

**Town of Lawrence**  
Proceedings of Planning and Zoning/Site Review Board Meeting  
Wednesday, August 9, 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**

Present: Judy Benz, John Klasen, John Krawczyk, Skip Lee, Brian Peterson, Dale Warpinski

Excused: Ron Blohowiak, Mary Jo Kussow

1. **Approval of Minutes from Meeting Held July 12, 2006**

A motion was made by Skip Lee to approve the minutes from the meeting held on July 12, 2006. Seconded by John Krawczyk. Motion carried unanimously.

2. **Site Review Plan for Roland Machinery**

Shawn Mueller from Bayland Buildings and Bob Weier from Roland Machinery were present to propose a site plan for Roland Machinery to be located on French Road. The 28732 Sq. Ft building will be constructed with a full masonry front and 25' of masonry on each side. An 8' slatted fence will surround the property. Mr. Weier is requesting a 60' driveway to accommodate the delivery of large equipment. Asphalt is required to the fence line. The parking lot will consist of 39 parking spaces for approximately 20 employees. The landscaping plan, lighting plan and storm water management plan will be brought back for approval. A motion was made by Skip Lee to recommend approval of the building with full masonry front and masonry on sides, 8' slatted fence and 60' driveway. Seconded by Brian Peterson. Discussion: Need to return for approval on landscape, lighting and storm water plan. Motion carried unanimously. (See attached)

3. **2-Lot CSM on French Road/Roland Machinery**

A motion was made by Dale Warpinski to recommend approval of a 2-lot CSM on French Road. Seconded by John Krawczyk. Motion carried unanimously. (See attached.)

4. **Building Site for West DePere Elementary School**

Matt Wolfert with Brey Associates Architects, Inc., West De Pere School Superintendent, Lanny Tibaldo, School Business Manager, Kevin Hanson, and School Board President, Barb Van Deurzen were present to propose the new elementary school building plan. The building consists of approximately 107,500 Sq. Ft and will house students pre-kindergarten through 5<sup>th</sup> grade. The facility is full masonry with the main entrance being of glass. A motion was made by Dale Warpinski to recommend approval of the new West De Pere Elementary School. Seconded by Skip Lee. Motion carried unanimously. (See plan attached.)

5. **Area Development Plan for Hemlock Creek**  
Andy Schmidt with McMahon Associates was present to propose an area development plan for the Hemlock Creek Subdivision. The plan demonstrated how the roads would be laid out for the future phases of the development. There was lengthy discussion on sidewalks in the subdivision due to the soon to be constructed West De Pere Elementary School. Developer, Steve Seidl expressed opposition to sidewalks. He stated he would prefer to not construct sidewalks because it is not known if they will be needed or used. Mr. Seidl proposed that he place a note on the plat map indicating future sidewalks may be implemented by the town and be assessed to each property owner. Kevin Hanson stated he is in favor of sidewalks, at least at some point. Discussion was also held on possible fencing of the school property in the future. An easement is provided on Hemlock Creek plat to accommodate a walking trail to the school. When asked who would maintain the walking trail, Mr. Klasen stated that would not be determined by this Board. A motion was made by Skip Lee to recommend approval of the Area Development Plan as proposed contingent a note be made on the final plat that future sidewalks may be constructed. Seconded by Dale Warpinski. Motion carried.
6. **1-lot CSM on Apple Creek Rd**  
A motion was made by John Krawczyk to approve a one lot CSM on Apple Creek Road. Seconded by Brian Peterson. Motion carried. (See attached)
7. **Request to rezone a portion of L-114 from Agricultural to Estate Residential to accommodate a single family dwelling**  
A motion was made by Skip Lee to recommend a zoning change from Agricultural to Estate Residential on a portion of L-114 to accommodate a single family home. Seconded by John Krawczyk. Motion carried.
8. **Public Comments**  
None
9. **Adjourn**  
A motion was made by John Krawczyk to adjourn the meeting. Seconded by Brian Peterson. Motion carried. The meeting adjourned at 8:15PM.

Respectfully Submitted,

Judy Benz for  
Mary Jo Kussow