

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, April 11, 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, Mary Jo Kussow, Skip Lee, Brian Peterson,
John Krawczyk, Dale Warpinski

1. **Approval of Minutes from Meeting Held March 14, 2007**
Motion was made by Mary Jo Kussow to approve the minutes from the March 14, 2007 meeting. Seconded by John Krawczyk. Motion carried.
2. **Request to rezone Lot 207 in Shadow Ridge 2nd addition from PD to R1**
Jeff Marlow from Lexington Homes was present to request a rezone on lot 207 in Shadow Ridge 2nd Addition from Planned Development to R1 Residential to accommodate a single family home. Motion was made by Skip Lee to recommend approval of the rezoning. Seconded by John Krawczyk. Motion carried unanimously.
3. **Condominium Proposal for Lots 197-206/Jeff Marlow**
Jeff Marlow from Lexington Homes is proposing single family condominiums on lots 197-206 in Shadow Ridge 2nd Addition Subdivision. The lots were previously zoned Planned Development for the purpose of constructing 10 two-family condominiums. Mr. Marlow stated the market is calling for single family condos versus two family condos, therefore, he is proposing 20 single family homes. Marlow said the exterior can be of what ever material the board requires but he would like to mix up the exteriors and not have them all look the same. Marlow stated the 10 lots would be consolidated into one lot and managed under a condominium association declaration whereby the land would be common area maintained by the association. Marlow stated that he is just beginning to build single family homes on the opposite side of the street. Judy Benz stated the water and sewer plan was designed for 10 buildings on the 10 lots, therefore, it would be necessary to review the plan to determine how the additional buildings could be served by the utility. John Klasen stated that Mr. Marlow needs to provide a plan showing the different exterior designs proposed for the area. It was suggested by Judy Benz that Mr. Marlow meet with the Town Chairman and the Town Utility Manager to further discuss the concept along with the water and sewer lateral locations. A motion was made by Skip Lee to accept the proposed concept of 20 one family condominiums under the declaration of a condominium association. Seconded by Mary Jo Kussow. Motion carried unanimously. (See proposal attached.)
4. **Final Site Plan for Toonen Apartment Project on Scheuring Road**
A final site plan for the Toonen Apartment project on Scheuring Road was presented by Dave Chrouser from Mau & Associates. The proposal included the lighting and landscape plan for the complex with a verbal indication the buildings would be constructed the same as those in the Quarry Park complex. The type of lighting was not known but was indicated it

would be the same as Quarry Park. A motion was made by Skip Lee to approve the final site plan contingent on a full description be provided by Toonen on the landscaping and lighting along with a letter stating the exterior of the buildings will mirror those at the Quarry Park Complex. Seconded by Brian Peterson. Discussion: John Krawczyk stated the easement providing access to the property south of this site needs to be added to the site plan. Motion carried unanimously. (See plan attached.)

5. **Preliminary Plat for Fox River Meadows 2nd Addition**

Dave Chrouser from Mau & Associates was present to propose a preliminary plat for Fox River Meadows 2nd Addition consisting of 16 lots. The plat was previously presented to the Board and was approved in January, 2005. Because the town ordinance requires a final plat to be submitted within one year of approval on a preliminary plat, the preliminary plat is being re-submitted for approval. Motion was made by Dale Warpinski to approve the preliminary plat for Fox River Meadows 2nd Addition. Seconded by John Krawczyk. Motion carried unanimously. (See copy of plat attached.)

6. **Final Plat for Fox River Meadows 2nd Addition**

Dave Chrouser from Mau & Associates was present to propose a final plat for Fox River Meadows 2nd Addition. Motion was made by Mary Jo Kussow to approve the final plat for Fox River Meadows 2nd Addition contingent on the storm water management plan being approved by the town engineer. Seconded by Skip Lee. Motion carried unanimously.

7. **Area Development Plan for property east of French Road, north of Larry Lane, south of French Court/Nazer Trac LLC**

Dave Chrouser from Mau & Associates was present to propose an Area Development Plan (ADP) for Nazer Trac LLC. A motion was made by Mary Jo Kussow to approve the concept and move this issue to the Town Board for a Public Hearing. Seconded by John Krawczyk. Motion carried unanimously. (See ADP attached.)

8. **Public Comments**

Bob Meulemans was present to discuss a potential streetlight program for the town. Mr. Meulemans offered information regarding the type of lights available and the costs provided by Wisconsin Public Service. Mr. Meulemans stated that a priority list is being defined for locating the lights budgeted for in this years' town budget. It was the consensus of the Board that street lights in the town is a good idea. John Klasen stated this item will be on the agenda for next months meeting. No action.

9. **Adjourn**

Motion was made by John Krawczyk to adjourn the meeting. Seconded by Brian Peterson. Motion carried. The meeting adjourned at 9:00PM.

Respectfully Submitted by Judy Benz
For Mary Jo Kussow
Planning and Zoning Board