

Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday April 11, 2018
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:

Chair: Tonya Wagner, Present	Mike Van Dehei, Present
Secretary: Larry Boldt, Present	Dr. Lanny Tibaldo, Present
Travis Runke, Present	John Krawczyk, Absent
Skip Lee, Excused	Brian Peterson, Excused
Staff: Scott Beining, Patrick Wetzel, Tara Czachor, Present	

Discussion and Action on the following:

- 1. Approve Minutes from March 7, 2018 meeting.**
Mike Van Dehei made a motion to approve the minutes from March 7, 2018. Travis Runke seconded the motion. Motion carried unanimously.
- 2. Consider Site Review for New Commercial Building on Parcel L-277 by DeLeers Construction.**
Kyle from DeLeers presented. There will be a new entrance to the shared parking lot. There is a condo agreement for the same lot. The entrance is close or on curve of road. Storm water would be directed to pond. They are working on the exact placement of the building regarding the ESA plan. There would be a combination of efface and stone metal used for the outside of the building. Tonya Wagner made a motion to approve. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.
- 3. Consider a CSM Creating 2 Lots on Parcels L-378-6 and L-379 for Delores A. Van Gheem, by McMahan.**
Doug Woelz presented from McMahan along with Mike Selner. They would like to create a CSM for lot line property changes and to aide in the purchase of the property by Mike Selner. Tonya Wagner made a motion to approve. Travis seconded the motion. Motion carried unanimously.
- 4. Consider Preliminary Plat Review for Hemlock Creek South Subdivision on Lot 1 of Proposed CSM of Parcels L-378-6 and L-379, by McMahan.**
Doug Woelz presented from McMahan along with Mike Selner. For phase 1, they would be adding 36 lots on Wizard & Raven Claw in the sewer service area. There would be a phase 2 and phase 3 of the project as well. There would be an out lot for storm water for the entire project. There will be a 20' Dedication to the out lot for access that would then be deeded to the town. There were comments on the access to the new subdivision being through existing subdivision. The preliminary plat review meets all requirements for access according to the Town of Lawrence ordinances as well as Brown County. There was a discussion on the future access of the development regarding traffic flow. There was a public comment from Curtis Gossen regarding being very concerned about the

increase in traffic volume and emergency vehicle access. Tonya Wagner made a motion to approve and Mike Van Dehei seconded the motion.

5. Status of Hidden Acres P.U.D. Preliminary Review.

The Hidden Acres Preliminary PUD Review went to the Town Board on Monday, April 9, 2018. Patrick mentioned that there is discussion on if access to storm pond would be by easement or if the lot would be adjusted. Patrick stated at the previous meeting there were concerns such as: if the lots would be 100', green space, access to storm pond, and sound. There was a lengthy discussion at the Town Board meeting Monday, April 9, 2018. The Town discussed development expectations with the developer. Project is taking place in the TIF district. The Town wants development to get cash flow moving. There would be a final review with Planning and Zoning. Scott mentioned that the Town Board members were concerned with what concerns Planning and Zoning have. There was discussion that the development would be occurring on a lot that is surrounded by the City of De Pere.

6. General Discussion regarding Zoning Ordinance review and amendments.

There will be a public hearing to update the ordinances regarding pools and fences and accessory building size. There was discussion on the PUD ordinance regarding the definition of building site. There are many different ways to interpret the definition of building site. Patrick handed out definitions other local communities use for building site. Tonya stated the building site is the land before development. Mike stated that having the 100' width in the definition causes problems. Scott mentioned that standard right of ways are 70'. There was discussion on lot sizes and PUD. Road right of way, public access, open spaces (public), and 300.138 time frames. There was a discussion on PUD standards and when they would be used and when they would not be used. In the TIF, the target lot size is 1/3 of an acre. There was a discussion on the green space and Town maintenance. There was a discussion on requirements vs. targets for a TIF.

7. Public comments

There were no public comments.

8. Adjourn

Tonya Wagner made a motion to adjourn the meeting at 7:11pm. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.