

ENROLLED ORDINANCE 165-98

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING
ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE W ½ OF
THE SW ¼ OF SECTION 20, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY,
WISCONSIN, FROM THE PR PARK AND RECREATION DISTRICT TO THE R-1
SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT
(ZT-1715)

WHEREAS the subject matter of this Ordinance having been approved by the Lisbon Town Board on January 24, 2011 after Public Hearing and the giving of requisite notice of said hearing, and duly referred to and considered by the Waukesha County Park and Planning Commission, and a recommendation for approval, thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.61 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Lisbon Zoning Ordinance, adopted by the Town of Lisbon on April 9, 2010, is hereby amended to rezone from the PR Park and Recreation District to the R-1 Suburban Single Family Residential District, certain lands located in part of the W ½ of the SW ¼ of Section 20, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, and more specifically described in the “Staff Report and Recommendation” and map on file in the office of the Waukesha County Department of Parks and Land Use, and made a part of this Ordinance by reference ZT-1715, is hereby approved.

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

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

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ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING
ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE W 1/2 OF
THE SW 1/4 OF SECTION 20, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY,
WISCONSIN, FROM THE PR PARK AND RECREATION DISTRICT TO THE R-1
SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT
(ZT-1715)

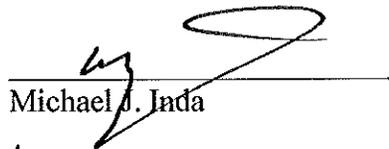
Presented by:
Land Use, Parks, and Environment Committee



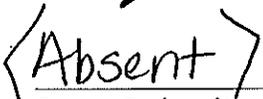
Fritz Ruff, Chair



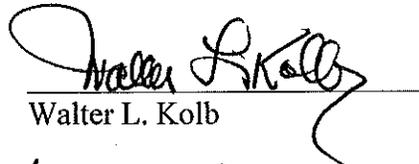
Robert Hutton



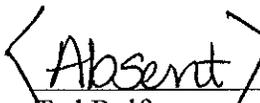
Michael J. Inda



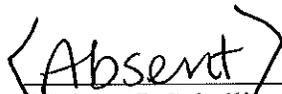
James Jeskewitz



Walter L. Kolb

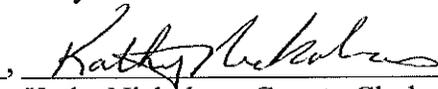


Ted Rolfs



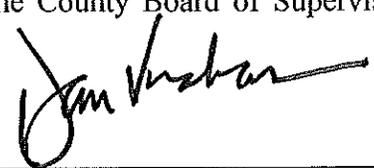
Thomas J. Schellinger

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

Date: March 25, 2011, 

Kathy Nickolaus, County Clerk

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

Approved: _____
Vetoed: _____
Date: 3-25-11, 

Daniel P. Vrakas, County Executive

COMMISSION ACTION

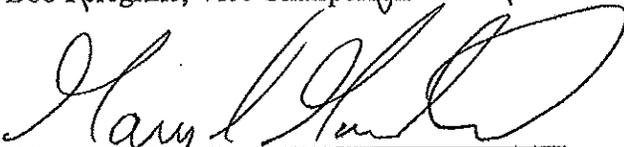
The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Town of Lisbon Zoning Code, hereby recommends approval of (ZT-1715 Lisbon Land Partnership LLP/John and Marilyn Spitz) in accordance with the attached "Staff Report and Recommendation".

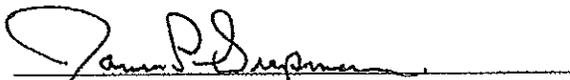
PARK AND PLANNING COMMISSION

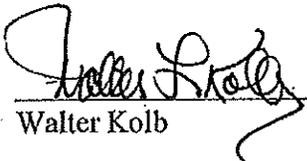
February 17, 2011

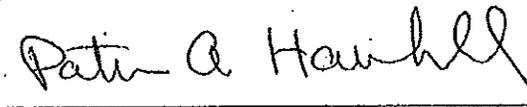

William Mitchell, Chairperson

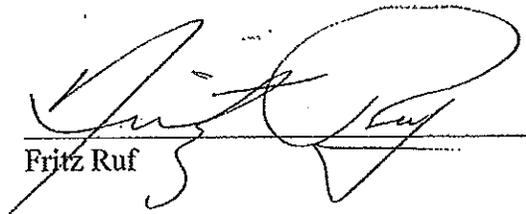

Bob Peregrine, Vice Chairperson


Gary Goodchild


Jim Siepmann


Walter Kolb


Pat Haukohl


Fritz Ruf

165-0-101

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

DATE: February 17, 2011

FILE NO.: ZT-1715

OWNER: John and Marilyn Spitz and
Lisbon Land Partnership LLP
W267 N6389 Top-O-Hill Drive
Sussex, WI 53089

TAX KEY NO.: LSBT 0223.997

LOCATION:

Part of the SW ¼ of Section 20, T8N, R19E, Town of Lisbon. More specifically, the property is located south of the end of Lakeview Drive and contains 36.57 acres.

EXISTING ZONING:

PR Park and Recreation District (Town).

PROPOSED ZONING:

R-1 Suburban Single Family Residential District (1 acre min. lot size, 150 foot min. average width) (Town).

EXISTING LAND USE: Golf Course.

REQUESTED LAND USE:

To divide a 1.65 acre parcel from the 36.57 acre parcel and add it to Outlot 1 of Beacon Hills West (0.17 acres) for single family residential use.

PUBLIC HEARING DATE: January 6, 2011

PUBLIC REACTION:

One neighbor questioned the existing drainage issues at the end of Lakeview Drive and how the development of this parcel may affect the drainage. After considerable discussion, it was decided that a storm water (drainage) easement would be placed on the face of the Certified Survey Map for the proposed lot.

TOWN PLAN COMMISSION ACTION:

On January 6, 2011, the Town of Lisbon Plan Commission voted unanimously to recommend approval to the Town Board.

165-0-101

TOWN BOARD ACTION:

On January 24, 2011, the Town Board voted unanimously to approve the rezoning.

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

Both the Town and County Comprehensive Development Plans indicate this property as Low Density Residential. A rezoning of this site for residential use would be consistent with the purpose and intent of the Town and County Development Plans.

STAFF ANALYSIS:

The proposed lot was included in the overall density calculations for Ironwood East and Ironwood West Subdivisions where a total of 83 lots were allowed. The property abuts Lakeview Drive and will be developed with a private on-site waste treatment system and a private well. Approval of a zoning change to a residential zoning district (R-1 Suburban Single Family Residential District) is necessary prior to the Town approving a Certified Survey Map for the land division.

The property to the north is zoned R-1 Suburban Single Family Residential District; to the east is zoned R-2 Single Family Residential District; and to the west and south the lands are zoned PR Parks and Recreation District (Ironwood Golf Course). The lands to the north and east of the subject property are designated similarly as the subject property on the Town and County Comprehensive Development Plans, and the lands to the south and west are designated as Recreational.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The proposed use of the property is consistent with the Town and County Comprehensive Development Plans and will remain compatible with the immediate surrounding land uses.

Respectfully submitted,

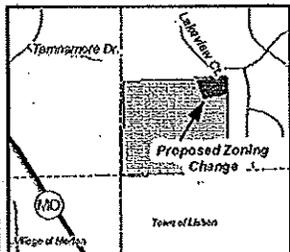
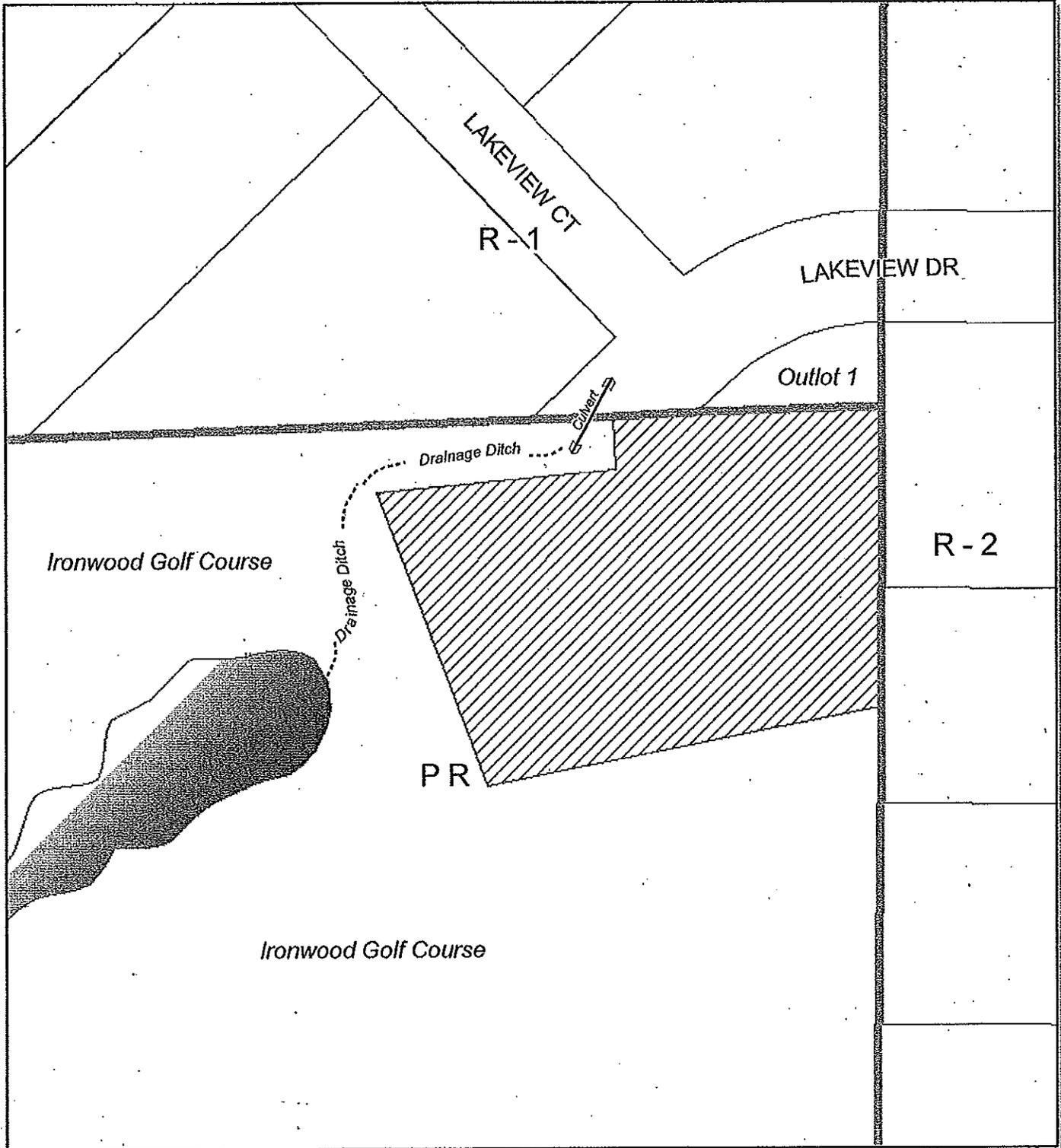
Sandy Scherer/Kb

Sandy Scherer
Senior Planner

Attachments: Town Ordinance
Map

ZONING MAP AMENDMENT

PART OF THE SW 1/4 OF SECTION 20
TOWN OF LISBON



 TOWN ZONING CHANGE FROM PR PARK AND RECREATION DISTRICT TO R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT

FILE.....ZT-1715

DATE.....02/17/11

AREA OF CHANGE.....1.65 ACRES

TAX KEY NUMBER.....LSBT 0223.997

165-0-101



0 50 100 Feet

1 inch = 100 feet

Prepared by the Waukesha County Department of Parks and Land Use

ORDINANCE 03-11

STATE OF WISCONSIN: TOWN OF LISBON: WAUKESHA COUNTY

**ORDINANCE REZONING PROPERTY FROM THE PR PARK & RECREATION
DISTRICT TO THE R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL
DISTRICT ZONING CLASSIFICATION IN THE TOWN OF LISBON,
WAUKESHA COUNTY, WISCONSIN**

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

SECTION 1: The following described property of approximately 1.82 acres is rezoned from PR Park & Recreation District to the R-1 Suburban Single Family Residential District zoning classification:

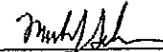
PT of the W1/2 of the SW ¼ SEC 20, T8N
R19E, Town of Lisbon, Waukesha County,
WI. Tax Key No: LSBT 0223-997

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 24th day of January, 2011.

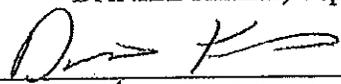
TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

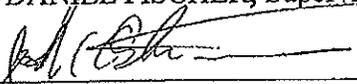
BY: 
MATTHEW GEHRKE, Chairman

BY: 
RYAN LIPPERT, Supervisor

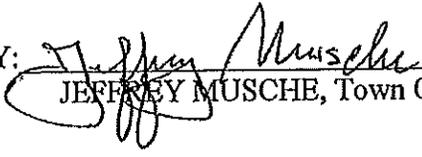
165-0-101

BY: 
DANIEL HEIER, Supervisor

BY: 
DANIEL FISCHER, Supervisor

BY: 
JOSEPH OSTERMAN, Supervisor

ATTEST:

BY: 
JEFFREY MUSCHE, Town Clerk

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-03/23/11

(ORD) NUMBER-1650101

- 1 D. FALSTAD.....AYE
- 3 R. HUTTON.....AYE
- 5 J. JESKEWITZ.....AYE
- 7 P. HAUKOHL.....AYE
- 9 J. HEINRICH.....AYE
- 11 F RUF.....AYE
- 13 P. DECKER.....AYE
- 15 P. MEYERS.....AYE
- 17 J. TORTOMASI.....AYE
- 19 S. WIMMER.....AYE
- 21 W. ZABOROWSKI.....AYE
- 23 K. CHIAVEROTTI.....AYE
- 25 G. YERKE.....AYE

- 2 T. ROLFS.....
- 4 J. DWYER.....AYE
- 6 J. BRANDTJEN.....
- 8 T. SCHELLINGER.....AYE
- 10 D SWAN.....AYE
- 12 P WOLFF.....AYE
- 14 M. INDA.....AYE
- 16 D. PAULSON.....AYE
- 18 K. CUMMINGS.....
- 20 P. JASKE.....AYE
- 22 P. GUNDRUM.....AYE
- 24 W. KOLB.....AYE

TOTAL AYES-22

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-22