

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, January 3, 2007
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, Mary Jo Kussow, Brian Peterson, Skip Lee, Dale Warpinski

1. **Approval of Minutes from Meeting Held November 8, 2006**
Motion was made by Brian Peterson to approve the minutes from the November 8, 2006. Seconded by Skip Lee. Motion carried.
2. **Approval of Minutes from Special Meeting Held on November 13, 2006**
Motion was made by Dale Warpinski to approve the minutes from the meeting held on November 13, 2006. Seconded by Brian Peterson. Motion carried.
3. **Building Expansion Site Plan for Robinson Metal**
Removed from agenda.
4. **Final Plat for Hemlock Creek**
Doug Woltz from McMahan Associates was present to propose the final plat for Hemlock Creek Subdivision. Mr. Woltz stated the storm water management plan was completed. Outlots on the plat will be transferred to the West De Pere School District. Sidewalks are to be constructed on those lots surrounding the school property which are lot numbers 1-28. A motion was made by Skip Lee to recommend approval of the plat pending satisfaction of the required subdivider's agreement. Motion seconded by John Krawczyk. Motion carried unanimously. (See attached plat map.)
5. **Business Sign for Team Motor Sports**
Dave Heideman from Jones Sign Company was present to propose a ground sign for Team Motor Sports. The free standing 86 sq ft per side sign is to serve as a reader board and will be internally illuminated. Mr. Heideman stated the sign will have changeable copies and will be used for advertising monthly specials. Currently other signage on the property consists of business name and product signs adhered to the building. A motion was made by Mary Jo Kussow to recommend approval of the proposed sign. Seconded by Dale Warpinski. Motion carried unanimously. (See proposed sign attached.)
6. **Area Development Plan/Toonen**
Steve Bieda with Mau Associates and Dave Toonen were present to propose an Area Development Plan (ADP) for the purpose of demonstrating the property south of the Toonen property on Scheuring Road can be provided with ingress/egress and public utilities. Lengthly discussion was held on the road pattern proposed. John Krawczyk indicated he was not in favor of the proposed road layout and suggested that Toonen plan a road along

the west side of their property. Mary Jo Kussow stated the proposed street pattern demonstrates the property to the south can be served upon development of the property to the west of the Toonen property. Mr. Bieda stated the road pattern is not carved in stone and can be re-located by the developer as they see fit, but the proposed Area Development Plan provides a means of serving the property to the south. Mr. Bieda said that due to the ravine and conservancy area involved, providing services and ingress/egress to the property is limited. Bieda stated they are willing to work with the involved property owners and lay out the roads differently if they so choose. A motion was made by Skip Lee to approve in concept the proposed Area Development Plan. Seconded by Mary Jo Kussow. Discussion: John Klasen stated that John Krawczyk is not allowed to vote on this issue for it is a conflict of interest. Mr. Krawczyk stated he will not vote but is opposed to the proposed road layout. Judy Benz stated this issue will go to a public hearing whereby all involved property owners will be notified. Motion carried. (Mr. Krawczyk abstained.) (See ADP attached.)

7. **Site Plan for Property located immediately south of Roland Machinery**
Dave Bieda from Mau Associates indicated the property owner, Bill Hopf, has purchased the property south of Roland Machinery with the intention of constructing a spec building. Bieda stated Mr. Hopf has applied for a "Notice of Intent" permit from the DNR but is looking to start moving dirt in preparation of a storm water pond. Mr. Bieda stated this issue is solely for informational purposes and he will be back next month with a site plan. No action.
8. **Parking Lot Plan for Fox Valley Auto**
Mark Sheriff from Fox Valley Auto was present to propose a parking lot surrounded by a slatted fence to park vehicles before and after the weekly auction. Mr. Sheriff was informed that he can not stack anything above the fence. Motion was made by Dale Warpinski to recommend approval of the fence for the property. Seconded by Mary Jo Kussow. Motion carried.
9. **Used Car Lot Dealership/Interstate Tire**
Removed from agenda.
10. **Public Comments**
None
11. **Adjourn**
A motion was made by Skip Lee to adjourn the meeting. Seconded by Brian Peterson. Motion carried. The meeting adjourned at 8:30PM.

Respectfully Submitted by
Judy Benz for Mary Jo Kussow, Secretary