

Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, October 7, 2020
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 may be accessed virtually or by phone via Zoom.

ACCESS INSTRUCTIONS

<https://zoom.us> “Join a Meeting”

Meeting ID: 833 8106 3086

Passcode: 816104

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

- 1. Call to Order/Roll Call:** Tonya Wagner called the meeting to order at 6:38pm.

Chair: Tonya Wagner, Present

Mike Van Dehei, Present

Secretary: Larry Boldt, Present

Dr. Lanny Tibaldo, Present

Travis Runke, Excused

Skip Lee, Present

Brian Peterson, Excused

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

Discussion and Action on the following:

- 2. Approve Minutes from September 9, 2020 meeting**

Skip Lee made a motion to approve the minutes from August 24, 2020 meeting. Mike Van Dehei seconded the motion. Motion carried unanimously.

- 3. Consideration of 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.**

Scott Beining gave an update on the process of rezoning, the timeline, and history of the project. Scott mentioned the importance of following the guidelines noted in our ordinance regarding existing uses around the property, classification, the trend of development in the area, and using the comp plan as a guide. Dan Salzer with Scannell presented a power point presentation of the project. Dan mentioned they took into consideration the comments from the public regarding the process moving too fast, traffic concerns, land use and comp plan concerns. Per the presentation, the proposed 2 lot CSM would leave the back 10 acres of land as A-1 (Agriculture) while the rest would be rezoned as L-I (Limited Industrial). The 10 acres of land in the back would be the buffer to the neighborhood, with truck access on Mid Valley. The power point showed renderings from Cty HWF and from I-41 Corridor. Dan said he would be available to answer any questions.

Mike Van Dehei mentioned the legal descriptions and the CSM not being as clear or accurate as they need to be. He mentioned the back 10 acres that would not be rezoned would be best to have its own Tax ID and become a separate parcel. Dan mentioned that it's a bit of a grey area on how it is done. Mike mentioned it would be easier to clean up now rather than later. Scott Beining agreed with Mike that correcting the CSM now rather than later would be best. Larry Boldt mentioned each parcel should have one zoning, not multiple. Tonya mentioned she went to another large facility in East Green Bay. She said it was bigger than she expected, and she stopped at some local businesses around the property. The noise was less of an issue than she anticipated, while the traffic issue was more of an issue than she thought. Tonya compared the size of the facility to other large facilities in the area, such as Bay Park Square Mall and Lambeau Field. She mentioned she felt that one building with a size such as this would only encourage more similar buildings to pop up, and this area was not designed to be an industrial park. Tonya felt the facility was too large for this area. Skip Lee mentioned that rezoning for project would set a precedence for the area, and it does not fit. Mike Van Dehei mentioned the large building would stick out and may not be suited for this area. Scott Beining mentioned the corn on this property is still standing up, while the corn on the neighboring property has been chopped, so you can see the size and scale of the area in discussion. Dan mentioned that there were comments made stating this building would be one of the largest in the world, but he wanted to clarify that there are 14 buildings this size in Wisconsin alone. Dr. Lanny Tibaldo mentioned there are two issues, the buffer to the neighborhood and traffic. He spoke about the Southern Bridge project and how the DOT would be paying for the interchange which would be 1 mile down from this project. He mentioned that Scannell addressed traffic issues.

Patrick Wetzel clarified that the Planning and Zoning board is a recommending board, and the questions they must answer are whether projects are in the public's interest. He mentioned all written comments that have been submitted have been kept in the records. Patrick also mentioned that a look at the comp plan is needed in the near future as there is a lot of agricultural land that will likely develop in the future.

Skip Lee made a motion to recommend denying the request to rezone. Larry Boldt seconded the motion. Dr. Lanny Tibaldo and Mike Vandehai voted "ney", while Tonya Wagner, Skip Lee, and Larry Boldt voted "aye". Jim Kalny stated this recommendation to deny would then go to the full Town Board.

4. Adjourn.

Larry Boldt made a motion to adjourn the meeting at 7:40pm. Mike Van Dehei seconded the motion. Motion carried unanimously. Meeting adjourned.

Larry Boldt, Secretary
Planning and Zoning Board