

**Town of Lawrence**  
Proceedings of Planning and Zoning/Site Review Board Meeting  
Wednesday, January 11, 2006  
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**

<b>Present:</b>	John Klasen, Chairman	Mary Jo Kussow, Secretary
	Skip Lee, Member	Dale Warpinski, Member
	John Krawczyk, Member	Judy Benz, Advisory
	Ron Blohowiak, Member	
<b>Excused:</b>	Brian Peterson, Member	

1. **Approval of Minutes from Meeting Held December 20, 2005**

A motion was made by Skip Lee to approve the minutes from the December 20, 2005 meeting. Seconded by Mary Jo Kussow. Motion carried unanimously.

2. **Site Plan for National Water Works**

David O'Brien with Bayland Buildings was present to propose a site plan for National Water Works to be located on Little Rapids Road immediately west of the railroad tracks. Mr. Klasen stated the green space percentage was a little less than the required amount in accordance to the Town Ordinance. It was suggested the fenced in area be moved one foot inward on the east end to meet the green space requirements Mr. O'Brien stated the parking lot will not have any outdoor lighting and four wall-pac lights with 175 watt are planned for the building exterior along with three recessed 65 watt can lights. The business sign is yet to be designed and the company will return for approval on signage. The stormwater management plan will be forwarded to the Town Engineer for review and approval. A motion was made by Dale Warpinski to approve the site plan with the following conditions:

- ❖ Fence is moved inward approximately one foot to accommodate the green space requirement ordinance
- ❖ Provide additional lighting information to the Town Board
- ❖ Maintain dust control in yard
- ❖ Maintain all inventory below the height of the fence in the storage yard
- ❖ Stormwater management plan approved by the town engineer

Motion seconded by John Krawczyk. Motion carried unanimously.

3. **Residential Development Plan for Kocken/Mooren**

Jim Kocken and Ron Mooren were present to propose a residential development south of Kocken Excavating to consist of residential lots and one Limited Industrial Lot. The land is currently zoned L1 Limited Industrial and will need to be rezoned to residential. It was suggested that Lot #1 as shown on the plat be rezoned from L1 to B1 Business to create a more acceptable buffer between the Kocken Excavating Business to the residential area. Mr. Mooren and Mr. Kocken agreed with the suggestion. A motion was made by Skip Lee

to approve a preliminary plat for ten lots to be known as Mooren Subdivision with lots 2-10 be rezoned to residential and lot #1 be rezoned to B1 Business. Motion seconded by Ron Blohowiak. Motion carried unanimously.

4. **Area Development Plan/Steve Beida from Mau & Associates**

Steve Bieda from Mau & Associates and Pat Kaster from River City Realty were present to propose an Area Development Plan for properties east of highway 41 and west of Lawrence Drive from the Lawrence/DePere boundary south to Little Rapids Road. (See attached) The plan includes three land owners and all owners are in favor of the proposed plan. Mr. Bieda stated that the owners are looking for an approval of the road pattern at this point and all future development of the properties will be brought back for review and approval. A motion was made by Skip Lee to recommend approval of the Area Development Plan. Seconded by Ron Blohowiak. Motion carried unanimously.

5. **Public Comments**

None

6. **Adjourn**

A motion was made by Dale Warpinski to adjourn the meeting. Seconded by John Krawczyk. Motion carried unanimously. The meeting adjourned at 7:50PM.

Respectfully Submitted by

Judy Benz for  
Mary Jo Kussow, Secretary