

**Town of Lawrence  
Planning and Zoning Board Meeting Minutes  
Wednesday, February 10, 2021  
Meeting Time 6:00 PM**

**DUE TO THE COVID-19 PUBLIC HEALTH SITUATION, AND UNDER ADVISEMENT OF THE BROWN COUNTY HEALTH DEPT "PUBLIC HEALTH EMERGENCY COVID-19 ALERT" ISSUED OCTOBER 3, 2020, THIS MEETING WILL BE HELD VIRTUALLY VIA ZOOM ONLY.**

**THIS MEETING WILL NOT BE HELD IN-PERSON**

**This meeting can be accessed virtually or by phone via Zoom.**

**ACCESS INSTRUCTIONS**

**<https://zoom.us> "Join a Meeting" Meeting**

**Meeting ID: 824 1214 6076**

**Passcode: 521545**

**Call 1-312-626-6799 for phone audio access, use meeting ID and password above.**

**Roll Call:** The meeting was called to order at 6:00pm.

**Chair:** Tonya Wagner, Present

**Secretary:** Larry Boldt, Present

Travis Runke, Excused

Brian Peterson, Excused

Mike Van Dehei, Present

Dr. Lanny Tibaldo, Present

Skip Lee, Present

**Staff:** Scott Beining, Patrick Wetzel, Tara Czachor,  
Cindy Kocken, All Present

**Discussion and Action on the following:**

**1. Approve Minutes from December 9, 2020 meeting.**

Skip Lee made a motion to approve the minutes, after editing the secretary to Larry Boldt. Dr. Lanny Tibaldo seconded the motion. Motion carried.

**2. Consideration of Sign Review for ISA on parcel L-454 by Impact Sports Academy.**

Jason Berken from ISA presented. He explained the signs he would like on the building on the east, west, and north/south side. Skip Lee questioned if the size was within the limits per the Town's ordinance. Per Scott, the sign plans are well within the limits. The letters would be black during the day and back-lit up white during the nighttime. Skip Lee made a motion to approve the sign review. Travis Runke seconded the motion. Motion carried.

**3. Consideration of a Preliminary Plat review for Hemlock East Subdivision on Parcel L-379 by McMahon Associates**

Doug Woelz from McMahon presented. This parcel is the last piece of land for Seven For Land with regards to the development of lots in the Hemlock South Subdivision. The lot is in the Sewer Service Area. There would be 21 single family residential lots, with 100' of frontage. These lots are deeper, and the end of the road would be a cul de sac. There is an out lot for stormwater with a 20' easement for the Town. Larry Boldt commented that prior to approving, the board needs to make sure they are approving based on following the Town's ordinance, especially 300.203. Mike Van Dehei made a motion to recommend the preliminary plat of L-379 to the Town Board. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.

**4. Consideration of a Rezoning Request for L-379 from A-1 (Agricultural Zoning) to R-1 (Residential Zoning) by Land for Seven.**

Mike Selner was present for questions. There was a discussion on ordinance section 300.203 regarding what the Planning and Zoning Board should be looking at when approving or denying. Mike Van Dehei made a motion to recommend the rezoning of parcel L-379 from A-1 Agricultural Zoning to R-1 Residential Zoning to the Town Board. Skip Lee seconded the motion. Motion carried unanimously. Public hearing to be held by the Town Board.

**5. Consideration of a Rezoning Request for a new parcel created from parcels L-402 (A-1), L-403 (A-1) , L-464-1 (E-R), & part of L-401-1 (A-1) to (L-I) Limited Industrial Zoning by Gries Architectural Group.**

Brannen Gries and Pete Nelson presented from Fabick Equipment. They would be building a new office/ maintenance/ training facility for Fabick Cat. The new building would help them improve their operation. They would be employing about 90-100 employees. It would be a full-service facility with both sales and rental, as well as a conference center for training. Per Scott Beining, the comp plan map shows commercial on most of the proposed parcel. Per Brandon, they had a preliminary CSM done. Patrick Wetzol, Town Administrator, reiterated the items to be looked at when making a rezoning decision, such as items listed in section 300.203 of the Town ordinance. Skip Lee made a motion to approve and send to the Town Board. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously. Public hearing to be held by the Town Board.

**6. Consideration of a Rezoning Request for Parcel L-1803 from A-1 (Agricultural Zoning) to R3 (Multi-family Residential Zoning) by Mau & Associates.**

John LeRoy and Steve Bieda from Mau presented. They would like to rezone to R-3 multifamily zoning. They would be planning for about 100 apartment units. There would be single lots in De Pere behind the property. They would have two access roads through the subdivision and property. The preliminary site plan has garages in front of the building. Skip Lee questioned the percentage rates of multifamily and single-family homes. Per Scott Beining, after the build out of current projects by the end of this year, the percentage would be about 30%. The Toonen apartment units are being filled as fast as they can be built. The ratio moves up and down. Per Steve, the buildout for this project would be estimated at about 3 years. Per Scott Beining, there have been numerous single family home permits. The sewer and water is near the property. Per Patrick, the City of De Pere would also need to review the project. Per Mike Van Dehei, the layout should be improved. Current zoning is A-1. Skip Lee made a motion to approve the rezoning request for Parcel L-1803 from A-1 Agricultural Zoning to R3 Multi-family Residential Zoning. Larry Boldt seconded the motion. Tonya Wagner abstained from voting. Motion carried. Public hearing will be held by the Town Board.

**7. Administrative Staff Report**

Scott Beining gave a brief update on housing in the Town. Patrick Wetzol discussed the process to update the Town's comp plan. The Town is not behind on updating the comp plan, but we need to be on top of the future developments. Scott mentioned scheduling another meeting this month as we may need an extra meeting.

**8. Public comments upon matters not on the Agenda.**

There were no comments from the public.

**9. Adjourn.**

Meeting adjourned at 7:25pm.

*Scott Beining, Zoning Administrator*  
Planning and Zoning Board