

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, February 9, 2005
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

The meeting was called to order by John Klasen at 7:00PM.

Roll Call

Present: John Klasen, President
Jim VanGheem, Member
Judy Benz, Advisory
Bob Gerbers, Advisory
Mary Jo Kussow, Secretary
John Krawczyk, Member
Skip Lee, Member
Excused: Ron Blohowiak, Member
Brian Peterson, Member

1. **Approval of Minutes from Meeting Held January 19, 2005**
A motion was made by Skip Lee to approve the minutes from the January 19, 2005 meeting. Seconded by Jim Van Gheem. Motion carried unanimously.
2. **Rezoning Request for parcels L-55 from Agricultural to Estate Residential to accommodate a single family development (Patricia Estates now to be known as Cody Estates)**
A motion was made by Skip Lee to recommend rezoning parcel L-55 from Agricultural to Estate Residential. Seconded by Jim Van Gheem. Motion approved unanimously.
3. **Review of Restrictive covenants pertaining to Cody Estates**
The Board reviewed the restrictive covenants for Cody Estates. It was suggested that paragraph 3 be re-worded if it is their desire to require construction on site. Mr. Gerbers said the current wording would allow for prefabricated homes or double wide homes to be brought to the site. Paragraph 5 should read more clearly on the requirement of full basements rather than staying below the frost line. No action.
4. **Final Plat for Patriot Place**
Steve Bieda from Mau & Associates was present to propose the final plat for Patriot Place. It was recommended they remove the future Minten Way street name on the plat. The corner elevations need to be on the final map. Mr. Gerbers asked if there would be easements on the lots for the drainage of the back of the lots. The storm water management plan was reviewed and approved by Town Engineer, Matt Greely. The developers of Patriot Place are making a \$5,300 contribution to the pond in the Shadow Ridge Subdivision. A motion was made by Jim Van Gheem to recommend approval of

the final plat contingent on corner elevations and drainage easements provided. Seconded by Mary Jo Kussow. Motion carried unanimously.

5. **Area Development Plan for area west of Shadow Ridge Subdivision to Packerland Drive south to Scheuring Road**

Developers, Tony Hoes and Ron & Joan Sinclair were present along with Steve Beida from Mau & Associates to propose a change to a previous proposed Area Development Plan (ADP) on the DeRuyter property located on Grant Street. Mr. Hoes stated he would like to continue with condominiums on the north end of the property close to Grant Street. Hoes stated the condominiums would be similar to those east of the property. The ADP proposed road pattern was changed and would effect the Kocken property which is planning for mini-warehouses. Mr. Hoes was not opposed to changing the road pattern. Skip Lee stated that we should see a more definite plan on the development before approval of road patterns. It was the consensus of the Board to have a more definite plan before approving a road pattern. The Board suggested more commercial along Grant Street with condominiums and apartments to the south. Mr. Gerbers said he thinks more condominiums on Grant Street is a mistake. A motion was made by Mary Jo Kussow to table this item until a more definite plan was proposed for the area. Seconded by Jim Van Gheem. Discussion: The Board envisions a more useful road pattern if the main road in the development intersects with Grant Street from the east end of the property opposed to the west end of the property. (See map attached.) Motion carried.

6. **Mini-warehouse Plan/Kocken**

Marty Kocken was present to propose a mini-warehouse complex on property south of Kocken Excavating on Grant Street. The complex would consist of 14 buildings to include 432 total units. Each building is constructed with masonry and the complex will be built in three phases. There is 35' between each building. Mr. Gerbers stated a water hydrant may be needed within the complex per state code. Kocken said they would put one in if necessary. Restrictive covenants were reviewed. The complex will be gated and access allowed between the hours of 6:00AM-10:00PM. A motion as made by Mary Jo Kussow to recommend approval of the site. Seconded by John Krawczyk. Motion carried unanimously.

7. **Fox River Heights Planned Development Condominium Project/Schoen-Laird**

Developer, Steve Schoen, and Dennis Reim, engineer from Robert E. Lee, was present to propose a Planned Development consisting of 16 single family condominiums. Mr. Schoen reviewed the plans and indicated the streets and yards are maintained by the condominium association. The complex will have three holding tanks ranging from 9000 to 12,000 gallons and separate wells for each site. It is anticipated municipal water and sewer will be available to the site within a few years. The complex will have rolling berms and various types of landscaping. Each home owner will have a boat slip to the Fox River. A motion was made by Mary Jo Kussow to recommend approval of the Planned Development and send to the Town Board for a public hearing. Seconded by John Krawczyk. Motion carried unanimously.

8. **Public Comments**

None

9. **Adjourn**

A motion was made by John Krawczyk to adjourn the meeting. Seconded by Skip Lee. Motion carried unanimously. The meeting adjourned at 9:10PM.

Respectfully Submitted

Judy Benz, for
Mary Jo Kussow