

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, May 9, 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, Dale Warpinski

Excused: Brian Peterson, John Krawczyk,

1. **Approval of Minutes from Meeting Held April 11, 2007**
Motion was made by Skip Lee to approve the minutes from the meeting held on April 11, 2007. Seconded by Dale Warpinski. Motion carried.

2. **Site Plan for McCrory Properties/Mid Valley Rd & Sundown Lane**
Tom McCrory was present to propose a 10,533 Sq. Ft. building to be constructed on the corner of Mid Valley Drive and Sundown Lane. Mr. McCrory previously presented a similar plan that was denied due to the square footage of the building and the necessity to move the street from the north side of the property to the west side of the property. Mr. McCrory was informed the plan for the structure shows the south-west portion of the building is located on top of a watermain easement. The watermain would have to be re-located or the building would have to be re-located on the site. A motion was made by Skip Lee to approve the building contingent on a resolution of the watermain issue. Seconded by Mary Jo Kussow: Discussion: Mr. McCrory was informed if he received further approval from the town board, he will need to return to the Planning and Zoning Board with a lighting plan, landscape plan and drainage plan as well as any signage. Motion carried unanimously. (See attached)

3. **Request to rezone parcel L-342-2 located on Mid Valley Drive/Sundown Lane from residential to B1 Business/Commercial to accommodate a furniture store**
A motion was made by Dale Warpinski to recommend approval for a zoning change on parcel L-342-2 from residential to B1 Business/ Commercial. Seconded by Skip Lee. Motion carried unanimously.

4. **Request to rezone parcel L-337-1 located on Mid Valley Drive from residential to B1 Business/Commercial to accommodate a future addition to an existing retail furniture store**
Motion was made by Skip Lee to recommend approval for a zoning change on parcel L-337-1 from residential to B1 Business/Commercial to accommodate a future expansion of the existing retail store directly south. The motion included the rezoning shall require this parcel to be adjoined to the parcel immediately south to allow for the building expansion. Seconded by Mary Jo Kussow. (A building expansion would not be allowed crossing over a lot line.) Motion carried unanimously.

5. **Sign for Lumber Liquidators located on Mid Valley Drive**
Rene VanDenElzen, Sign Consultant from Orde Sign & Graphics, was present to propose an internally lit 8' by 20' monopole sign no greater than 40 feet in height for Lumber Liquidators located on Mid Valley Drive. Ms. VanDenElzen stated that most likely the sign would be approximately 30' to 33' in height but is asking for 40' to be sure. A 3' by 12' business sign will be placed on the east side of the building and an 8' by 8' business sign on the south side of the building. Motion was made by Dale Warpinski to approve the signage on the building and the monopole not to exceed 40' in height. Seconded by Skip Lee. Motion carried unanimously.(See attached)
6. **Proposed site plan for building to be located on Packerland Drive on the north portion of parcel L-159**
Lance VandenHeuvel and Tom Ambrosius from Bayland Buildings were present to propose a 100,000 Sq. Ft. building site on the north portion of parcel L-159. The industrial painting facility plan consists of office space and shop area with a parking lot for approximately 50 vehicles. A motion was made by Mary Jo Kussow to approve the proposed site plan. Seconded by Skip Lee. Motion carried unanimously. (See attached proposal)
7. **Proposed site plan for building to be located on Packerland Drive on the south portion of parcel L-159**
Lance VandenHeuvel and Tom Ambrosius from Bayland Buildings were present to propose an electrical contractor facility consisting of 13,750 Sq. Ft. on the south portion of parcel L-159 located on Packerland Drive. The building meets the site plan review ordinance. The storage area consists of approximately 20,000 sq. ft. and will be surrounded with an 8' chain link fence. John Klasen stated the fence must be slatted all around and the storage material cannot exceed the height of the fence. Mr. Ambrosius asked is that included any company vehicles stored in the fenced in area. Mr. Klasen said it pertained to the inventory and not to company vehicles. Motion was made by Skip Lee to approve the proposed building site. Seconded by Dale Warpinski. Motion carried unanimously. (See attached plan)
8. **Zoning Request from Agricultural to B1 Business/commercial on parcel L-159**
Discussion was held on whether the industrial painting facility would fit in the B1 Business/Commercial zoning. The Comprehensive Plan calls for the area to be of a mixed use zoning. A motion was made by Mary Jo Kussow to recommend a zoning change from Agricultural to L1 Limited Industrial to accommodate the industrial painting facility and the electrical contractor facility. Motion seconded by Dale Warpinski. Motion carried unanimously.
9. **Proposed Street Lighting Ordinance**
Bob Muelemans was present to review a proposed street light policy for the town that he has been working on. Mr. Meulemans has met with Wisconsin Public Service on the contents of the policy and town staff, Greg Little and Kurt Minten to determine location for various street lights. Mr. Meulemans stated the policy allows the town flexibility on the type of street lights and the placement thereof. The important step here is to have a street light policy in place for future developments that will be installed and paid for by the developers. Motion was made by Skip Lee to recommend the adoption of a street light policy for the town. Seconded by Mary Jo Kussow. Motion carried unanimously.

10. **Public Comments**
None

11. **Adjourn**
Motion was made by Dale Warpinski to adjourn the meeting. Seconded by Skip Lee.
Motion carried. The meeting adjourned at 8:00PM.

Respectfully Submitted,

Judy Benz for Mary Jo Kussow
Planning and Zoning Board Secretary