

**Town of Lawrence  
Planning and Zoning Board Meeting Minutes  
Wednesday, May 13, 2020  
Meeting Time 6:00 PM  
Town Hall 2400 Shady Court**

**Call to Order:** The meeting was called to order by Tonya Wagner at 6:15pm.

**Roll Call:**

**Chair:** Tonya Wagner, Present

Mike Van De Hei, Present

**Secretary:** Larry Boldt, Present

Dr. Lanny Tibaldo, Present

Travis Runke, Present

Skip Lee, Present

Brian Peterson, Excused

**Staff:** Scott Beining, Present, Patrick Wetzel, Present, Tara Czachor, Present

**Discussion and Action on the following:**

**1. Approve Minutes from March 11, 2020 meeting.**

Skip Lee made a motion to approve the minutes from March 11, 2020. Mike Van De Hei seconded the motion. Motion carried unanimously.

**2. Consideration of Site Plan Review for Alliance Concrete Cutters at 2241 Hickory Road on parcel L-24-3.**

Ron Tennesen presented and discussed his plan for mini-storage warehouses, as it would be built up in stages. The buildings facing Hickory Road would consist of seamless steel, half brick. The units would be gated. The stormwater management plan has been sent to McMahon for review, per Scott Beining. Skip questioned the lighting plan. Per Scott, there would be security lighting. Tonya questioned future zoning. Currently the lot is zoned L-1 and the property to the west is already zoned L-1. Per Patrick Wetzel, the 2005 Comp Plan showed the area to be zoned light industrial. Mike Van De Hei questioned green space requirements. Per the plan, 29.2% would be green space. Tonya Wagner mentioned fencing requirements. Mike Van De Hei made a motion to move forward to the Town Board. Skip Lee seconded the motion. Motion carried unanimously.

**3. Discussion Only Re: Area Development Plan for Town owned land along Little Rapids Rd.**

Patrick Wetzel discussed land by Lawrence Dr., Hickory and County S. The north west property is owned by CCLW. The property contains 28 single lots and 9 duplex lots. The FEMA flood study is currently delayed due to Covid-19. We are a few months away from finalizing the flood study/flood map. The 2005 comp plan showed a mixed-use zoning, and the 2016 plan showed residential. There was discussion on the West De Pere School District purchasing land for a future

school. The timeline for a new school would be 5-8 years away, according to the District.

**Discussion Only Re: Potential TID #1 Boundary Amendment.**

There was discussion on Milk Source land between Packerland and Mid Valley. There is a potential for a project which would need utilities extended to the property. There are land surveys and borings taking place, and a zoning review would be needed. There is the potential to amend the TID #1 boundary so the land is included, and only if the project moves forward.

**4. Public comments.**

There were no public comments.

**5. Adjourn.**

Dr. Lanny Tibaldo made a motion to adjourn the meeting at 7:26pm. Travis Runke seconded the motion. Motion carried.

Scott Beining, Zoning Administrator  
Planning and Zoning Board