

**Town of Lawrence**  
Proceedings of Planning and Zoning/Site Review Board Meeting  
Wednesday, September 12, 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, Brian Peterson, Mary Jo Kussow,  
Dale Warpinski

Excused: Skip Lee, John Krawczyk

1. **Approval of Minutes from Meeting held on August 8, 2007**

Motion was made by Brian Peterson to approve the minutes from the August 8, 2007 meeting. Seconded by Dale Warpinski. Motion carried.

2. **Final Site Plan to include Landscape and Lighting Plan for Design Homes to be located on French Road**

Mike Kaster from Mach 1V was present to propose a final site plan for Design Homes. The building plan has been modified to meet the masonry requirements. The plan included the landscaping and lighting plan. (See attached.) A letter from McMahon Engineering was received indicating the storm water plan was approved. Motion was made by Dale Warpinski to approve the final site plan. Seconded by Brian Peterson. It was stated the owner will need to return for approval on any business signs. Motion carried.

3. **Site Plan for McCrory Properties/Lullaby Shop to be located at 1180 Mid Valley Drive**

Tom Mc Crory from Mc Crory Properties and Tim Lehrer from Building Creations were present to propose the final site plan for the Lullaby Shop to be located at 1210 Mid Valley Drive. (Incorrect address listed on agenda.) Discussion was held on limited parking allotted compared to the size of the building. Mr. McCrory stated there will be two employees on site and expected cars are no more than 5 or 6 at any one time. It was determined by the board that the 21 parking spaces is adequate for the type of business. Mr. Klasen asked how much green space was remaining on the parcel. Mr. Lehrer indicated it met the town requirements but could not produce the calculation. The lighting plan was not complete. Mr. Lehrer stated the lighting will remain on the site. Judy Benz stated that the town engineer has sent a letter indicating approval of the storm water management plan. Motion was made by Dale Warpinski to approve the final site plan contingent on them providing a lighting plan and the calculation on the remaining green space. Motion seconded by Brian Peterson. Motion carried.

4. **Business Sign for Sgambati's Pizza**

Todd Thomas from Creative Sign was present to propose a business sign for Sgambati's Pizza located in Shoppes at Quarry Park. The two business signs will be adhered to the building and are non-illuminated. Motion was made by Brian Peterson to approve the

business signs. Seconded by Mary Jo Kussow. Motion carried.

5. **Airstrip for Personal Aircraft to be located along easterly side of parcels L-120 and L-122 located south of 2592 Golden Glow Road**

Discussion was held in reference to a request from Gerald Baeten to use property on the Joe Kussow farm for the purpose of a small craft landing strip. Mr. Baeten's intent is to create a sod strip 95'x2200' on the easterly portion of parcel L-120 and L-122 located south of Golden Glow Road. A motion was made by Dale Warpinski to move this issue to the town board for the approval process. Seconded by Mary Jo Kussow. Motion carried.

6. **Site Plan for Jones Sign Co.**

Shawn Mueller from Bayland Buildings was present to propose a 9000 Sq. Ft. addition to the existing Jones Sign building. The addition is enclosed on the east and west elevation and open to the south. The purpose of the addition is to store company owned vehicles. Motion was made by Mary Jo Kussow to approve. Seconded by Brian Peterson. Motion carried.

7. **Request to rezone a portion of parcel L-91-2 located on French Road south of Golden Glow from Agricultural to B1 Business/commercial to accommodate a sales and distribution business**

Appellant, Mike Kostelnik was present with Gary Bearson and Pete Roland from Bay Lakes Commercial Realtors and Tim Lehrer from Building Creations to request a zoning change on a portion of parcel L-91-2 from Agricultural to B1 Business Commercial to accommodate a sales and distribution business. The site will require approximately 7-8 acres and will consist of a building 20,000 Square feet. The company has ten locations with 7 being in the State of Wisconsin. The company sells hydraulic hoses, adaptors and conveyor belts. They were advised by the Board on the requirements of a storm water management plan and perhaps an Area Development Plan for the remaining forty plus acres of the property. A motion was made by Dale Warpinski to move forward with the rezoning process. Seconded by Mary Jo Kussow. Motion carried.

8. **Public Comments**

A motion was made by Dale Warpinski to suspend the rules and open the floor for discussion. Seconded by Mary Jo Kussow. Motion carried. Randy Aerts was present and asked what was needed of him to continue with the construction of a storage facility at Hilltop Cabinets located on Mid Valley Drive. Mr. Aerts began construction on a garage type facility for the purpose of storage and was given a building permit with the understanding it was an accessory building. It was determined that he was using the facility for the storage of an air compressor and a dust collection system which was piped to the main work shop. The building inspector shut him down and advised him to get a state approved plan. The storage facility replaces another building that Mr. Aerts removed and is located behind the main building. The building exterior is not visible from the roadway. It was the consensus of the Board, the building does not need Site Review Board approval. Mr. Aerts was told he would have to work with the building inspector to be certain he has the appropriate permits to complete the project. Motion was made by Mary Jo Kussow to return to regular session. Seconded by Dale Warpinski. Motion carried.

9. **Adjourn**

Motion was made by Brian Peterson to adjourn the meeting. Seconded by Mary Jo Kussow. Motion carried. The meeting adjourned at 8:15PM.

Respectfully Submitted by  
Judy Benz for Mary Jo Kussow