

**Town of Lawrence**  
**Planning and Zoning Board Meeting Minutes**  
**Wednesday, November 15, 2017**  
**Meeting Time 6:00 PM**  
**Town Hall 2400 Shady Court**

**Call to Order:** The meeting was called to order by Tonya Wagner at 6:00pm.

**Roll Call:**

<b>Chair:</b> Tonya Wagner, Present	Mike Van Dehei, Present
<b>Secretary:</b> Larry Boldt, Present	Dr. Lanny Tibaldo, Present
Travis Runke, Present	John Krawczyk, Excused
Skip Lee, Present	Brian Peterson, Excused
<b>Staff:</b> Scott Beining, Patrick Wetzel, Tara Schmude, Matt Greely from McMahan	

**1. Approve Minutes from October 18, 2017 meeting.**

Skip Lee made a motion to approve the minutes from Oct. 18, 2017. Mike seconded the motion. Motion carried unanimously.

**2. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 1, Town of Lawrence, Wisconsin**

Skip Lee motioned to open the public hearing. Travis Runke seconded the motion. Motion carried. Jon Cameron from Ehlers presented the project plan for the TIF District. Patrick Wetzel and Town Engineer Matt Greely discussed the infrastructure plans. Patrick reviewed the 150 acres of land the Town Board is looking to purchase at approx.. \$26,300 per acre as part of the TIF. The TIF district will be mixed use development with multiple different uses in different areas across the entirety of the boundary. Some land will need to be re zoned at the time of development.

Jim VanGheem had some questions. He asked: why is the all the Milk Source land by the highway in the TID if you are trying to buy other milk source land? Jim asked if the Town would be selling the land for profit. He also asked about the boundary agreement with De Pere and why his property would not be in the TID.

Patrick explained that the boundary agreement with De Pere is for 12 more years. There is also chances to amend the TID 4 different times throughout the course of the project.

Matt G mentioned that getting to property with road to Jim's land would cost quite a bit of money. The Turiff property to the north of Van Gheem's land (if developed) goes to De Pere as part of their "growth area".

The phases of development per the development plan were discussed.

Tonya Wagner asked if there were any other public comments or questions. There were none.

Travis motioned to close the public hearing. Dr. Lanny Tibaldo seconded the motion. Motion carried.

**3. Consideration of Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Town of Lawrence, Wisconsin**

Skip Lee made a motion to approve the Resolution and TID Project Plan and move it to the Town Board. Mike seconded the motion. Motion carried unanimously.

**4. Consider Site Review for Building Expansion on Parcel L-432-1, 2102 Mid Valley Drive for Nanette Albrent**

Jacob Szprejda stated the building would be narrowed, 45x56 and 2520 sq ft to comply with setbacks. It would have masonry on the front. Scott Beining mentioned requirements to add masonry down the north side about 17 feet. It needs to be zoned business to run the business. Also, there needs to be better pictures for the Town Board to look at as well as a lighting plan. Currently, no signage exists. The business is typically done on the internet. Signage not needed currently. Tonya made a motion to approve. Mike seconded the motion. Motion carried unanimously. November 27<sup>th</sup> it moves to the Town Board for review.

**5. Consider Site Review for Warehouse Storage Buildings on Parcel L-221-2 by Heritage Lake Storage**

Scott Guns presented a plan for mini warehouses. The plan was preliminary and incomplete, but Scott is looking for approval before he buys the property. It is currently zoned L-1 so storage warehouses are allowed. In 3-5 years he'd like to plan to develop more buildings pending a site plan approval. He'd like for two buildings to be built in Spring. Storm water plan would be provided by Mau and Associates. No action taken as a more complete plan is needed for review. They will come back at a later date with more information.

**6. Consider Amendment to Zoning Ordinance 300-16 Accessory Buildings**

Existing Ordinance:

**300-16 Accessory Building or Use**

Accessory buildings shall be compatible with the principal use and shall not be established prior to the establishment of the principal building or use.

**B.**

An accessory building shall not exceed 1,000 square feet on any lot that consists of 1.5 acres or less in any residential zoned area.

**C.**

An accessory building shall not exceed 1,200 square feet on any lot that consists of 1.51 acres to three acres in any residential zoned area.

**D.**

An accessory building shall not exceed 1,600 square feet on any lot that consists of 3.1 acres or more in any residential zoned area.

Existing ordinance states only one out building per residential lot. Residential height restriction of 35'. The suggestion was to change the ordinance to:

**300-16 Accessory Building or Use**

Accessory buildings shall be compatible with the principal use and shall not be established prior to the establishment of the principal building or use.

**A.** The accessory building exterior and roofing materials shall be compliant with section 300-19 and shall be of similar materials to the principal structures.

**B.** An accessory building shall not exceed 1,000 square feet on any lot that consists of less than 1.5 acres in any residential zoned district.

**C.** An accessory building shall not exceed 1,500 square feet on any lot that consists of 1.50 acres to 3 acres in any residential zoned district.

**D.** An accessory building shall not exceed 2,400 square feet on any lot that consists of 3.01 to 6 acres in any residential zoned district.

**E.** An accessory building shall not exceed 3,000 square feet on any lot that consists of 6.01 acres or more in any residential zoned district.

Building inspector to review all accessory building plans for compliance. Scott will amend the ordinance for approval.

**7. Zoning Administrator Report**

Scott Beining gave an update on previous reviews, TID, and future projects.

**8. Public comments**

**9. Adjourn**

Tonya Wagner made the motion to adjourn the meeting at 7:30pm. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.

Respectfully submitted by:  
Larry Boldt, Secretary