



11333 N. Cedarburg Road  
Mequon, WI 53092-1930  
Phone: 262/242-3100

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Department of Community Development

## **JOINT EXTRATERRITORIAL ZONING COMMITTEE**

### **Regular Meeting**

**Monday, April 27, 2026 - 6:00 PM**

**CITY OF MEQUON**

**Christine Nuernberg Hall**

### **Agenda**

**6:00 P.M. OR SUCH LATER TIME AS REQUIRED TO ENTER SESSION UPON CALL TO ORDER FOR THE PURPOSE OF MEETING CONCURRENTLY WITH THE PLANNING COMMISSION AUTHORITY AND THE JOINT EXTRATERRITORIAL ZONING COMMITTEE UPON THE SUBJECT MATTER LISTED AS ITEMS #3 (a) AND #3 (b) BELOW, WHICH IS ALSO LISTED AS ITEMS #4 (a) & #4 (b) ON THE PLANNING COMMISSION AGENDA FOR ITS MEETING WHICH IS TO COMMENCE AT THE SAME PLACE AT 6:00 P.M.**

**1) Call to Order**

**2) Roll Call**

**3) Public Hearing**

- a) Laury Clark for Launch Equity Acquisition Partners. The applicant is seeking rezoning recommendation approval within the Town of Grafton Joint Extra Territorial Zoning Area for the 35.5 acre parcel located at 997 Lakefield Road in the Town of Grafton from the Town of Grafton's A-1 (Prime Agriculture) zoning district to Town of Grafton's A-2 (Agriculture) zoning district and R-3 (Urban Single-Family Residential) zoning district to allow for a one-acre parcel and an approximate 34.5 acre parcel.
  
- b) Neumann Developments Inc. for Leben Family Limited Partnership. The applicant is seeking rezoning recommendation approval within the Town of Grafton Extra Territorial Zoning Area for the 185 acre parcel located at 1306-1372 Pioneer Road from Town of Grafton's A-1 (Prime Agriculture) and A-2 (Agriculture) zoning district to Town of Grafton's R-3 (Urban Single-Family Residential) zoning district to allow for 112 single-family residential lots within the Town of Grafton.

#### 4) Adjourn

DATED: April 24, 2026

/s/ Mayor Nerbun

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Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.



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Fax: 262/242-9655

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Community Development

**TO:** Joint Extraterritorial Zoning Committee  
**FROM:** Natalie Redding, Planner  
**DATE:** April 27, 2026  
**SUBJECT:** Laury Clark for Launch Equity Acquisition Partners. The applicant is seeking rezoning recommendation approval within the Town of Grafton Joint Extra Territorial Zoning Area for the 35.5 acre parcel located at 997 Lakefield Road in the Town of Grafton from the Town of Grafton's A-1 (Prime Agriculture) zoning district to Town of Grafton's A-2 (Agriculture) zoning district and R-3 (Urban Single-Family Residential) zoning district to allow for a one-acre parcel and an approximate 34.5 acre parcel.

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**Background:** The city has received a rezoning application for the property located at 997 Lakefield Road in the Town of Grafton. The applicant is seeking rezoning recommendations following the division of a one-acre parcel from the current 35.55-acre farmstead. This area is within the 2005 JETZCO area where the city has previously exercised extraterritorial zoning authority (see Exhibit A). The current zoning for this property is A-1 (Exclusive Agricultural).

### History

In 2003 and 2005, the City exercised extraterritorial zoning authority over all portions of Sections 28, 29, 31, 32 and 33, which lie in the Town of Grafton and within the extraterritorial zoning jurisdiction of the City of Mequon. This area includes the subject property for this zoning request. Not much development has occurred in this area since the city exercised its authority. Since the Common Council had not weighed in on the issue of extraterritorial zoning in some time, staff presented the issue to the Council in March of 2026. As a group, they decided to continue exercising extraterritorial zoning authority over the Town of Grafton.

### Analysis

The applicant is seeking rezoning recommendation approval from A-1 to R-3 to allow for a one-acre parcel to be divided from the 35.55-acre farmstead as fulfillment of a 10-year contract. The applicant is also seeking rezoning approval from A-1 to A-2 for the remainder parcel following the land division, as the remainder parcel will no longer meet the minimum lot size required in the A-1 zoning district.

Staff is supportive of the requested rezoning from A-1 to R-3 and from A-1 to A-2, as it represents a reasonable and non-controversial extraterritorial matter that is consistent with local

planning objectives and poses no measurable impact to the Mequon community. The request reflects the applicant's effort to fulfill a long-standing contractual agreement initiated in consultation with the Town of Grafton and aligned with the future land use plan in place at that time. While current zoning standards have changed, the proposed one-acre configuration is compatible with surrounding development patterns, as similar lot sizes already exist nearby (see Exhibit B). The rezoning will not alter the existing character or use of the property, maintains access for the remaining farmland, and supports the preservation of the existing farmhouse.

**Staff Recommendation:**

Staff recommends **approval** of the rezoning for the proposed 1-acre parcel from A-1 to R-3, and for the remainder parcel from A-1 to A-2, based on the following:

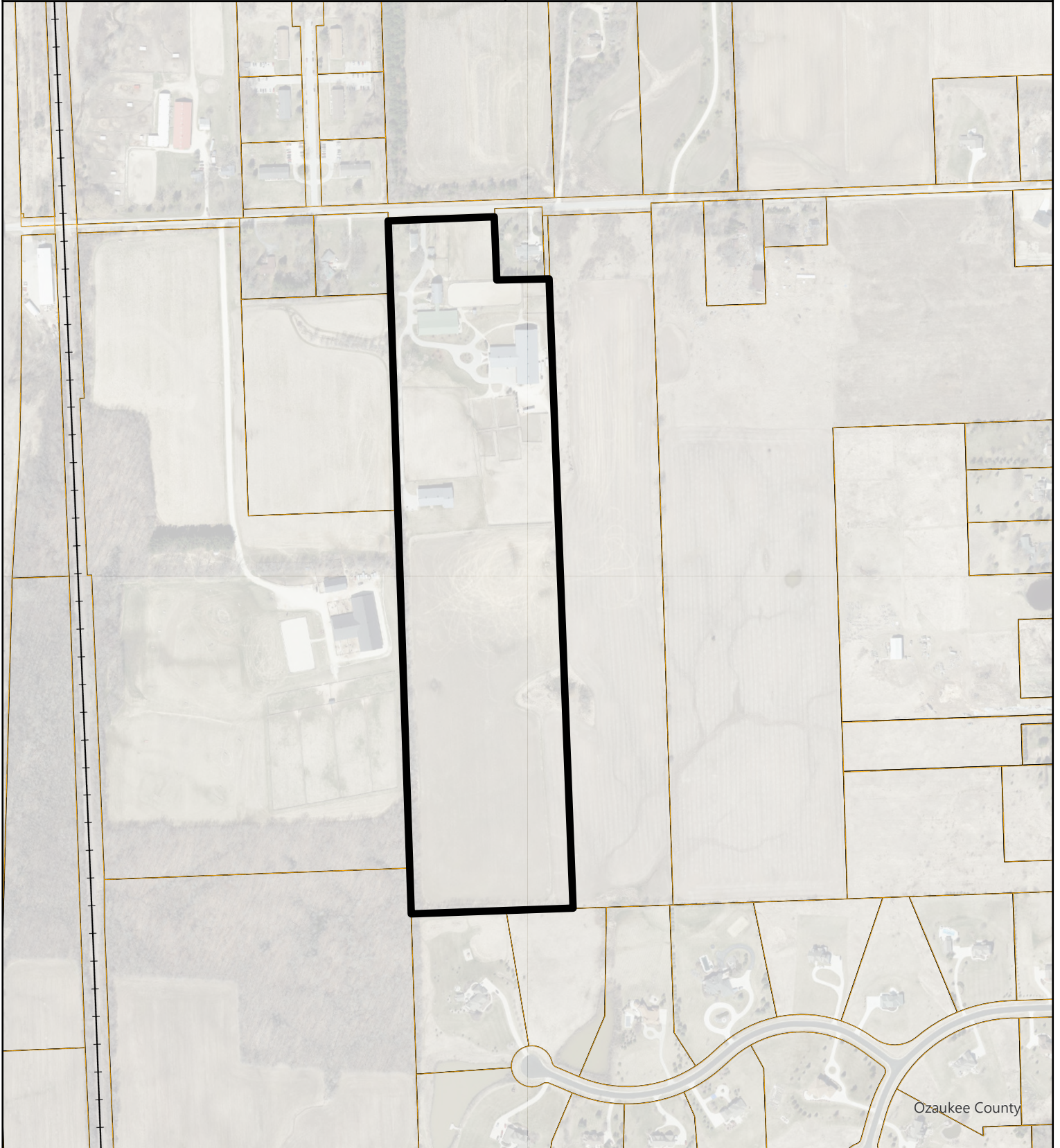
1. Common Council action on the rezoning.

Attachments:

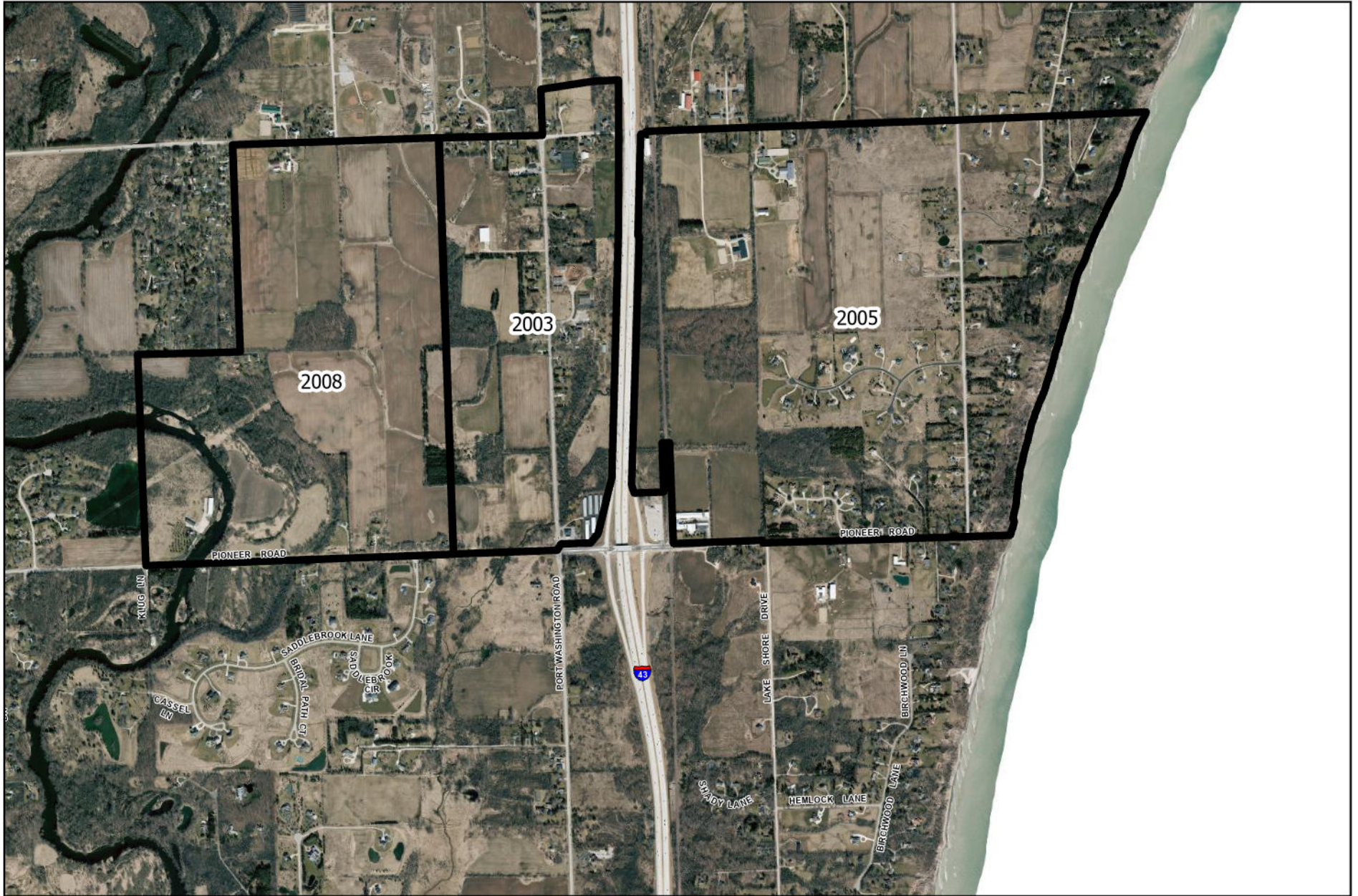
Packet Docs\_Clark

# JETZCO - LAURY CLARK

AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
B-3	Office & Service Business	R-1	Single-Family Residential (5 Ac. Min.)
B-4	Business Park	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-5	Light Industrial	R-2	Single-Family Residential (2 Ac. Min.)
B-6	Rural Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-7	Rural Business	R-3	Single-Family Residential (1 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-4	Single-Family Residential (3/4 Ac. Min.)
C-2	General Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
CGO	Central Growth Overlay	R-6	Single-Family Residential (4 DU/Ac.)
FFO	Flood Fringe Overlay	RM	Multi-Family Residential
FW	Floodway	TC	Town Center
IPS	Institutional & Public Service	TDR	Transfer of Development Rights



Ozaukee County

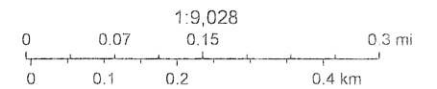


# Town of Grafton Zoning



12/22/2025, 7:47:43 AM

- |  |                                      |  |  |  |                           |
|--|--------------------------------------|--|--|--|---------------------------|
|  | PUD Planned Unit Development view    |  | A-2: Agricultural/Rural Residential District |  | R-1: Residential District |
|  | C-1: Conservancy Overlay District    |  | B-1: Business District                       |  | R-2: Residential District |
|  | A-1: Exclusive Agricultural District |  | B-3: Business District                       |  | R-3: Residential District |
|  | PW: Port Washington Road District    |  |  |  |                           |



SE Wisc Reg Planning Comm, SEWRPC, Vantor, Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

PROJECT NARRATIVE - Request for Special Consideration for Rezoning and Land Division in the Town Of Grafton at 997 LAKEFIELD RD

This is a special circumstance requesting that a one-acre parcel be divided from the main farm parcel as a fulfillment to a 10-year contract between Laury Clark (Laury) and Launch Equity Partners, LLC (Launch). Under this agreement Laury would lease the residence and one acre for 10 years as a lease to own. At the conclusion of those 10 years, Launch would deed one acre and the farmhouse and garage to Laury for sole ownership. Both parties agree that the lease has been satisfied.

The contract for one acre was made in good faith after checking with the Town in 2013 to make sure the division of one acre would be permissible . The contract aligned with the future land use of that time. See attached exhibit.

Since then, the Towns minimum lot size requirement has changed to three acres (R2).

The parties met with the Town in May of 2024 to begin the one acre land division process . When this was denied an investigation was made to try and accommodate a three (3) acre zoning layout, in keeping with the land use plan, but was not feasible (either the shape would not pass the planning commission or the parcel would dissect buildings or other parts of the horse barn driveway). There was no solution or agreeable outcome.

- \* The rezoning of this parcel to R3 (1-acre) is necessary to fulfill the contract.
- \*. The proposed CSM and rezoning will have no net impact on the area; the property will remain exactly as it appears today.
- \*. There is like zoning (1-acre) adjacent to this property on the west and on lots to the east, and across the street. See attached exhibit.
- \*. This 1-acre layout preserves road access for future use/development of the remaining farmland.
- \*. Presently Launch has no plans for a change in use of the farm.
- \*. The creation of this new lot will also help preserve the farmhouse for the foreseeable future.
- \* The current zoning for this property is A1. If the land division and rezoning are approved for Lot #1, the zoning for Lot #2 will become A2.

On a persona note, I, (Laury), have been a Town of Grafton resident for 38 years (30 of them at this property). This is a special historic home where I hope to stay for an indefinite period of time. I would be an individual (private) owner occupying and preserving this 115 year old house and surrounding grounds. The proposed land division will have no visual or negative impact on the Town (the only change is the adjustment of the lot line). It is, in many ways, a no-lose situation for all involved.

Thank you for your consideration.

Laury Clark



I, THE UNDERSIGNED, TOWN CHAIRMAN OF THE TOWN OF GRAFTON, OZAUKEE COUNTY, WISCONSIN, DO HEREBY CERTIFY THE "LAND USE PLAN MAP, TOWN OF GRAFTON, OZAUKEE COUNTY, WISCONSIN".

ATTESTATION:

Lester A. Bartel, Jr.  
Lester Bartel Jr., Town Chairman

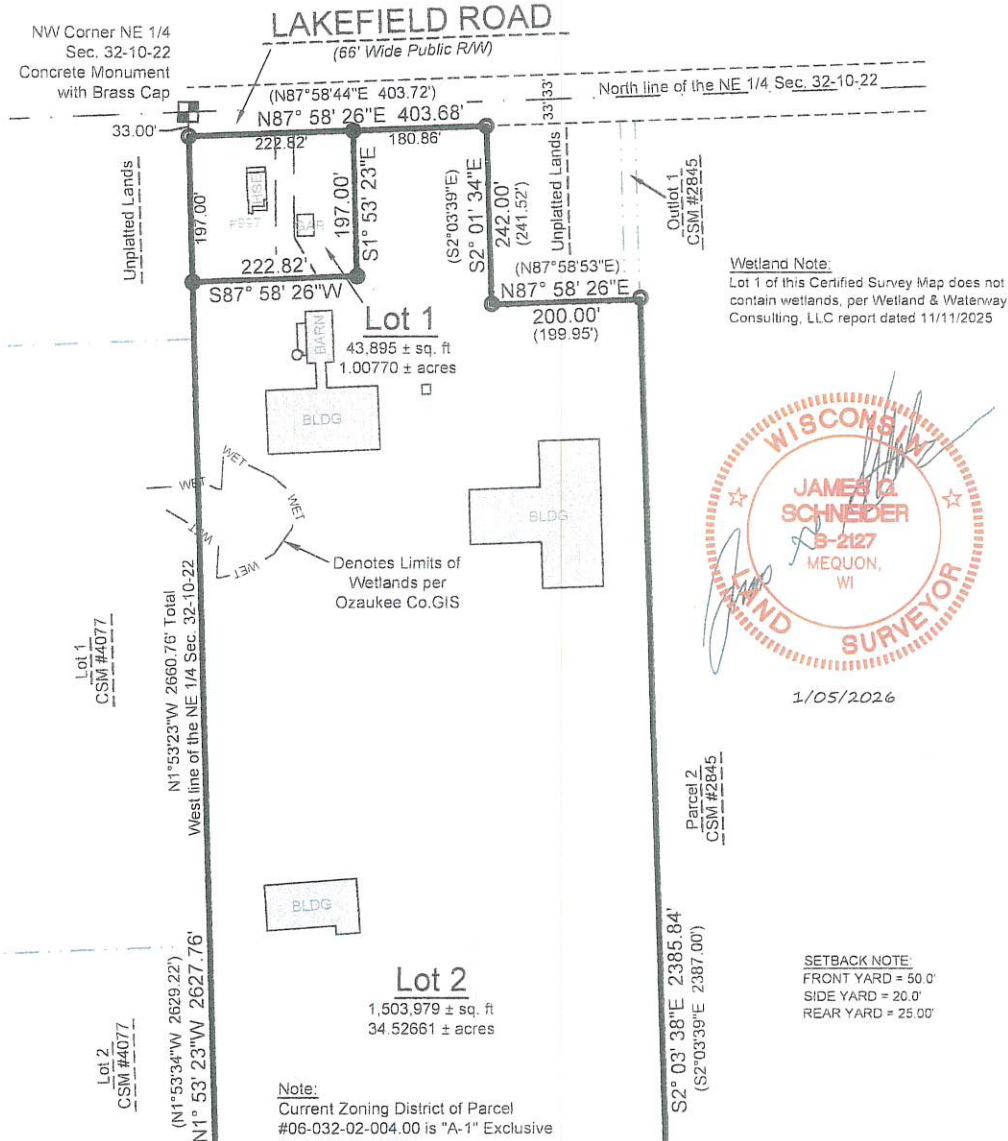
8/13/14  
Date

Amanda A. Schaefer  
Town Clerk

8.13.14  
Date

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A Redivision of Parcel 1 of Certified Survey Map No. 2845, being a part of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 22 East, in the Town of Grafton, Ozaukee County, Wisconsin



**Wetland Note:**  
 Lot 1 of this Certified Survey Map does not contain wetlands, per Wetland & Waterway Consulting, LLC report dated 11/11/2025



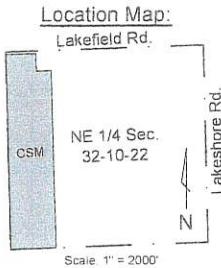
1/05/2026

**SETBACK NOTE:**  
 FRONT YARD = 50.0'  
 SIDE YARD = 20.0'  
 REAR YARD = 25.00'

**Note:**  
 Current Zoning District of Parcel #06-032-02-004.00 is "A-1" Exclusive Agricultural District

Proposed Change to Zoning District for Lot 1 is "R-3" Residential District  
 Lot 2 is "A-2" Agricultural/Rural Residential District

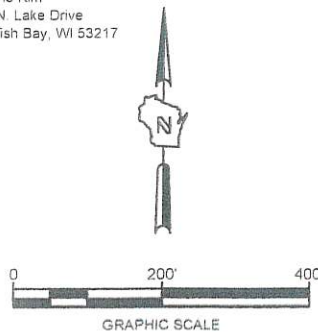
**Owner:**  
 Launch Equity Partners, LLC  
 c/o Jane Kim  
 4380 N. Lake Drive  
 Whitefish Bay, WI 53217



**LEGEND & NOTES:**

- INDICATES FOUND 1" DIAM. IRON PIPE, 18" LONG
- INDICATES SET 1" DIAM. IRON PIPE, 18" LONG WEIGHING 1.68 LBS/LIN. FT.
- ( ) DENOTES ALSO RECORDED AS BEARING OR DISTANCE

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE WITH THE WEST LINE OF THE NE. 1/4 OF SEC. 32-10-22, ASSUMED TO BEAR N1°53'23"W, AS PUBLISHED BY SEWRPC, NAD83 (2011).



**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

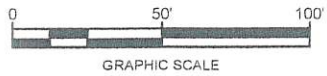
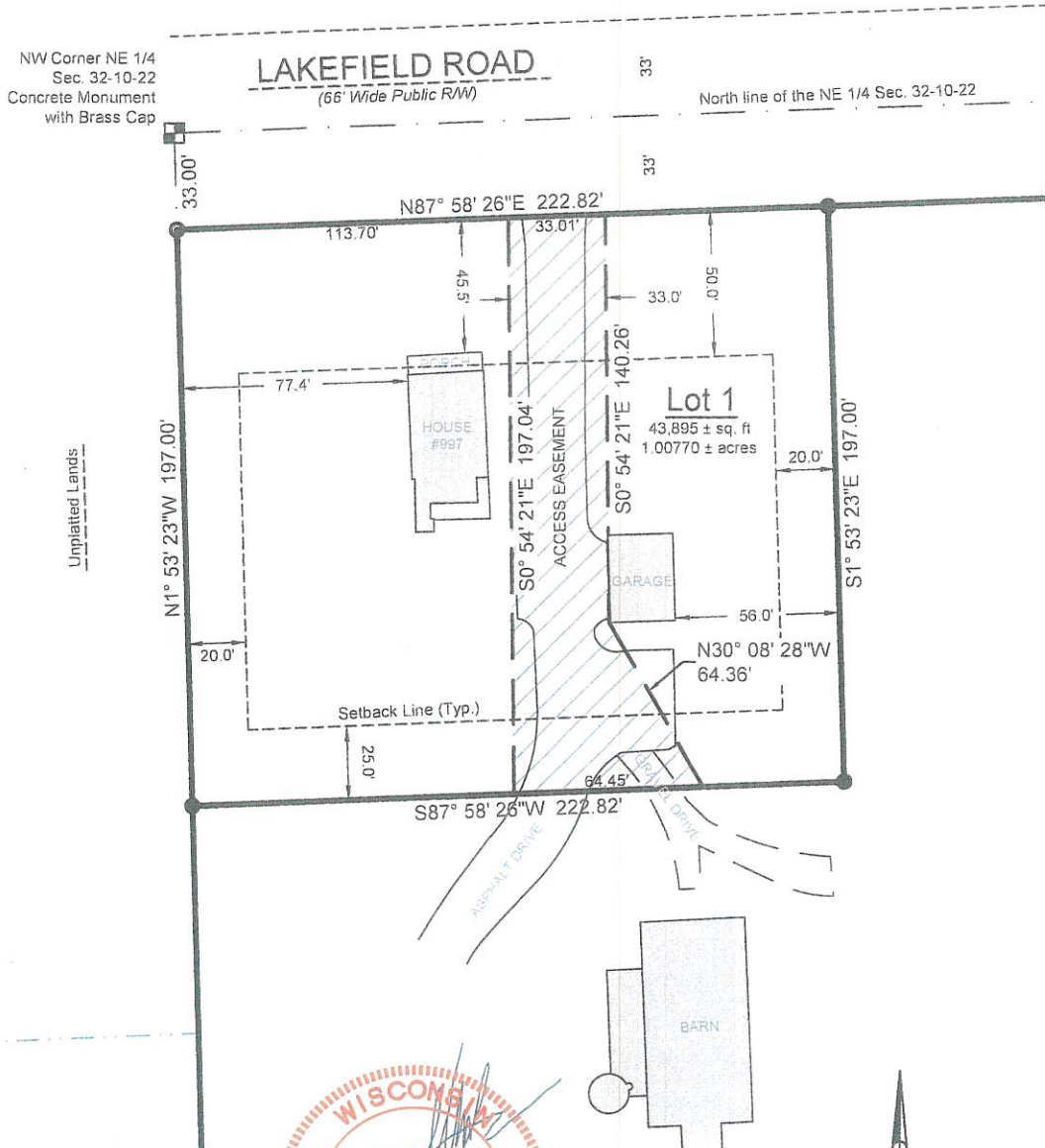


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A Revision of Parcel 1 of Certified Survey Map No. 2845, being a part of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 22 East, in the Town of Grafon, Ozaukee County, Wisconsin

## LOT 1 DETAIL

SETBACK NOTE  
 FRONT YARD = 50.0'  
 SIDE YARD = 20.0'  
 REAR YARD = 25.00'



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1/05/2026

Project # 24615 DRAFTED BY JRS

Sheet 3 of 6

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A Redivision of Parcel 1 of Certified Survey Map No. 2845, being a part of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 22 East, in the Town of Grafton, Ozaukee County, Wisconsin

## SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

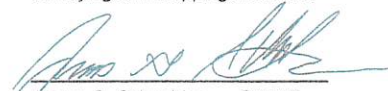
A redivision of Parcel 1 of Certified Survey Map No. 2845, as recorded at the Ozaukee County Register of Deeds office in Volume 20, Pages 223-224, as Document No. 547183, being a part of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 22 East, in the Town of Grafton, Ozaukee County, Wisconsin

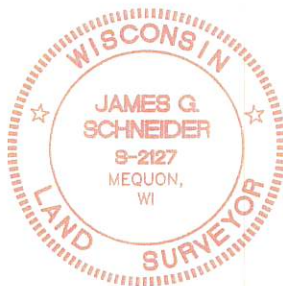
Said lands containing 35.53432 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Launch Equity Partners, LLC, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the regulations of the Town of Grafton, in surveying and mapping the same.

  
James G. Schneider S-2127



1/05/2026

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Project # 24615 DRAFTED BY JRS

Sheet 4 of 6

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A Revision of Parcel 1 of Certified Survey Map No. 2845, being a part of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 22 East, in the Town of Grafton, Ozaukee County, Wisconsin

OWNER'S CERTIFICATE

I, Jane Kim (managing Member) of Launch Equity Partners, LLC, OWNER, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

\_\_\_\_\_  
Witness Jane Kim (Managing Member)

WITNESS the hand and seal of said OWNERS on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF WISCONSIN)  
COUNTY) <sup>SS</sup>

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ Jane Kim, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public My Commission expires \_\_\_\_\_



1/05/2026

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## APPROVAL OF THE OZAUKEE COUNTY NATURAL RESOURCES COMMITTEE, COUNTY PLANNING AGENCY

Resolved, that this Certified Survey Map, in the Town of Grafton, by Launch Equity Partners, LLC, OWNER, is hereby approved by the authority of the Natural Resources Committee of the Ozaukee County Board of Supervisors under the provisions of Section 7.1200 and Chapter 13 of the County Ordinance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Rob Holyoke,  
Chairperson of the Natural Resources Committee

## EXTRATERRITORIAL REVIEW AND APPROVAL

### VILLAGE OF GRAFTON PLAN COMMISSION APPROVAL

APPROVED by the Village of Grafton Plan Commission on this \_\_\_\_\_ day of 20\_\_\_\_.

\_\_\_\_\_  
Dan Delorit,  
Plan Commission Chairman

### TOWN OF GRAFTON PLAN COMMISSION APPROVAL

APPROVED by the Town of Grafton Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Lester Bartel, Town Chairman

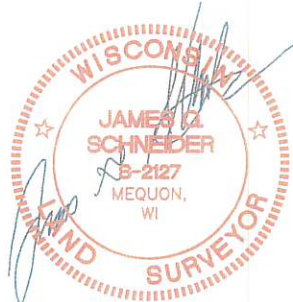
\_\_\_\_\_  
Laurie Arendt, Clerk

### TOWN OF GRAFTON TOWN BOARD APPROVAL

APPROVED by the Town of Grafton Town Board this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Lester Bartel, Town Chairman

\_\_\_\_\_  
Laurie Arendt, Clerk



1/05/2026

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Project # 24615 DRAFTED BY JRS

Sheet 6 of 6



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Community Development

**TO:** Joint Extraterritorial Zoning Committee  
**FROM:** Jac Zader, Assistant Director Community Development  
**DATE:** April 27, 2026  
**SUBJECT:** Neumann Developments Inc. for Leben Family Limited Partnership. The applicant is seeking rezoning recommendation approval within the Town of Grafton Extra Territorial Zoning Area for the 185 acre parcel located at 1306-1372 Pioneer Road from Town of Grafton's A-1 (Prime Agriculture) and A-2 (Agriculture) zoning district to Town of Grafton's R-3 (Urban Single-Family Residential) zoning district to allow for 112 single-family residential lots within the Town of Grafton.

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**Background:** The city has received a rezoning application for a 112-lot subdivision on 185 acres with on-site, private sewer and water located at 1306 W Pioneer Road. This is in the area where the city has exercised extraterritorial zoning authority over the Town of Grafton. The Town of Grafton's current zoning designation for the site is A-1 (Exclusive Agricultural requiring 35 acre minimum lot size) and A-2 (Agricultural/Rural Residential requiring 20 acre minimum lot size).

**History:** In July 2006, the Town of Grafton purportedly enacted an ordinance rezoning this area from A-1 to R-3 (1-acre residential lots). The city was concerned about this purported exercise, since the matter had not first been submitted to the joint extraterritorial zoning process involving both communities, and because the city viewed one acre density on unsewered lots in the vicinity of sensitive environmental areas to be of concern. For this reason, the city again exercised extraterritorial zoning authority in late 2006, over the lands which the Town had purportedly rezoned, as well as some additional lands in the immediate vicinity.

The Town initially refused to recognize or respond to this exercise of extraterritorial zoning authority, and the Common Council authorized a mandamus action to compel the Town's participation with the joint extraterritorial zoning process, as well as seeking a declaration of the Court that the purported rezoning by the Town was void. This action commenced very late in 2006. After the Town argued that it was not compelled to actually and actively participate in the JETZCO (Joint Extraterritorial Zoning Committee) process in good faith, the Court held to the contrary. As a result, the JETZCO process began in 2007. There was consensus by the committee in 2008 that the area in question would be rezoned to R-2 with an RCDO Overlay which resulted in a density of one unit per 2.5 acres. With the delay in getting the zoning approved and the housing market crash that occurred, the developer withdrew interest in the project.

Due to this withdrawal, JETZCO met on August 20, 2010, and approved Ordinance 2010-1329

which confirms the zoning of the lands in the JETZCO territory as agricultural zoning thus resulting in no change from the original zoning.

Since the Common Council had not weighed in on the issue of extraterritorial zoning in some time, staff presented the issue to them in March of 2026 and as a group decided to continue exercising extraterritorial zoning authority over the Town of Grafton. While this specific application was not the sole point of discussion, a majority of the Council commented that the development was too dense given the lack of access to public sewer or water and there was not a large enough open space buffer along Pioneer Road. There was more concern over the southern portion of the development that abuts Mequon versus the northern portion due to proximity of the City of Mequon’s R-1 zoning which requires a 5 acre minimum lot density. Saddlebrook Park, which is a conservation subdivision, was developed with a density of one unit per five acres and averages 3-acre lot sizes due to an equestrian style development. There were also concerns expressed over the traffic impact of the proposed subdivision along Pioneer Road

**Concept Plan:**

The concept plan shows 112 lots on 185 total acres with an average density of 1.65 acres per lot. Lot sizes range from 32,860 square feet to 95,738 square feet. The open space ratio is approximately 10%. There are two access points into the development, one at Lakefield Road and one at Pioneer Road. The plan also shows two future connections to the east and west. The plan also identifies primary environmental corridor, wetlands and floodplain which are present on the parcel most of which is located in the open space outlots.

The subject site is within close proximity to R1 zoning, including Saddlebrook Park, to the south and within close proximity to Ulao Creek zoning. The subject site contains similar site characteristics to the conditions of Saddlebrook Park and Ulao Creek, both containing waterways, floodways and significant environmental conditions. The adjacent City of Mequon zoning including R-1 and UCRC (see attached map). As stated above, R-1 requires a 5 acre minimum lot density. The R-1 also allows for a conservation subdivision at a yield of one lot per five acres. That zoning applied in this case, it would result in approximately 35 lots.

The city has recently approved changes to several zoning districts in the Ulao Creek area, specifically the UCRC (Ulao Creek Residential Cluster) that allow densities as low as one unit per ¾ acre without public infrastructure. Based on the one unit per ¾ acre, it results in a total lot yield of 246 lots for the subject site. However, this would not be achievable when factoring all other requirements. A comparison between the proposed plan and the R-1 zoning district, the R-1 cluster design and the UCRC zoning district cluster design with private sewer is as follows:

	<b>Propose</b>	<b>UCRC</b>	<b>R-1</b>	<b>R-1 Cluster</b>
Lot Size Minimum:	30,000 sq. ft.	32,800 sq. ft.	5 acre	Per PC
Open Space Ratio:	10%	30%	None	60%
Perimeter Buffer	None	30 feet	None	300 Feet front
Lot Width Minimum:	110 feet	100 feet	300 feet	Per PC
Yield:	112	246	35	36

The proposed plan falls short of meeting the open space ratio and the perimeter buffer of the

UCRC and conservations design code. In discussions with the applicant, staff requested the plan be amended to comply with the 30 foot perimeter buffer and the 30% open space ratio on the south portion of the development. In order to provide a larger buffer to the residents of Saddlebrook Park, staff also requested a 200 foot open space buffer along Pioneer Road.

**Rezoning Recommendation:**

In 2008, the JETZCO committee recommended that the area in question would be rezoned to R-2 with an RCDO Overlay which resulted in a density of one unit per 2.5 acres. Since this time, the City of Mequon has adopted several zoning districts in the vicinity of the proposal that allow higher densities than what existed previously for developments without public sewer or water. In addition, the area in question has seen development pressure from the north in the City of Grafton, to the east along Port Washington Road and to the south in the City of Mequon. There is also an existing development to the west along Lakefield Road with lot sizes and densities similar to what is being proposed for this site. Staff recommends approving the rezoning recommendation with the changes identified above to the concept plan.

**Engineering Comments:**

Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The proposed streets will access Pioneer Road (CTH C) on the south end and Lakefield Road (CTH T) on the north end. Both streets are under the jurisdiction of Ozaukee County, so their access requirements for the class of connection and required improvements will be enforced. The access point on Pioneer Road should line up with Saddlebrook Lane to reduce traffic conflict points.

The developer will be required to comply with WDNR wetland and waterway regulations.

The lots will be served by private onsite wastewater treatment systems (POWTS). City ordinance does not allow development on land that cannot support mound or septic systems. The concept plan appears to show mound locations on each lot. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility. Soil evaluation reports shall be provided prior to Common Council action on rezoning indicating that all of the lots can support private onsite wastewater treatment systems.

The developer will be required to meet WDNR stormwater management criteria. The site is not in the MMSD service area, so MMSD stormwater criteria will not apply. The developer will be required to obtain WDNR permitting for land disturbance exceeding one acre.

**Staff Recommendation:**

Planning staff recommends **approval** of the rezoning to R-3 based on the following:

1. Common Council action on the rezoning.
2. The concept plan shall be amended to meet the following:

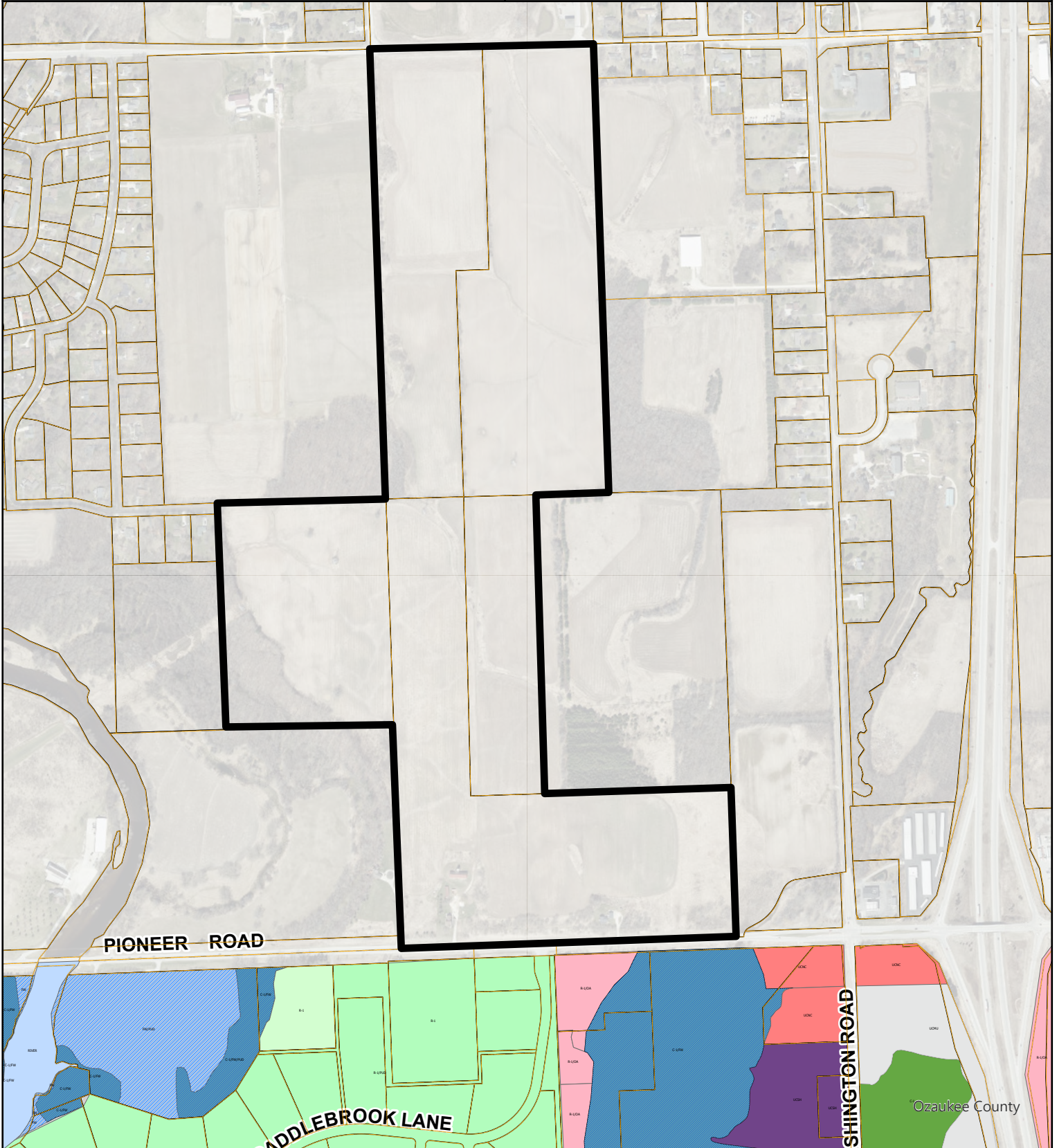
- There shall be a 30-foot perimeter buffer around the entire development.
  - The south portion of the development shall have an open space ratio of 30%.
  - There shall be an open space buffer of 200 feet along Pioneer Road.
3. The street connection at Pioneer Road shall line up with Saddlebrook Lane.
  4. Each lot shall be served by septic or mound POWTS systems per Sec. 58-632. Soil evaluation reports shall be provided prior to Common Council action on rezoning verifying all the lots can support private onsite wastewater treatment systems.

Attachments:

Packet Docs\_JETZCO Leben

# JETZCO - NEUMANN DEVELOPMENTS INC. FOR LEBEN FAMILY UNLIMITED PARTNERSHIP

AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
B-3	Office & Service Business	R-1	Single-Family Residential (5 Ac. Min.)
B-4	Business Park	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-5	Light Industrial	R-2	Single-Family Residential (2 Ac. Min.)
B-6	Rural Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-7	Rural Business	R-3	Single-Family Residential (1 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-4	Single-Family Residential (3/4 Ac. Min.)
C-2	General Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
CGO	Central Growth Overlay	R-6	Single-Family Residential (4 DU/Ac.)
FFO	Flood Fringe Overlay	RM	Multi-Family Residential
FW	Floodway	TC	Town Center
IPS	Institutional & Public Service	TDR	Transfer of Development Rights



**PROPOSED ZONING**

**R-3 Residential District**

Minimum Lot Size = 32,670 sf  
 Standard Lot Width = 120'  
 Corner Lot Width = 135'

**Setbacks**

Front = 50'  
 Side = 20'  
 Rear = 25'

**Site Data (6 parcels)**

Total Area = 185.23 ac  
 Wetlands = 9.62 ac  
 100-yr Floodplain = 2.28 ac  
 Floodway = 2.67 ac  
 PEC = 4.25 ac  
 Net Area = 166.41 ac

**DEVELOPMENT SUMMARY**

**SOUTH**

- Total Area = 106 acres
- PROPOSED = 59 lots
- Density = 1.8 ac/lot
- Average Lot Size = 43,949 sf/lot

**NORTH**

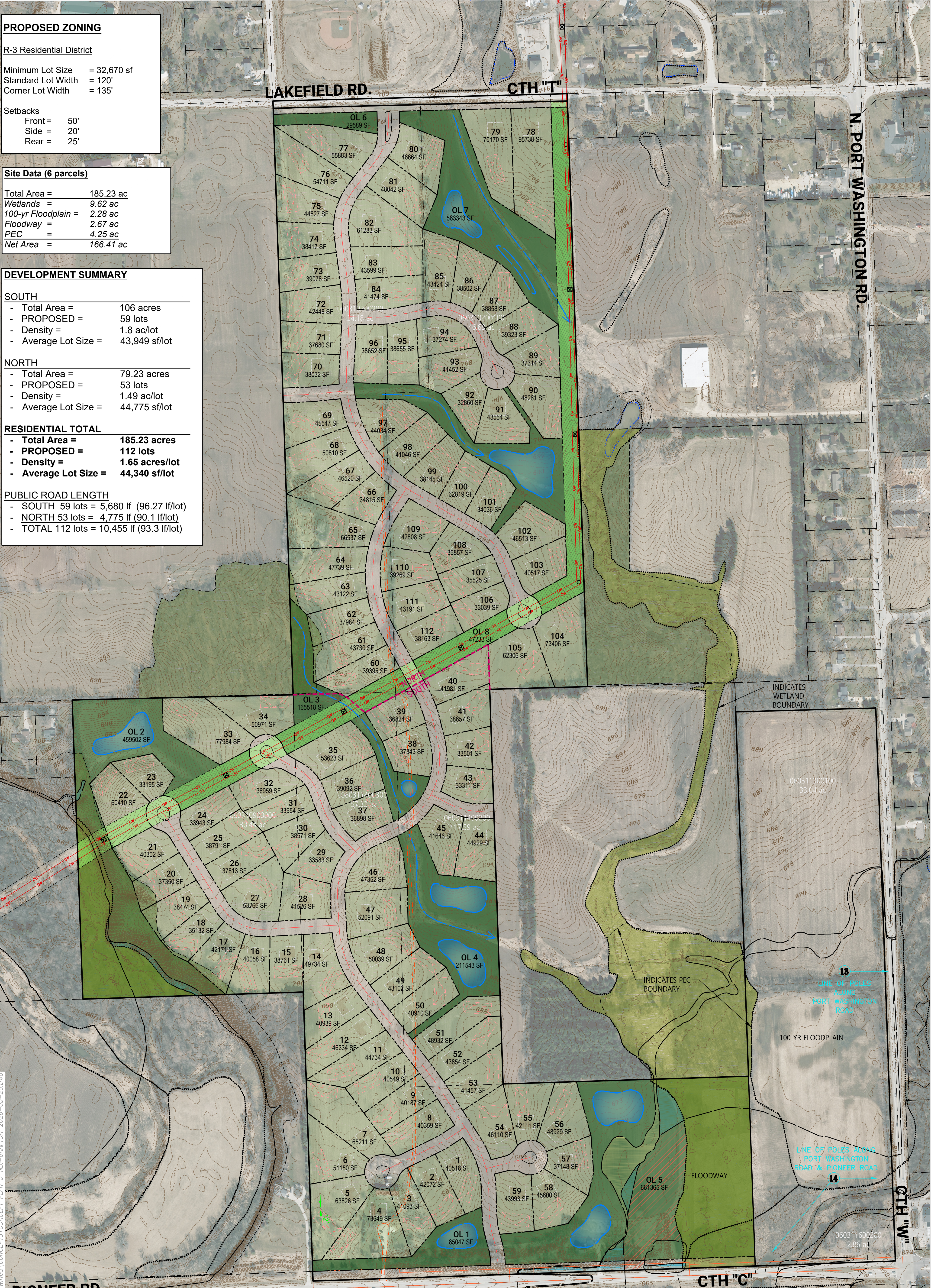
- Total Area = 79.23 acres
- PROPOSED = 53 lots
- Density = 1.49 ac/lot
- Average Lot Size = 44,775 sf/lot

**RESIDENTIAL TOTAL**

- Total Area = 185.23 acres
- PROPOSED = 112 lots
- Density = 1.65 acres/lot
- Average Lot Size = 44,340 sf/lot

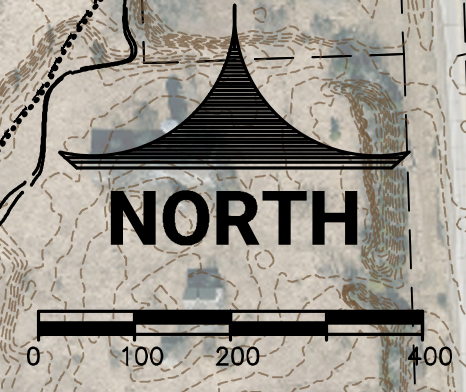
**PUBLIC ROAD LENGTH**

- SOUTH 59 lots = 5,680 lf (96.27 lf/lot)
- NORTH 53 lots = 4,775 lf (90.1 lf/lot)
- TOTAL 112 lots = 10,455 lf (93.3 lf/lot)



**CONCEPT PLAN 3**  
**Leben Parcels**

Town of Grafton, WI



SCALE: 1" = 200' (22"X34")  
 SCALE: 1" = 400' (11"X17")  
 DATE: 3/20/2026

X:\2025\25-59-953 LEBEN SUBDIVISION - GRAFTON DRAWINGS\CONCEPT PLAN 3\_NDI-GRAFTON\_2026-03-20.DWG