

Appendix H

Waukesha County Recommendation to Approve Lisbon Land Use Plan Amendment

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A YEAR 2022 AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
1(A) WAUKESHA COUNTY PARK AND PLANNING COMMISSION,
TOWN OF LISBON

DATE: March 17, 2022

PUBLIC HEARING DATE:
Thursday, February 24, 2022, 1:00 p.m.

REQUEST:
1(A) In the Town of Lisbon, the following request is being made:

The Waukesha County Park and Planning Commission, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Lisbon. The proposed amendments are being brought forward to generally align with comprehensive amendments that the town is advancing to update the Town of Lisbon Comprehensive Development Plan.

EXISTING AND PROPOSED LAND USE CATEGORY:
Various- comprehensive amendments.

PUBLIC REACTION:
None.

TOWN ACTION:
On December 2, 2021, the Town of Lisbon Plan Commission approved parallel amendments to the Town of Lisbon Land Use Plan maps, with a recommendation to the Town Board of the same.

On January 10, 2021, the Town Board approved parallel amendments to the Town of Lisbon Land Use Plan.

STAFF ANALYSIS:
The Town of Lisbon recently prepared and adopted amendments to the text and map elements of the town comprehensive plan. Late last year, town and county staff met to discuss proposed map changes. There was agreement that modernization of both the town and county comprehensive plan mapping for Lisbon would benefit from updates. Staff noted that many Lisbon subdivisions have prompted recent plan amendments and that, given the number of amendments authorized over time, it is a good time to re-assess appropriateness of densities and uses on a town-wide basis.

There are several geographic areas where there are changes of note:

- SW part of town (Sections 31-33). Several undeveloped properties are proposed to be amended from the Rural Density category to the SDRI category. This increases available density from a five acre category to a 1.5 acre threshold.
- Highway 164 corridor north of Sussex (Section 16). Amend several properties to the Mixed Use category. The town has long envisioned a possible town center type development in this area.
- North of CTH K, Section 36. Amend several properties from Mixed Use to Extractive to accommodate long term quarry expansion plans. The town has recently conditionally

approved rezoning, conditional use and site plan applications contingent upon the land use designation for these lands also being amended.

- West of Townline Rd., Section 12. Amend a number of undeveloped properties from the Rural Density category to the SDR I (1.5 acres/dwelling unit) and SDR II (3 acres/dwelling unit) categories.

County and town planning staff had further dialogue after the close of the public hearing. There were two isolated areas where the town and county maps differed slightly. The final recommended map now brings the maps in concert, as town staff provided information about historic density commitments and county staff agreed that minor adjustments to the map advanced at hearing were logical. In addition, town staff provided further detail regarding the proposed extractive category expansion in the southeast corner of the town. Staff explained that a detailed phasing, setback and berming plan was provided as part of the site plan and conditional use package for proposed long term expansion of the Dawson quarry in Section 36.

STAFF RECOMMENDATION:

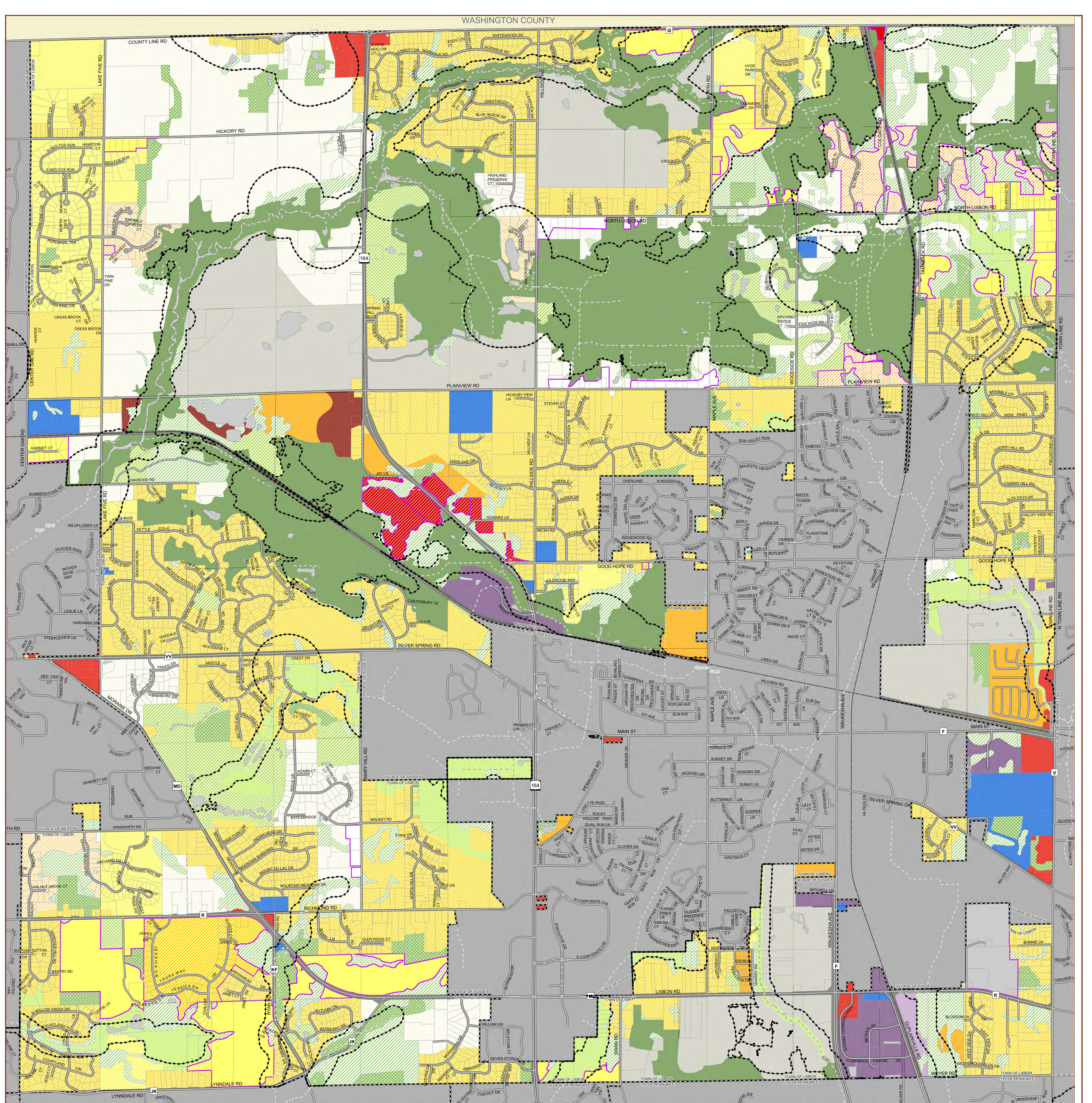
It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The changes modernize the county land use plan mapping for Lisbon to generally align with the town's recently adopted amendments. The proposed amendments increase available residential densities in parts of the town that have been experiencing growth. Other amendments are strategic, in providing for mixed use and extractive use in logical settings. The town-wide amendments will make economic development easier and will remove the necessity for individual plan amendment requests in many cases, thus, reducing the complexity and timeframe for new development projects to gain approval.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning & Zoning Manager

Attachment: Map



WAUKESHA COUNTY LAND USE PLAN- TOWN OF LISBON

Request 1A, Proposed 2022 Land Use Plan Amendments

Proposed Changes in Land Use Category

County Development Plan

Land Use Category

- | | |
|---------------------------------|---|
| High Density Residential | Rural Density and Other Agricultural Land |
| Medium Density Residential | Farmland Preservation (>35 acres of area per dwelling unit) |
| Low Density Residential | Farmland Preservation w/ EC Overlay (>35 acres of area per dwelling unit) |
| Suburban I Density Residential | Other Open Lands to be Preserved |
| Suburban II Density Residential | Primary Environmental Corridor |

- | |
|----------------------------------|
| Recreational |
| Secondary Environmental Corridor |
| Isolated Natural Resource Area |
| Governmental & Institutional |
| Commercial and Office Park |
| Mixed Use |

- | |
|---|
| Industrial |
| Transportation, Communication & Utilities |
| Highway and Railway Rights of Way |
| Landfill |
| Extractive |
| Surface Water |

Land Base

- | | |
|-----------------------------------|-----------------|
| Shoreland Jurisdictional Boundary | Parcel Lot Line |
| Street Centerlines | Civil Division |
| Railroad | |

0 1 Miles

