

**Town of Lawrence  
Planning and Zoning Board Meeting Minutes  
Monday, August 24, 2020  
Meeting Time 6:00 PM  
Hemlock Creek Elementary School  
1900 Williams Grant Dr., De Pere, WI 54115**

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

**ACCESS INSTRUCTIONS**

**<https://zoom.us> "Join a Meeting"  
ZOOM Meeting ID –838 6499 4388  
ZOOM Meeting Password - 823467**

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

**Roll Call:** Tonya Wagner called the meeting to order at 6:04pm.

**Chair:** Tonya Wagner, Present  
**Secretary:** Larry Boldt, Present  
Travis Runke, Present  
Brian Peterson, Present

Mike Van Dehei, Present  
Dr. Lanny Tibaldo, Present  
Skip Lee, Present  
**Staff:** Scott Beining, Patrick Wetzel, and Tara Czachor, Present  
Jim Kelnly, Town Attorney

**Discussion and Action on the following:**

**1. Call to Order.**

Tonya Wagner called the meeting to order at 6:04pm.

**2. Approve Minutes from July 8, 2020 meeting.**

Dr. Lanny Tibaldo made a motion to approve the minutes from July 8, 2020 meeting. Skip Lee seconded the motion. Motion carried unanimously.

**3. UPDATE ONLY regarding Request to Rezone Two (2) Parcels Created by 2-Lot CSM Submitted (L-414, L-415, and L-416), from A-1 Agricultural Zone to L-I Limited Industrial Zone by Scannell Development Company III, Inc. and MS Real Estate Holdings, LLC.**

Patrick Wetzel, Town Administrator, provided an update for the rezoning process. Jim Kalny, Town Attorney, said it was very much understood that there was great concern by the public regarding this project. There was a discussion on procedure, such as rezoning, site plan, layout. Town ordinance states the Town must act within 60 days of application, which includes a review by the Planning and Zoning Board, and then the site plan must be acted on within 45 days. There was a discussion by the attorney on "contract zoning". Patrick Wetzel stated there was a new site plan submitted on Thursday night. The Town Board would have the last say on the site plan. There would be discussion on landscape plans. The Town Attorney stated that this meeting tonight was not a public hearing, as the public hearing was held on August 10<sup>th</sup>. Mike Kawleski was present on behalf of Georgia Pacific. Tonya Wagner asked if the new building layout was expandable. Per Patrick, more information would be received. This meeting was on the rezoning of the parcel, and in the future there would be a site plan review. Per Patrick, written public comments were delivered to all planning and zoning members. Skip Lee questioned maintenance of both County

HW F, and Mid Valley Dr. It was confirmed that Mid Valley is a Town road and any maintenance would be done by the Town. County HW F is a county road, and maintenance would fall under the county. Patrick mentioned that both roads are truck routes. Patrick acknowledged that the residents say County HWY F is unsafe currently, and the County HW Department says that the volume is only at 10 % of traffic capacity. Mike Van Dehei mentioned an option of creating a 3 lot CSM, in which the 3<sup>rd</sup> lot nearest to Williams Grant/County HWY F would remain AG and be for green space. Tonya Wagner asked what the size was of the whole development, and it is approximately 92 acres.

**4. Consideration of a CSM for portions of parcel L-3 by Mau & Associates for Douglas L. Fitzgerald**

Scott Beining stated the area for the CSM is off of Noah Rd. It would be 3 acres with 278' frontage. It is currently zoned farmland preservation and estate residential. The creation of the CSM and rezoning is a condition for a sale. This CSM would meet the Town's ordinance. Dr. Lanny Tibaldo made a motion to approve the CSM. Mike Van Dehei seconded the motion. Tonya Wagner abstained from voting. Motion carried.

**5. Consideration of a Request to Rezone portions of parcel L-3, Lot 1 Created by above/submitted CSM from AG-FP Farmland Preservation Zone to E-R Estate Residential Zone.**

Skip Lee made a motion to approve the rezoning of portions of parcel L-3, Lot 1 created by above CSM from Ag-FP farmland preservation to E-R, estate residential and send to the Town Board. Brian Peterson seconded the motion. Tonya Wagner abstained from voting. Motion carried.

**6. Consideration of Preliminary Plat Review for 5<sup>th</sup> Addition to Hemlock Creek Subdivision consisting of parcels L-1816 by Tosa Construction & Development & McMahan Associates.**

Mike Selner was present and stated there would be an extra from Rowling to Nathan and Pinetree/Nathan and Potter. This development is in both Hobart and Lawrence. This has been in the works for about 5 years. The development is 53 lots. Hobart does not have service to this area, so the Town of Lawrence would be selling water to Hobart for the lots that would be in Hobart. There are 5 split lots between both Hobart and Lawrence. Taxes would go to both municipalities for split lots. Tonya Wagner brought up vision corners and sight issues for corner lots. Dr. Lanny Tibaldo made a motion to approve the preliminary plat. Mike Van Dehei seconded the motion. Motion carried.

**7. Consideration of a CSM for portions of parcels L-472 and L-473 by McMahan Associates for Town of Lawrence**

The CSM would be dividing the lots in order to sell. There is the potential for the 7.1 acre lot for a 40,000 sq ft business. Travis Runke made a motion to recommend the CSM for portions of parcels L-472 and L-472 for approval to the Town Board. Tonya Wagner seconded the motion. Motion carried.

**8. Consideration to Rezone Lot 2 of above/submitted CSM from A-1 Agriculture to L-I Limited Industrial Zone for future business by Town of Lawrence**

There was a discussion on what the Town ordinance lists as uses in L-I Limited Industrial Zone. Skip Lee made a motion to recommend approval to rezone and to send to a public hearing at the Town Board. Mike Van Dehei seconded the motion. Motion carried.

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

Andy Schmidt gave public comments regarding the comp plan, current comp plan rules, modifications and changes, buffer and blending with comp plan.

Patrick Wetzel stated a comp plan is a guide.

Scott Beining mentioned that Brown County also gave guidance during the creation of the comp plans for all cities and towns in order to be more consistent. The comp plan is a guide used for many reasons including development.

**10. Adjourn.**

Brian Peterson made a motion to adjourn the meeting at 7:29pm. Mike Van Dehei seconded the motion. Motion carried unanimously.

Scott Beining, Zoning Administrator  
Planning and Zoning Board