

ENROLLED ORDINANCE 176-12

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)

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

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

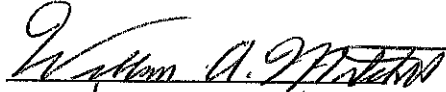
THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Lisbon Zoning Code, adopted by the Town of Lisbon on April 9, 2010, is hereby amended to rezone from the A-10 Agricultural District to the R-1 Suburban Single Family Residential District, certain lands located in part of the SW ¼ of Section 7, 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 RZ78, 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.

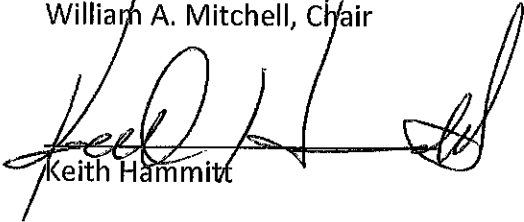
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

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)

Presented by:
Land Use, Parks, and Environment Committee



William A. Mitchell, Chair



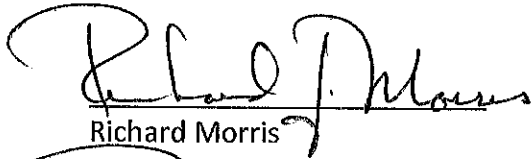
Keith Hammit



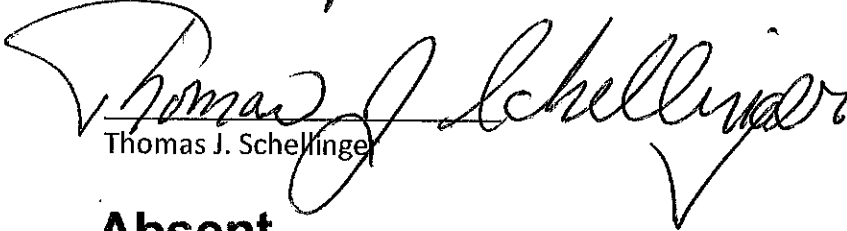
Thomas A. Michalski



Chris Mommaerts



Richard Morris




Thomas J. Schelling

Absent

Steve Whittow

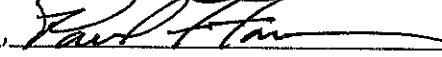
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: June 1, 2021, 
Margaret Wartman, County Clerk

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

Approved: X

Vetoed:

Date: 6/2/2021, 
Paul Farrow, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Lisbon Zoning 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

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\Rezones\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

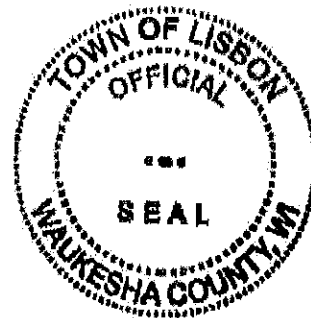
BY: [Signature]
JOSEPH OSTERMAN, Chairman

BY: [Signature]
DOUG BRAHM, Supervisor

BY: [Signature]
MARC MOONEN, Supervisor

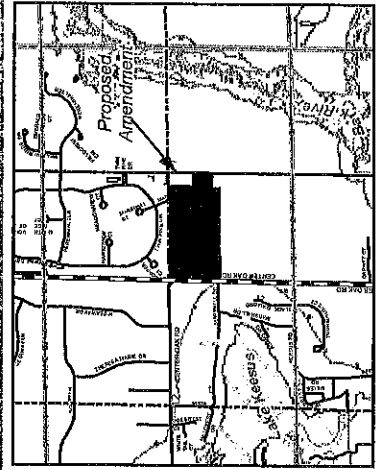
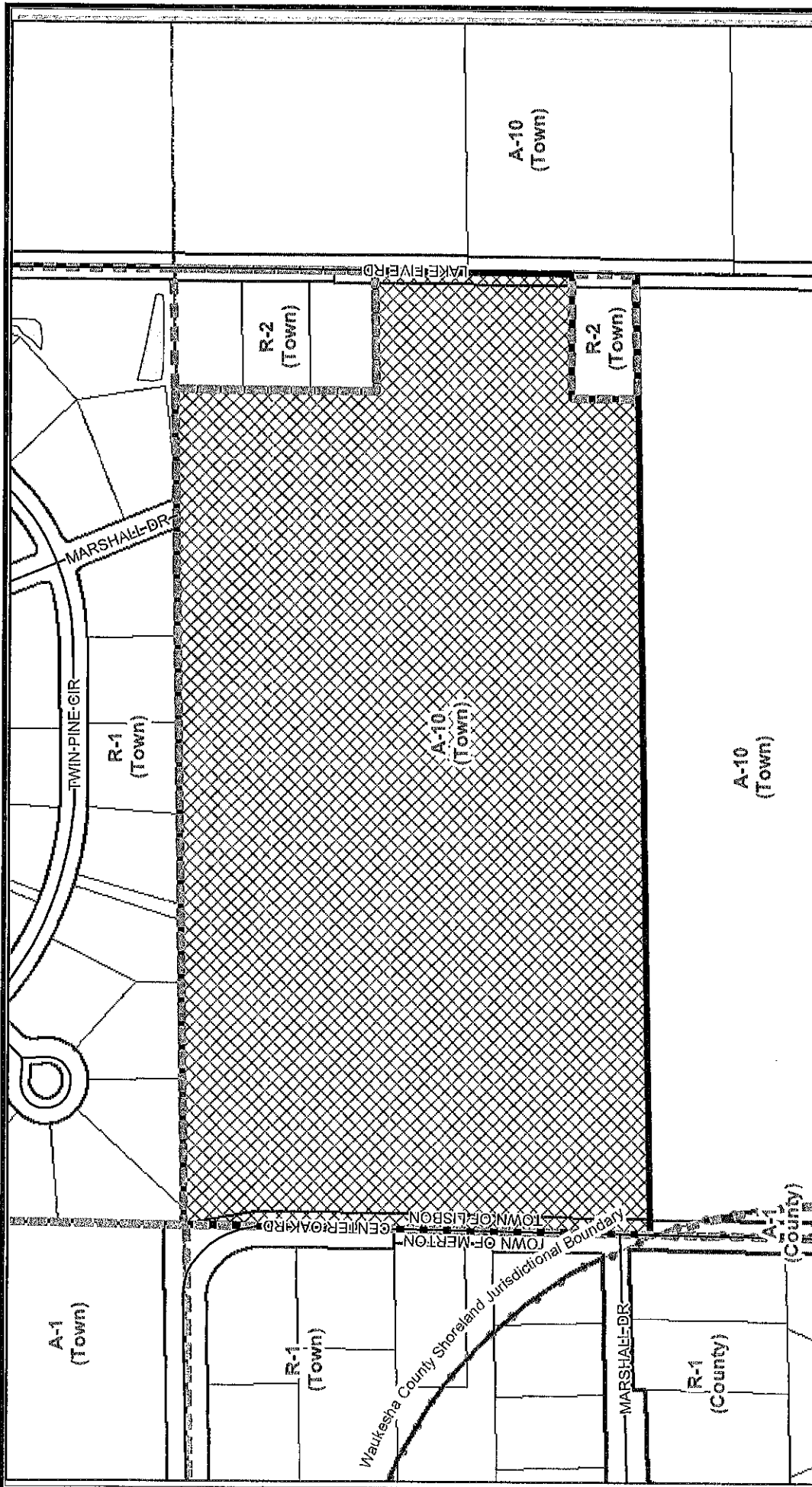
BY: [Signature]
LINDA BEAL, Supervisor

BY: [Signature]
REBECCA PLOTECHER, Supervisor



ATTEST:

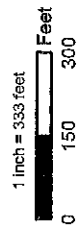
BY: [Signature]
ELISA M. CAPPOZZO, Town Clerk



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 Waukesha County Department of Parks and Land Use



ZONING AMENDMENT

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

VOTING RESULTS

AVE 25 NAV 0 ABSTAIN 0 ABSENT 0

Passed By Majority Vote

Ordinance 176-O-012

Ordinance 176-O-012 Amend the District Zoning Ma..

D1 - Foth	AVE
D2 - Zimmermann	AVE
D3 - Morris	AVE
D4 - Batzko	AVE
D5 - Dondlinger	AVE
D6 - Walz	AVE
D7 - LaFontain	AVE
D8 - Michalski	AVE
D9 - Heinrich	AVE
D10 - Swan	AVE
D11 - Howard	AVE
D12 - Wolff	AVE
D13 - Decker	AVE

D14 - Mommaerts	AVE
D15 - Mitchell	AVE
D16 - Crowley	AVE
D17 - Paulson	AVE
D18 - Nelson	AVE
D19 - Cummings	AVE
D20 - Schellinger	AVE
D21 - Gaughan	AVE
D22 - Wysocki	AVE
D23 - Hammitt	AVE
D24 - Whitow	AVE
D25 - Johnson	AVE

May 25 2021 - May 25 2021 07:08:33 PM

