04/08/21	EX	APPT: Michael S. Goldstone to the Health & Human Services Board
176-A-003	03/31/21 04/08/21	EX	APPT: Bob Menefee, Jr. to the Health & Human Services Board
176-A-004	03/31/21 04/08/21	EX	APPT: Larry Nelson to the Health & Human Services Board
176-A-005	03/31/21 04/08/21	EX	APPT: Christine Beck to the Health & Human Services Board
176-O-008	04/06/21 04/08/21	JU FI	ORD: Amend The 2021 Sheriff's Department Budget And Approve Expenditures For Multiple Purchases
176-O-009	04/06/21 04/08/21	HS HR FI	ORD: Create 1.00 FTE Senior Financial Analyst Position And Abolish 1.00 FTE Office Services Coordinator Position In The Department Of Health And Human Services
176-O-010	04/06/21 04/08/21	FI	ORD: Authorizing The Sale Of \$12,000,000 General Obligation Promissory Notes, Series 2021A
176-O-011	05/04/21 05/06/21	LU	ORD: 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 31, T8N, R19E, Town Of Lisbon, Waukesha County, Wisconsin, From The AD-10 Agricultural Density 10-Acre District To The R-2 Single Family Residential District (RZ77)

176th BOARD YEAR

LEGISLATIVE ITEMS RECEIVED FOR COMMITTEE REFERRAL

File No.	Rec/Ref:	To:	Title
176-O-012	05/05/21 05/06/21	LU	ORD: Amend The District Zoning Map Of The Town Of Lisbon Zoning Code By Rezoning Certain Lands Located In Part Of The SW ¼ Of Section 7, T8N, R19E, Town Of Lisbon, Waukesha County, Wisconsin, From The A-10 Agricultural District To The R-1 Suburban Single Family Residential District (RZ78)
176-O-013	05/05/21 05/06/21	LU	ORD: Amend The Text Of The Town Of Lisbon Zoning Code By Repealing And Recreating Various Sections Of Chapter 11 Relating To Conditional Uses (RZ79)
176-O-014	05/05/21 05/06/21	LU EX FI	ORD: Modify 2021 Budget For Capital Project 202104, Pewaukee Lake Boat Launch Reconstruction
176-O-015	05/05/21 05/06/21	LU FI	ORD: Authorize Department Of Parks And Land Use To Acquire Property Interests From Kevin Leiternann Properties, LLC To Complete The Pewaukee To Brookfield Trail Project Waukesha County Project I.D. #2718-14-01
176-O-016	05/05/21 05/06/21	LU	ORD: Repeal And Recreate Chapter 14, Article II, Sections 14-164(i) And 14-165 Of The Code Of Ordinances To Prohibit The Use Of Motor Vehicles On Recreational Trails And To Authorize The Operation Of Class 1 Electric Bicycles On All Waukesha County Recreational Trails And Designated Waukesha County Park Mountain Bike Trails
176-R-001	05/05/21 05/06/21	PW	RES: Resolution Requiring The Repair Of An At-Grade Crossing, CTH O (Moorland Road) 0.5 Miles South Of STH 59 In The City Of New Berlin, Crossing 1772861L
176-O-017	05/05/21 05/06/21	PW FI	ORD: Modify The 2021 Department Of Public Works, Airport Operations Fund Budget Revenues And Expenditures To Replace Control Tower Windows And Accept Federal Coronavirus Response And Relief Supplemental Appropriation Act Grant Funding
176-O-018	05/05/21 05/06/21	PW FI	ORD: Modify The 2021 Transportation Fund Budget To Appropriate Expenditures To Purchase Equipment To Be Used In Highway Operations
176-O-019	05/05/21 05/06/21	PW	ORD: Modify Speed Zone On CTH Y Between Apollo Drive And 300 Feet South Of Cardinal Drive
176-O-020	05/05/21 05/06/21	PW	ORD: Modify Speed Zone On CTH SR Between Watertown Road And CTH JJ
176-O-021	05/05/21 05/06/21	PW	ORD: Modify Speed Zone On CTH E Between Center Oak Road And CTH VV
176-O-022	05/05/21 05/06/21	PW	ORD: Modify Speed Zone On CTH JJ Between USH 18 And CTH SR
176-O-023	05/05/21 05/06/21	EX	ORD: Amend Article III, Division 2 Of Chapter 4 Of The Waukesha County Code Of Ordinances - County Board Rules Of Order
176-A-006	04/30/21 05/06/21	EX	APPT: Rebecca DeLonge to the Pauline Haas Public Library Board of Trustees
176-O-024	05/05/21 05/06/21	JU	ORD: First Amendment To Lease Agreement With Cellco Partnership d/b/a Verizon Wireless

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1 AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY REZONING
2 CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 31, T8N, R19E, TOWN OF
3 LISBON, WAUKESHA COUNTY, WISCONSIN, FROM THE AD-10 AGRICULTURAL
4 DENSITY 10-ACRE DISTRICT TO THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (RZ77)
5
6

7 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
8 this Ordinance was approved by the Lisbon Town Board on January 25, 2021; and
9

10 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
11 Planning Commission, which recommended approval and reported that recommendation to the
12 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
13 as required by Section 60.62, Wis. Stats.
14

15 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the
16 District Zoning Map for the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on
17 April 9, 2010, is hereby amended to rezone from the AD-10 Agricultural Density 10-Acre District
18 to the R-2 Single Family Residential District, certain lands located in part of the SE ¼, of Section
19 31, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, and more specifically described in
20 the "Staff Report and Recommendation" and map on file in the office of the Waukesha County
21 Department of Parks and Land Use and made a part of this Ordinance by reference RZ77, is
22 hereby approved.
23

24 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this
25 Ordinance with the Town Clerk of Lisbon.
26

27 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
28 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 Ordinance hereby recommends approval of RZ77 (MK/S-EP_Kaerek) in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

April 15, 2021

William Mitchell (via Microsoft Teams)

William Mitchell, Chairperson

James Siepmann (via Microsoft Teams)

James Siepmann, Vice Chairperson

Robert Peregrine (via Microsoft Teams)

Robert Peregrine

Richard Morris (via Microsoft Teams)

Richard Morris

Thomas Michalski (via Microsoft Teams)

Thomas Michalski

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

DATE: April 15, 2021

FILE NO.: RZ77

OWNER: KKNN Lyndale, LLC
924 E. Juneau Avenue
Milwaukee, WI 53202

APPLICANT: Mike Kaerek
MK/S-EP, LLC
11600 W. Lincoln Avenue
West Allis, WI 53227

TAX KEY NO.: LSBT 0268.999

LOCATION:
Part of the SE ¼ of Section 31, T8N, R19E, Town of Lisbon, Town of Lisbon. More specifically, the property is located at N48 W27368 Lynndale Road, containing approximately 90 acres.

EXISTING ZONING:
Town: AD-10 Agricultural Density 10-Acre District, C-1 Conservancy/Wetland District
County: R-2 Residential District, HG High Groundwater District, C-1 Conservancy Overlay District (wetlands), EC Environmental Corridor Overlay District

PROPOSED ZONING:
Town: R-2 Single Family Residential District, C-1 Conservancy/Wetland District

County: No changes proposed

EXISTING USE(S):
Agriculture and open space.

REQUESTED USE(S):
Thirty-one (31) lot, single-family residential subdivision.

PUBLIC HEARING DATE: January 14, 2021

PUBLIC COMMENT:
Several objections were made to the rezoning, listed below:

- Concerns with potential hydric soils and high groundwater on the subject parcel and that the development should have larger lot sizes. The area has primarily 3+ acre lots.
- An alternate use for the land would be to have the Lisbon Parks Committee purchase it for future park space.
- Would the clean water that surrounding properties have now be affected by putting in new wells for the subdivision and then have the water table dry out.
- Objection to rezoning any conservancy or corridor land.

- The Town should invest in repairing the roadway on Highway JK. The Plan Commission chair clarified that it is a county road and the Town does not have the authority or jurisdiction to make any changes.
- Frustration that the intersection of Lake Five and Silver Spring has still not been addressed, when he was under the impression it was supposed to be upgraded when the subdivision was developed. He was also greatly concerned that Lisbon is considering additional residential development when current subdivisions still have vacancies.
- Questions regarding the proposed lots that he thought fell under County Shoreland jurisdiction and believed that those lots were required by the County to have a minimum 5 acres, and he thought the developer should verify those lot sizes.

TOWN PLAN COMMISSION ACTION:

On January 14, 2021, the Town of Lisbon Plan Commission recommended approval of the rezone request (without conditions), Ordinance No. 2021-03 attached, to the Town Board.

TOWN BOARD ACTION:

On January 25, 2021, the Lisbon Town Board of Supervisors adopted Ordinance No. 2021-03.

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

On March 18, 2021, the Waukesha County Park and Planning Commission recommended approval of the request to amend the plan from the Rural Density and Other Agricultural Lands Category (5.0 to 34.9 acres per dwelling unit) to the Suburban 1 Density Residential category (1.5 to 2.9 acres per dwelling unit). The Waukesha County Board is expected to act on the request at their April 27, 2021 meeting. On January 25, 2021, the Town Board approved the request to amend the Town of Lisbon Land Use Plan maps from the Rural Density and Other Agricultural Land category to the Suburban 1 Density Residential category. The proposal complies with both plans.

STAFF ANALYSIS:

The petitioner is proposing a thirty-one (31) lot, single-family residential development on approximately ninety (90) acres located on CTH JK (Lynndale Road) between Lynndale Lane and Yench Road. The lots would be served by private well and septic. Lot sizes proposed would range between one (1) to two (2) acres. The current site plan would not comply with the AD-10 District density division and lot size standards which require development of ten (10) acre lots or development of smaller lots along with preserved agricultural areas at a ten acre per dwelling unit density. The proposed R-2 Single Family Residential District has a minimum lot size requirement of one-acre (unsewered) and would accommodate the lot sizes and densities proposed. A concept site plan is attached as Exhibit A.

Significant topography can be found across most of the parcel. Slopes exceed 15% in the southwest and along the highway. Less severe and more variable topography is found across the remainder of the lands. The only flat areas are associated with the wetlands noted below. Coco Creek is located immediately to the north of the subject property.

The property contains a large studied wetland complex in the north/northeast part of the property. A recent wetland study delineated all wetland boundaries including additional smaller wetlands associated with a ditch on the southern part of the parcel.

The soils present across the parcel may be associated with a high seasonal water table. The Waukesha County Land Resources Division did a preliminary site assessment as part of a 2020 Development Review Team meeting with the petitioner. That site assessment noted that the mapped soils were generally poor for stormwater infiltration and that wet detention may be needed. An infiltration exemption may also need to be obtained from the Division. A detention basin near the highway may be necessary to address site drainage from the southwest portion of the site (approximately 8 acres) that does not drain to Coco Creek. In

addition, soil testing will be required pursuant to the plat approval process to ensure new residences meet County groundwater separation requirements. The Waukesha County Environmental Health Division noted that based on those mapped soils, mound septic systems will likely be required.

Surrounding lands are in open space (Coco Creek and environmental corridor) to the north with a mix of A-10 Agricultural District, UC Upland Corridor District and C-1 Conservancy District zoning. The proposed development would have an internal road connection to a single-family subdivision (Lynndale Farms) adjacent to the west which is zoned R-2 Residential District. Lots to the east are generally zoned R-1 Single Family Residential District. There are also large (2.5 to 10 acre) residential lots south of the highway in the City of Pewaukee.

Since plan recommendations call for the preservation of steep slope areas, an access point to CTH JK further to the east where slopes diminish had previously been proposed by a prior developer. Due to inadequate sight distances, the Department of Public Works would not approve access in that area. In accordance with Department of Public Works requirements, the current plan calls for access further west. This will result in some disturbance of those steep slope areas.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends this request be **approved**. This rezoning will only be advanced for consideration by the County Board once the Board has acted upon the related pending plan amendment request.

Within the past few years, this area of the Town has seen other similar zoning changes from low density agricultural districts to higher density single family zoning. As noted, the zoning changes are in accordance with the pending County Development Plan amendment request and the Town Land Use Plan. The adjacent single-family subdivision to the west is zoned R-2 Single Family Residential. Therefore, this proposal would be consistent with the adjacent subdivision and would offer lot sizes that are slightly larger, but generally consistent with nearby development. The proposed concept plan generally avoids disturbance of steep slope areas and proposes to contain wetlands and environmental corridors in undevelopable outlots. Stormwater management and off-site drainage will be fully reviewed, pursuant to the Waukesha County Stormwater Management and Erosion Control Ordinance, when a preliminary subdivision plat is brought forward. Therefore, approval of this request meets the purpose and intent of the County Development Plan, the Town Land Use Plan and the Town Zoning Ordinance.

Respectfully submitted,

Benjamin Greenberg

Benjamin Greenberg
Senior Planner

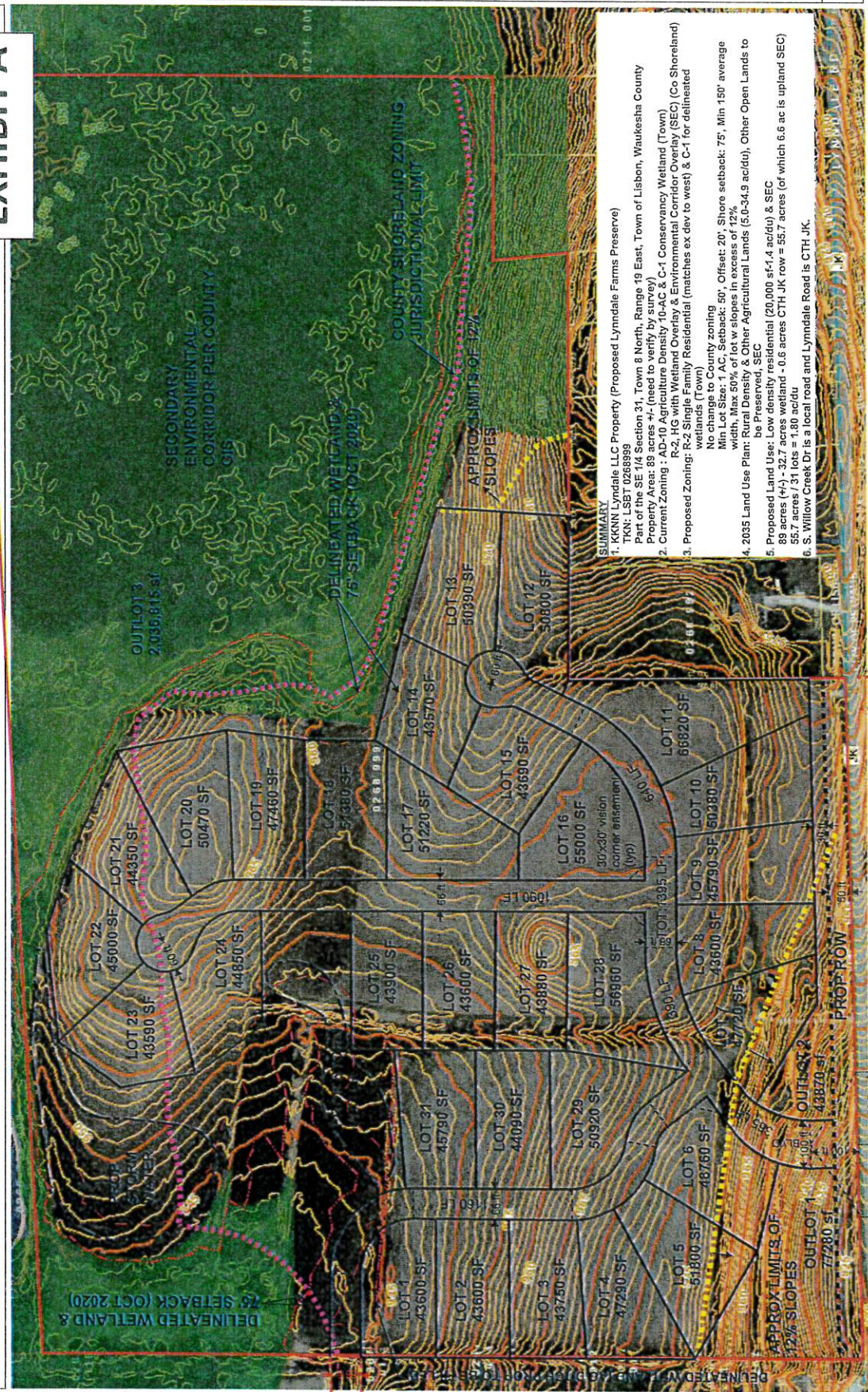
Attachments: Exhibit A (Site Plan)
Town Ordinance 2021-03
Rezone Map

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\RZ77 MK S-EP LLC_Kaerek lst.doc

EXHIBIT A

KKNN LYNDALE LLC

LAND INFORMATION SYSTEMS DIVISION



Legend

- Environmental Corridors 2015
 - Water
 - Isolated Natural Resource Area
 - Isolated Natural Resource Area Wa
 - Primary Env. Corridor
 - Primary Env. Corridor Water
 - Secondary Env. Corridor
 - Secondary Env. Corridor Water
- FEMA Floodplain
 - 0.2% Chance Flood
 - 1% Chance Flood (Zone A No Base)
 - 1% Chance Flood Area (Zone AE)
 - AE Floodway
- DNR Flood Storage Maps
- Index Contours
- Intermediate Contours
- Municipal Boundary_2K
- Facility/Sites_2K_Labels
- Lots_2K
 - Lot
 - Outlet
 - Unit
- SimultaneousConveyance_2K
 - Assessor Plat
 - CSM
 - Condennation
 - Subdivision
 - Cartofline_2K
 - EA-Ensement_Line
 - PL-DA
 - PL-Extended_Line
 - PL-Meander_Line
 - PL-Top
 - PL-The_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels

SUMMARY

1. KKNN Lyndale LLC Property (Proposed Lyndale Farms Preserve)
 TKN: LSBT 0268999
 Part of the SE 1/4 Section 31, Town 8 North, Range 19 East, Waukesha County
 Property Area: 89 acres +/- (need to verify by survey)
 Current Zoning: R-2, HG with Wetland Overlay & Environmental Corridor Overlay (SEC) (Co Shoreland)
 Proposed Zoning: R-2 Single Family Residential (matches ex dev to west) & C-1 for delineated wetlands (Town)
2. No change to County zoning
3. Min Lot Size: 1 AC; Setback: 50'; Offset: 20'; Shore setback: 75'; Min 150' average width; Max 50% of lot w/ slopes in excess of 12%
 Other Agricultural Lands (5.0-34.9 ac/dtu), Other Open Lands to R-2, HG, SEC
 Proposed Land Use: Low density residential (20,000 sf-1.4 ac/dtu) & SEC
 89 acres (+/-) - 32.7 acres wetland - 0.6 acres CTH JK row = 55.7 acres (of which 6.6 ac is upland SEC)
 55.7 acres / 31 lots = 1.80 ac/du
4. S. Willow Creek Dr is a local road and Lyndale Road is CTH JK.

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically administers and assures that specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plat, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

SIGHT DISTANCE CHECKED BY JASON MAYER (WAUK CO DPW) ON 11/20/20. 55 MPH/950' SIGHT DISTANCE. ALIGN WITH DRIVEWAY TO SOUTH 500+/- E OF LYNDALANE

31 LOTS
3645 LF OF ROAD



Notes

CONCEPT SITE PLAN
LYNDALANE FARMS PRESERVE
REVISED 11/23/2020

PEG # 2105.00-W1

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

ORDINANCE 2021-03

**ORDINANCE REZONING APPROXIMATELY 47 ACRES OF LAND AT
N48W27368 LYNNDALE ROAD, LSBT 0268.999, FROM AD-10 AGRICULTURAL
DENSITY 10-ACRE TO R-2 SINGLE-FAMILY RESIDENTIAL IN THE
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN**

WHEREAS, Property owner KKNN Lyndale LLC (Mike Kaerek) requests to rezone property from the AD-10 Agricultural Density 10-Acre District to the R-2 Single-Family Residential District; and

WHEREAS, the change in zoning is consistent with the Town of Lisbon Comprehensive Land Use Plan; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, January 14, 2021.

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 AD-10 Agricultural Density 10-Acre District to R-2 Single-Family Residential:

PT SE1/4 SEC 31 T8N R19E; COM S1/4 COR SEC 31; N88°34'02"E 66.80 FT; N88°39'51"E
1344.05 FT; N00°27'28"W 588.61 FT; N89°57'48"E 890.06 FT; N05°23'57"W 159.54 FT;
N89°56'23"E 383.50 FT; N00°03'37"W 1101.00 FT; S86°54'59"W 2662.43 FT; S00°09'03"W
1739.18 FT TO BGN :: DOC# 4256437
ALSO KNOWN AS LSBT 0268.999

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 22nd day of February, 2021.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: [Signature]
JOSEPH OSTERMAN, Chairman

BY: [Signature]
DOUG BRAHM, Supervisor

BY: [Signature]
MARC MOONEN, Supervisor

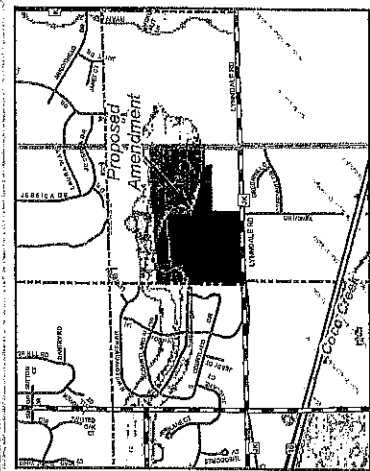
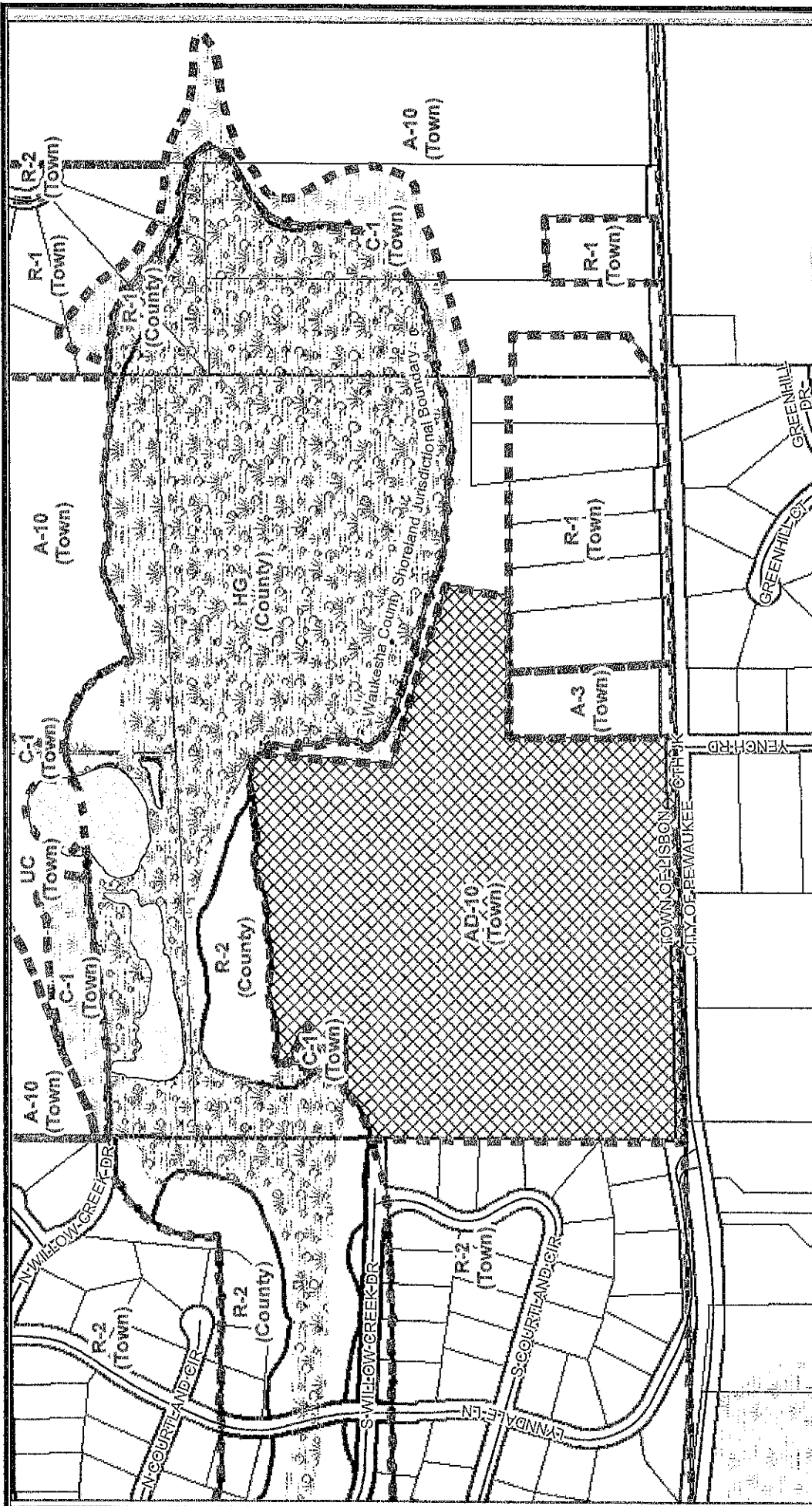
BY: [Signature]
LINDA BEAL, Supervisor

BY: [Signature]
REBECCA PLOTECHER, Supervisor



ATTEST:

BY: [Signature]
ELISA M. CAPPOZZO, Town Clerk



TOWN ZONING CHANGE FROM AD-10 AGRICULTURAL 10-ACRE DENSITY DISTRICT TO R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Wetlands Overlay
 Environmental Corridor Overlay

FILE.....RZ77
 DATE OF PLAN COMMISSION.....4/15/21
 AREA OF CHANGE.....48.2 ACRES
 TAX KEY NUMBER.....LSBT 0268.999

1 inch = 500 feet
 0 250 500 Feet

ZONING AMENDMENT

PART OF THE SE 1/4 OF SECTION 31,
 TOWN OF LISBON



1 AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY REZONING
2 CERTAIN LANDS LOCATED IN PART OF THE SW ¼ OF SECTION 7, T8N, R19E, TOWN OF
3 LISBON, WAUKESHA COUNTY, WISCONSIN, FROM THE A-10 AGRICULTURAL DISTRICT
4 TO THE R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT (RZ78)
5
6

7 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
8 this Ordinance was approved by the Lisbon Town Board on February 22, 2021; and
9

10 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
11 Planning Commission, which recommended approval and reported that recommendation to the
12 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
13 as required by Section 60.62, Wis. Stats.
14

15 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the
16 District Zoning Map for the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on
17 April 9, 2010, is hereby amended to rezone from the A-10 Agricultural District to the R-1
18 Suburban Single Family Residential District, certain lands located in part of the SW ¼ of Section
19 7, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, and more specifically described in
20 the "Staff Report and Recommendation" and map on file in the office of the Waukesha County
21 Department of Parks and Land Use and made a part of this Ordinance by reference RZ78, is
22 hereby approved.
23

24 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this
25 Ordinance with the Town Clerk of Lisbon.
26

27 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
28 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 Ordinance hereby recommends approval of RZ78 (MLG/PF Twin Pines, LLC) in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

April 15, 2021

William Mitchell (via Microsoft Teams)

William Mitchell, Chairperson

James Siepmann (via Microsoft Teams)

James Siepmann, Vice Chairperson

Robert Peregrine (via Microsoft Teams)

Robert Peregrine

Richard Morris (via Microsoft Teams)

Richard Morris

Thomas Michalski (via Microsoft Teams)

Thomas Michalski

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

DATE: April 15, 2021

FILE NO.: RZ78

OWNER/APPLICANT: MLG/PF Twin Pines, LLC
Joe Bukovich
19000 W. Bluemound Road
Brookfield, WI 53045

TAX KEY NO.: LSBT 0171.995

LOCATION:

Part of the SW ¼ of Section 7, T8N, R19E, Town of Lisbon. More specifically, the property is located at W274 N8442 Lake Five Road, containing approximately 53 acres.

EXISTING ZONING:

A-10 Agricultural District.

PROPOSED ZONING:

R-1 Suburban Single Family Residential District.

EXISTING USE(S):

Agricultural.

REQUESTED USE(S):

Single family residential subdivision.

PUBLIC HEARING DATE:

January 14, 2021

PUBLIC COMMENT:

None.

TOWN PLAN COMMISSION ACTION:

On February 11, 2021, the Town of Lisbon Plan Commission unanimously recommended approval of the rezone request to the Town Board (Ordinance No. 2021-05 attached).

TOWN BOARD ACTION:

On February 22, 2021, the Lisbon Town Board of Supervisors adopted Ordinance No. 2021-05 unanimously.

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

The property is designated as Low Density Residential (20,000 sq. ft. – 1.4 acres per dwelling unit) and Other Open Lands to be Preserved on both the Comprehensive Development Plan for Waukesha County and the Town of Lisbon Land Use Plan. The proposal complies with both plans.

STAFF ANALYSIS:

The subject property is located west side of Lake Five Road, along the western border of the Town of Lisbon. The 53-acre property is currently farmland and does not contain any structures. The entire property is located within the Town of Lisbon's jurisdiction and is also located within the Town of Lisbon/Village of Merton Joint Planning Area. There are single family residential subdivisions to the north and west and farmland to the south and east.

The petitioners are proposing to rezone the property from the A-10 Agricultural District to the R-1 Residential District to facilitate a 36-lot single-family residential subdivision (Exhibit A). The development is the third phase of Twin Pine Farms subdivision, which is located immediately north of the subject lands. The previous phases of the development are also zoned R-1 Residential. The subject lands were part of the 2005 preliminary plat for Twin Pine Farms and the proposal remains relatively consistent with that plat.

The R-1 District requires a one acre minimum lot size and 150 ft. of average width. The properties will be served by private on-site septic systems and private well. There are three points of entry into the subdivision: Lake Five Road to the east, Center Oak Road to the west (in the Town of Merton), and a continuation of Marshall Drive from the north from Twin Pine Farms II. There is a road stub to the south that would provide connectivity to future development, should the farmland ever be developed. All stormwater will be reviewed by the Town of Lisbon Engineer.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division Staff recommends **approval** of the request in accordance with Lisbon Ordinance 2021-05. The proposed zoning is consistent with the previous phases of Twin Pine Farms subdivision. The proposed map amendment complies with the Town and County Comprehensive Development Plans and the purpose and intent of the Town of Lisbon's Zoning Ordinance.

Respectfully submitted,

Rebekah Leto

Rebekah Leto
Senior Planner

Attachments: Town Ordinance 2021-05
 Rezone Map
 Exhibit A

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\RZ78 MLG PF Twin Pines LLC 1st.doc

STATE OF WISCONSIN

TOWN OF LISBON

WAUKESHA COUNTY

ORDINANCE 2021-05

**ORDINANCE REZONING APPROXIMATELY 53 ACRES OF UNPLATTED LANDS
LOCATED ON LAKE FIVE ROAD, LSBT 0171.995, FROM A-10 AGRICULTURAL
TO R-1 SUBURBAN SINGLE-FAMILY RESIDENTIAL
IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN**

WHEREAS, Property owner Joe Bukovich for MLG/PF Twin Pines LLC requests to rezone property from the A-10 Agricultural District to the R-1 Single-Family Residential District; and

WHEREAS, the change in zoning is consistent with the Town of Lisbon Comprehensive Land Use Plan; and

WHEREAS, the Lisbon-Merton Joint Plan Committee considered the rezoning request on Monday, February 1, 2021, and recommended approval; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, February 11, 2021.

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 A-10 Agricultural to R-1 Suburban Single-Family Residential:

PT SW1/4 SEC 7 T8N R19E; COM W1/4 COR; N89°08'02"E 1973.23 FT TO NW COR LOT 1 CSM #4646; S00°30'20"W 479.47 FT TO SW COR OUTLOT 1 CSM #4646; N89°02'20"E 283.09 FT TO E LI SW1/4; S00°30'20"W 468.00 FT TO ELY EXTENSION OF N LI CSM #1047; N89°29'40"W 292.64 FT TO NW COR CSM #1047; S00°30'20"W 158.12 FT TO SW COR CSM #1047; N88°42'51"E 292.78 FT TO E LI SW1/4; S00°30'20"W 6.10 FT; S88°59'59"W 2264.55 FT TO W LI SW1/4; N00°55'30"E 1107.59 FT TO BGN :: DOC #4361918
ALSO KNOWN AS LSBT 0171.995

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 22nd day of February, 2021.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: [Signature]
JOSEPH OSTERMAN, Chairman

BY: [Signature]
DOUG BRAHM, Supervisor

BY: [Signature]
MARC MOONEN, Supervisor

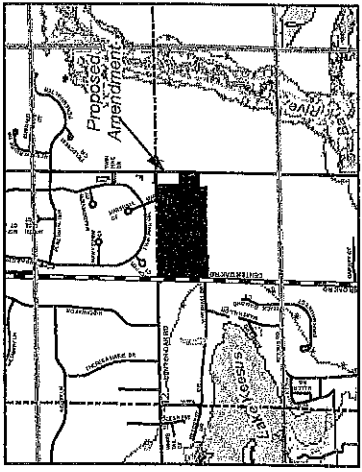
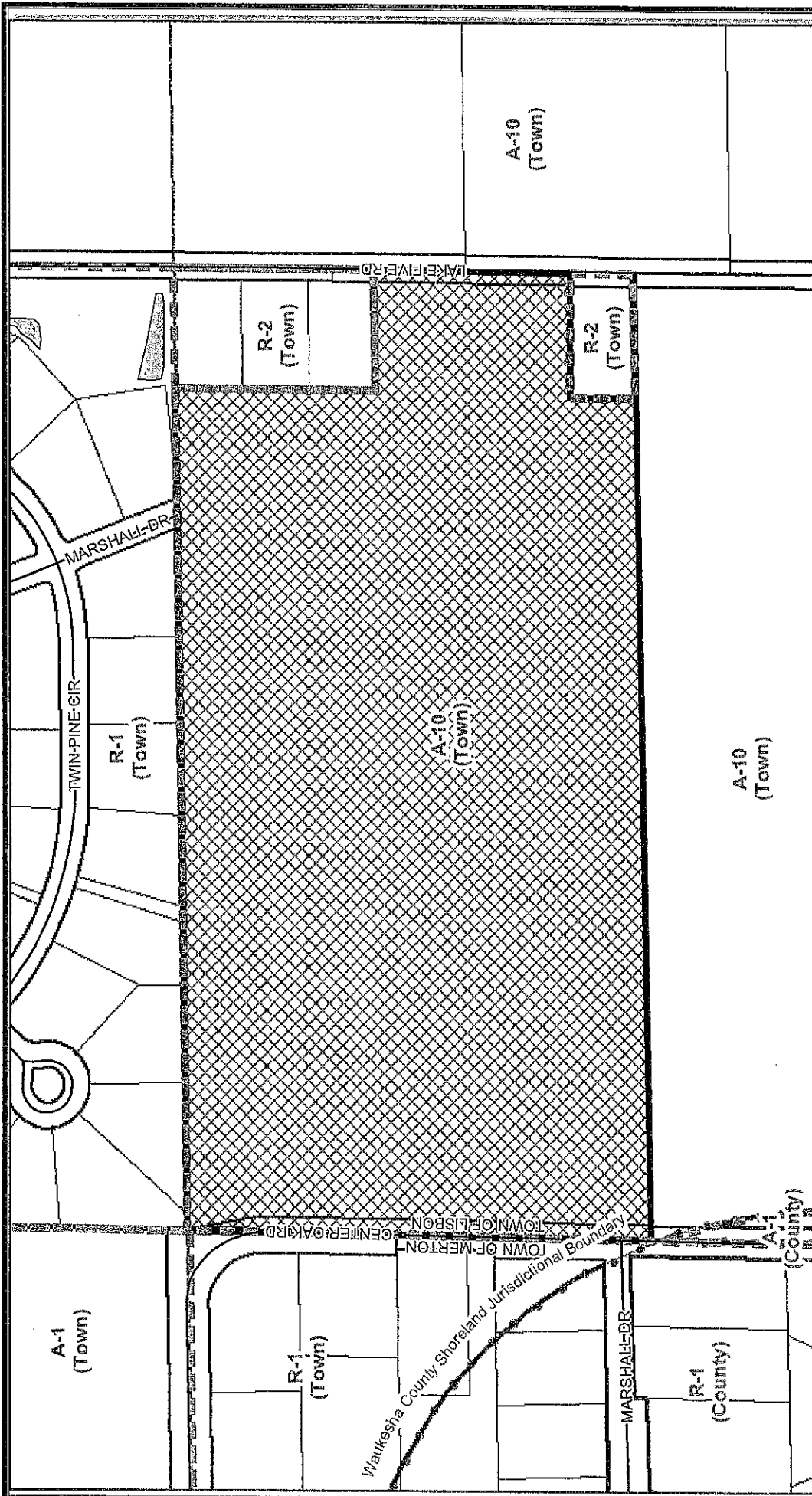
BY: [Signature]
LINDA BEAL, Supervisor

BY: [Signature]
REBECCA PLOTECHER, Supervisor



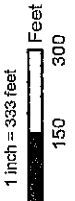
ATTEST:

BY: [Signature]
ELISA M. CAPPOZZO, Town Clerk



TOWN ZONING CHANGE FROM A-10 AGRICULTURAL DISTRICT
TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

FILE.....RZ78
DATE OF PLAN COMMISSION.....4/15/21
AREA OF CHANGE.....53.1 ACRES
TAX KEY NUMBER.....LSBT 0171.995



Prepared by the Waikasha County Department of Parks and Land Use

ZONING AMENDMENT

PART OF THE SW 1/4 OF SECTION 7,
TOWN OF LISBON

1 AMEND THE TEXT OF THE TOWN OF LISBON ZONING CODE BY REPEALING
2 AND RECREATING VARIOUS SECTIONS OF CHAPTER 11 RELATING
3 TO CONDITIONAL USES (RZ79)
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 February 22, 2021; 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 that the text
15 of the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on April 9, 2010, is hereby
16 amended to repeal and recreate various sections of Chapter 11 relating to Conditional Uses,
17 more specifically described in the "Staff Report and Recommendation" on file in the office of
18 the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by
19 reference RZ79, is hereby approved.
20

21 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this
22 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 Ordinance hereby recommends **approval** of **RZ.79 (Text Amendment – Chapter 11, Conditional Uses)** in accordance with the attached “Staff Report and Recommendation”.

PARK AND PLANNING COMMISSION

April 15, 2021

William Mitchell (via Microsoft Teams)

William Mitchell, Chairperson

James Siepmann (via Microsoft Teams)

James Siepmann, Vice Chairperson

Robert Peregrine (via Microsoft Teams)

Robert Peregrine

Richard Morris (via Microsoft Teams)

Richard Morris

Thomas Michalski (via Microsoft Teams)

Thomas Michalski

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

DATE: April 15, 2021
FILE NO.: RZ79 (x-ref. 1701E)
APPLICANT: Town of Lisbon Board of Supervisors
W234 N8676 Woodside Road
Lisbon, WI 53089

REQUEST:
Repeal and recreate various sections of the Town of Lisbon Zoning Code, Chapter 11 relating to Conditional Uses.

PUBLIC HEARING DATE: December 10, 2020

PUBLIC COMMENT:

A question was asked as to what the change was in the state law (Act 67) regarding Conditional Uses. Another resident commented, it was her understanding that Act 67's intent for uniformity in approving Conditional Use Permits. She noted that if the property is zoned for something as a Conditional Use, then you can only impose conditions rather than withholding approvals, so the Commission should be conscious of any rezoning requests and how that could impact the Town. She added that with the larger acreage of properties in Lisbon, maintaining the 500 foot notification range seemed appropriate for any surrounding property owners who could be impacted by Conditional Uses.

TOWN PLAN COMMISSION ACTION:

On December 10, 2020, the Town of Lisbon Plan Commission unanimously recommended to table a decision on the matter as it was the initial presentation of the amendments. The amendments were returned to the Plan Commission for further discussion on January 14, 2021, but again no action was taken. On February 11, 2021, the Town of Lisbon Plan Commission unanimously recommended approval of Ordinance 2021-06.

TOWN BOARD ACTION:

On February 22, 2021, the Lisbon Town Board of Supervisors unanimously approved Ordinance 2021-06.

STAFF ANALYSIS:

The state legislature enacted Act 67 in 2017, which established new standards for municipal review and approval of Conditional Use Permits (CUPs). In order to comply with the new state legislation, the Town of Lisbon drafted amendments to update Section 4 of the Lisbon Zoning Ordinance. The proposed amendments attempt to maintain the existing code requirements as much as possible, while updating the language to reflect new legal requirements for the review and approval process for CUPs (substantial evidence, etal), and other edits are proposed in order to simplify the ordinance for ease of use and administration. Minor changes have been made to several of the criteria for specific uses, but most criteria remain as is in the current ordinance.

County staff reviewed a draft of the amendments in January and provided initial comments. Specific amendments help to clarify the purpose of the CUs, the application requirements, the approval process, review criteria, the conditions of approval, and revise specific conditions for clarity and to better reflect the new state regulations. The Town also maintained the 500 foot hearing notification requirement and added a 'truck wash' use and requirements specific for that use, as they recently identified a need for this use which will assist the Town to better respond to proposals for this type of use.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division Staff recommends approval of the request. As noted above, the amendments to the conditional use section of the Town's Zoning Ordinance allows the code to comply with state legislation, updates the code language to reflect the new legal requirements for the review and approval process for CUPs, and simplifies the ordinance for ease of use and administration. The proposed text amendment complies with the town and county's comprehensive plans and all other aspects of the Town of Lisbon's Zoning Ordinance.

Respectfully submitted,

Sandra L Scherer

Sandy Scherer
Senior Planner

Attachment: Town Ordinance No. 2021-06

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**ORDINANCE REPEALING AND RECREATING VARIOUS SECTIONS OF THE LISBON
CHAPTER 11 ZONING CODE RELATED TO CONDITIONAL USES,
IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN**

WHEREAS, The Town Board of the Town of Lisbon, Waukesha County, Wisconsin, does ordain as follows:

SECTION 1: Section 4 of the Lisbon Zoning Code is hereby repealed and recreated to read as follows:

SECTION 4 CONDITIONAL USES

(a) Purpose and Applicability

1. This Section provides for certain uses which, because of unique characteristics or potential impacts on neighboring lands, public facilities, or general welfare, warrant special consideration and review. Such uses are not permitted in zoning districts as a matter of right but may be approved in a particular zoning district with appropriate standards and limitations set forth in the Zoning Code. Such uses are classified as conditional uses and are subject to the following provisions.
2. These uses shall be allowed through the issuance of a Conditional Use Permit (CUP) approved by the Plan Commission unless otherwise designated herein, and after ensuring that the use can be appropriately accommodated on the specific property; that it will conform to the adopted comprehensive plan; that it can be constructed and/or operated in a manner that is compatible with the surrounding land uses and overall character of the neighborhood; and that the public interest, health, safety, and general welfare will be promoted.
3. No inherent right exists to receive a CUP. Such authorization must be approved under a specific set of circumstances and conditions. Each application and situation is unique. Every CUP shall, at minimum, comply with all requirements contained in local ordinances, and State and Federal law. Mere compliance with the generally applicable requirements may not be sufficient and additional measures and conditions may be necessary to mitigate the impact of the proposed use.
4. The provisions of this Section apply to any application for a CUP. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district but require individual review of their location, design, and configuration, and the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district.

5. Other conditional uses as determined by the Plan Commission may be acceptable in a particular zoning district if the requirements of Sections 3(d) and 4 are met.

(b) Application Requirements

Applications for a CUP may be made by a property owner or the owner's authorized representative, or by a municipality, lake management district, sanitary district, or similar agency on behalf of a larger property area where said proposal may benefit a larger group or entire community. Applications shall be made to the Town Clerk and include:

1. A map of the subject property showing all lands for which the conditional use is proposed, clearly dimensioned, and all other lands within 500 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map. The map shall clearly indicate the current zoning of the property and adjacent lands, the location and use of all existing and proposed buildings, sanitary systems and private water supplies on such land, the ordinary high water mark of any navigable waters within 100 feet of the boundaries of the subject property, a graphic scale and a north arrow, and shall be drawn to a scale of not less than 200 feet to one (1) inch, and properly dimensioned showing all lands within 500 feet of the subject property (including all lot dimensions);
2. A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
3. A Site Plan/Plan of Operation (SPPPO) for the subject property and proposed operation, in accordance with Section 3 and any other applicable sections of the Lisbon Code;
4. When required by the Town, the applicant shall provide a written legal description accurately describing the specific area on the property where the conditional use will operate and the CUP will be effective. As determined by the Plan Commission, the specific area that the conditional use will operate shall be the minimum size necessary to accommodate such use, and need not conform to lot, zoning lot or tax parcel boundaries;
5. Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use complies with this Section 4;
6. Additional information as may be required by local ordinances, the Plan Commission, Town Board, or the Waukesha County Environmental Health Division ("EHD");
7. Payment in full of all application fees established by the governing body, and execution of the Professional Services Reimbursement Form;
8. Where necessary to comply with the Waukesha County Shoreland and Floodland Protection Ordinance, and certain regulations established by the Wisconsin Statutes and the federal government, applications will be required to be submitted to the Waukesha County Planning and Zoning Division, the Wisconsin Department of Natural Resources ("DNR"), and the U.S. Army Corps of Engineers.

(c) Approval Process

1. Completeness review. The Town Clerk or its designee shall review the CUP application for completeness before review by the Plan Commission. If the

- application is incomplete, the Town Clerk shall instruct the applicant of any further application materials needed. The applicant may re-submit the application until such time as the Town Clerk determines the application to be complete. An application may be withdrawn by the applicant at any time.
2. Referral to Plan Commission. The Clerk shall promptly refer any complete CUP application to the Plan Commission for review and approval, or for a recommendation to the Town Board if required.
 3. Zoning Administrator Review. The Zoning Administrator, or its designee, shall review the CUP application and associated SPPOO and provide a summary and recommended conditions to the Plan Commission.
 4. Public Hearing. Upon receipt of a complete application, the Clerk shall establish a date for a public hearing and shall publish a Class 2 notice as provided in Wis. Stat. Ch. 985. The Clerk shall also provide direct notice of the public hearing by regular mail to the owners of all lands within 500 feet of any part of the land included in such conditional use at least seven (7) days before such public hearing. Testimony of all interested parties will be recorded at the public hearing.
 5. Plan Commission Action. As soon as practical after the close of the public hearing, the Plan Commission shall take action to grant, grant with conditions, or deny the application. Such decision shall be made in writing and shall include an accurate and complete description of the conditional use and all applicable findings of fact and conditions of approval, or if denied, the reasons for denial.
 6. Town Board Action. If required for a particular use, the Town Board shall take action on the application following the Plan Commission's recommendation. If no Plan Commission recommendation has been received, the Town Board may proceed with determination without a recommendation. If additional time is necessary, such time may be extended with the applicant's written consent.
 7. Effect of Denial. If an application for a CUP is denied, a new application for the same conditional use will not be considered by the Plan Commission for a period of 12 months from the date of denial, except on grounds of new evidence as determined by the Zoning Administrator.
 8. Recording. A certified copy of the CUP containing the specific requirements of approval shall be recorded on the property that will operate the conditional use at the applicant's expense in the Office of the Register of Deeds for Waukesha County.
 9. Appeals. Any person aggrieved by the grant or denial of a CUP may appeal any decision of the Plan Commission to the Board of Zoning Appeals, and any decision of the Town Board to the Waukesha County Circuit Court. Aggrieved parties must file their appeal with the Town Clerk within 30 days of the final action.

(d) Review Criteria for Approval – General Standards

1. Substantial evidence. Any decision by the Plan Commission or Town Board to approve or deny a CUP, and any condition imposed, must be based on substantial evidence, as that term is defined in the Wisconsin Statutes, which means facts and information other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a CUP and that reasonable persons would accept in support of a conclusion. A conditional use shall be permitted only if the applicant provides substantial evidence that:
 - A. The proposed conditional use shall comply with all regulations of the applicable zoning district in which it is located.

- B. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
- C. The proposed conditional use shall be compatible with the character of the neighborhood within the immediate area in which it is located. In making such a determination, consideration shall be given to the following:
 - i. The type and extent of landscaping and screening on the site.
 - ii. Whether the extent, location and intensity of the proposed use furthers and does not conflict with the goals, objectives, and policies of the adopted Lisbon Comprehensive Plan.
- D. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on public roads.
- E. Adequate off-street parking shall be provided to serve the proposed use.
- F. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- G. The proposed use shall not injure the use of the property in the immediate vicinity for the purposes already permitted, or substantially diminish the property values within the neighborhood.
- H. The proposed use shall not impede the orderly development and improvement of surrounding property for uses allowed in the zoning district.
- I. The public interest and welfare supporting the proposed use shall outweigh the individual interests that are adversely affected by the establishment of the proposed use.
- J. All other conditional use standards identified in Section 4(h) or elsewhere in this Ordinance are met.

(e) Conditions of Approval

1. Standard conditions. In approving a CUP, the Town may impose such conditions or requirements, in addition to or that supersede any standard specified in this Ordinance, as it may deem necessary to protect the public interest and welfare. Such conditions or requirements must be reasonable and, to the extent practicable, measurable. Conditions of approval may include, but not be limited to:
 - A. Financing and availability of adequate public facilities or services.
 - B. Dedication or reservation of land.
 - C. Recording of restrictive covenants, deed restrictions, or easements.
 - D. Special setbacks and yard requirements.
 - E. Increased screening or landscaping requirements.
 - F. Limits on hours or days of operation, or number of events per year.
 - G. Limits on number of employees, maximum occupancy by people or animals, or number of vehicles on the premises.
 - H. Development phasing.
 - I. Standards pertaining to traffic, noise, lighting, emissions, and protection of environmentally sensitive areas.
 - J. Provision of stormwater management and erosion and sedimentation control.
 - K. Expiration dates on CUPs, except as provided by this ordinance or the Wisconsin Statutes. To continue or extend an expired CUP requires re-application and approval by the Plan Commission and/or Town Board.

- L. Posting of a performance guarantee acceptable to the Town Attorney and Town Engineer in form, content, and amount, for the specific operation to ensure continued compliance with all conditions and requirements.
- M. A Development Agreement to guarantee specific aspects of the project.
- N. Any conditions as may be deemed necessary by the federal government, the State, the Lisbon Plan Commission, the Town Board, or Waukesha County shall be made an integral part of the permit. In the event of conflicting conditions, the more restrictive of the conflicting conditions shall control. Any deviation or alteration of the conditions set forth in the CUP shall constitute a violation of this Ordinance and will be subject to prosecution and penalties as provided herein. If the conditional use is located in a Shoreland and Floodland area, notice of Town action on that conditional use shall be sent to the DNR within 10 days of such action.

- 2. Compliance Review and Modification of Approved Conditional Uses. All CUPs may be reviewed at least once every year at a time to be determined by the Town in order to ensure compliance with the terms and conditions of the approval. In order to bring a conditional use into compliance with the CUP, the Plan Commission may modify or impose additional reasonable conditions. If no reasonable modification of the conditional use can be made that is consistent with this Ordinance, the Plan Commission may revoke the CUP and direct Lisbon staff and the Town Attorney to seek elimination of the conditional use pursuant to Section 4(g). An applicant may appeal a decision of the Plan Commission under this paragraph to the Board of Zoning Appeals.
- 3. Other Permits, Approvals. No building permit or certificate of occupancy shall be issued for any development that does not comply with the requirements of the CUP or this Ordinance.

(f) Amendments

- 1. Application for change, extension, alteration, or modification. If any holder of a CUP wishes to change, modify, extend, or alter the terms of said CUP, including any alteration to the approved SPPOO, he or she must apply for the change, modification, extension, or alteration through the CUP process as detailed in this ordinance.

(g) CUP Duration, Transfers, Existing and Nonconforming Uses

- 1. Duration. Once granted, a CUP shall remain in effect as long as the conditions upon which the permit was issued are in effect, and the requirements of this Ordinance are followed. However, unless a specific duration is included in a CUP, the permit shall expire in any of the following circumstances:
 - A. If the conditional use changes to a permitted use not requiring a CUP;
 - B. If the conditional use is discontinued or ceases to exist for a continuous period of at least 365 days for any reason. This includes an approved conditional use that has not commenced operation within 12 months of the Town's action, or construction or development has not commenced within 12 months of issuance of a building permit issued in conjunction with a CUP. Any future use shall conform to the regulations of the district in which it is located.

- C. After a class 2 notice is published, notice is provided to the owner of the subject property of a public hearing, and the public hearing is held, the Plan Commission determines that the use must be terminated based on one of the following:
 - i. The conditional use has not continued in conformity with the conditions of the CUP;
 - ii. A change in the nature or character of the surrounding area, or of the conditional use itself, causes it to be no longer compatible with surrounding uses.
 - D. An applicant may request that the Plan Commission grant an extension for justifiable reasons.
- 2. Effect of termination. If the Plan Commission and/or Town Board that originally approved the CUP, later determines that the use must be terminated, the owner of the premises shall be required to bring all lands and structures into conformity with the regulations of the zoning district in which the property is located within 60 days from such a determination. When changes in use or conditions of use upon which the use exists are found to be more appropriate by the Town, any changes shall be made within 60 days.
 - 3. Transfer of ownership. Unless a limitation on the transfer of ownership is included in the CUP, all requirements of an approved CUP shall continue regardless of land ownership. In the event of a transfer of ownership, the Town may require submittal of a new SPPOO under this ordinance.
 - 4. Previously existing conditional uses. A use which existed lawfully on a lot at the time said lot was placed in a district where such use would be permitted only with conditional use approval, shall automatically be granted conditional use status. The grant of conditional use status in such cases shall be based upon the existing conditions at that time, and any expansion of the use shall require a CUP amendment. Application may be made at any time for expansion of the conditional use or other change, and such application shall not prejudice the existing conditional use status as authorized above.

(h) Conditional uses permitted

The following may be permitted as conditional uses, as provided in each zoning district enumerated in Sections 6 through 33 of this ordinance:

- 1. Airports, Landing Fields and Take Off Strips: This conditional use is subject to the review and approval by the Federal Aviation Administration and/or the State of Wisconsin Bureau of Aeronautics, or a letter waiving their approval or indicating such approval is unnecessary.
- 2. Animal Hospitals, Veterinarian Clinics, Commercial Kennels (including "doggy day care" and pet-sitting businesses): The following requirements shall be met:
 - A. In the BP zoning district, commercial kennels may not be part of the hospital or clinic operation, and all principal structures and uses shall be

located a minimum of 100 feet from any residential use.

- B. Animal hospitals and clinics not involved in the operation of a commercial kennel may be permitted on lots of not less than one acre and shall conform with building location, height regulations and area regulations of the district in which such facilities are located. A commercial kennel operation shall not be permitted on parcels of less than three acres and 300 feet of minimum average width.
 - C. No building other than one used only for residential purposes shall be closer than 50 feet to the lot line of an adjoining lot in a zoning district permitting residential use. Where the buildings are to be used to board or house dogs in a commercial kennel, including outdoor kennel runs, such structures and fenced runs shall not be closer than 100 feet to an adjoining lot line of any zoning district.
 - D. Off street parking shall be provided as required for Office Buildings and Customer Service Establishments.
3. Antique shops, gift shops, arts and crafts studios, and similar uses.
4. Automobile, Gasoline, and Service Stations and Convenience Stores associated with gasoline sales: The following requirements shall be met:
- A. No gasoline pumps or other accessory equipment shall be closer than 15 feet to the base setback line and 50 feet offset to the side and rear yards. Underground or aboveground storage tanks shall conform with state standards.
 - B. Lighting installations shall not create a hazard to traffic or a nuisance to surrounding property and all lights shall be shielded, baffled, or shaded to avoid such hazard or nuisance.
5. Bed and Breakfast Facility: The intent is to provide travelers/guests with temporary accommodations and breakfast, for a fee, on a daily or weekly room rental basis, as an accessory use in any existing structure designed for and occupied as a single family residence. The following requirements shall be met:
- A. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood and the intent of the zoning district in which it is located. For building with significant architectural or historical value, the architectural integrity and arrangement of existing interior spaces must be maintained and the number of guest rooms shall not be increased except as may be required to meet health, safety, and sanitation requirements. Off-street parking shall be provided at the rate of one parking space for each room rented and two spaces for the owner/occupant. The front yard shall not be used for off-street parking for temporary guests unless the parking area is

screened from view with natural plant material, and found to be compatible with the neighborhood.

- B. The number of rooms shall be limited to five sleep-in rooms or less, excluding those used by the occupants of the facility, and no room may contain more than (2) beds. There must be at least 500 square feet of gross interior floor area for each sleeping room. These facilities providing service to a greater number of guests are not considered "license exempt" under state law and must comply with state hotel/motel restaurant licensing procedures administered by the County or State Health Department. The issuance of such licenses shall not be considered as conferring non-conforming commercial status to the use that would either allow alteration of the facility or otherwise compel rezoning of the property for commercial use beyond the scope of this section.
 - C. One (1) on-premise sign may be allowed in and shall comply with the standards in Chapter 11 Section 5 Signs.
 - D. All necessary State and County permits, certifications, or requirements shall be obtained as a condition of approval of a bed and breakfast facility.
 - E. Room rentals to families or individuals shall not exceed 14 consecutive days during any 30-day period.
 - F. The bed and breakfast facility must be accessory to and contained within the single family dwelling occupied by the owner (e.g., not a manager) of said premises.
 - G. The only meal to be provided to travelers/guests shall be breakfast and it shall only be served to guests taking overnight lodging in the facility.
 - H. The EHD shall examine both the water system and the sewage disposal system, and shall conduct a general health and safety inspection of the proposed facility. The EHD may impose any conditions required to ensure that all necessary health and safety standards have been met. The applicant shall not initiate any construction activity and other improvements related to the bed and breakfast facility or begin operation of the facility until a determination, in writing, by the EHD that the necessary inspections have been completed and any deficiencies have been corrected. The proprietor shall have a water quality evaluation conducted by a recognized water testing laboratory on an annual basis following the certification of adequacy by the EHD. The results of that test shall be submitted to the EHD with a copy to the Lisbon Building Inspector. All conditions and requirements contemplated under this Section must be incorporated into the terms of the CUP.
6. Business Park and Shopping Center Uses: The following requirements shall be met:

- A. The proposed development shall have adequate drainage and stormwater retention facilities, sewage and water facilities. Restrictions may be placed on uses without public sewer.
7. Cemeteries and Mausoleums for the Burial of Human Remains Only: This conditional use is subject to the approval of the Town Board following the Plan Commission's recommendation.
 8. Churches, Synagogues, and Other Buildings for Religious Assembly: The following requirements shall be met:
 - A. The floor area ratio shall not be more than 50%.
 - B. Such use shall conform to the setback, height, and double the offset requirements of the district in which it is located.
 - C. The height limitation may be extended to a maximum of 50 feet provided the minimum required setbacks and offsets are increased two feet for every additional foot of height in excess of the permitted maximum in that district. The aforesaid height regulation shall not apply to the spire or belfry of a church except where airport safety zone regulations specifically limit the maximum height.
 9. Commercial Fish Ponds, Bait Ponds, or Fish Hatcheries: The following requirements shall be met:
 - A. The minimum lot area shall be at least five acres.
 - B. No building, other than one used only for residential purposes, shall be closer than 50 feet to the lot line of an adjoining lot in a district permitting residential use.
 10. Commercial Truck Parking: The following requirements shall be met:
 - A. The minimum lot area shall be at least three acres.
 - B. Parking and storage of commercial or industrial type vehicles (trucks, construction vehicles, grading equipment, buses, semi-trailers and tractors, similar vehicles and related equipment, other trailers, etc.) may be allowed as long as the vehicle is owned or leased and operated by the owner or occupant of the premises. No such use shall be allowed on any parcel except as may front directly upon, and have access to, an arterial or collector street as defined in the Lisbon Code of Ordinances.
 - C. No more than three such vehicles and equipment may be parked or stored on the occupant's property. The type of vehicles allowed shall be specified in the CUP application or conditions of approval. All such vehicles and

equipment shall be fully operative and in active use. Where considered appropriate, two semi-trailers may be allowed, but no more than one semi-tractor or "cab" unit.

- D. The Plan Commission shall specify the area on the property where the vehicles shall be parked or stored. No such vehicle may be parked or stored closer than 50 feet to any adjacent lot line, and not closer than 100 feet from the base setback line. In the case of refrigerator trucks, the refrigeration unit shall only be operated in an area with adequate screening from view from adjacent properties and public rights of way, except when entering or leaving the property.
- E. If a CUP application involves the storage of more than three (3) vehicles, or involves the construction of buildings to house, service, or maintain the vehicles, the use shall not be considered a commercial parking lot and not to be considered as a conditional use under this section.
- F. Notwithstanding anything contained herein to the contrary, the parking of agricultural equipment in an agricultural zoning district, and the parking of one panel van or pickup truck of a commercial nature in any zoning district, shall be permitted and shall not be subject to the requirements provided by this section.
- G. The requirements of Section 3 (j) (4) through (11) shall be met.

11. Contractor's Yard: The following requirements shall be met:

- A. The minimum lot area shall be at least five (5) acres.
- B. All buildings used in the conduct of the business shall be located at least 100 feet from the lot line of an adjoining lot permitting a residential use or at least 50 feet from a lot line of an adjoining lot in any other district.
- C. No such use shall be allowed on any parcel, unless the parcel fronts directly upon and has access to an arterial or major collector street, as defined in the Lisbon Code of Ordinances, or within an established industrial park, where the roads can accommodate the heavy equipment.
- D. A planting screen at least six feet high in initial height shall be provided between any abutting property line and the proposed use. The plan commission may increase or decrease the planting screen requirements as may be deemed appropriate.
- E. The SPPOO must include the type and quantity of equipment and vehicles owned or leased by the property owner, the storage of materials, and hours of operation.

12. Fur Farms, Pig Farms, Creameries, Condenseries, Wholesale Fattening of

Livestock, Pea Vineries, Commercial Poultry and Egg Production, Commercial or Custom Grain Drying Operations: The following requirements shall be met:

- A. No building other than one used only for residential purposes shall be located closer than 100 feet to the lot line of an adjoining lot permitting a residential use. In all other cases a minimum offset of 50 feet shall be maintained.
- B. The Plan Commission shall determine that the method by which animal waste will be handled is in a safe and healthful manner.
- C. The minimum lot area shall be at least 20 acres.

13. In Law Unit: The following requirements shall be met:

- A. The EHD shall certify that the septic system will accommodate the proposed use and in accordance with the County's code and Chapter Comm 83 of the Wisconsin Administrative Code.
- B. Maximum living area of the in-law unit shall not exceed 800 square feet and shall not contain more than two bedrooms. There shall be an additional off street parking space for the in law unit. There shall not be more than one in-law unit per single family lot.
- C. The architecture of the residence shall be compatible with the adjacent residential neighborhood and shall appear to be a single family residence. The principal living unit shall comply with all other applicable zoning district requirements. A common entrance to the residence and in law unit should be designed into the structure so that a separate front entrance off of the common entrance is available and the structure does not appear to be a duplex.
- D. The Plan Commission shall determine if it is appropriate to have an interior door between the in law unit and the principal residence.
- E. Prior to issuance of the Building Permit, a Deed Restriction shall be filed in the Waukesha County Register of Deeds Office and a copy of the recorded document presented to the Building Inspector. This Deed Restriction shall state that (i) the in-law unit is to be occupied by persons related by blood, adoption, or marriage to the family occupying the principal unit; (ii) the CUP is not transferable, unless approved by the Plan Commission without necessity of a public hearing; and (iii) the unit will be used as intended.

14. Land-altering Activities: Land-altering activities in excess of the limits set forth in Section 3(c) of this Ordinance may be permitted as a conditional use in any district, except the Conservancy/Wetland District. The UC district limits disturbance to 15% of the lot. The following requirements shall be met:

- A. Highway construction which may be exempted by Wisconsin Statutes by a written Memorandum of Understanding between the DNR and Wisconsin Department of Transportation for a specific highway project, new home construction and the attendant limited grading and filling necessary to achieve positive drainage away from the foundation, dredging as may be allowed in Section 3(c) of this Ordinance, and minor grading as defined in the Ordinance, shall be excluded from regulation under this provision, but may be regulated elsewhere in this Ordinance.
 - B. Detailed plans of the project, at a scale of not less than 1" = 100', including all areas to be graded, filled, or otherwise altered along with seeding and/or vegetation plans, a planting schedule, and erosion and sedimentation practices to be employed shall be submitted for review and approval.
 - C. No such use shall create flooding, concentrated runoff, inadequate drainage, unfavorable topography, excessive erosion and sedimentation, or restrict navigation in navigable waters.
 - D. Such use shall comply with any ordinances or regulations established by the Town and the County, and the Wisconsin Statutes, including Chapters 30, 87, and 281, and any federal regulations.
 - E. Such use conforms to Section 3(c) of this Ordinance.
 - F. If a rezoning is required, the procedure established in this Ordinance shall be complied with and the map amendment shall be approved in conjunction with the conditional use approval.
 - G. Such use shall conform to Lisbon's Storm Water Management and Erosion Control Ordinance (refer to Addendum F and Section 3(c)(11)) and a permit under that ordinance must be issued prior to the issuance of the CUP.
15. (Reserved)
16. Limited Family Business or Service Oriented Businesses: A CUP for limited family business/service oriented business ("LFB/SOB") is designed to accommodate small family businesses without the necessity for relocation or rezoning while also protecting the interests of the adjacent property owners and any future development of the area.
- A. The Plan Commission shall determine whether or not a business is considered a LFB/SOB. Examples of a LFB/SOB include, but not limited to, the following:
 - i. Non-health related professional office or studio (architect, lawyer, accountant, realtor, travel agent, photographer, insurance agent, salesman, interior decorator, artist, crafter, tailor, shoe repair, beautician, barber, housekeeping, woodworker, music or dance teacher, massage therapist, etc.).
 - ii. Small engine repair.
 - iii. Outdoor or indoor storage for off-season vehicles (boats, snowmobiles, etc.), or retail products (vending machine items).
 - iv. A business where the only part of the business located on the

property is the business office and/or the storage of the vehicles used for the business that are used at an off-site location.

- B. The following requirements shall be met:
- i. The main portion of the LFB/SOB must be owned and operated by members of the family residing on the premises.
 - ii. All employees, except one full-time equivalent, shall be members of the family residing on the premises. The LFB/SOB shall not employ more than one person who is not a resident on such lot, whether they are family members or not.
 - iii. The LFB/SOB shall not operate on a parcel having less than the minimum parcel size required for the district in which it is located.
 - iv. The LFB/SOB shall be operated in the residence, the attached garage, or detached accessory building, and only where the principal use of the property is single family residential and the business use is clearly incidental to the residential use of the property.
 - v. The LFB/SOB is operated entirely within a building(s). The structures used in the LFB/SOB shall be considered to be residential accessory buildings and shall meet all of the requirements for such buildings. The design and size of the structures are subject to conditions in the CUP.
 - vi. The Plan Commission shall determine the total percentage of the buildings that may be devoted to the LFB/SOB. However, the total percentage used shall not exceed 20% of what is available.
 - vii. The LFB/SOB is run primarily for monetary gain or financial support.
 - viii. There shall be no manufacturing or assembling of products, and no removal of sand, gravel, or stone from the premises for commercial purposes. There shall be no sale of products on the premises unless the products are those produced by the LFB/SOB, although the limited sale of products as accessories to the LFB/SOB may be permitted or limited by the CUP conditions (i.e. hair care products such as shampoo and conditioners normally associated with a business that cuts or styles hair).
 - ix. The LFB/SOB shall not include the use of any machinery, tools, or other appliances, unless specifically allowed by the CUP. Any machinery or equipment allowed must be stored indoors. If the use of any machinery, tools, or other appliances can reasonably be construed as creating an abnormal nuisance to the surrounding property owners, the Plan Commission may consider termination of said business after a public hearing is held.
 - x. Adequate off-street parking facilities are provided adjacent, or reasonably adjacent, to the building that houses such business.
 - xi. A business nameplate sign shall not exceed three (3) square feet in area.
 - xii. The CUP shall automatically expire and terminate upon the sale of the property or its transfer to a non-occupant of the property.

17. Marinas and Boat Liveryes: The following requirements shall be met:

- A. Such use shall be located at least 500 feet from the nearest public bathing beach or park.
 - B. Such use is designed and constructed so as to not interfere with adjacent riparian owners' uses of the water for swimming, fishing, or boating; nor interfere or obstruct the public's free navigation.
 - C. The minimum lot area shall be at least three acres with a minimum average lot width at least 300 feet.
 - D. Sewerage disposal field shall be located no closer than 100 feet from the ordinary high-water mark.
 - E. Fuel pumps shall be located two feet above the ordinary high-water mark. Fuel storage tanks shall be located no closer than 50 feet from the ordinary high-water mark, shall be located above ground, and shall be adequately screened and fireproofed. The offset requirements for fuel pumps shall be at least 20 feet from the side lot line and storage tanks shall be located no closer than 50 feet from any side lot line.
 - F. No lighting installation shall create a hazard to any type of vehicular traffic or nuisance to surrounding properties.
 - G. No pier may be permitted to extend beyond the pierhead line if established. The total length of all piers, and T's or L's extending from the pier may not exceed the total length of the lake frontage of the property and in no case greater than 150 feet from shore, unless DNR requirements are more restrictive.
 - H. Any other condition of operation such as long-term boat storage, launching, or other associated commercial activity may be included in the CUP in order to make the facility compatible with the neighborhood and the lake and to meet the spirit and intent of the Ordinance.
18. Mobile Home Parks and Trailer Camps: The following requirements shall be met:
- A. The provisions of all other trailer camp or mobile home ordinances shall be met. Reference Chapter 14, Mobile Homes and Mobile Home Parks, of the Lisbon Code of Ordinances (Addendum C).
 - B. No such use shall be allowed unless municipal sewage facilities are used and the minimum lot size per unit is one-half (1/2) acre having a minimum width of not less than 120 feet, offsets of 20 feet and a setback of 50 feet.
19. Motels and Hotels: The following requirements shall be met:
- A. The minimum lot area shall be at least three acres.

- B. No building shall be closer than 50 feet to the lot line of an adjoining lot in a district permitting residential use.
 - C. All provisions of the County Community Health Code shall be met.
20. Multiple Family Units: Multiple family units shall be defined as those units in buildings containing more than two dwelling units. The following requirements shall be met:
- A. The minimum lot area shall be at least one acre. The number of units shall be based on a maximum density of four (4) units per acre, exclusive of wetlands or 100-Year Floodplain or lands zoned C-1. The width of the lot shall be increased as the size of the lot increases in order to avoid excessively long and narrow lots and shall, however, be no less than 180 feet in width. The minimum amount of open space on the property shall be 4,000 square feet per unit.
 - B. Approval of sewer availability prior to any Plan Commission approval of the proposed conditional use.
 - C. The minimum total floor area per unit shall be 900 square feet.
 - D. Plan Commission review and approval of architectural building plans for the project is required.
 - E. There shall be two off-street parking spaces required for each unit. The location and arrangement of parking spaces shall be subject to Plan Commission approval.
 - F. A minimum 440 square foot garage is required for each unit. If more than two single-family dwelling units are attached, the garages may be detached from the dwelling units, otherwise they must be attached to the dwelling units.
 - G. The offset and landscaping requirements are subject to Plan Commission approval. However, the offset requirements shall not be reduced to less than 20 feet from any lot in an adjoining residential district. The road setback minimum shall be 50 feet, and the shore/floodplain/wetland/C-1 setback shall be a minimum of 75 feet. The maximum height shall not exceed 35 feet as measured in accordance with this ordinance. Additional height may be permitted if the offset and setback requirements are increased by one foot for each additional one foot in height beyond 35 feet.
 - H. Lisbon may allow multi-family development where the ownership is held in common under Chapter 703 of the Wisconsin Statutes (condominiums). Because of its multi-family nature, this development must also be served by

public sewer. Lisbon provides regulations to guide said development in accordance with Section 4(h)(20) or Section 33 of this ordinance.

21. Reserved.
22. Private Clubs and Resorts: Such conditional uses include, but are not limited to, private (not open to the general public) clubs and resorts such as outdoor/indoor recreational facilities, driving ranges, campgrounds, golf courses, racquet clubs, soccer clubs, swimming pools, beaches, yacht clubs, boarding stables, firing and archery ranges and gun clubs, recreational camps, riding academies, etc. In all cases, the following requirements shall be met:
 - A. No such use shall be permitted on a lot less than three acres in area except in the B-1 Restricted Business District.
 - B. No building, other than one used only for residential purposes shall be closer than 50 feet to the lot line of an adjoining lot in a district permitting residential use.
 - C. This conditional use shall not include the operation of a commercial facility such as a bar, restaurant, or arcade, unless specifically authorized in the grant of a CUP.
23. Public and Commercial Disposal Operations for Noncombustible Materials: Disposal operations for inert clean fill materials, as defined in this ordinance and by the DNR, such as concrete, stone, brick, sand, dirt, gravel, and similar materials; gravel pit and quarry spoils; nonorganic materials as allowed by state law; and excavated materials; may be allowed. In all cases, the following requirements shall be met:
 - A. A detailed restoration plan shall be submitted to, and approved by, the Town Board following a recommendation from the Plan Commission.
 - B. The SPPOO and the Restoration Plan shall be approved or disapproved upon consideration of the effects on: topography, drainage, water supply, soil conditions, roads and traffic, present and ultimate land development and use, and any other factors involved in the specific operation.
 - C. Disposal operations are prohibited within the following areas unless written permission is obtained from the appropriate State of Wisconsin agency:
 - i. Within 1,000 feet of any navigable lake, pond, or flowage. The DNR shall determine if the water body is navigable.
 - ii. Within 300 feet of a navigable river or stream, or to the landward side of the 100-year floodplain, whichever distance is greater. The DNR shall determine if the water body is navigable. If the 100-year floodplain has not been established in the area of the proposed use, then a flood study shall be conducted, reviewed, and approved in

- conjunction with requesting the proposed conditional use.
 - iii. Within an area from which solid waste or leaching there from may be carried into any surface water, or may have a detrimental effect on the groundwater.
 - iv. Within 1,000 feet of the nearest edge of the right-of-way of any state trunk highway or the boundary of a public park unless written permission has first been obtained from the State of Wisconsin and the entity governing the public park.
- D. A license shall be obtained from the Town Board, who shall review the license for possible renewal on an annual basis (January 1) of each year. The fee shall be as established by Lisbon and may increase on a yearly basis. If required, a license shall also be obtained from the State of Wisconsin.
- E. Any organic materials shall be prohibited and shall be appropriately recycled.
- F. All state and federal laws relating to the use shall be adhered to.
24. Public and Semi-Public Buildings and Uses: The following requirements shall be met:
- A. The height limitation may be extended to a maximum of 50 feet provided the minimum required setbacks and offsets shall be increased two feet for every additional foot of height in excess of the permitted maximum height of that district.
25. Quarrying: The following requirements shall be met:
- A. Procedure for application:
 - i. Permit: No quarrying operation shall take place in any district until a CUP and quarrying permit have been secured from the Town Board. Such permits shall be for an initial period as is deemed appropriate by Lisbon to the specific situation but not exceed five years, and may be renewed thereafter for periods not to exceed three years provided application thereof shall be made at least 60 days and no more than 120 days before expiration of the original permit. Application for renewal after such date shall be treated as an original application.
 - ii. Application: All applications for a quarrying CUP shall include:
 - a. A full and adequate description of all phases of the contemplated operation and the specific mention of type of machinery and equipment, which will be or might be necessary to carry on the operation. Where the operation is

- to include the washing of sand and gravel, the estimated daily quantity of water required, its source, and its disposition shall be made part of the description.
- b. A legal description of the proposed property with a map showing its location with indications of private access roads, existing or proposed, and of public highways adjacent to the site which will be affected by the operation.
 - c. A topographic map of the area at a minimum contour interval of two feet extending beyond the site to the nearest public street or highway or to a minimum distance of 300 feet on all sides.
 - d. A restoration plan as required by Chapter NR 135 of the Wisconsin Administrative Code.

B. Procedure for action on application and other requirements:

- i. Referral to Plan Commission for Public Hearing: The application shall be referred to the Plan Commission for a public hearing and a recommendation to the Town Board. In addition to the normal posting and publishing, notices also shall be sent through the mail or otherwise placed in the hands of all land owners within a half mile radius of the approximate center of the proposed quarrying operation. These notices shall be mailed or delivered at least 10 days prior to the date of hearing. Substantial compliance with the notice requirements of this section shall be deemed sufficient. No hearing shall be required prior to issuing a permit in a Quarrying District.
- ii. Action by the Town Board: In addition to the general CUP requirements, the Town Board shall give particular consideration to the following factors:
 - a. The effect of the proposed operation on existing roads and traffic movement in terms of adequacy, maintenance, repair, safety, and efficiency.
 - b. The effect of the proposed operation on drainage and water supply.
 - c. The practical possibility of restoration of the site.
 - d. The need for this limited natural resource to construct local infrastructure, roads, and housing, its economic effects on the community, and whether or not it is in the public interest.
- iii. Renewals: The procedure as designated in i. and ii. above shall also apply to applications of renewal of a permit. Determination in regard to renewal shall be based particularly on an evaluation of the effect of the continuance of the use in relation to changing conditions in the area. Where renewal is not granted, the reasons

for refusal shall be presented to the applicant in writing and made a part of the records of Lisbon.

C. General Requirements:

- i. No part of the quarrying operation, including any accessory access roads, parking areas, office buildings, etc., but not including the restoration based on the approved plan, shall be permitted closer than 1,000 feet to a residential zoning district, unless approved by the Town Board after public hearing and upon proper notice as required in this section, and in accordance with Section 4(25)(B)(iii)a-h above, but in no case shall such quarrying operation, access roads, parking areas, etc. be permitted closer than 200 feet to any residential zoning district. Further, no part of the quarrying operation, including any accessory access roads, parking areas, office buildings, etc., shall be permitted closer than 75 feet to any shoreline, river, or stream, or 50 feet to any other environmentally sensitive area as defined in this ordinance.
- ii. No quarrying operation shall be permitted, except in a Q-1 or M-2 district, if 30 or more families reside within a one-half mile radius of the center of the proposed property.

D. Road setback requirements: No part of the quarrying operation other than access roads shall be located closer than 200 feet, nor shall any parking area, stock pile, or office building be located closer than 100 feet, to the base setback line along any street or highway.

E. Offset requirements: No part of the quarrying operation shall be permitted closer than 200 feet, nor shall any access road, parking area, or office building be located closer than 50 feet to any property line, except with the written consent of the owner of adjoining property, or except where said line is abutting a Q-1 or M-2 district, or abutting an existing quarrying operation, but in no case shall such operation be closer than 20 feet to any property line, except by agreement between abutting quarrying operations, or be in conflict with the provisions of Section 3(c)(5) relating to the preservation of topography.

F. Operational Requirements:

- i. Fencing or other suitable barrier shall be erected and maintained around the property or around portions of the site where, in the determination of the Town Board, such fencing or barrier is necessary for the protection of the public, and shall be of a type approved by the Town Board.
- ii. All machinery and equipment used in the quarrying operation shall be constructed, maintained, and operated in such a manner as to minimize dust, noise, and vibration. Access and haulage roads on the site shall be maintained in a manner to minimize dust by

- iii. surfacing or treatment as directed by the Town Engineer.
 - iii. The crushing, washing, refining, or other processing other than the initial removal of material, may be permitted as an accessory use only as specifically authorized under the terms of the grant of the permit or as otherwise provided in a Q-1 or M-2 district.
 - iv. In stone quarries the production or manufacturing of veneer stone, sills, lintels, cut flagstone, hearthstones, paving stone, and similar architectural or structural stone, and the storing or stock-piling of such products on the site shall be considered a permissible part of the operation, provided such production does not require the use of crushing or other heavy machinery, except as may be otherwise specifically authorized under the terms of the grant of the permit or as otherwise provided in a Q-1 or M-2 district.
 - v. The manufacture of concrete building blocks or other similar blocks, the production or manufacture of lime products, the production of ready-mixed concrete and any similar production or manufacturing processes which might be related to the quarrying operation shall not be permitted, except as otherwise provided in a Q-1 or M-2 district.
 - vi. The washing of sand and gravel shall be prohibited in any operation where the source of water is of doubtful capacity or where the quantity of water will, in the opinion of the Town Engineer, seriously affect the supply of other uses in the area.
 - vii. Landscaping shall be provided where deemed necessary by the Town Board to screen the operation so far as practical from normal view, to enhance the general appearance from the public right-of-way. Such planting shall be started as soon as practicable, but no later than one year after quarrying operations have begun and shall be done according to the recommendations of the Plan Commission.
 - viii. Quarrying operations shall be limited to 6:00 a.m. to 6:00 p.m. unless previously authorized by the Town Board, and no operation shall take place on Sundays or legal holidays. During periods of national or unusual emergency, days and hours of operation may be altered at the discretion of the Town Board and through the issuance of a special permit which shall be renewable at 30-day intervals.
- G. Restorative requirements: In order to ensure that the area of the quarrying operation is restored to a condition of practical usefulness and reasonable physical attractiveness, the owner or operator shall, prior to the issuance of a permit, submit to the Town Board a copy of a plan for such restoration that meets the requirements of NR 135 and any other applicable ordinances and that has been approved by the Waukesha County Land Resources Division who is the governing body responsible for the administration and enforcement of the restoration plan.
- H. Exceptions:

- i. The provisions of this section, Section 4(h)(25), shall not apply to the removal of sod.
- ii. When the operation is limited to the removal of topsoil, the Plan Commission may, consistent with the intent of these regulations, modify any or all of the provisions of this section, Section 4(h)(25), provided, however, that in no case shall such operation be permitted closer than 10 feet to any property line, or to a depth in excess of 18 inches, or so as to adversely affect the drainage of the area.
- iii. The provisions of this section, Section 4(h)(25), shall not apply to an operation which is incident to a legitimate use of the premises; provided, however, where such operation involves the commercial disposal of the material removed, the approval of a CUP by the Plan Commission shall be required and such operation shall be limited to a maximum period of six months.
- iv. In a Q-1 or M-2 district the Plan Commission may, consistent with the intent of these regulations, modify the provisions relative to permitted hours of operation; and where the character of terrain, of surrounding development, or other special conditions would justify such modification may permit a reduction in the required setbacks or offsets; provided, however that in no case shall the setback be less than 100 feet, or the offset be less than 100 feet for quarrying operations, or 20 feet for any access road, parking area, or office building except as may be otherwise provided by Section 4(h)(25)(E).

26. Restaurants, Supper Clubs, Lake Resorts (open to the general public), Taverns, Dance Halls, Pool Halls, Bowling Alleys, and Similar Uses: The following requirements shall be met:

- A. The minimum lot area shall be at least two acres and at least 200 feet in minimum in average width.
- B. Off-street parking shall be provided within 200 feet of the building in which such use is occurring, and all parking, including access drives and aisles shall be offset 20 feet from any lot line of an adjacent property zoned agricultural or residential.
- C. A planting screen of at least six feet in initial height shall be provided between any abutting residential district and the proposed conditional use. The Plan Commission may require additional screening. A planting plan prepared by a Registered Landscape Architect shall be submitted for review and approval as a condition of approval.
- D. The proposed building shall be offset at least 50 feet from any adjoining residential district and 100 feet from the high water mark of any lake or navigable body of water.

27. Testing Laboratories (Experimental or Analytical): Agricultural laboratory testing is allowed as a conditional use in the A-10 and A-5 zoning districts. Medical, biological, food processing, and industrial design and manufacturing laboratory testing is allowed as a conditional use in the B-2, B-3, Q-1, M-1, and M-2 zoning districts. The following requirements shall be met:
- A. The minimum lot size shall be at least three acres.
 - B. The minimum offset for a building housing only testing facilities shall be 50 feet where the zoning upon the adjoining lot permits residential use.
28. (Reserved)
29. Communication Towers and Related Facilities. This conditional use includes any plant or equipment used to carry wireless, mobile, broadband, video, radio, or other commercial telecommunications services by radio signal or other electromagnetic waves, such as towers, antennas, equipment buildings, parking area, and other accessory development. The purpose and intent of this Section is to strike a balance between the expansion of technology relating to communication towers and antennas and the Town's interest in protecting residential areas and land uses from the potential adverse impacts of towers and antennas, minimizing the total number of towers throughout the community, encouraging the joint use of new and existing tower sites as a primary siting option rather than construction of additional single-use towers, minimizing the visual impact of towers and antennas, and avoiding potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. The following requirements shall be met:
- A. All towers, antennas, and equipment shall meet and conform with all applicable standards and requirements in the Wisconsin Statutes governing uses contemplated by this section. Towers and antennas of any height shall conform with all other applicable local, state, and Federal requirements.
 - B. All new towers and related facilities shall be located so as to minimize their visibility and the number of tower sites. The applicant shall make a good faith effort to achieve co-location between the applicant and an existing tower location elsewhere in the Town. No tower shall be installed closer than one-quarter mile from another tower, unless it is a tower situated on a multi-tower lot or there is a clear need for a new tower and co-locating it on an existing site is infeasible.
 - C. A CUP shall not be granted unless the tower is located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property.
 - D. All new towers and related facilities shall be designed to blend into the surrounding environment to the greatest extent feasible and all the

following measures shall be implemented:

- i. Towers shall be constructed out of metal or other nonflammable material;
 - ii. Equipment rooms, utilities, and equipment enclosures shall be constructed out of nonreflective materials (visible exterior surfaces only) to all extent possible and, where possible, shall be sited below the ridge line or designed to minimize their impact;
 - iii. Equipment buildings, shelters, and cabinets shall look like a building or facility typically found in the area and shall be located, designed, and screened to reduce visual impacts to the extent feasible considering the technological requirements of the proposed use, the need to be compatible with neighboring residences, and the character of the community; and
 - iv. The Town may require reasonable special design, such as materials, architectural features, and color where findings of particular sensitivity are made. For example, proximity to historic or aesthetically significant structures, views, and/or community features.
- E. The Plan Commission may impose any other condition or requirement of approval that is consistent with the standards and requirements in the Wisconsin Statutes governing uses contemplated by this section or other applicable local, state, or federal law.
30. Outdoor Commercial Recreation Facilities/Uses. This category includes those facilities and uses listed in Section 10 of this ordinance, and such facilities and uses open to the public, including but not limited to, amusement parks, water parks, batting cages, paintball ranges, laser tag ranges, orienteering, trampolines, racquet sports, athletic courts, stadiums, indoor/outdoor recreational facilities, etc. 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 CUP pursuant to Section 4(h)(26).
 31. Outdoor Storage and Display.
 32. Drive-Through Facilities.
 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 five overhead doors.
 34. Factory Outlets and retail sales of products made onsite in the principal industrial operation.
 35. General Sale of Industrial Products.
 36. Self-Service Storage (Mini-Warehouses): The following information shall be

submitted for review and approval, and the following requirements shall be met:

- A. The use must be located on a collector or arterial street as defined in the Lisbon Code of Ordinances. In no case shall the use be located on a minor street as defined in the Code of Ordinances.
- B. The use must be served with adequate public services as approved by the appropriate utilities, and must be able to be adequately served by local services such as police, fire, etc.
- C. A Landscape and Maintenance Plan shall address the aesthetics of the site and relationship to surrounding lands, and shall include treatment for the building foundation, parking area, and street frontage.
- D. A Screening, Berming, Wall or Fencing Plan shall address the aesthetics of the site and the relationship of the use to adjacent properties in the area.
- E. Security measures and access control, as required and approved by the Plan Commission, shall be implemented to protect the site and reduce the potential for incident.
- F. An Exterior Lighting Plan, including a site photometric plan and fixture details, shall be required. All lighting shall be directed downward and no lighting shall be directed onto adjacent properties or the roadways.
- G. State Approved Building Plans, as required, shall be submitted and approved by the Town Building Inspector. If phasing is proposed, a Phasing Plan shall also be submitted.
- H. Architectural Plans, with elevation renderings, interior floor plans, and illustrating the design and character of the proposed structure, shall be submitted. 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.
- I. A Parking, Circulation, and Maneuverability Plan shall be submitted and include snow removal areas.
- J. A Waste Disposal and Recycling Plan shall be submitted. 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.
- K. An Outdoor Storage Plan shall be submitted for review and approval. Lisbon may consider outdoor storage on a case-by-case basis. In no case shall there be any display or sale of items on the site.
- L. 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.

37. Truck Washes: The following requirements shall be met:
- A. The use must be located on a collector or arterial street as defined in the Lisbon Code of Ordinances, unless a location on a minor street is determined to be acceptable by the Town Plan Commission and Public Works Director.
 - B. A Waste Disposal and Recycling Plan shall be submitted for review and approval, including specifics on the use and/or disposal of water used to wash trucks and trailers. All refuse 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.
 - C. The use shall comply with all standards for wastewater treatment and water quality performance standards in Section 3(f) and other applicable sections of this ordinance.

SECTION 2. In addition, the following sections of the Lisbon Zoning Code related to Conditional Uses are repealed and recreated to read as follows:

SECTION 3 GENERAL PROVISIONS

3(d) Use Regulations

3. Unclassified Uses: Any use not specifically listed as a permitted use or conditional use, shall be considered to be prohibited except as hereinafter provided. Where deemed appropriate, the Plan Commission shall have the authority to authorize uses not specifically enumerated herein (e.g., unspecified conditional use) under the terms of Section 4 ~~(h)~~-28 of this Ordinance and shall state, in writing, the justification for allowing or denying said application for conditional use.

SECTION 30 Q-1 QUARRYING DISTRICT

30(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
- 6. Commercial fish or bait ponds or hatcheries
- 7. Communication towers
- 8. Testing laboratories
- 9. Quarrying
- 10. Self Service Storage (Mini-Warehouses)
- 11. Truck washes

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

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


PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 22nd day of February, 2021.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: 
JOSEPH OSTERMAN, Chairman

BY: 
DOUG BRAHM, Supervisor

BY: 
MARC MOONEN, Supervisor

BY: 
LINDA BEAL, Supervisor

BY: 
REBECCA PLOTECHER, Supervisor



ATTEST:

BY: 
ELISA M. CAPPOZZO, Town Clerk

MODIFY 2021 BUDGET FOR CAPITAL PROJECT 202104,
PEWAUKEE LAKE BOAT LAUNCH RECONSTRUCTION

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WHEREAS, the Waukesha County Board of Supervisors approved Capital Improvement Project #202104 in the 2021-2025 capital plan, with a total budget of \$185,000; and

WHEREAS, the project originally assumed that Waukesha County would fund half of the project costs of \$92,500 with Tarmann Parkland Acquisition Fund balance, with the Wisconsin Department of Natural Resources Recreational Boating Grant contributing \$92,500 for the other half; and

WHEREAS, the anticipated construction costs needed will exceed the construction budget by \$63,600, due to a higher than expected public bid for construction; and

WHEREAS, the project costs now total \$248,600, of which \$124,300 can be funded by the County Tarmann Parkland Acquisition Fund Balance, and \$124,300 can be funded by the Wisconsin Department of Natural Resources Recreational Boating Grant; and

WHEREAS, the Wisconsin Department of Natural Resources Recreational Boating Grant has recently awarded Waukesha County \$124,300 as a fifty percent match grant.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the 2021 Capital Project budget for project #202104 Pewaukee Lake Boat Launch Reconstruction be modified to appropriate additional expenditure authority by \$63,600 and increase general government revenue by \$31,800 for Wisconsin Department of Natural Resources Recreational Boating Grant funding, and increase the use of Tarmann Parkland Acquisition Fund Balance by \$31,800 for the reconstruction of the boat launch at Pewaukee Lake.

Project Title:	Pewaukee Lake Boat Launch Reconstruction	Project #:	202104
Department:	Parks & Land Use	Project Type:	Renovation/Upgrade
Phase:	One-Year Project	Sponsor:	
Budget Action:	C - \$ Update C - Rev Update	Manager:	Dale Shaver, PLU Director
Date:	April 29, 2021		

Year	2021	2021	2022	2023	2024	Total Project
Project Phase	Const.	Ordinance				
Expenditure Budget	\$185,000	\$63,600	\$0	\$0	\$0	\$248,600
Revenue Budget	\$185,000	\$63,600	\$0	\$0	\$0	\$248,600
Net Costs After Revenues Applied	\$0	\$0	\$0	\$0	\$0	\$0
COST DOCUMENTATION			REVENUE			
Design/ Engineering	\$0					
Construction	\$223,800					WDNR Recreational Boating Grant 50/50 \$124,300
Contingency	\$24,800					Tammann Fund Balance \$124,300
Total Project Cost	\$248,600					Total Revenue \$248,600
EXPENDITURE BUDGET	\$248,600					REVENUE BUDGET \$248,600

Project Scope & Description

The Pewaukee Lake Access Site, located on the western end of Pewaukee Lake, is the largest public boat launch on 2,493-acre Pewaukee Lake, which is a very popular and busy lake for recreational boating activities, including pleasure boating, skiing/tubing, canoeing and kayaking, and fishing. The launch consistently fills to capacity on ideal weather days from late spring through early fall. This lake access site provides four launch lanes, an asphalt parking lot (for 71 vehicles with trailers and 4 cars for carry-in), and modern toilet facilities. The property was acquired in 1960 and the launch was constructed in 1964. A restroom/vending building was constructed in 2000 and the parking lot was repaved in 2009. Years of extensive launching of recreational boats and commercial barges have had a detrimental impact on the launch ramps, which are now in need of reconstruction. The current state of the launch ramps requires annual repairs, which have proven to be temporary. The concrete bars that attach together to make up the framework of the ramps are in a state of deterioration. The base gravel continues to wash out of open spaces between the concrete bars, and substantial ice heave has caused buckling and uneven ramp slopes.

The proposed reconstruction will replace the existing 2-foot wide concrete bars with more substantial linked precast concrete panels that are 15 feet wide. These panels will provide a larger surface area to better support the weight of the heavy vehicles and trailers that have done considerable damage to the existing concrete bars, and they will also provide better resistance to ice heave. The existing ramps have a continuous 13% slope, which presents challenges to floating boats off of trailers without requiring tow vehicles to back into the water. The new launch slope will be 10% for the first 15 feet, then 15% for rest of the launch, which is typical of launch construction. This improved slope will facilitate launching and minimize instances of tow vehicles having to back into the water. The project also will include dredging to remove sediment deposits that accumulate at the launch. New decking will be added to the existing docks to replace composite material decking that has warped over time.

This project is dependent on the award of a WDNR Recreational Boating Facilities Grant that is a 50/50 funding source. The other 50% funding is proposed from Tammann Fund balance. The design, construction documents and cost estimate for the project were completed in 2020 and used to develop a project budget.

Update April 2021: The project was bid out on March 9, 2021, and the lowest responsible bid is estimated to put the project \$63,600 above budget. The WDNR informed PLU that it was being awarded \$124,300 of revenue on April 13, 2021, which is \$31,800 higher than budgeted and continues to cover the 50% cost share. PLU is requesting to match the award using an additional \$31,800 of Tammann Fund balance.

Location: W305 N2290 Maple Ave, Pewaukee, WI 53072

Analysis of Need: The reconstruction of the boat launch ramps at the Pewaukee Lake Access will maintain boating access and launch safety at this busy launch site.

Alternatives: Annually repair the degrading concrete bars and gravel base course.

Ongoing Operating Costs: Ongoing maintenance will continue to be performed by the Naga-Waukee Park staff. Costs will continue to be offset by sales of annual lake access stickers and daily launch fees, which are required to use the facility.

Previous Action: Approved as a new project in the 2021-2025 capital plan.

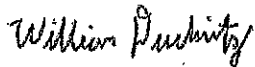
FISCAL NOTE

MODIFY 2021 BUDGET FOR CAPITAL PROJECT 202104,
PEWAUKEE LAKE BOAT LAUNCH RECONSTRUCTION

This ordinance modifies the 2021 Capital Project budget to increase expenditure authority by \$63,600 to cover above-budget construction costs for the Pewaukee Lake Boat Launch Reconstruction project (#202104).

The adopted budget funded this project with \$92,500 in Wisconsin Department of Natural Resources (WDNR) Recreational Boating Grant funding and \$92,500 Tarmann Parkland Acquisition Fund Balance. The WDNR recently informed the county that it will be awarded \$124,300, which is \$31,800 higher than anticipated in the 2021 Capital Project budget and can fund 50% of the higher project costs. The county's new share of the project is \$124,300. In order for the county to achieve the full 50% match, the department is requesting an additional \$31,800 from the Tarmann Parkland Acquisition Fund Balance.

The use of WDNR and Tarmann Fund Balance funding for the additional expenditures results in no impact to tax levy.



William Duckwitz
Budget Manager
05/05/2021
MYB
JE#2021-00002945

1 AUTHORIZE DEPARTMENT OF PARKS AND LAND USE TO ACQUIRE PROPERTY INTERESTS FROM
2 KEVIN LEITERMANN PROPERTIES, LLC TO COMPLETE THE PEWAUKEE TO BROOKFIELD
3 TRAIL PROJECT WAUKESHA COUNTY PROJECT I.D. #2718-14-01
4
5

6 WHEREAS, Waukesha County is interested in developing lands for public outdoor recreation
7 purposes as described in Appendix A of the Comprehensive Development Plan of Waukesha
8 County; and
9

10 WHEREAS, the Waukesha County Board has approved the Pewaukee to Brookfield trail as a
11 Capital Project (#201807) within the adopted Five-Year Capital Project Plan (hereinafter
12 referred to as "Project"); and
13

14 WHEREAS, the Waukesha County Board authorized the Department of Parks and Land Use to
15 commence the process to acquire land and a temporary limited easement from Kevin
16 Leiternann Properties, LLC as more particularly identified in Enrolled Ordinance 175-76; and
17

18 WHEREAS, the acquisition of these property interests will assist in the completion of said
19 Project; and
20

21 WHEREAS, the acquisition price of the property interests to be acquired is \$10,000; and
22

23 WHEREAS, the closing cost of the land acquisition is estimated to be \$500 and will be paid by
24 Waukesha County; and
25

26 WHEREAS; an Environmental Reconnaissance was conducted in which no environmental
27 concerns were discovered.
28

29 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the
30 Waukesha County Department of Parks and Land Use be authorized on behalf of Waukesha
31 County to purchase from Kevin Leiternann Properties, LLC, 2,165 square feet of land in fee and
32 1,177 square feet in temporary limited easement identified as Parcel Number 2 in the plat
33 approved by Enrolled Ordinance 175-76 at the purchase price of \$10,000.
34

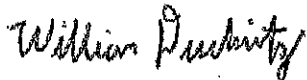
35 BE IT FURTHER ORDAINED that the Director of the Department of Parks and Land Use or his
36 designee is authorized to execute all documents necessary to complete this acquisition.

FISCAL NOTE

AUTHORIZE DEPARTMENT OF PARKS AND LAND USE TO ACQUIRE PROPERTY INTERESTS FROM KEVIN LEITERMANN PROPERTIES, LLC TO COMPLETE THE PEWAUKEE TO BROOKFIELD TRAIL PROJECT WAUKESHA COUNTY PROJECT I.D. #2718-14-01

This ordinance authorizes the Waukesha County Department of Parks and Land Use to acquire real estate related to the Pewaukee to Brookfield Trail project, Capital Project #201807. The land purchase will cost \$10,000, with closing costs an additional \$500. According to department management, the amount currently budgeted in the project contingency will be sufficient to cover these costs.

There is no tax levy impact associated with this ordinance.



William Duckwitz
Budget Manager
05/05/2021
MYB

1 REPEAL AND RECREATE CHAPTER 14, ARTICLE II, SECTIONS 14-164(i) and 14-165 OF THE CODE
2 OF ORDINANCES TO PROHIBIT THE USE OF MOTOR VEHICLES ON RECREATIONAL TRAILS AND
3 TO AUTHORIZE THE OPERATION OF CLASS 1 ELECTRIC BICYCLES ON ALL WAUKESHA COUNTY
4 RECREATIONAL TRAILS AND DESIGNATED WAUKESHA COUNTY PARK MOUNTAIN BIKE TRAILS
5
6

7 WHEREAS, the operation of motorized vehicles, except for Waukesha County Parks
8 maintenance vehicles and emergency vehicles, is prohibited on all Waukesha County
9 Recreational Trails and all Waukesha County Park Trails; and
10

11 WHEREAS, the popularity and use of electric bicycles (E-Bikes) has increased in recent years;
12 and
13

14 WHEREAS, Wis. Stat. § 340.01(15ph) defines an electric bicycle equipped with fully operative
15 pedals for propulsion by human power and an electric motor of 750 watts or less and that
16 meets the requirements of any of the following classifications: (a) Class 1 electric bicycle is an
17 electric bicycle equipped with a motor that provides assistance only when the rider is pedaling
18 and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour,
19 (b) Class 2 electric bicycle is an electric bicycle that may be powered solely by the motor and is
20 not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour, (c)
21 Class 3 electric bicycle is an electric bicycle equipped with a motor that provides assistance only
22 when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the
23 speed of 28 miles per hour; and
24

25 WHEREAS, Wis. Stat. §346.806(3)(a) states that a person may ride an electric bicycle upon a
26 bikeway, as defined under Wis. Stat. §84.60(1)(a), under the jurisdiction of a municipality or
27 county, subject to any restrictions specified in an ordinance enacted under Wis. Stat. §
28 349.18(4)(a); and
29

30 WHEREAS, a bikeway is defined under Wis. Stat. § 84.60(1)(a) as a public path, trail, lane or
31 other way, including structures, traffic control devices and related support facilities and parking
32 areas, designated for use by bicycles, electric scooters, electric personal assistive mobility
33 devices, and other vehicles propelled by human power; and
34

35 WHEREAS, Wis. Stat. § 349.18(4)(a) states that the governing body of a municipality or county
36 may, by ordinance, prohibit the operation, with the power unit in operation, of electric bicycles
37 on bikeways, as defined under Wis. Stat. § 84.60(1)(a), under its jurisdiction.
38

39 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the text
40 of the Parks and Recreation Ordinance regulating the use of motor vehicles found in Chapter
41 14, Article II, Section 14-164(i) is hereby repealed and recreated to read as follows:
42

43 (i) No person shall operate or park any motor vehicle, including, but not limited to
44 electric scooters, self-balancing devices such as segway, hover boards, and unicycles,
45 and golf carts, except as provided in this subchapter, upon any bridle path, hiking trail,

46 beach area, playground, picnic area, recreational trail or any other area than established
47 roads, parking areas, lake access and service areas or contrary to posted notice or within
48 any park seasonally closed to vehicular traffic.
49

50 BE IT FURTHER ORDAINED that that the text of the Parks and Recreation Ordinance regulating
51 the use of bicycles found in Chapter 14, Article II, Section 14-165 of the Waukesha County Code
52 of Ordinances is hereby repealed and recreated to read as follows:
53

- 54 (a) The term bicycle(s) shall include class 1 electric bicycles, as defined in Wis. Stat. §
55 340.01(15ph).
56 (b) The operation of class 1 electric bicycles is allowed, whereas, the operation of
57 class 2 and class 3 electric bicycles is not allowed.
58 (c) Riders of bicycles shall comply with Wisconsin Statutes, sections 346.77 through
59 346.82.
60 (d) Bicycles are only allowed on designated trails.
61 (e) Bicycle riders shall proceed in the extreme right-hand lane of the drives at all
62 times, in a single file only.
63 (f) A bicycle shall not be towed by a rope or otherwise, nor shall any rider hold on
64 to any moving vehicle for purpose of being drawn along.
65 (g) Children riding bicycles that have wheels less than twenty (20) inches in
66 diameter may use the footwalks.
67 (h) Wherever possible, bicycles shall be parked in places provided for such purpose.
68

69 BE IT FURTHER ORDAINED that the changes to the text of the Code of Ordinances in Section 14-
70 164(i) and Section 14-165 shall be effective as of June 1, 2021.

1 RESOLUTION REQUIRING THE REPAIR OF AN AT-GRADE CROSSING, CTH O
2 (MOORLAND ROAD) 0.5 MILES SOUTH OF STH 59 IN THE CITY OF
3 NEW BERLIN, CROSSING 1772861L
4
5

6 WHEREAS, County Trunk Highway (CTH) O (Moorland Road), a public street in the City of
7 New Berlin, crosses the tracks of the Union Pacific Railroad at-grade; and
8

9 WHEREAS, Section 86.12 of the Wisconsin Statutes requires railroads to maintain public
10 at-grade crossings in good condition and repair for public travel; and
11

12 WHEREAS, the CTH O (Moorland Road) crossing is not in good condition and repair for public
13 travel due to loose boards, uneven tracks, potholes and bumps in the pavement; and
14

15 WHEREAS, Waukesha County hereby requires that the Union Pacific Railroad pave,
16 plank, repair, change or otherwise improve the crossing, as the needs require.
17

18 NOW, THEREFORE, BE IT RESOLVED, that the Waukesha County Board of Supervisors hereby
19 directs the Waukesha County staff to serve a copy of this resolution upon the Union Pacific
20 Railroad requiring the railroad to repair the rail-highway crossing of CTH O (Moorland Road)
21 with the tracks of the Union Pacific Railroad in the City of New Berlin, Waukesha County.
22

23 BE IT FURTHER RESOLVED, that in the event that the Union Pacific Railroad fails to repair the
24 rail-highway crossing within 30 days after service of the resolution, Waukesha County Board
25 of Supervisors hereby authorizes the Waukesha County staff to take all necessary steps to
26 petition the Office of the Commissioner of Railroads for an investigation and order for the
27 repair of the rail-highway crossing of CTH O (Moorland Road) with the tracks of the Union
28 Pacific Railroad in the City of New Berlin, Waukesha County.

1 MODIFY THE 2021 DEPARTMENT OF PUBLIC WORKS, AIRPORT OPERATIONS FUND BUDGET
2 REVENUES AND EXPENDITURES TO REPLACE CONTROL TOWER WINDOWS AND
3 ACCEPT FEDERAL CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL
4 APPROPRIATION ACT GRANT FUNDING
5
6

7 WHEREAS, the Airport Operations Fund budget of the Department of Public Works is set up as
8 an enterprise fund to account for the expenses and revenues associated with providing services
9 and operating the Waukesha County Airport; and
10

11 WHEREAS, the Airport is not supported by tax levy; and
12

13 WHEREAS, the Federal Aviation Administration (FAA) has allocated Coronavirus Response and
14 Relief Supplemental Appropriation Act (CRRSSA) Airport Grant Program funds for General
15 Aviation FAA Contract Towers (FCT) in the amount of \$34,162 for the purpose of covering
16 expenses related to control tower operations; and
17

18 WHEREAS, the Waukesha County Airport Control Tower was built in 1997 with 11 of 13 original
19 windows still in place and showing signs of age and broken seals resulting in occasional
20 fogginess of windows that could impair viewing of the airport and surroundings; and
21

22 WHEREAS, the total project is estimated to cost \$50,000, requiring the use of \$15,838 of Airport
23 Operations Fund balance to fund the portion not covered by the grant.
24

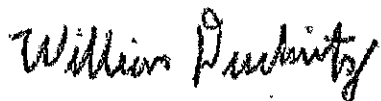
25 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that 2021
26 Department of Public Works, Airport Operations Fund budget be modified to increase fixed
27 assets by \$50,000, increase general government revenue by \$34,162, and increase use of
28 Airport Operations Fund balance by \$15,838 to purchase and install windows at the Waukesha
29 County Airport Control Tower.

FISCAL NOTE

MODIFY THE 2021 DEPARTMENT OF PUBLIC WORKS, AIRPORT OPERATIONS FUND BUDGET
REVENUES AND EXPENDITURES TO REPLACE CONTROL TOWER WINDOWS AND
ACCEPT FEDERAL CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL
APPROPRIATION ACT GRANT FUNDING

This ordinance will modify the Airport Operations Fund budget by increasing fixed assets by \$50,000, increasing general government revenue by \$34,162, and increasing the use of Airport Operations Fund balance by \$15,838 to purchase and install windows at the Waukesha County Airport Control Tower. According to department management, \$50,000 is needed to replace 11 of 13 original windows on the control tower that was built in 1997. According to department management, federal Coronavirus Response and Relief Supplemental Appropriation Act (CRRSSA) of \$34,162 are available to cover most of the costs, with \$15,838 of Airport Operations Fund balance needed to cover remaining costs.

There is no tax levy impact associated with this ordinance.



William Duckwitz
Budget Manager
05/05/2021
MYB
JE#-2021-00003061

1 MODIFY THE 2021 TRANSPORTATION FUND BUDGET TO APPROPRIATE EXPENDITURES
2 TO PURCHASE EQUIPMENT TO BE USED IN HIGHWAY OPERATIONS
3
4

5 WHEREAS, the Waukesha County Department of Public Works provides road maintenance work
6 to the State of Wisconsin on the State Trunk Highway System; and
7

8 WHEREAS, the State of Wisconsin also reimburses the County for work performed on the State
9 Trunk Highway system through the Performance-Based Maintenance quote system; and
10

11 WHEREAS, State revenues from the 2020 Performance-Based Maintenance program resulted in
12 a positive revenue variance impact to the General Fund balance at the end of 2020; and
13

14 WHEREAS, the State of Wisconsin desires that Waukesha County provide accident damage
15 repairs, catch basin repairs and pavement marking services on the State Trunk Highway System
16 in 2021; and
17

18 WHEREAS, the State of Wisconsin has begun using steel posts in place of wood posts, requiring a
19 skid steer attached steel post pounder for accident damage repair; and
20

21 WHEREAS, catch basin repairs require a skid steer hammer to perform this work as efficiently and
22 safely as possible while providing the least amount of traffic interference; and
23

24 WHEREAS, the State of Wisconsin has increased the use of epoxy paint, which involves line
25 grinding to reapply paint that State of Wisconsin requires vacuum containment of resulting dust
26 particles which necessitate the use of an industrial vacuum, requiring a trailer and additional
27 message board.
28

29 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the
30 Department of Public Works – Transportation Fund 2021 budget be modified by increasing
31 General Fund balance use from prior-year state Performance-Based Maintenance program funds
32 by \$41,000 and appropriating \$41,000 of Fixed Assets to purchase a skid steer attached steel post
33 pounder, skid steer attached hammer, trailer, and truck mounted message board.

FISCAL NOTE

MODIFY THE 2021 TRANSPORTATION FUND BUDGET TO APPROPRIATE EXPEDITURES
TO PURCHASE EQUIPMENT TO BE USED IN HIGHWAY OPERATIONS

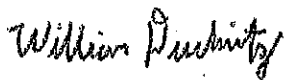
This ordinance modifies the 2021 Department of Public Works – Transportation Fund budget to appropriate an additional \$41,000 of fixed assets to purchase equipment to be used in highway operations. The purchases will be funded with prior-year state Performance-Based Maintenance (PBM) program funds that lapsed to General Fund balance in 2020. The department generated \$184,000 in favorable PBM (revenues exceeding expenditures) in 2020.

The equipment list including the type, justification, and cost is delineated below.

ITEM	DESCRIPTION / JUSTIFICATION	AMOUNT
Message Board	The message board will be mounted to a pick-up truck and used by the paint crew as a method of communicating with motorists regarding wet paint. Two trucks are assigned to manage traffic and set-up work zones. One truck has a message board. This message board will increase safety in the work zone.	\$13,000
Skid Steer Hammer	The hammer is an attachment used on a skid steer. It will be used to repair concrete catch basins on state and county roads. The skid steer will allow access to catch basins without the need to restrict traffic flow.	11,000
Steel Post Pounder	The steel post pounder is an attachment used on a skid steer. It will be used to replace National Highway Traffic Safety Administration (NHTSA)-standard steel guard rail posts on state and county roads. Posts are replaced due to accident damage.	9,000
Trailer for Line Grinder	The trailer will be used to load, unload, and transport the new line grinder (purchased in 2021) and paint machine (purchased in 2020). Currently, staff is using an existing high ground clearance trailer. However, loading and unloading is difficult and exposes staff to potential injury. The new trailer is a low entry design allowing for easier access. The trailer will also be used to carry and transport other equipment.	<u>8,000</u>
	TOTAL	\$41,000

Department management plans to add the requested message board and the trailer to the vehicle replacement plan (VRP), which is estimated to increase vehicle replacement charges by \$2,300 annually. The department expects a portion of these VRP charges will be covered with state highway maintenance revenues, with the remainder to be funded within the department's annual tax levy target.

Department management indicates that purchasing the skid steer hammer and the steel post pounder will eliminate the need for rental of the same equipment (\$1,600/month and \$1,800/month, respectively), resulting in a favorable tax levy impact going forward and a return on investment of 7 and 5 months of usage, respectively.



William Duckwitz
Budget Manager
05/05/2021
MYB
JE #2021-00003087

Referred on: 05/06/21	File Number: 176-O-018	Referred to: PW – FI
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1 MODIFY SPEED ZONE ON COUNTY TRUNK HIGHWAY Y BETWEEN
2 APOLLO DRIVE AND 300 FEET SOUTH OF CARDINAL DRIVE
3
4

5 WHEREAS, Wisconsin Statutes §349.11(3)(c) permits local authorities to establish speed zones
6 within certain guidelines; and
7

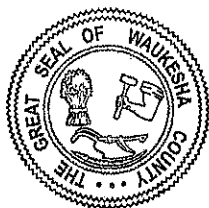
8 WHEREAS, in response to public inquiries and a review of vehicle speeds and collisions along
9 this segment of highway, the Waukesha County Department of Public Works finds it
10 appropriate to reduce the speed limit from 45 mph to 35 mph in both directions of County
11 Trunk Highway Y between its intersection with Apollo Drive and three hundred (300) feet south
12 of its intersection with Cardinal Drive in the City of Muskego.
13

14 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
15 that the speed zone along both directions of County Trunk Highway Y in the City of Muskego is
16 modified to be thirty-five (35) miles per hour between its intersection with Apollo Drive and
17 three hundred (300) feet south of its intersection with Cardinal Drive.
18

19 BE IT FURTHER ORDAINED that this ordinance rescinds all previous speed restrictions for the
20 above-described portion of the County Trunk Highway System.

Paul Farrow
County Executive

Allison Bussler
Director



Waukesha County

Department of Public Works

TO: Waukesha County Board of Supervisors
CC: Allison Bussler, Karen Braun
FROM: Bruce Barnes, P.E., PTOE
DATE: April 30, 2021
SUBJECT: Proposed reduction of posted speed limit along CTH Y between Apollo Drive & 300 feet south of Cardinal Drive

This proposed lowering of the 45 MPH posted speed limit to 35-MPH along 1.5-mile of CTH Y (Racine Avenue) between Apollo Drive and Cardinal Drive was suggested by residents, the Muskego High School and two members of the County Board of Supervisors (Steve Whittow and Keith Hammitt).

The incidence of traffic accidents is well above the state average for this section's class of road. Most drivers having collisions in this segment of CTH Y were cited for inattentive driving, driving too fast for conditions and/or failing vehicle control. 13 of 84 crashes recorded during 2015-2020 involved serious injuries and one fatality.


Reducing the posted speed through this section of CTH Y would become consistent with the CTH Y existing posted speed limit in Muskego immediately to the north. Traffic volumes and collisions warrant reducing the posted speed limit of this section of road. Adding a precautionary 'Reduced Speed Ahead' sign and increasing the number of speed limit signs are recommended.

515 W Moreland Blvd., AC220 • Waukesha, Wisconsin 53188-2485
Phone: (262) 548-7740 • Fax: (262) 896-8097 • www.waukeshacounty.gov

CTH Y (Racine Ave) Speed Limit



Recommend reducing
Existing:  To: 

-  55 MPH
-  50 MPH
-  45 MPH
-  40 MPH
-  35 MPH

0 800.00 Feet

Printed: 4/29/2021





CTH Y2 (Henneberry Dr - CTH L)

Speed Study



0 800.00 Feet

Printed: 9/19/2018



1 MODIFY SPEED ZONE ON COUNTY TRUNK HIGHWAY SR
2 BETWEEN WATERTOWN ROAD AND CTH JJ
3
4

5 WHEREAS, Wisconsin Statutes §349.11(3)(c) permits local authorities to establish speed zones
6 within certain guidelines; and
7

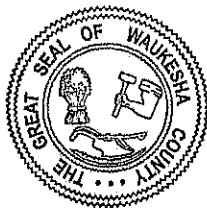
8 WHEREAS, in response to public inquiries and a review of vehicle speeds and collisions along
9 this segment of highway, the Waukesha County Department of Public Works finds it
10 appropriate to reduce the speed limit from 45 mph to 35 mph in both directions of County
11 Trunk Highway SR between its intersection with Watertown Road and its intersection with CTH
12 JJ in the City of Pewaukee and the Town of Brookfield.
13

14 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
15 that the speed zone along both directions of County Trunk Highway SR in the City of Pewaukee
16 and the Town of Brookfield is modified to be thirty-five (35) miles per hour between its
17 intersection with Watertown Road and its intersection with CTH JJ.
18

19 BE IT FURTHER ORDAINED that this ordinance rescinds all previous speed restrictions for the
20 above-described portion of the County Trunk Highway System.

Paul Farrow
County Executive

Allison Bussler
Director



Waukesha County
Department of Public Works

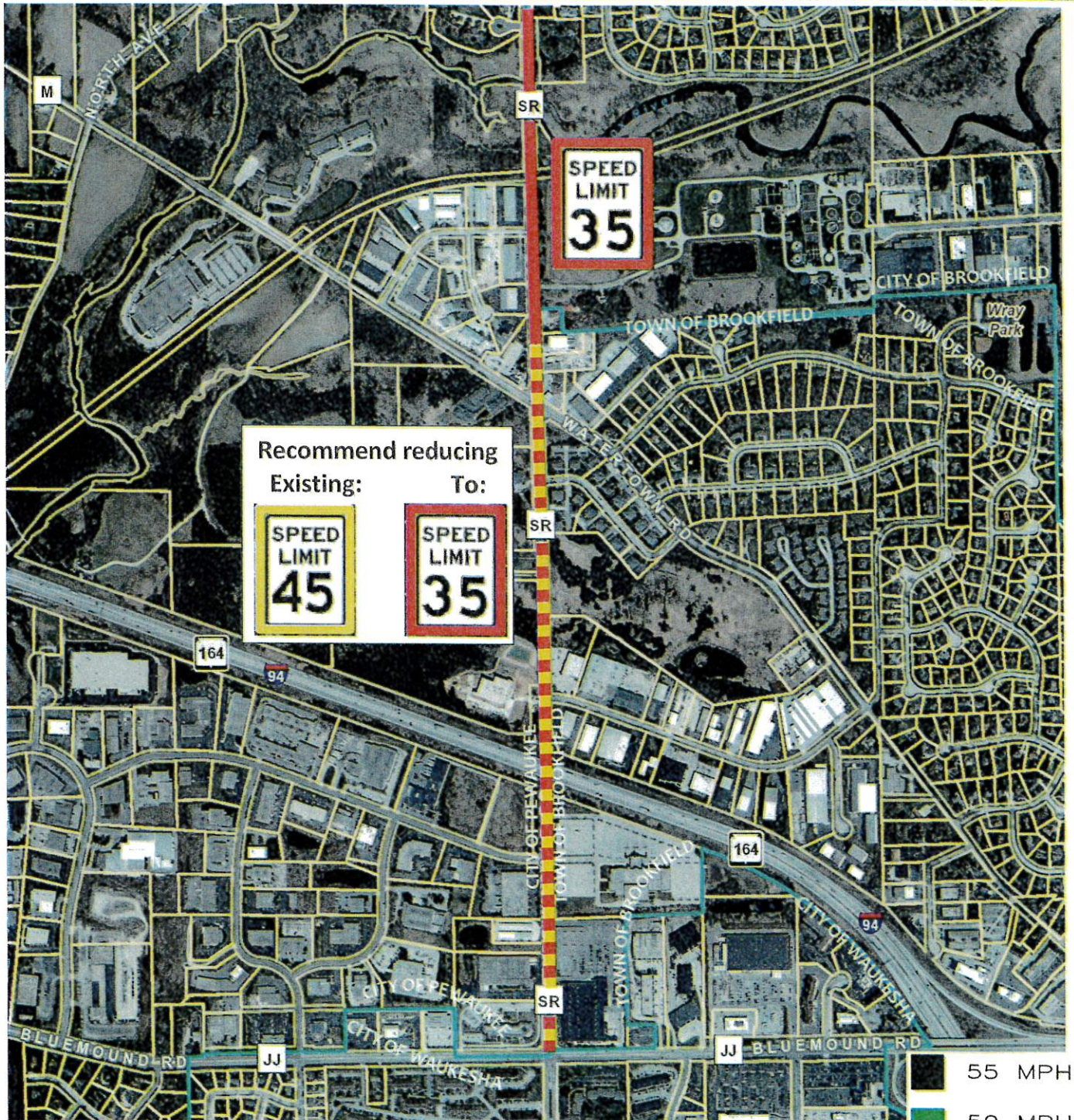
TO: Waukesha County Board of Supervisors
CC: Allison Bussler, Karen Braun
FROM: Bruce Barnes, P.E., PTOE
DATE: April 30, 2021
SUBJECT: Proposed reductions of posted speed limit along CTH SR between Watertown Road & CTH JJ

This proposed lowering of the 45 MPH posted speed limit to 35-MPH along 0.9-mile of CTH SR (Springdale Road) between Watertown Road and CTH JJ was suggested by residents and a member of the County Board of Supervisors (David W. Swan).

The incidence of traffic accidents is well above the state average for this section's class of road. Most drivers having collisions in this segment of CTH SR were cited for driving too fast for conditions and/or failing vehicle control. 12 of 88 crashes recorded during 2016-2020 involved serious injuries and one fatality. Reducing the posted speed through this section of CTH SR would become consistent with the CTH SR existing posted speed limit immediately to the north. Increased traffic and collisions warrant reducing the posted speed limit of this section of road.

515 W Moreland Blvd., AC220 • Waukesha, Wisconsin 53188-2485
Phone: (262) 548-7740 • Fax: (262) 896-8097 • www.waukeshacounty.gov

CTH SR (Springdale Road) Speed Limit



Recommend reducing
Existing: To:

SPEED LIMIT 45	SPEED LIMIT 35
-----------------------------	-----------------------------

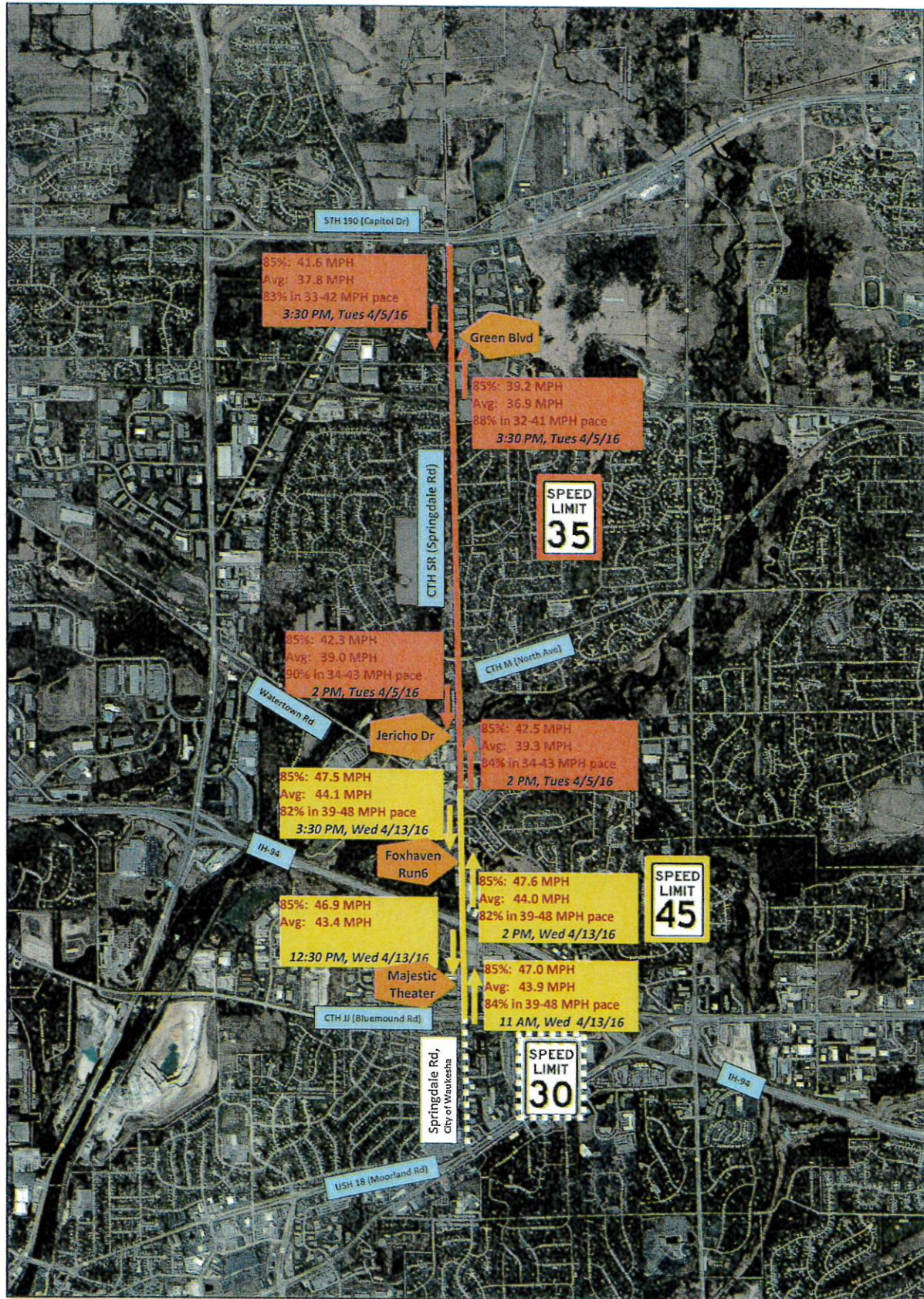
- 55 MPH
- 50 MPH
- 45 MPH
- 40 MPH
- 35 MPH

0 1,000.00Feet

Printed: 4/29/2021



CTH SR Speed Study



Speed survey position (both traffic directions)



Notes:

Printed: 3/8/2016

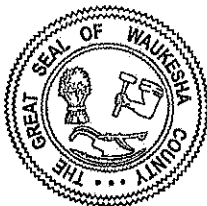
1 MODIFY SPEED ZONE ON COUNTY TRUNK HIGHWAY E
2 BETWEEN CENTER OAK ROAD AND CTH VV
3
4

5 WHEREAS, Wisconsin Statutes §349.11(3)(c) permits local authorities to establish speed zones
6 within certain guidelines; and
7

8 WHEREAS, in response to public inquiries and a review of vehicle speeds and collisions along
9 this segment of highway, the Waukesha County Department of Public Works finds it
10 appropriate to reduce the speed limit from 55 mph to 50 mph in both directions of County
11 Trunk Highway E between its intersection with Center Oak Road and its intersection with CTH
12 VV in the Town of Merton.
13

14 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
15 that the speed zone along both directions of County Trunk Highway E in the Town of Merton is
16 modified to be fifty (50) miles per hour between its intersection with Center Oak Road and its
17 intersection with CTH VV.
18

19 BE IT FURTHER ORDAINED that this ordinance rescinds all previous speed restrictions for the
20 above-described portion of the County Trunk Highway System.



Waukesha County
Department of Public Works

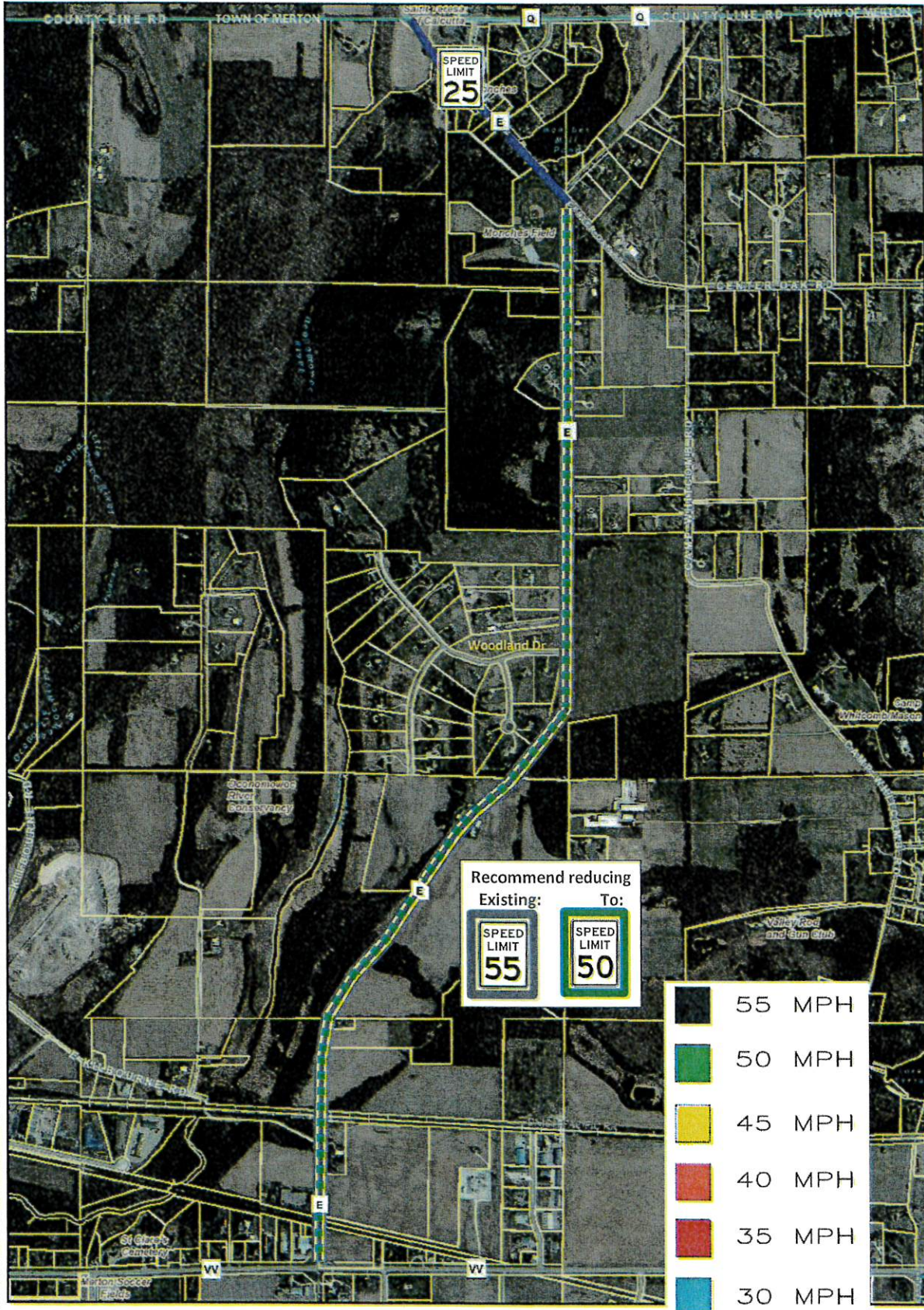
TO: Waukesha County Board of Supervisors
CC: Allison Bussler, Karen Braun
FROM: Bruce Barnes, P.E., PTOE
DATE: April 30, 2021
SUBJECT: Proposed reduction of posted speed limit along CTH E between Center Oak Road & CTH VV

This proposed lowering of the 55-MPH posted speed limit to 50-MPH along 2.4-miles of CTH E (North Avenue) between Center Oak Road and CTH VV was suggested by residents. About 93-98% of all vehicle speeds measured along this section of CTH E are traveling slower than the existing 55-MPH posted speed limit. More than ~75-90% are traveling at or below 50-MPH.

The incidence of traffic accidents is well above the statewide average for this section's class of road. Most drivers having collisions along this segment of CTH E were cited for failing vehicle control and/or driving too fast for conditions. Many collisions occur near highway curves, particularly during wet or snow weather conditions. 1 of 14 crashes recorded during 2016-2020 had involved serious injuries.

This proposed speed limit reduction, below the 55-MPH statewide limit established by Statute 346.57(4) along County Trunk Highways, will require placement of 50-MPH highway speed limit signs.

CTH E (North Avenue) Speed Study



Recommend reducing
Existing:  To: 

- 55 MPH
- 50 MPH
- 45 MPH
- 40 MPH
- 35 MPH
- 30 MPH
- 25 MPH



CTH E-11 (CTH VV – Center Oak) Speed Study



0 1,000.00Feet



CTH Posted Speed Limit

- 55 mph
- 45 mph
- 25 mph

Location of Speed Study



1 MODIFY SPEED ZONE ON COUNTY TRUNK HIGHWAY JJ
2 BETWEEN USH 18 AND CTH SR
3
4

5 WHEREAS, Wisconsin Statutes §349.11(3)(c) permits local authorities to establish speed zones
6 within certain guidelines; and
7

8 WHEREAS, in response to public inquiries and a review of vehicle speeds and collisions along
9 this segment of highway, the Waukesha County Department of Public Works finds it
10 appropriate to reduce the speed limit from 45 mph to 40 mph in both directions of County
11 Trunk Highway JJ between its intersection with USH 18 and its intersection with CTH SR in the
12 Town of Brookfield, the City of Pewaukee, and the City of Waukesha.
13

14 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
15 that the speed zone along both directions of County Trunk Highway JJ in the Town of
16 Brookfield, the City of Pewaukee, and the City of Waukesha is modified to be forty (40) miles
17 per hour between its intersection with USH 18 and its intersection with CTH SR.
18

19 BE IT FURTHER ORDAINED that this ordinance rescinds all previous speed restrictions for the
20 above-described portion of the County Trunk Highway System.

Paul Farrow
County Executive

Allison Bussler
Director



Waukesha County

Department of Public Works

TO: Waukesha County Board of Supervisors
CC: Allison Bussler, Karen Braun
FROM: Bruce Barnes, P.E., PTOE
DATE: April 30, 2021
SUBJECT: Proposed reduction of posted speed limit along CTH JJ between USH 18 & CTH SR

This proposed lowering of the 45-MPH posted speed limit to 40-MPH along 0.9-mile of CTH JJ between USH 18 and CTH SR was suggested by a local business and resident. About 95% of all vehicle speeds measured through this section of CTH SR are slower than the existing 45-MPH posted speed limit. More than 80% are traveling at or below 40-MPH.

The incidence of traffic accidents is well above the state average for this section's class of road. Most drivers having collisions along this segment of CTH JJ were cited for either failing to yield while turning left at intersections or for inattentive driving. 6 of 75 crashes recorded during 2016-2020 had involved serious injuries.

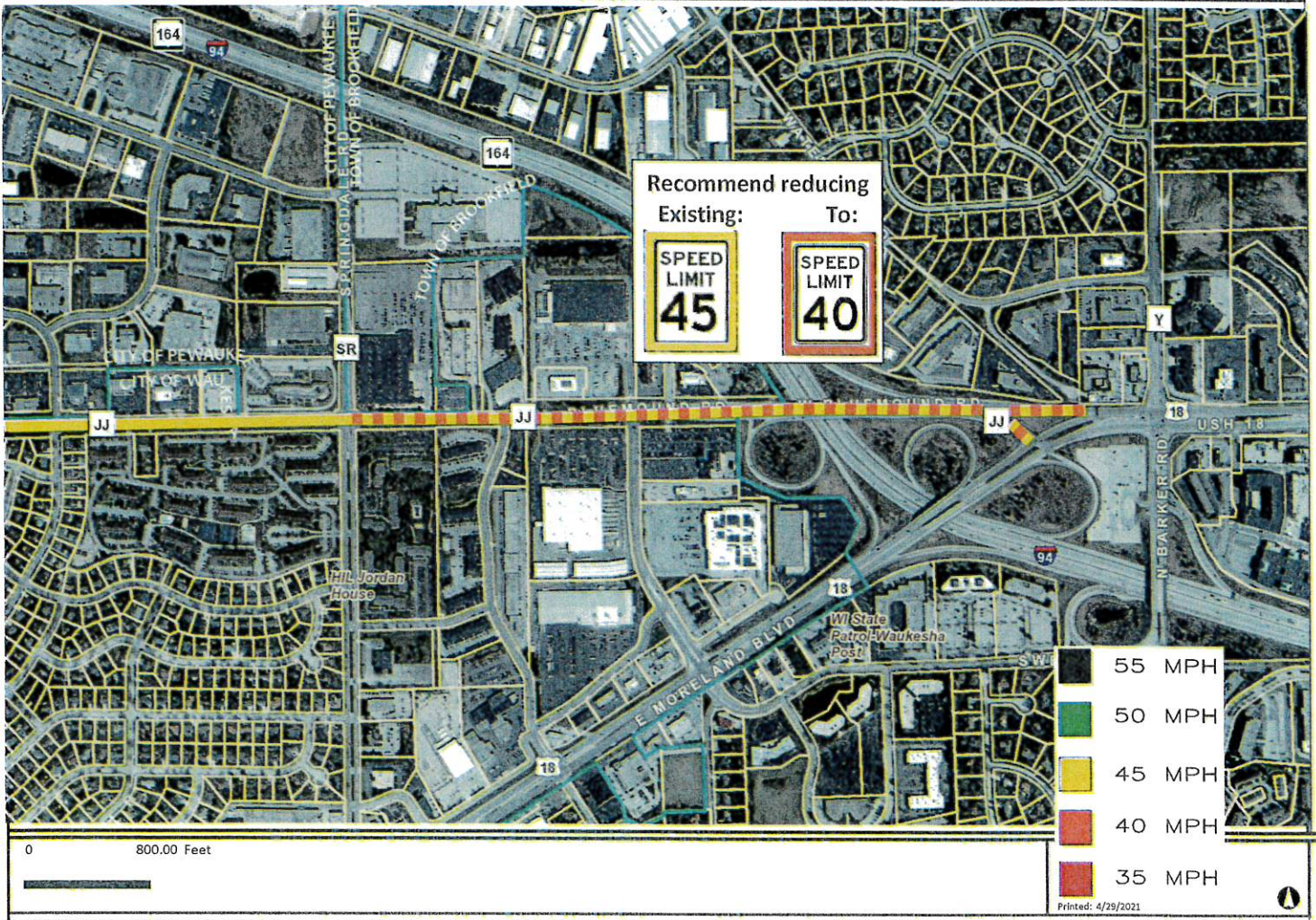
These types of collisions, prevailing vehicle speeds, and increased traffic volumes warrant reducing the posted speed limit along this section of road.

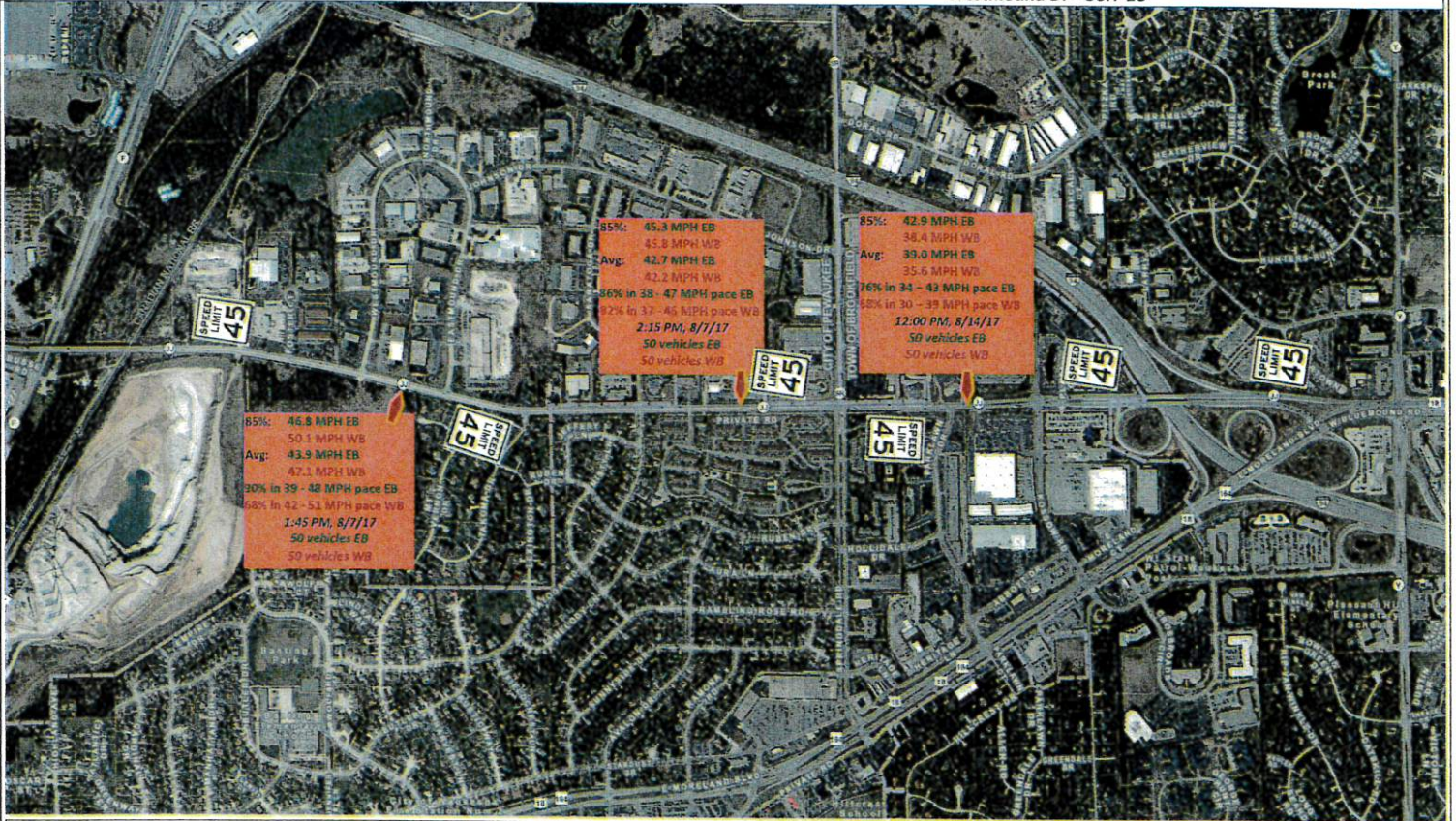
515 W Moreland Blvd., AC220 • Waukesha, Wisconsin 53188-2485
Phone: (262) 548-7740 • Fax: (262) 896-8097 • www.waukeshacounty.gov



LAND INFORMATION SYSTEMS DIVISION

CTH JJ Posted Speed Limit





0 800.00 Feet Printed: 7/11/2017

NOTES

1 AMEND ARTICLE III, DIVISION 2 OF CHAPTER 4 OF THE WAUKESHA
2 COUNTY CODE OF ORDINANCES - COUNTY BOARD RULES OF ORDER
3
4

5 WHEREAS, Article III, Division 2 of Chapter 4 of the Waukesha County Code of Ordinances sets
6 forth the County Board's Rules of Order ("Board Rules"); and
7

8 WHEREAS, it is desirable to amend the Board Rules to more particularly address multiple board
9 and committee meeting absences; and
10

11 WHEREAS, Wis. Stat. § 59.11(4) empowers a county board to establish and impose appropriate
12 punishment and penalties within its rules for violations of those rules; and
13

14 WHEREAS, it is desirable to establish such punishments and penalties to aide in the
15 enforcement of and compliance with the Board Rules.
16

17 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that Section 4-
18 68 of the Waukesha County Code is repealed and recreated to read:
19

20 **Sec. 4-68 Leaves of absence.**
21

22 (a) No member or officer of the county board of supervisors shall be absent from a
23 meeting of the county board of supervisors or a meeting of a standing committee of the
24 board to which the member or officer is assigned without first having obtained leave of
25 absence from the chairperson.
26

27 (b) If any member of the county board of supervisors shall miss (i) three or more
28 meetings of the county board of supervisors or (ii) six or more standing committee
29 meetings to which the member is assigned during a single board year the absences shall
30 be reviewed by the executive committee of the county board of supervisors. The
31 member shall be entitled to be present during any part of such review not conducted in
32 closed session and shall be entitled to address the executive committee. If the
33 executive committee determines that just cause does not exist for the member's serial
34 absences, the executive committee shall make a recommendation to the full county
35 board of supervisors as to what action, if any, should be taken. Action by the board of
36 supervisors may include censure, forfeiture from salary, or removal from one or more
37 standing committee assignments.
38

39 BE IT FURTHER ORDAINED that Section 4-86 of the Waukesha County Code is created to read:
40

41 **Sec. 4-86 Sanctions for violation.**
42

43 Sanctions for any violation of the rules of order of board of supervisors may be imposed
44 upon the offending member upon a motion duly made and passed by a majority of the
45 members of the county board of supervisors setting forth the violation and the sanction

46 to be imposed. One or more of the following sanctions may be imposed for violation of
47 the county board of supervisors' rules of order:

- 48
- 49 1. A censure formally reprimanding the member for the violation(s);
 - 50 2. A forfeiture of not less than \$50 and not more than \$200 for each violation.
 - 51 3. Notwithstanding Section 4-96 of this Code, temporary or permanent removal from one
52 or more standing committee assignment.



WAUKESHA COUNTY
OFFICE OF THE COUNTY EXECUTIVE

MEMO:

DATE: April 30, 2021
TO: Chairman Paul Decker
FROM: Paul Farrow
RE: Appointment of Citizen Member to the Pauline Haas Public Library
Board of Trustees

I am pleased to submit to the County Board for your consideration, the appointment of Ms. Rebecca DeLonge to the Pauline Haas Public Library Board of Trustees. Ms. DeLonge has been a resident of Lisbon since 2004 and has a background working in political science and history and is currently an employee of WE Energies in Pewaukee. Ms. DeLonge's appointment would fulfill the vacancy due to the resignation of Ms. Julie Kucharski. Ms. DeLonge's term, if reappointed, will expire in July of 2023.

PF:kb

cc: Meg Wartman
Karol Kennedy

Becky DeLonge
W224N8187 Rudy Junior Court Lisbon, WI 53089
toddbeckyd@gmail.com
414-788-9759

March 18th, 2021

Dear Adele Loria and the Waukesha County Board of Supervisors,

Thank you for the opportunity to serve as a representative for Lisbon on the Pauline Haass Public Library Board of Trustees. I have been a resident of Lisbon since 2004, and I am excited to serve my community by promoting and protecting our cherished library. I firmly believe that libraries are not only a source of books and information, but also are a vital part of a community that provides a safe, warm, engaging place for everyone to thrive.

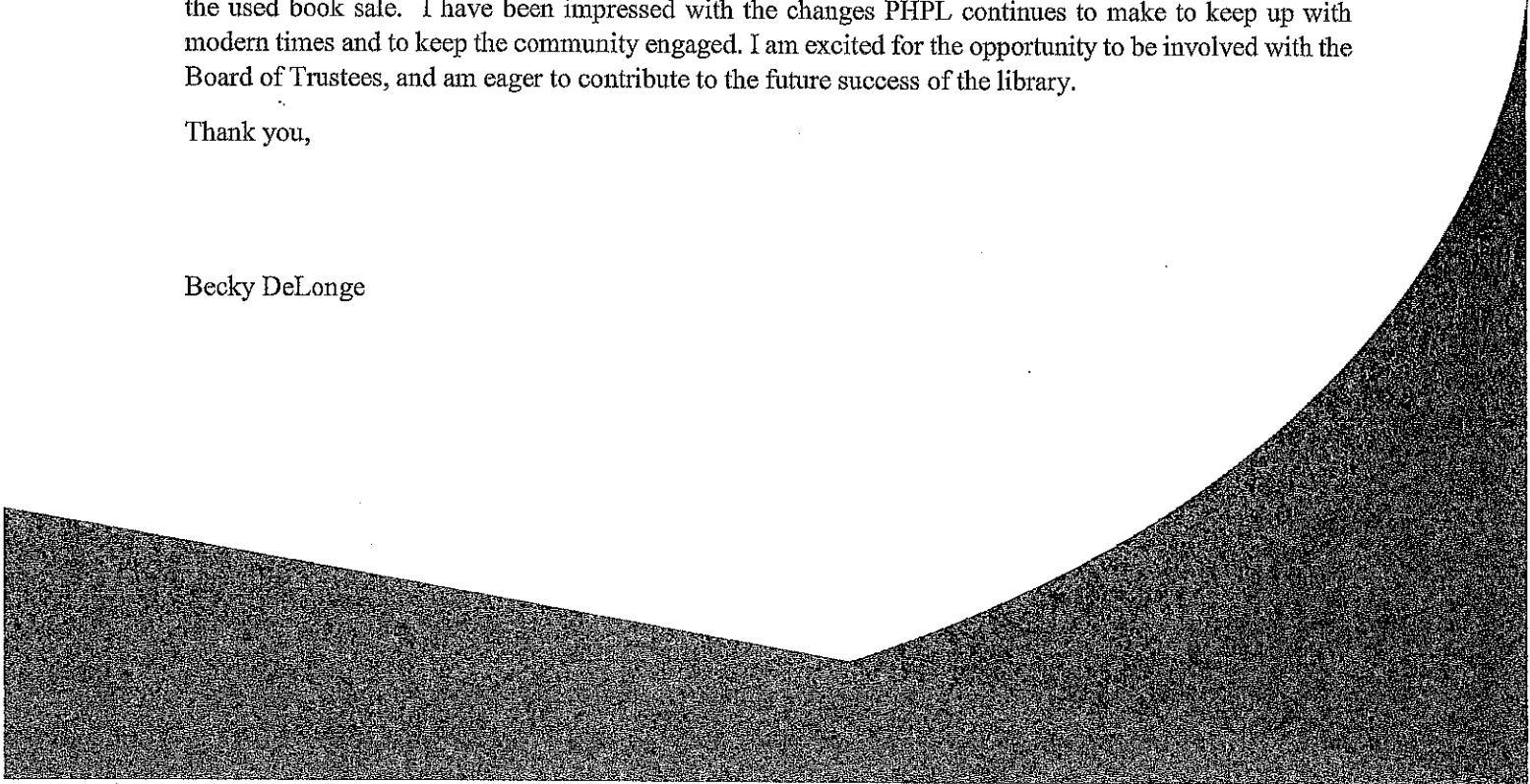
I received a Bachelor's of Science in 2002 from the University of Wisconsin- Madison in History and Political Science. I attended the University of Wisconsin-Milwaukee's dual Master's Degree program in History and Library Science but unfortunately did not finish that degree as life took me in another direction. While I was in Madison, I enjoyed working at the Wisconsin Historical Society where I assisted in digitizing state records and researching local history. I also worked at the University's foreign language library (under Learning Support Services) for four years, where students from all over the world came to use and check out multiple types of digital media to assist in their studies. After college, I worked for National Appraisal Corporation, assisting in municipal assessments and records management. I also worked at LT Construction, Inc where I was responsible for AR/AP, scheduling, and tax reporting.

Currently, I work part time at We Energies in Pewaukee, working behind the scenes in the Customer Service Department, providing support and assisting with digital communications and social media. My husband, Todd, and I have three children in the Sussex- Hamilton School district, ages 8 to 15. We all enjoy the outdoors, and spend a lot of time at Menomonee Park. My kids have enjoyed the library since they were toddlers at story time, and have enjoyed countless hours at the library's classes and events.

The Pauline Haass Public Library has been an important part of our family's experience living in Lisbon, whether it is memories of the annual Ice Cream Social, weekly trips to stock up on books and movies, spending summer afternoons going between the park and the play zones inside, or finding new treasures at the used book sale. I have been impressed with the changes PHPL continues to make to keep up with modern times and to keep the community engaged. I am excited for the opportunity to be involved with the Board of Trustees, and am eager to contribute to the future success of the library.

Thank you,

Becky DeLonge



FIRST AMENDMENT TO LEASE AGREEMENT WITH
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

1
2
3
4
5 WHEREAS, Waukesha County owns a radio tower (the "Tower") located at the 2120
6 Davidson Road, the City of Waukesha, Waukesha County, State of Wisconsin (the "Site");
7 and

8
9 WHEREAS, Cellco Partnership d/b/a Verizon Wireless, the successor in interest to Verizon
10 Wireless Personal Communications LP, ("Verizon") currently leases space on the Tower and
11 at the Site for operation of a cellular communications facility pursuant to that certain
12 Tower and Ground Space Lease Agreement dated November 29, 2017 (the "Lease"); and

13
14 WHEREAS, Verizon desires to replace, modify or relocate various equipment, antennas
15 and/or feedlines on the Tower in order to update aged equipment; and

16
17 WHEREAS, the County is willing to permit the upgrades, and otherwise amend the Lease
18 with Verizon without requiring an increase in rent; and

19
20 WHEREAS, it is therefore necessary and desirable for the parties to execute an
21 amendment to the Lease to formalize their agreement.

22
23 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the First
24 Amendment to Lease Agreement between the County and Verizon for use of the Tower and
25 surrounding lands is hereby approved.

26
27 BE IT FURTHER ORDAINED that the Director of Emergency Preparedness or his designee is
28 authorized to execute the First Amendment to Tower and Ground Space Lease Agreement
29 and any other documents necessary to effectuate the intent thereof.

**FIRST AMENDMENT TO TOWER AND
GROUND SPACE LEASE AGREEMENT**

THIS FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE AGREEMENT ("**First Amendment**"), dated as of the latter of the signature dates below, is by and between Waukesha County, Wisconsin, a quasi-municipal corporation, having a mailing address of 515 W. Moreland Blvd., Waukesha, WI 53188 hereinafter designated **LANDLORD** and Celco Partnership d/b/a Verizon Wireless, with its principle offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 hereinafter designated **TENANT**.

WHEREAS, **LANDLORD** and **TENANT** entered into a certain Tower and Ground Space Lease Agreement dated on or about November 29, 2017 (the "Lease"), whereby **LANDLORD** leased to **TENANT** certain Premises, therein described, that are a portion of the Property located at 2120 Davidson Road, Waukesha, WI 53186 for use as a cellular communications facility; and

WHEREAS, among other things, the Lease requires that modifications and improvements to the Premises desired by **TENANT** that would result in additional equipment, change space requirements or change configuration, placement or number of antennas or feedlines are subject to the **LANDLORD**'s prior approval, and may result in demand for increased rent and/or tower modifications; and

WHEREAS, **TENANT** desires to change, modify or relocate various equipment, antennas and/or feedlines on the Premises, which the **LANDLORD** is willing to approve so long as the Lease is otherwise amended as required hereby, and

WHEREAS, **LANDLORD** and **TENANT**, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LANDLORD** and **TENANT** agree to amend the Lease as follows:

1. Additional Equipment Modification. **LANDLORD** consents to the installation and operation of the additional antennas, associated cables and equipment described on the attached Exhibit B-1 (the "Additional Equipment"). **LANDLORD**'s execution of this First Amendment will signify **LANDLORD**'s approval of Exhibit B-1. Exhibit B-1 hereby modifies Exhibit B to the Lease.

2. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Lease and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this First Amendment.

3. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute this First Amendment on the dates set forth below.

"LANDLORD"

Waukesha County, Wisconsin, a quasi-municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

"TENANT"

Cellco Partnership d/b/a Verizon Wireless

By: _____
Its: _____
Name: _____
Title: _____
Date: _____

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

LESSEE ACKNOWLEDGEMENT

STATE OF

COUNTY OF _____

On the ____ day of _____ in the year _____ before me, _____, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within this instrument and acknowledged to me that he/she executed the same in his/her official capacity, being authorized to do so, and that by his/her signature on the instrument, the party on behalf of which he/she acted, executed the instrument.

Notary Public

Printed Name: _____

My Commission Expires: _____

COUNTY ACKNOWLEDGEMENT

STATE OF WISCONSIN

COUNTY OF _WAUKESHA_____

On the ____ day of _____ in the year _____ before me, Gary Bell, Waukesha County Director of Emergency Preparedness, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within this instrument and acknowledged to me that he executed the same in his official capacity, being authorized to do so, and that by his signature on the instrument, the party upon behalf of which he acted, executed the instrument.

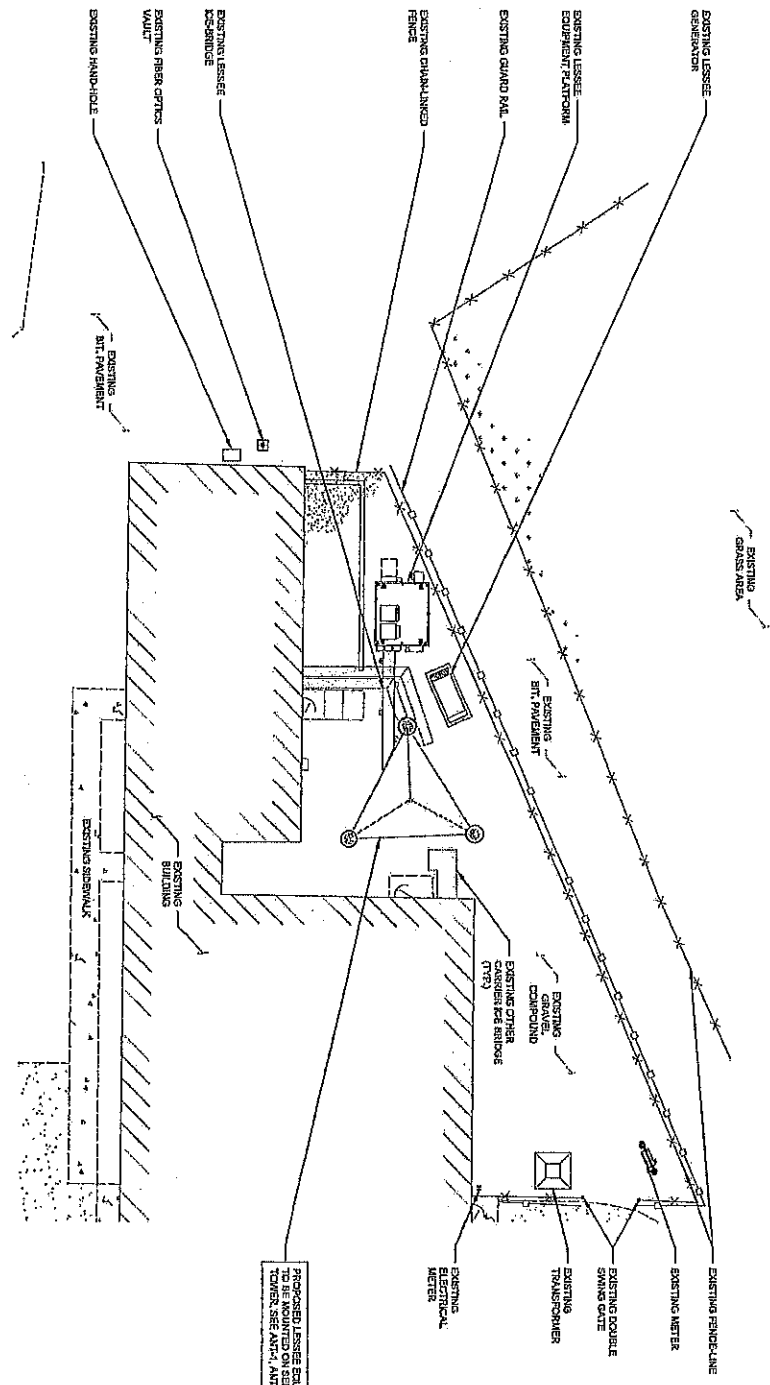
Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit B-1
(see attached drawings)

THESE PLANS ASSUME SITEWORK
BUILT PER CONSTRUCTION DRAWINGS
DATE 08/20/00. A SITE VISUAL AND
OTHER CONSTRUCTION DRAWINGS
PERFORMED FOR THIS UPGRADE.



PROPOSED LESSEE EQUIPMENT TO BE INSTALLED ON EXISTING TOWER. SEE APTA, ANTA, & ANCA.

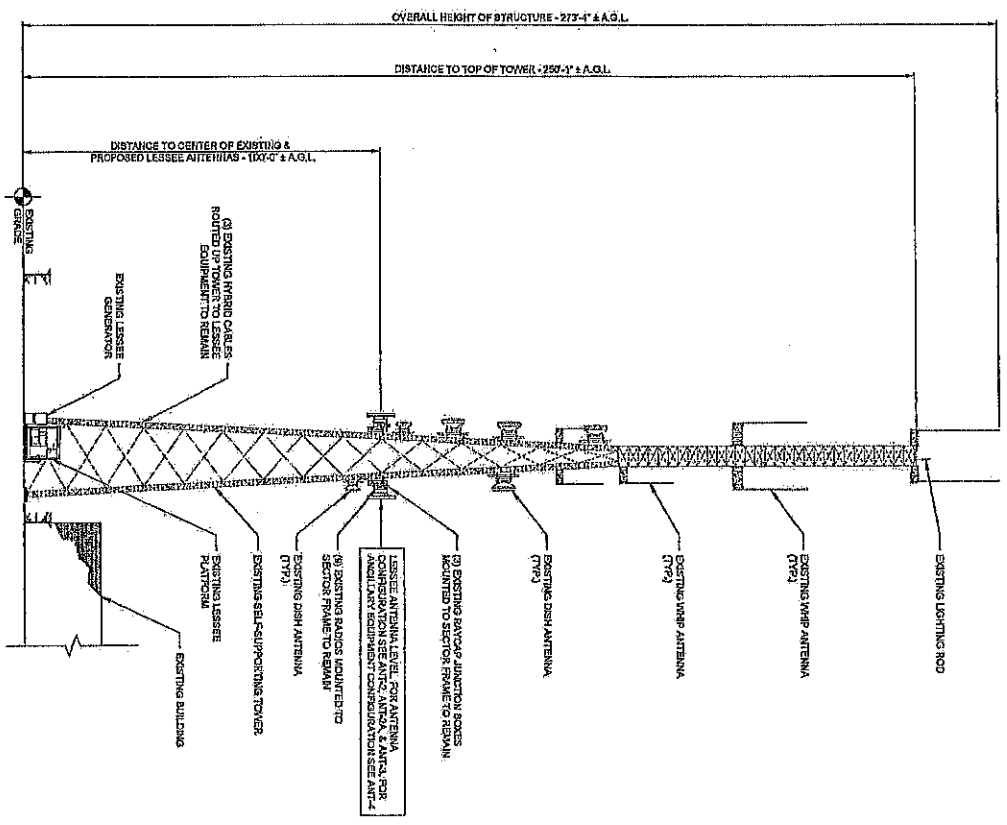
1 SITE LAYOUT



C-1 SHEET NUMBER	2120 DAVIDSON RD WAUKESHA, WI 53186	LOC. # 287804 DAVIDSON RD	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> <td>03/12/04</td> <td>RA</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMITS</td> <td>03/12/04</td> <td>TH</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITS</td> <td>03/12/04</td> <td>TH</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR PERMITS	03/12/04	RA	2	ISSUED FOR PERMITS	03/12/04	TH	3	ISSUED FOR PERMITS	03/12/04	TH	 TERRA CONSULTING, INC. 400 SULLY ROAD PARSIPPANY, NJ 07054 PHONE: (973) 261-1100 FAX: (973) 261-1101	 1701 GOLF ROAD, TOWER 2, SUITE 400 ROLLING MEADOWS, IL 60008 PHONE: (847) 619-5287 FAX: (847) 705-7418
	NO.	DESCRIPTION	DATE	BY																	
1	ISSUED FOR PERMITS	03/12/04	RA																		
2	ISSUED FOR PERMITS	03/12/04	TH																		
3	ISSUED FOR PERMITS	03/12/04	TH																		
DRAWN BY: JLN CHECKED BY: AJJ DATE: 08/20/00 PROJECT #: 124498 SHEET TITLE: SITE LAYOUT																					

NOTES:
 THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
 PLEASE REFER TO MOBILE ANALYSIS PROVIDED BY OTHERS AND TOWER ANALYSIS PROVIDED BY OTHERS FOR ALL ANALYSIS AND STRUCTURAL REQUIREMENTS.
 THE ANALYSIS OF THE ANTENNA LOCATED WAS PERFORMED BY OTHERS. TERRA CONSULTING GROUP IS NOT RESPONSIBLE FOR THE ANALYSIS AND STRUCTURAL ANALYSIS CONTRACTED TO OTHERS. ANALYSIS WITH OTHERS.

THESE ABOVE ASSUMPTIONS WERE MADE FOR CONSTRUCTION PERMITS BY TERRA CONSULTING GROUP, LTD. DATED FROM A SITE VISIT WAS NOT CONDUCTED FOR THIS PROJECT.



WEST ELEVATION
 SCALE 1/8\"/>

FULL SCALE PRINT IS ON 22x36 MEDIA
 HALF SCALE PRINT IS ON 17x11 MEDIA

ANT-1
 SHEET TITLE
 SITE ELEVATION
 SHEET NUMBER

2120 DAVIDSON RD
 WAUKESHA, WI 53186

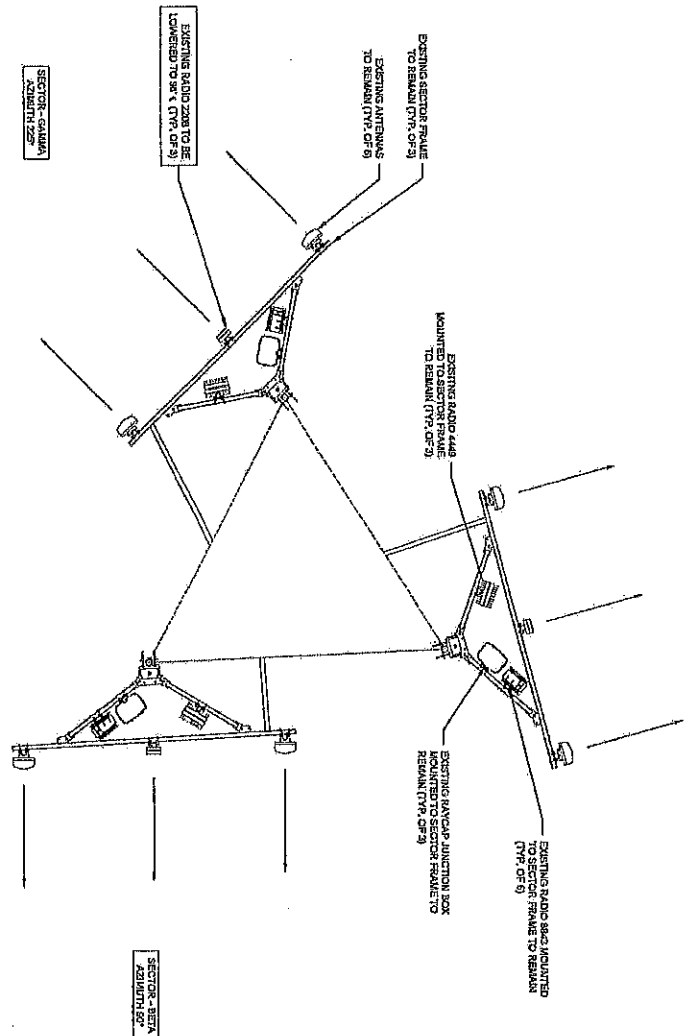
DAVIDSON RD
 LOC. # 287804

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12/17/20	RA
2	UPDATED PER APPROVAL	01/22/21	FP
3	ALLOWED FOR INSTALLATION	01/22/21	TH
4	REVISED FOR FINAL	04/23/21	RA

TERRA
 CONSULTING GROUP, LTD.
 200 E. WISCONSIN STREET
 WAUWATOSA, WI 53190
 PHONE: (414) 431-4400
 FAX: (414) 431-4401

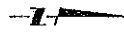
verizon
 1701 GOLF ROAD,
 TOWER 2, SUITE 400
 ROLLING MEADOWS, IL 60008
 PHONE: (817) 612-5327
 FAX: (817) 700-7415

- NOTES:**
1. THIS DRAWING IS FOR SHIELD AND LAYOUT PURPOSES ONLY. VERIFICATION/TESTING HAS PROVIDED A MODIFIED ANALYSIS BY OTHERS THAT NEEDS TO BE REVIEWED BY THE CONTRACTOR. IF THERE IS ANY DISCREPANCY BETWEEN THE MODIFIED ANALYSIS AND THE DRAWING, DISCREPANCY SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ANALYSIS OF THE COVERING DOCUMENT.
 2. NO ANTENNA OR LINE HANGING REQUIRED FOR REMOVAL OF ANY EXISTING TOWER AND KNUIT CONTACT.
 3. G.O. TO VERIFY ANTENNA TECHNOLOGIES FROM TO REMOVAL OF ANY ANTENNAS.
 4. REFER TO ANTENNA & ANTENNA FOR DETAIL ON EXISTING & PROPOSED RE-CONFIGURATION.



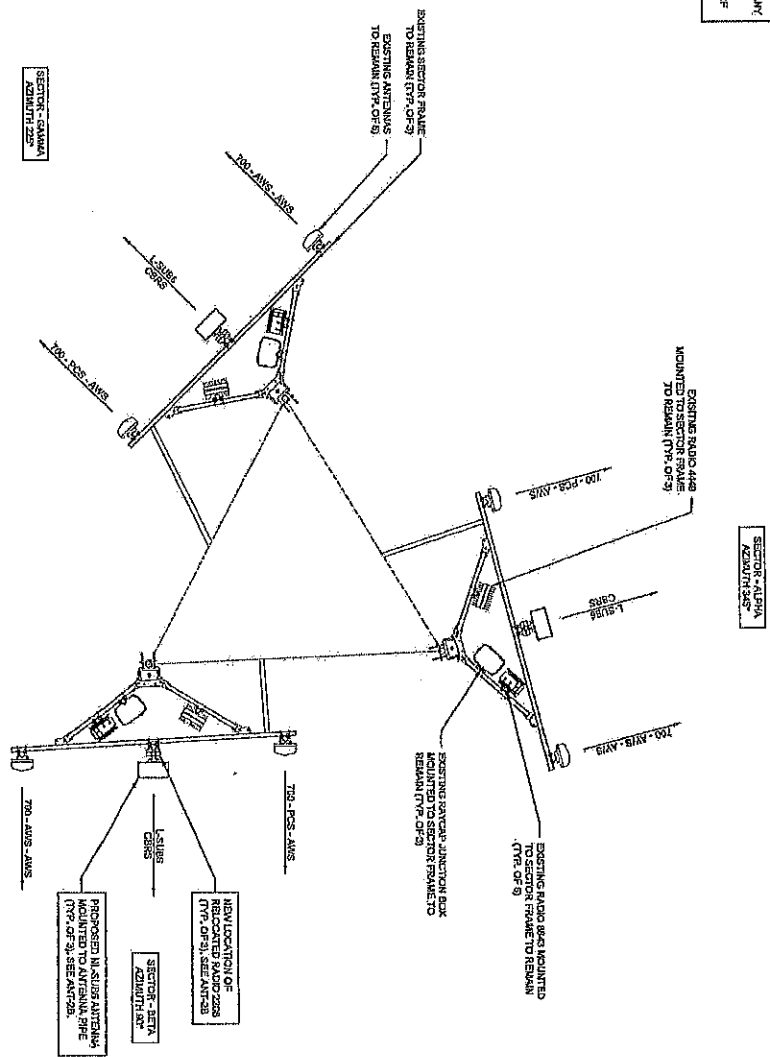
THESE PLANS ASSUME SITEWORK SHALL PER CONSTRUCTION DRAWINGS BY TERRA CONSULTING GROUP, LTD. REVISIONS FOR THIS DRAWING REMAINED FOR THIS VERSION.

1 EXISTING ANTENNA LAYOUT
N.T.S.



ANT-2 SHEET TITLE ANTENNA LAYOUT SHEET NUMBER	ORGANIZER: JLR DESIGNED BY: AJJ DATE: 02/20/20 PROJECT #: 174483	2120 DAVIDSON RD WALKERSHA, VA 53136 DAVIDSON RD LOC. # 287804	TERRA CONSULTING GROUP, LTD. 600 BEECHWAY PARK RIDGE, IL 60068 PHONE: (847) 815-5397 FAX: (847) 815-5311	verizon 1201 COLLE ROAD, TOWER 2, SUITE 400 ROLLING HEADS, IL 60008 PHONE: (847) 815-5397 FAX: (847) 700-7415																			
	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>12/11/2019</td> <td>RA</td> </tr> <tr> <td>2</td> <td>UPDATED FOR PERMITS</td> <td>03/02/2020</td> <td>JP</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITTING</td> <td>03/02/2020</td> <td>EB</td> </tr> <tr> <td>4</td> <td>ISSUED FOR FINAL</td> <td>02/10/2021</td> <td>JLR</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR REVIEW	12/11/2019	RA	2	UPDATED FOR PERMITS	03/02/2020	JP	3	ISSUED FOR PERMITTING	03/02/2020	EB	4	ISSUED FOR FINAL	02/10/2021	JLR	Referred on: 05/06/21 File Number: 176-O-024 Referred to: JU
NO.	DESCRIPTION	DATE	BY																				
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2	UPDATED FOR PERMITS	03/02/2020	JP																				
3	ISSUED FOR PERMITTING	03/02/2020	EB																				
4	ISSUED FOR FINAL	02/10/2021	JLR																				

- NOTES:**
1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL ANTENNA MOUNTING POINTS THAT NEEDS TO BE REVIEWED BY THE CONTRACTOR. IF THERE IS ANY DISCREPANCY BETWEEN THE MOUNT ANALYSIS AND THIS DRAWING, ANALYSIS OF THE GOVERNING DOCUMENT.
 2. NO ANTENNA OR LINES SHOULD BE INSTALLED PRIOR TO CONSTRUCTION OF THE STRUCTURE AND BEFORE ANY OTHER WORK.
 3. G.C. TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
 4. REFER TO ANT-2 & ANT-3 FOR DETAIL ON EXISTING & PROPOSED RF CONFIGURATION.



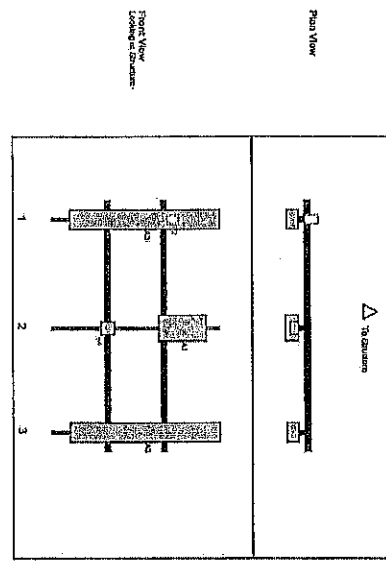
THESE PLANS ASSUME SITE WAS BUILT PER CONSTRUCTION DRAWINGS DATED 05/06/21. A SITE VISIT WAS NOT PERFORMED FOR THIS UPDATE.

NOTE: THE GENERAL CONTRACTOR IS TO REFER TO THE STRUCTURAL MOUNT ANALYSIS FORWARDED BY OTHERS. THIS IS A REPRESENTATION TAKEN DIRECTLY FROM THAT ANALYSIS. IF THERE IS A CONFLICT BETWEEN THE ANALYSIS AND DRAWINGS, THE ANALYSIS TAKES PRECEDENCE. VERIZON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ANTENNAS OR EQUIPMENT THAT RESULTS FROM THE MOUNT ANALYSIS.

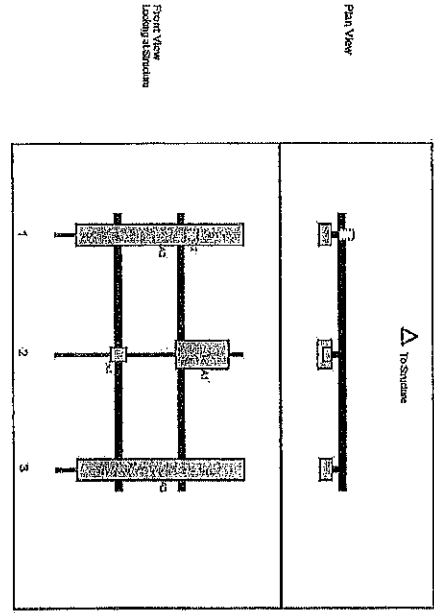
1 PROPOSED ANTENNA LAYOUT
NTS.

2120 DAVIDSON RD WAUKESHA, WI 53186		1701 GOLF ROAD, TOWER 2, SUITE 400 ROLLING MEADOWS, IL 60008 PHONE: (847) 610-5307 FAX: (847) 700-7415	
DRAWN BY: JLS CHECKED BY: JUI DATE: 7/20/2020 PROJECT #: 14493	SHEET TITLE: PROPOSED ANTENNA LAYOUT	NO. DESCRIPTION DATE BY 1 ISSUED FOR ANALYSIS 10/16/2019 JLS 2 UPDATED FOR ISSUED FOR ANALYSIS 03/02/2021 JLS 3 ISSUED FOR PERMITTED 04/02/2021 JLS 4 REVISED FOR PERMITTED 05/26/2021 JLS	LOC. #: 287804 DAVIDSON RD

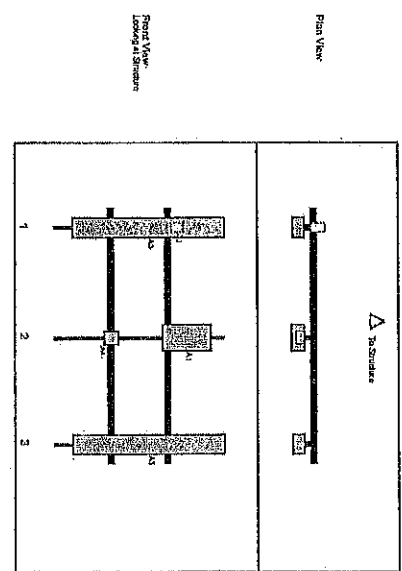
NOTE:
THE GENERAL CONTRACTOR IS TO REFER TO THE STRUCTURAL MOUNT ANALYSIS PERFORMED BY OTHERS. THIS IS A REPRESENTATION TAKEN DIRECTLY FROM THAT ANALYSIS. THERE IS NO DIRECT CONTACT WITH THE MOUNT ANALYSIS ENGINEER. TERRA IS NOT RESPONSIBLE FOR THE MOUNT ANALYSIS.



1 ALPHA SECTOR



3 GAMMA SECTOR



2 BETA SECTOR

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12/17/2020	JA
2	ISSUED FOR CONSTRUCTION	03/06/21	EP
3	ISSUED FOR CONSTRUCTION	03/05/21	TH
4	ISSUED FOR CONSTRUCTION	03/24/21	ATP

ALPHA SECTOR

NO.	DESCRIPTION	DATE	BY
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4	ISSUED FOR CONSTRUCTION	03/24/21	ATP

BETA SECTOR

NO.	DESCRIPTION	DATE	BY
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NOTE:
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<p>2120 DAVIDSON RD WALKERSHILL, VA 53156</p> <p>DAVIDSON RD</p> <p>LOC. # 287804</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>12/17/2020</td> <td>JA</td> </tr> <tr> <td>2</td> <td>ISSUED FOR CONSTRUCTION</td> <td>03/06/21</td> <td>EP</td> </tr> <tr> <td>3</td> <td>ISSUED FOR CONSTRUCTION</td> <td>03/05/21</td> <td>TH</td> </tr> <tr> <td>4</td> <td>ISSUED FOR CONSTRUCTION</td> <td>03/24/21</td> <td>ATP</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR REVIEW	12/17/2020	JA	2	ISSUED FOR CONSTRUCTION	03/06/21	EP	3	ISSUED FOR CONSTRUCTION	03/05/21	TH	4	ISSUED FOR CONSTRUCTION	03/24/21	ATP	<p>TERRA CORPORATION PARK RIDGE, IL 60018 TEL: 630-415-1111 FAX: 630-415-1111</p>	<p>verizon 1701 GOLF ROAD, TOWER 1, SUITE 400 ROLLING MEADOWS, IL 60008 PHONE: (817) 818-5397 FAX: (817) 106-7415</p>
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<p>PROJECT # 287804</p> <p>DATE 03/05/21</p> <p>DRAWN BY JLR</p> <p>CHECKED BY AJL</p> <p>DESIGNER PROPOSED ANTENNA LAYOUT</p> <p>SHEET NUMBER</p> <p>ANT-2B</p>																							

Antenna Summary

Model	Qty	Part No.	Part Name	Manufacturer	Serial No.	Location	Altitude	Orientation	Notes
ANT-3	3	176-0-024	ANTENNA	VERIZON		DAVIDSON RD	53785		

1 ANTENNA SUMMARY

Equipment Summary

Equipment Type	Model	Qty	Part No.	Part Name	Manufacturer	Serial No.	Location	Altitude	Orientation	Notes
ANTENNA	ANT-3	3	176-0-024	ANTENNA	VERIZON		DAVIDSON RD	53785		

2 EQUIPMENT SUMMARY



REV	DATE	BY	DESCRIPTION
01	12/11/2012	RA	ISSUED FOR DRAWING
02	03/09/2011	FP	ISSUED FOR PERMITS
03	03/09/2011	TH	ISSUED FOR PERMITS
04	03/24/2011	RA	ISSUED FOR PERMITS

ANT-3
 OPERATOR: ANTONIO INFERRANTO
 PROJECT # 176-0-024
 DATE: 12/11/2012
 CHECKED BY: JLT
 2120 DAVIDSON RD
 WAUKESHA, WI 53185
 LOC. # 287804
 DAVIDSON RD

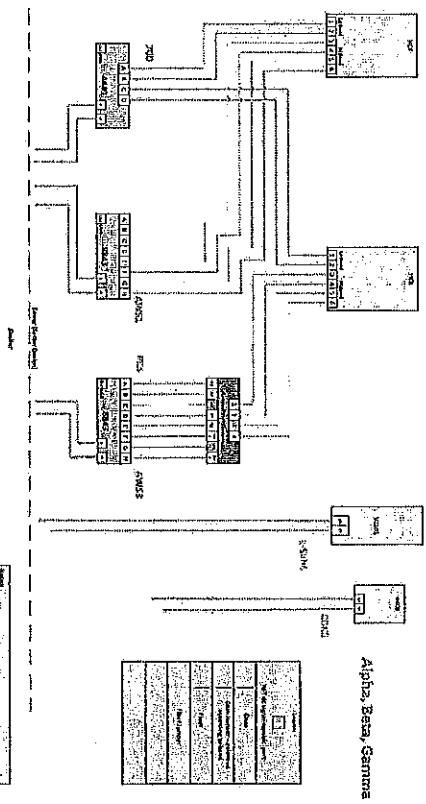
RF EMISSIONS REPORT REQUIRED

YES NO

DATE OF REPORT: _____

EXISTING EQUIPMENT TO BE REUSED		
LOCATION	EQUIPMENT	COUNT
TOP	MAIN RAYCAP	3
BOTTOM	MAIN RAYCAP	3
EXISTING CABLING TO BE REUSED		
TYPE	SIZE	COUNT
HYBRID	MAIN TRUNK	3
COAX	N/A	0

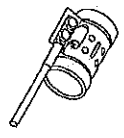
1 RAYCAP/HYBRID CABLE INFORMATION
N/A



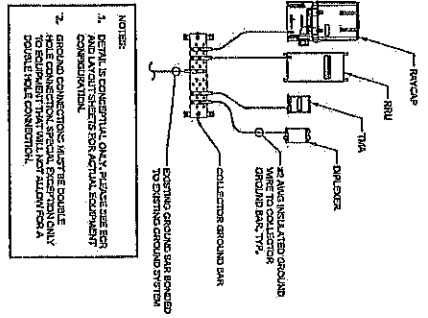
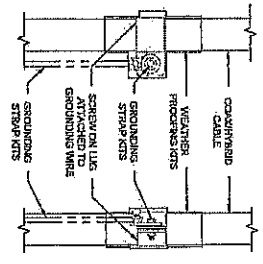
2 CABLE DIAGRAM
N/A

<p>ANT-3A</p> <p>SHEET TITLE COMBINER CABLE DATA & CABLE DIAGRAM</p> <p>SHEET NUMBER</p>	<p>2120 DAVIDSON RD WAUKESHA, WI 53186</p>	<p>LOC. # 287804 DAVIDSON RD</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>12/17/2020</td> <td>NA</td> </tr> <tr> <td>2</td> <td>ISSUED FOR REVISIONS</td> <td>03/08/2021</td> <td>JP</td> </tr> <tr> <td>3</td> <td>ISSUED FOR REVISIONS</td> <td>03/22/2021</td> <td>TH</td> </tr> <tr> <td>4</td> <td>ISSUED FOR FINAL</td> <td>02/24/2021</td> <td>JT</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR REVIEW	12/17/2020	NA	2	ISSUED FOR REVISIONS	03/08/2021	JP	3	ISSUED FOR REVISIONS	03/22/2021	TH	4	ISSUED FOR FINAL	02/24/2021	JT	<p>TERRA COMMUNICATIONS CORPORATION, LLC 620 AVIATE DRIVE PARK RIDGE, IL 60061 TEL: 630-431-5152 FAX: 630-431-4841</p>	<p>verizon 1701 GOLF ROAD, TOWER 2, SUITE 400 ROLLING MEADOWS, IL 60008 PHONE: (617) 610-5287 FAX: (617) 700-7418</p>
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<p>DESIGNED BY: JLT</p> <p>DATE: 12/02/2020</p> <p>PROJECT #: 21488</p>	<p>2120 DAVIDSON RD WAUKESHA, WI 53186</p>	<p>LOC. # 287804 DAVIDSON RD</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>12/17/2020</td> <td>NA</td> </tr> <tr> <td>2</td> <td>ISSUED FOR REVISIONS</td> <td>03/08/2021</td> <td>JP</td> </tr> <tr> <td>3</td> <td>ISSUED FOR REVISIONS</td> <td>03/22/2021</td> <td>TH</td> </tr> <tr> <td>4</td> <td>ISSUED FOR FINAL</td> <td>02/24/2021</td> <td>JT</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR REVIEW	12/17/2020	NA	2	ISSUED FOR REVISIONS	03/08/2021	JP	3	ISSUED FOR REVISIONS	03/22/2021	TH	4	ISSUED FOR FINAL	02/24/2021	JT	<p>TERRA COMMUNICATIONS CORPORATION, LLC 620 AVIATE DRIVE PARK RIDGE, IL 60061 TEL: 630-431-5152 FAX: 630-431-4841</p>	<p>verizon 1701 GOLF ROAD, TOWER 2, SUITE 400 ROLLING MEADOWS, IL 60008 PHONE: (617) 610-5287 FAX: (617) 700-7418</p>
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- NOTES:**
1. DO NOT INSTALL CABLE GROUND STRAP AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. THIS DETAIL IS TYPICAL FOR EACH CONDUIT WHERE IT IS SHIPPED TO BE GROUNDED.
 3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
 4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
 5. USE ONLY TINI PULVED GROUNDING KITS.



1 CONDUIT HYBRID CABLE GROUND KIT DETAIL
SCALE: N.T.S.



- NOTES:**
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. GROUND CONNECTIONS IN THE ROUTE TO EQUIPMENT SHALL NOT ALLOW FOR A DOUBLE POINT CONNECTION.

2 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

<p>ANT-4</p> <p>SHEET NUMBER</p> <p>DETAILS</p>	<p>DATE: 10/20/02</p> <p>PROJECT #: 04-026</p>	<p>DESIGNED BY: JH</p> <p>CHECKED BY: JH</p>	<p>2170 DAVIDSON RD</p> <p>WALKERSHILL, WI 53185</p>	<p>LOC. # 287804</p> <p>DAVIDSON RD</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>05/12/02</td> <td>JH</td> </tr> <tr> <td>2</td> <td>APPROVED FOR RELEASE</td> <td>05/20/02</td> <td>JH</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITTING</td> <td>06/10/02</td> <td>JH</td> </tr> <tr> <td>4</td> <td>ISSUED FOR CONSTRUCTION</td> <td>10/20/02</td> <td>JH</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR REVIEW	05/12/02	JH	2	APPROVED FOR RELEASE	05/20/02	JH	3	ISSUED FOR PERMITTING	06/10/02	JH	4	ISSUED FOR CONSTRUCTION	10/20/02	JH	<p>TERRA</p> <p>CONSULTING ENGINEERS, LTD.</p> <p>2000 BEECHWOOD</p> <p>PARK RIDGE, IL 60069</p> <p>PHONE: (847) 619-4465</p> <p>FAX: (847) 619-4461</p>	<p>verizon</p> <p>1701 GOLF ROAD,</p> <p>TOWER 2, SUITE 400</p> <p>ROLLING MEADOWS, IL 60008</p> <p>PHONE: (847) 619-5307</p> <p>FAX: (847) 709-7415</p>
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Paul J. Ford & Company
 250 East Broad Street Suite 600
 Columbus, OH 43215
 (614) 221-6679
jforbes@pauljford.com

Antenna Mount Analysis Report and PMI Requirements

Mount Analysis

SMART Tool Project #: 10016826

Paul J. Ford Project #: 24320-0649.002.8190

February 8, 2021

Site Information

Site ID: 287804-VZW / Davidson Rd
 Site Name: Davidson Rd
 Carrier Name: Verizon Wireless
 Address: 2120 Davidson Road
 Waukesha, Wisconsin 53186, Waukesha
 County
 Latitude: 43.025000°
 Longitude: -88.189960°

Structure Information

Tower Type: 250-Ft Self Support
 Mount Type: 13.04-Ft Sector Frame

FUZE ID # 16233654

Analysis Results

13.04-Ft Sector Frame: 43.8% Pass

***Contractor PMI Requirements:

Included at the end of this MA report

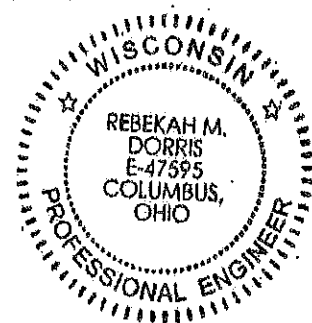
Available & Submitted via portal at <https://pmi.vzwsmart.com>

Contractor - Please Review Specific Site PMI Requirements Upon Award

Requirements also Noted on Mount Modification Drawings

Requirements may also be Noted on A & E drawings

Report Prepared By: Jared Forbes



02/08/2021

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only, and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Radio Frequency Data Sheet (RFDS)	Verizon RFDS, FUZE# 16233654, dated September 14, 2020
Mount Mapping Report	RKS, Project # 287804, dated October 06, 2020

Analysis Criteria:

Codes and Standards:	ANSI/TIA-222-H
Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT} : 107 mph Ice Wind Speed (3-sec. Gust): 40 mph Design Ice Thickness: 1.50 in Risk Category: II Exposure Category: C Topographic Category: 1 Topographic Feature Considered: N/A Topographic Method: N/A Ground Elevation Factor, K_a : 0.966
Seismic Parameters:	S_s : 0.076 S_1 : 0.048
Maintenance Parameters:	Wind Speed (3-sec. Gust): 30 mph Maintenance Live Load, L_v : 250 lbs. Maintenance Live Load, L_m : 500 lbs.
Analysis Software:	RISA-3D (V17.0.3)

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
99.50	102.00	3	Ericsson	VZE01	Added
		3	Commscope	CDX1923Q-DS-43	
	100.00	6	Commscope	NHH-65C-R2B	Retained
		6	Ericsson	8843	
		3	Ericsson	4449	
		3	Raycap	RC3DC-3315-PF-48	
	98.00	3	Ericsson	2208 w/ KRE 105 281/1	Added

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Paul J. Ford and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Paul J. Ford to verify deviation will not adversely impact the analysis.
2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by PJF, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.
6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Paul J. Ford is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:

- o Channel, Angle ASTM A36 (Gr. 36)
- o Solid Round, Plate ASTM A572 (Gr. 50)
- o HSS (Rectangular) ASTM 500 (Gr. B-46)
- o Mount Pipe ASTM A53 (Gr. B-35)
- o Bracing Pipe ASTM A500 (Gr. C-50)
- o Threaded Rod F1554 (Gr. 36)
- o Bolts ASTM A325

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Paul J. Ford.

Analysis Results:

Component	Utilization %	Pass/Fail
<i>Face Horizontal</i>	20.3%	Pass
<i>Standoff Member</i>	24.4%	Pass
<i>Bracing Member</i>	35.2%	Pass
<i>Tie Back</i>	43.8%	Pass
<i>Mount Pipe</i>	16.1%	Pass
<i>Mount to Tower Connection</i>	13.7%	Pass

Structure Rating – (Controlling Utilization of all Components)	43.8%
---	--------------

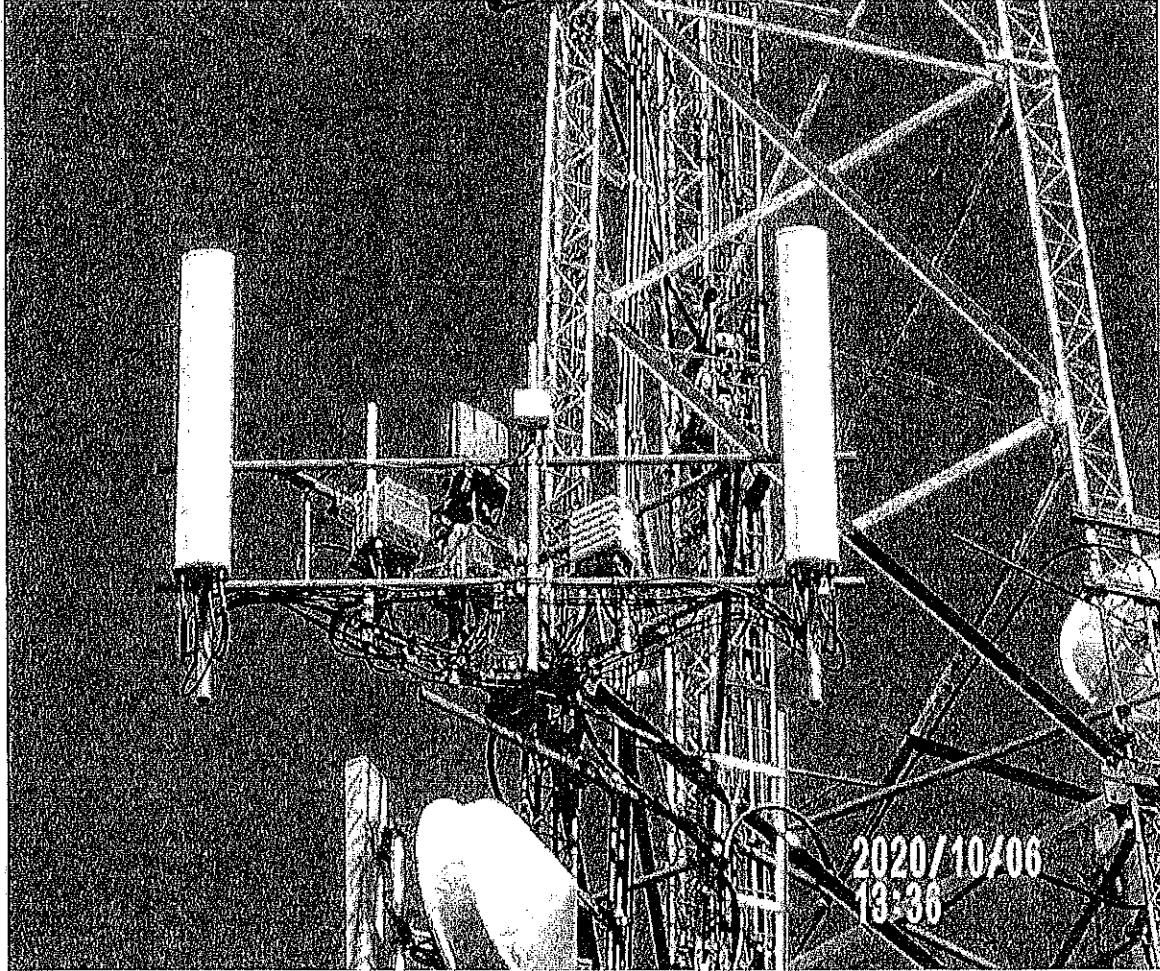
Recommendation:

The existing mounts are **SUFFICIENT** for the final loading configuration and do not require modifications.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

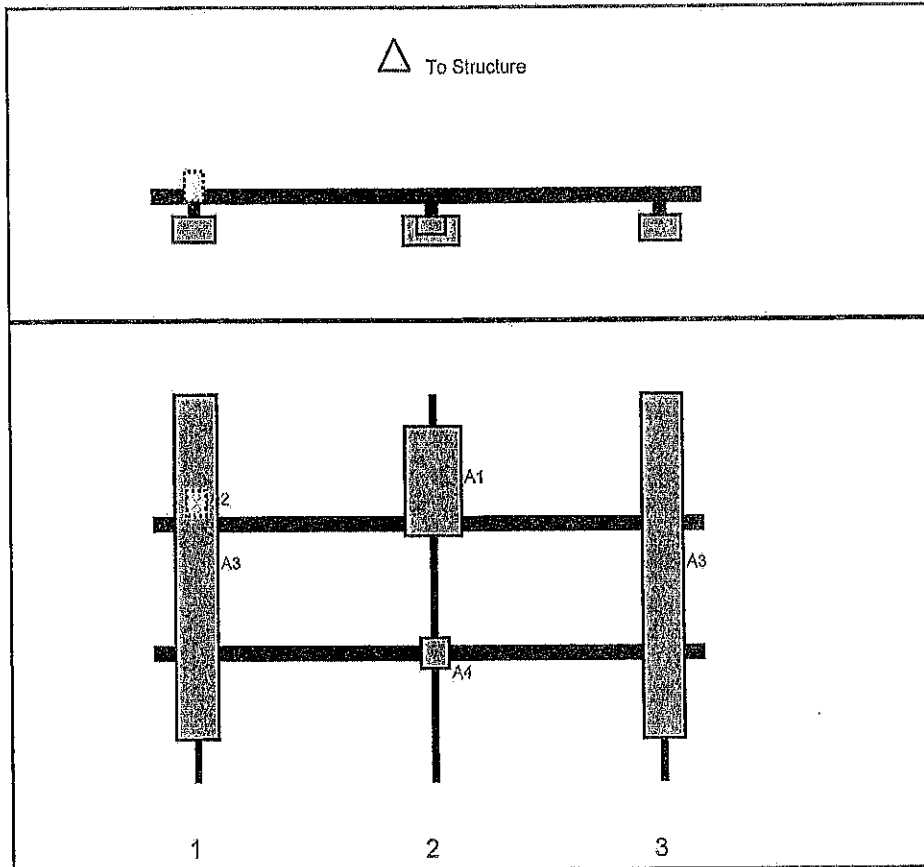
Attachments:

1. Mount Photos
2. Mount Mapping Report (for reference only)
3. Analysis Calculations
4. Contractor Required Post Installation Inspection (PMI) Report Deliverables
5. Antenna Placement Diagrams



Sector: A
 Structure Type: Self Support
 Mount Elev: 99.50

Plan View



Front View
 Looking at Structure

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	NHH-65C-R2B	96	11.9	12	1	a	Front	48	0	Retained	10/06/2020
A2	CDX1923Q-DS-43	6.9	5.5	12	1	a	Behind	30	0	Added	
A1	VZE01	30.4	15.9	70.5	2	a	Front	24	0	Added	
A4	2208 W/ KRE 105 281/1	8.4	7.9	70.5	2	a	Front	72	0	Added	10/06/2020
A3	NHH-65C-R2B	96	11.9	144.5	3	a	Front	48	0	Retained	10/06/2020

Structure: 287804-VZW - Davidson Rd

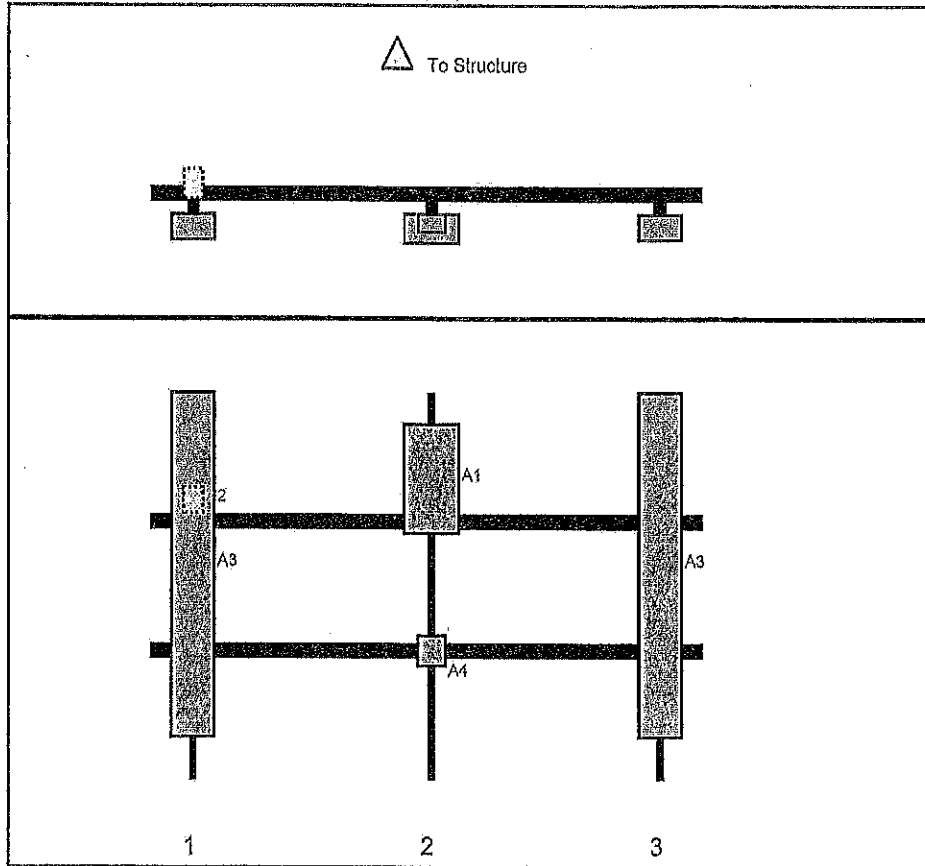
Sector: B
 Structure Type: Self Support
 Mount Elev: 99.50

2/8/2021

PJF PAUL J. FORD
 & COMPANY

Page: 2

Plan View



Front View
 Looking at Structure

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	NHH-65C-R2B	96	11.9	12	1	a	Front	48	0	Retained	10/06/2020
A2	CDX1923Q-DS-43	6.9	5.5	12	1	a	Behind	30	0	Added	
A1	VZE01	30.4	15.9	79.5	2	a	Front	24	0	Added	
A4	2208.W/KRE 105 281/1	8.4	7.9	79.6	2	a	Front	72	0	Added	10/06/2020
A3	NHH-65C-R2B	96	11.9	144.5	3	a	Front	48	0	Retained	10/06/2020

Structure: 287804-VZW - Davidson Rd

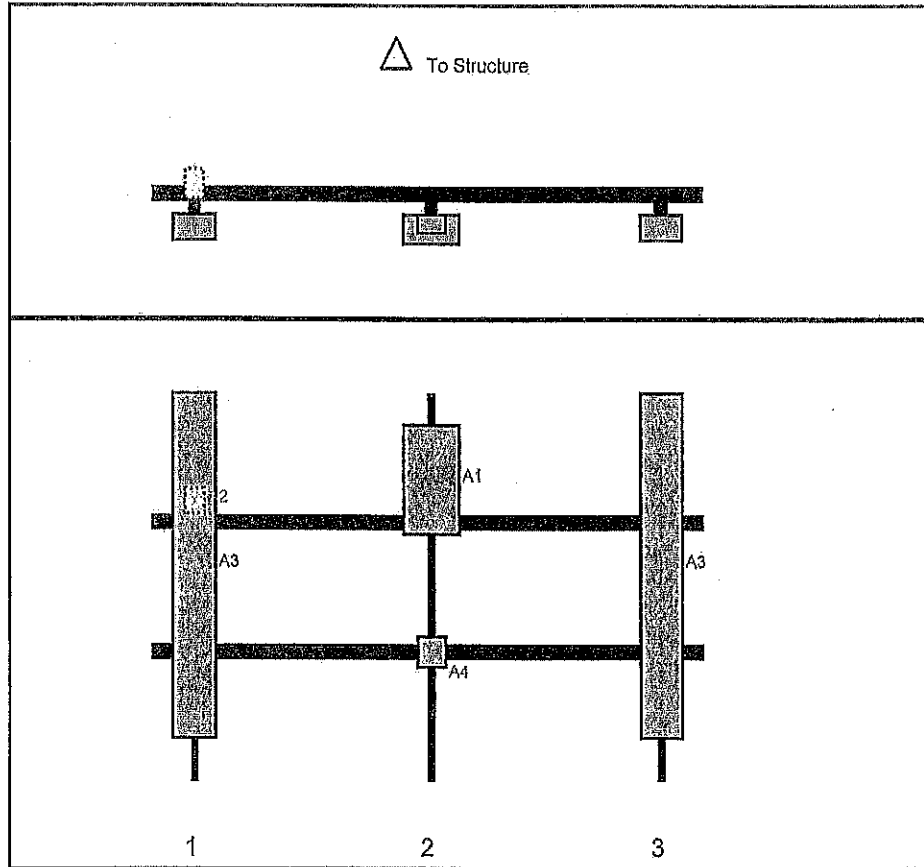
Sector: C
 Structure Type: Self Support
 Mount Elev: 99.50

2/8/2021

PAUL J. FORD & COMPANY

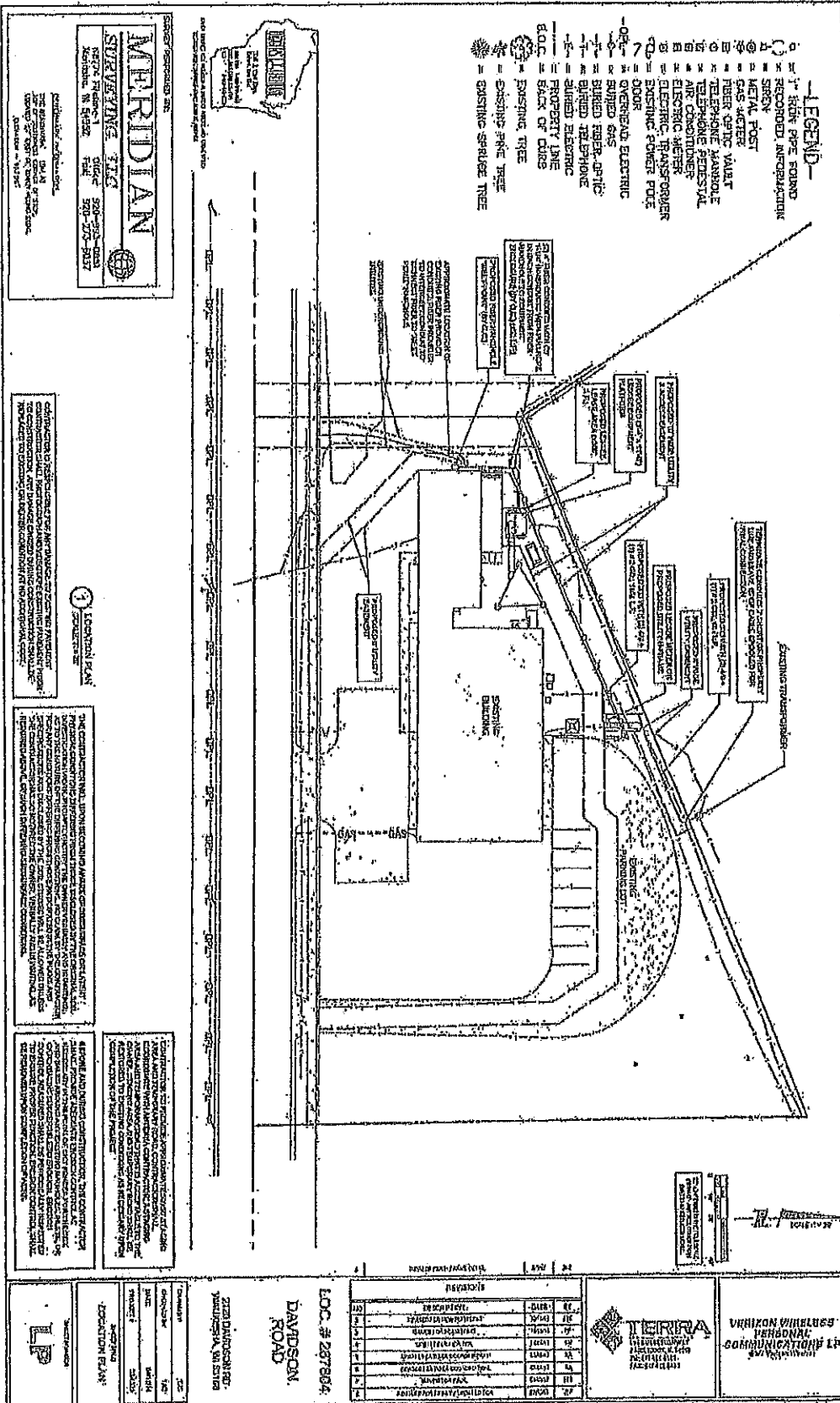
Page: 3

Plan View



Front View
 Looking at Structure

Ref#	Model	Height (In)	Width (In)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	NHH-65C-R2B	96	11.9	12	1	a	Front	48	0	Retained	10/06/2020
A2	CDX1923Q-DS-43	6.9	6.5	12	1	a	Behind	30	0	Added	
A1	VZE01	30.4	15.9	79.5	2	a	Front	24	0	Added	
A4	2208 w/ KRE 105 281/1	8.4	7.9	79.5	2	a	Front	72	0	Added	10/06/2020
A3	NHH-65C-R2B	96	11.9	144.5	3	a	Front	48	0	Retained	10/06/2020



- LEGEND**
- 1" DIA. PIPE FOUND
 - RECORD INFORMATION
 - SREX
 - METAL POST
 - GAS METER
 - FIBER OPTIC VAULT
 - TELEPHONE MANHOLE
 - TELEPHONE PEDestal
 - AIR CONDITIONER
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - EXISTING POWER POLE
 - DOOR
 - OVERHEAD ELECTRIC
 - BURIED GAS
 - BURIED FIBER OPTIC
 - BURIED TELEPHONE
 - BURIED ELECTRIC
 - PROPERTY LINE
 - BACK OF CURB
 - EXISTING TREE
 - EXISTING PINE TREE
 - EXISTING SPRUCE TREE

MERIDIAN
 SURVEYING, INC.
 2120 DAVISON RD.
 DAVISON, MI 48813
 PHONE: 517-277-8827
 FAX: 517-277-8827

PROFESSIONAL SURVEYOR
 STATE OF MICHIGAN
 LICENSE NO. 10000
 EXPIRES 12/31/2011

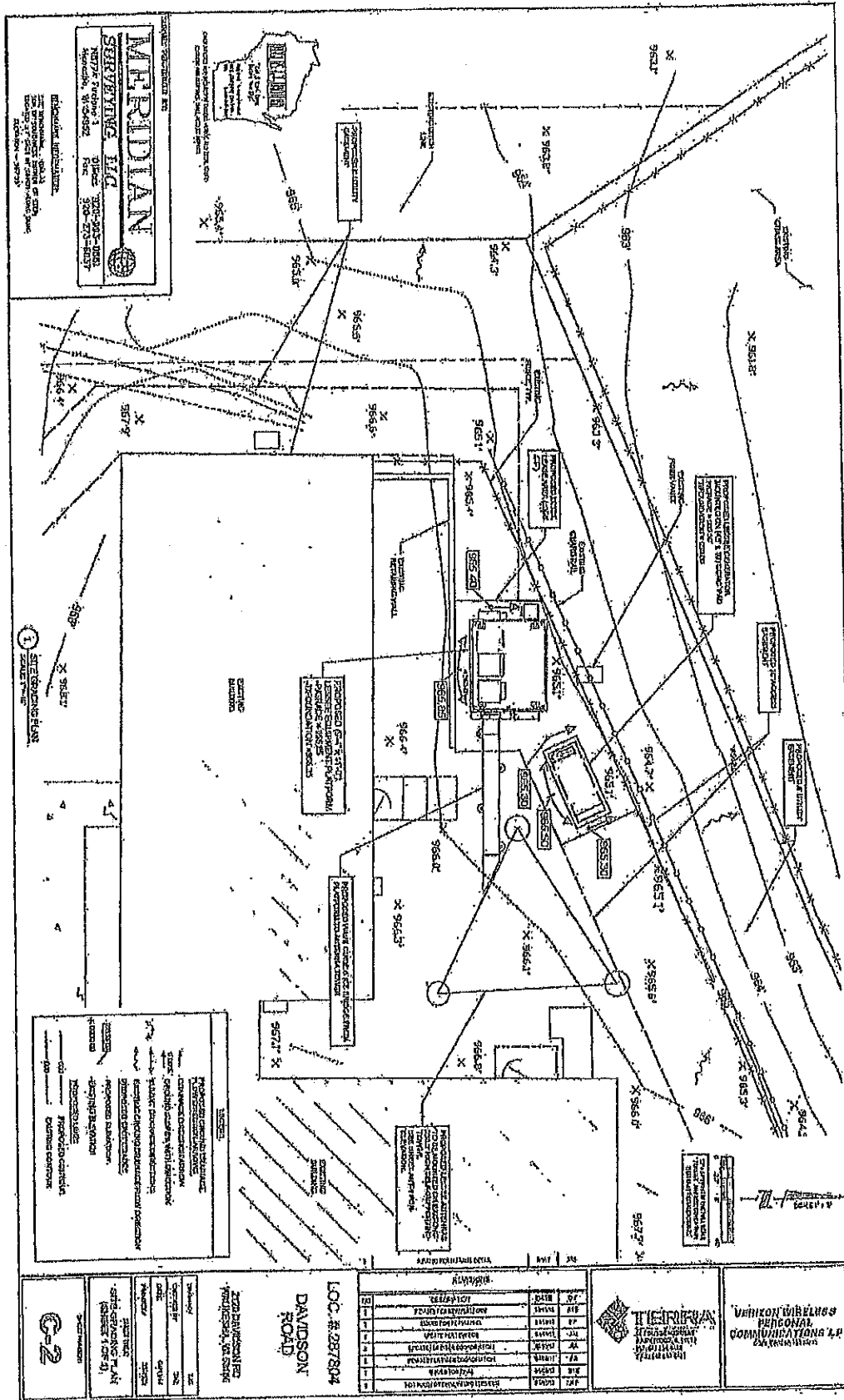
1. LEGEND
 THE LEGEND IS A KEY TO THE SYMBOLS USED ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE NECESSARY INFORMATION TO INTERPRET THE LEGEND CORRECTLY.

2. NOTES
 THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND CONDITIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.

3. SPECIAL NOTES
 ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND LOCAL ORDINANCES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/10
2	FINAL PLAN	10/15/10

2120 DAVISON RD.
 DAVISON, MI 48813
 LDC # 287804
 DAVISON ROAD



MERIDIAN
SERVICING LLC
 10770 W. 10th Ave.
 Suite 100
 Denver, CO 80231
 Phone: 303-755-1000
 Fax: 303-755-1007

1 SITE LOCATIONS PLAN
 SCALE: 1" = 40'

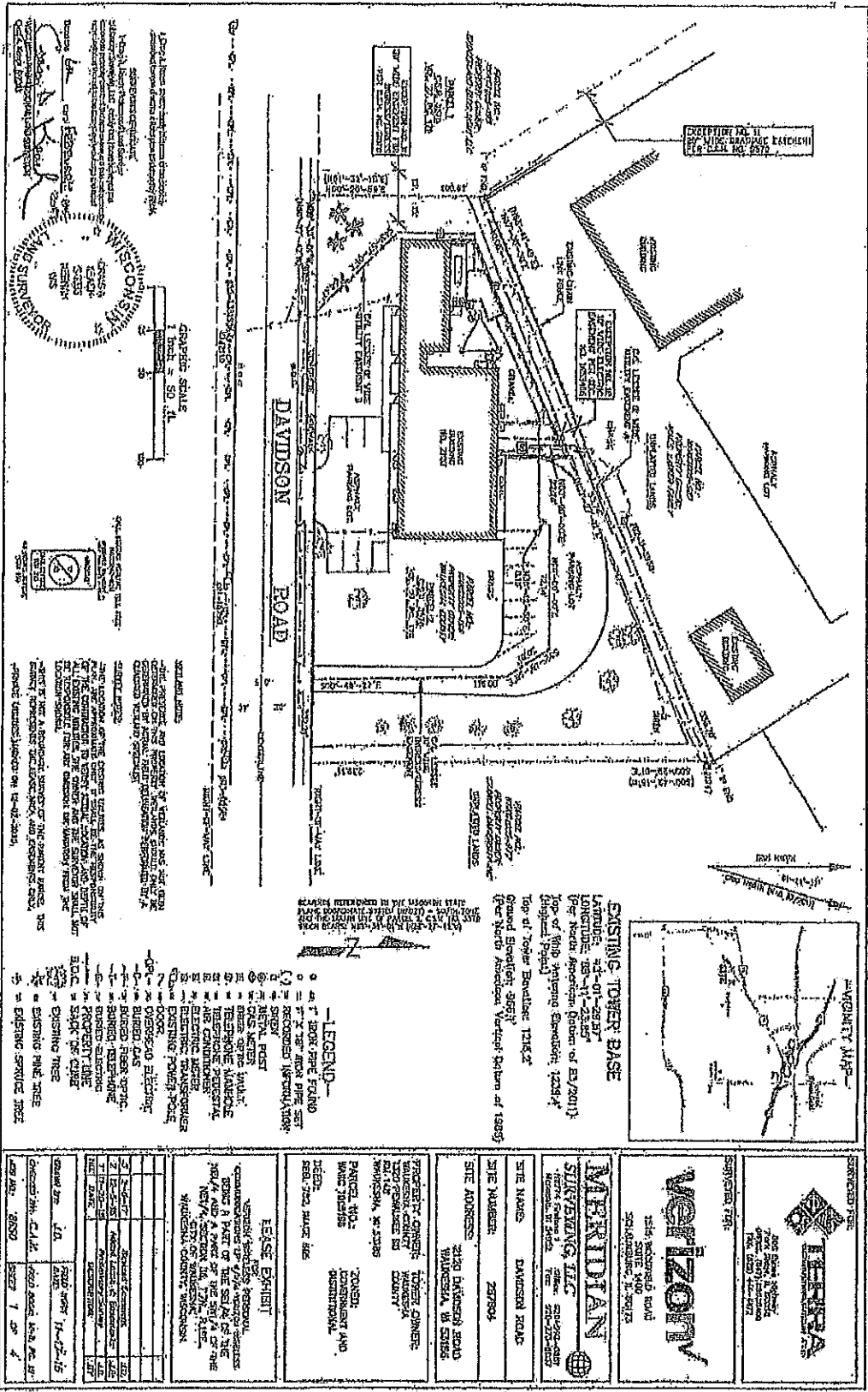
NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AIRWAY UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.

2200 DAVIDSON RD
 VENDOR: [REDACTED], CO. 80236
DAVIDSON
ROAD
 LOC. # 087804

NO.	DATE	DESCRIPTION
1	10/11/07	ISSUED FOR PERMITS
2	10/11/07	ISSUED FOR PERMITS
3	10/11/07	ISSUED FOR PERMITS
4	10/11/07	ISSUED FOR PERMITS
5	10/11/07	ISSUED FOR PERMITS
6	10/11/07	ISSUED FOR PERMITS
7	10/11/07	ISSUED FOR PERMITS
8	10/11/07	ISSUED FOR PERMITS
9	10/11/07	ISSUED FOR PERMITS
10	10/11/07	ISSUED FOR PERMITS

UNION TRIBUNE REGIONAL COMMUNICATIONS LP
 10000 E. 10th Ave.
 Suite 100
 Denver, CO 80231
 Phone: 303-755-1000
 Fax: 303-755-1007



Use of these drawings is limited to the project and site described on the title block. No other use or reproduction is permitted without the written consent of the engineer.

Wisconsin Department of Natural Resources
 DIVISION OF FORESTRY
 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 FORESTRY DIVISION
 600 WEST WISCONSIN AVENUE
 MADISON, WISCONSIN 53706

Graphic Scale
 1 inch = 50 ft.

North Arrow

LEGEND

- 1" tower base found
- 2" x 2" iron pipe set
- 4" x 4" iron pipe set
- 6" x 6" iron pipe set
- 8" x 8" iron pipe set
- 10" x 10" iron pipe set
- 12" x 12" iron pipe set
- 14" x 14" iron pipe set
- 16" x 16" iron pipe set
- 18" x 18" iron pipe set
- 20" x 20" iron pipe set
- 24" x 24" iron pipe set
- 30" x 30" iron pipe set
- 36" x 36" iron pipe set
- 42" x 42" iron pipe set
- 48" x 48" iron pipe set
- 54" x 54" iron pipe set
- 60" x 60" iron pipe set
- 72" x 72" iron pipe set
- 84" x 84" iron pipe set
- 96" x 96" iron pipe set
- 108" x 108" iron pipe set
- 120" x 120" iron pipe set
- 132" x 132" iron pipe set
- 144" x 144" iron pipe set
- 156" x 156" iron pipe set
- 168" x 168" iron pipe set
- 180" x 180" iron pipe set
- 192" x 192" iron pipe set
- 204" x 204" iron pipe set
- 216" x 216" iron pipe set
- 228" x 228" iron pipe set
- 240" x 240" iron pipe set
- 252" x 252" iron pipe set
- 264" x 264" iron pipe set
- 276" x 276" iron pipe set
- 288" x 288" iron pipe set
- 300" x 300" iron pipe set

EXISTING TOWER BASE
 Latitude: 43°-01'-28.97"
 Longitude: 89°-11'-22.87"
 (Per North American Datum of 1983/2011)
 Top of this Wisconsin Benchmark: 1238.4'
 (Height: 1238.4')

DATE	BY	DESCRIPTION
08/20/20	SSD	ISSUED FOR PERMIT
08/20/20	SSD	ISSUED FOR PERMIT

VERIZON
 24th Wisconsin Road
 Suite 400
 Sun Prairie, WI 53588
 608.785.1234

MERIDIAN
 SUNSHINE, LLC
 1000 Wisconsin Road
 Sun Prairie, WI 53588
 608.785.1234

DAVIDSON ROAD
 ZONING: COMMERCIAL AND INDUSTRIAL

SEAL
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Wisconsin, do hereby certify that I am the author of the above drawings and that I am a duly Licensed Professional Engineer in the State of Wisconsin.

DATE: 08/20/20
 SIGNATURE: [Signature]
 TITLE: Professional Engineer

EAISE EXHIBIT

VERIZON WISCONSIN PERMIT
 COMMERCIAL AND INDUSTRIAL ZONING
 BEING A PART OF THE SAID CITY OF
 SUN PRAIRIE, WISCONSIN, IN THE
 1/4 SECTION 16, T17N, R12E,
 WISCONSIN COUNTY, WISCONSIN.

PROPERTY OWNER: SUNSHINE, LLC
PROPERTY ADDRESS: 1000 WISCONSIN ROAD, SUN PRAIRIE, WI 53588
PROPERTY PHONE: 608.785.1234
PROPERTY FAX: 608.785.1234
PROPERTY E-MAIL: [Email]

OWNER: SUNSHINE, LLC
OWNER ADDRESS: 1000 WISCONSIN ROAD, SUN PRAIRIE, WI 53588
OWNER PHONE: 608.785.1234
OWNER FAX: 608.785.1234
OWNER E-MAIL: [Email]

ENGINEER: [Signature]
ENGINEER ADDRESS: [Address]
ENGINEER PHONE: [Phone]
ENGINEER FAX: [Fax]
ENGINEER E-MAIL: [Email]

DATE: 08/20/20
SCALE: 1" = 50'

PROJECT: VERIZON TOWER BASE
LOCATION: 24th WISCONSIN ROAD, SUN PRAIRIE, WI 53588

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/20/20	ISSUED FOR PERMIT

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

ADDITIONAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

VERIZON

MERIDIAN

DAVIDSON ROAD

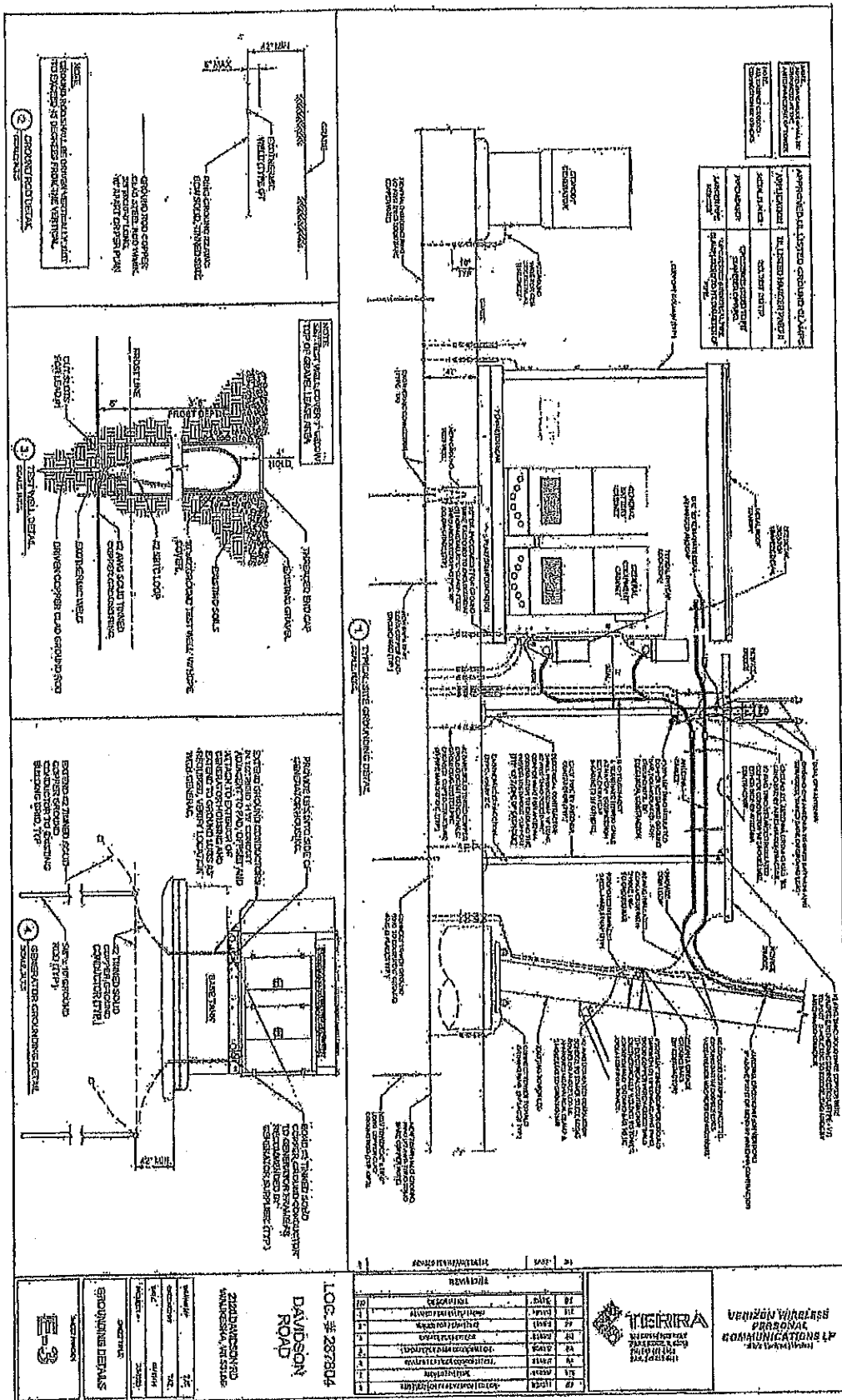
VERIZON

MERIDIAN

DAVIDSON ROAD

VERIZON

MERIDIAN



1 EXTERIOR GENERAL SURVEILLANCE

1. Main entrance
2. Side entrance
3. Back entrance
4. Parking area
5. Driveway
6. Fence
7. Street
8. Sidewalk
9. Utility lines
10. Landscaping

2 GROUND LEVEL INSTALLATION DETAIL

1. Foundation
2. Floor slab
3. Wall
4. Ceiling
5. Roof
6. Ventilation
7. Drainage
8. Insulation
9. Waterproofing
10. Anchors

3 EXTERIOR FIELD DETAILS

1. Window
2. Door
3. Roof
4. Siding
5. Trim
6. Gutter
7. Downspout
8. Foundation
9. Walkway
10. Landscaping

4 EXTERIOR GENERAL SURVEILLANCE

1. Main entrance
2. Side entrance
3. Back entrance
4. Parking area
5. Driveway
6. Fence
7. Street
8. Sidewalk
9. Utility lines
10. Landscaping

5 GROUND LEVEL INSTALLATION DETAIL

1. Foundation
2. Floor slab
3. Wall
4. Ceiling
5. Roof
6. Ventilation
7. Drainage
8. Insulation
9. Waterproofing
10. Anchors

6 EXTERIOR FIELD DETAILS

1. Window
2. Door
3. Roof
4. Siding
5. Trim
6. Gutter
7. Downspout
8. Foundation
9. Walkway
10. Landscaping

7 EXTERIOR GENERAL SURVEILLANCE


1. Main entrance
2. Side entrance
3. Back entrance
4. Parking area
5. Driveway
6. Fence
7. Street
8. Sidewalk
9. Utility lines
10. Landscaping

8 GROUND LEVEL INSTALLATION DETAIL

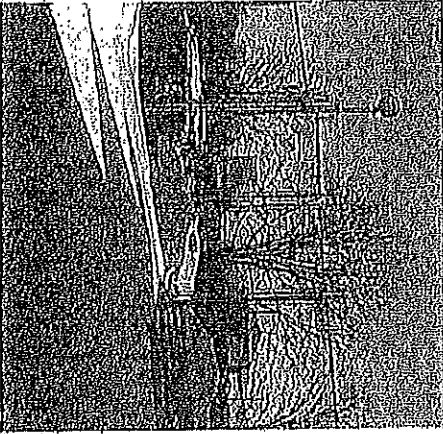
1. Foundation
2. Floor slab
3. Wall
4. Ceiling
5. Roof
6. Ventilation
7. Drainage
8. Insulation
9. Waterproofing
10. Anchors

9 EXTERIOR FIELD DETAILS


1. Window
2. Door
3. Roof
4. Siding
5. Trim
6. Gutter
7. Downspout
8. Foundation
9. Walkway
10. Landscaping



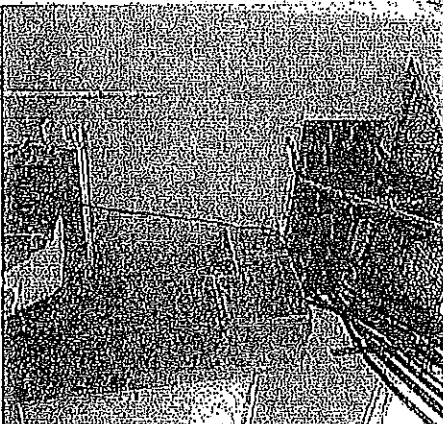
1 EXISTING POWER LINE
DATE: 05/06/21



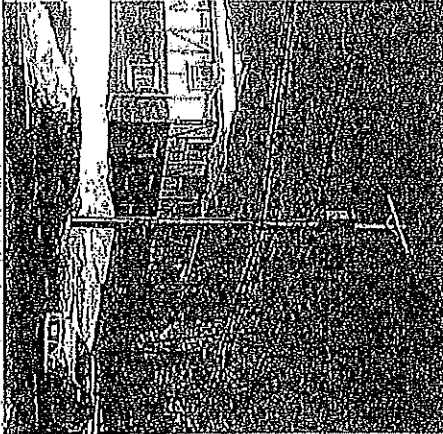
2 EXISTING ACCESS DRIVE
DATE: 05/06/21



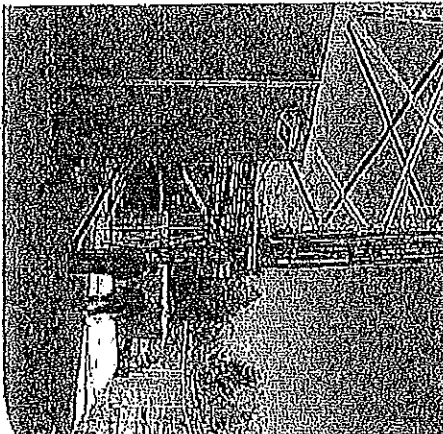
3 EXISTING ACCESS DRIVE
DATE: 05/06/21



4 EXISTING ACCESS DRIVE
DATE: 05/06/21



5 EXISTING POWER LINE
DATE: 05/06/21



6 EXISTING POWER LINE
DATE: 05/06/21

DAVIDSON ROAD
LOC. # 287804

7/21/2021
DAVIDSON ROAD
PHOTOGRAPH 1-6

DATE	TIME	LOCATION	PHOTOGRAPHER
05/06/21	10:00	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:05	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:10	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:15	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:20	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:25	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:30	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:35	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:40	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:45	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:50	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	10:55	DAVIDSON ROAD	DAVIDSON ROAD
05/06/21	11:00	DAVIDSON ROAD	DAVIDSON ROAD

TERRA
COMMUNICATIONS LP

7/21/2021
DAVIDSON ROAD
PHOTOGRAPH 1-6

