

Town of Lawrence
Proceedings of Planning and Zoning Committee Meeting
Wednesday, January 17, 2001
Meeting Time 7:00PM – Town Hall - 2595 French Road

Call to Order

The meeting was called to order by John Krawczyk at 7:05PM.

Roll Call

Present: John Krawczyk
 John Klasen
 Mary Jo Kussow
 Pieter Cabout
 Jim VanGheem
 Randy Vandenack
 Judy Benz, Town Clerk

Approval of Minutes

A motion was made by John Klasen to approve the minutes from the December, 2000 meeting. Motion seconded by John Krawczyk. Motion carried.

1. Rezoning Request from Agricultural to Business 1 on Parcel No. L-409 for storage building/Charles Bain

Charles Bain was present to propose construction of mini-warehouses on Parcel No. L-409 located on Williams Grant Drive. John Krawczyk and John Klasen reviewed with Mr. Bain the newly updated Comprehensive Plan for the Town and noted the area in question has been planned as residential and not business. The Board expressed concern about “spot zoning” and indicated the Comprehensive Plan has been adopted to assist with smart growth and prudent planning. A motion was made by John Krawczyk to recommend the parcel remain zoned as agricultural. Motion seconded by Randy Vandenack. Motion carried unanimously.

2. Rezoning Request from Estate Residential to R2 for lot on corner of Golden Glow Road and County “U”/Tom VanAsten

Mr. Tom VanAsten was present to propose the concept of rezoning Lot #5 in Pennway Estates from Estate Residential to R-2 for the construction of a duplex. Mr. VanAsten said he currently does not own the property but is interested in it if it can be rezoned. The parcel is located on the corner of County Highway “U” and Golden Glow Road with two parcels directly east already constructed with a duplex. (See pictures attached.) Board Member, Randy Vandenack stated it makes sense to allow another duplex on the parcel with one next door. Vandenack said the property most likely would not be appealing for a single resident dwelling. A motion was made by Randy Vandenack to approve the proposal in concept. Motion seconded by Mary Jo Kussow. Motion carried. *The clerk advised Mr. VanAsten that any further requests for rezoning of the property would be required of the owner.*

3. Sign Replacement on Dave Minten Property on Highway 41/Jagg Outdoor Sign Co.

Paul Wauters from Jagg Outdoor Signs was present to propose an upgrade to a sign currently on property owned by David Minten located on the Frontage Road west of

Highway 41. The upgrade request would result in the sign being enlarged from 13x40 to 14x48. Mr. Krawczyk explained the changing of the sign would mandate the following of the new ordinance. A motion was made by Randy Vandenack to table this issue until further information could be gathered in reference to the distance of the nearest sign to the one proposed. It was recommended that the building inspector determine the distance to the nearest sign. Seconded by John Krawczyk. Motion carried.

4. Sign on Jim VanGheem Property

Mr. Jim VanGheem requests to have a sign constructed on his property along Highway 41. A motion was made by Randy Vandenack to table the issue until the building inspector can verify the distance to the nearest sign. Seconded by John Krawczyk. Motion carried.

5. Town Profile/Economic Development Committee

Judy Benz and Jim VanGheem explained the concept of a Town Profile and the steps being taken to promote the Town of Lawrence. Ms. Benz explained she and VanGheem met with Gary Delvaux from Wisconsin Public Service who is assisting with putting a profile together for the Town. Upon completion, the profile will be printed for handouts and the profile will also be on the WPS website.

6. Town Logo

Discussion was held on ideas for a Town Logo. John Krawczyk said he knew somebody that has experience in logo's and would contact him for some ideas.

7. Additional Member to Planning/Zoning Board

Discussion was held on adding another member to the Planning and Zoning Board. John Krawczyk said he knows somebody that may be interested and will bring him to the next meeting.

8. Planning and Zoning President Recommendation

A motion was made by John Krawczyk to recommend Randy Vandenack as President of the Planning and Zoning Board and Mary Jo Kussow as secretary. Motion seconded by Pieter Cabout. Motion carried. (Town Clerk, Judy Benz stated that she is willing to take the minutes and type them up for Mary Jo.)

9. Any Other Issues as Authorized by Law

With no further issues brought before the Board, a motion was made by Pieter Cabout to adjourn the meeting. Seconded by John Krawczyk. Motion carried. The meeting adjourned at 8:30PM.

Respectfully Submitted,

Randy Vandenack
Planning and Zoning Board

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Roll Call
Approval of Minutes

New Business

1. Rezoning Request from Agricultural to Business 1 on Parcel No. L-409 for storage building/Charles Bain
2. Rezoning Request from Estate Residential to R2 for lot on corner of Golden Glow Road and County "U"/Tom VanAsten
3. Sign Replacement on Dave Minten Property on Highway 41/Jagg Outdoor Sign Co.
4. Sign on Jim VanGheem Property
5. Town Profile/Economic Development Committee
6. Town Logo
7. Additional Member to Planning/Zoning Board
8. Planning and Zoning President Recommendation
9. Any Other Issues as Authorized by Law


Judy Benz

for
Planning and Zoning Board
Town of Lawrence

Town of Lawrence
Planning and Zoning Board

Application for Zoning Change

Appellant:

Charles W. and Linda L. Bain

Name (Please print)

2577 Williams Grant Drive

Address

(920) 336-4447

Telephone

The above named appellant hereby appeals to the Town of Lawrence Planning and Zoning Board for a Zoning Change from to Transitional Residence to B-1 Business District on land located in the Town of Lawrence, Brown County located on land located just north of 2577 Williams Grant Drive, Parcel Number: L-409.

Property Location and Description: Town of Lawrence Area: 25.063 Acres

Legal Description of property: SUBD OF WILLIAMS GRANT W1/2 OF LOT 32 EX 1022 R 247 & EX 1716619 & PART IN 1716622 & PART OF LOT 31 AS DESC IN 1716620 EX RD

Reason for Zoning Change Request: To allow for the building and maintenance of a mini-warehouse storage rental facility.

Date

15 Jan - 2001

Appellant's Signature

Charles W. Bain

A non-refundable administrative fee of 75.00 is required to accompany this application.

To be completed by Town Officials

Planning and Zoning Board Recommendation: denied

Date of Publishing and Notifications: _____

Date of Public Hearing: _____

Town Board Action: _____

Date of Action: _____ Clerk's Signature _____

Memorandum

To: Planning and Zoning Board of the Town of Lawrence
From: Charles and Linda Bain
Date: 01/11/2001
Re: Application for Zoning Change, Parcel #L-409

Please find attached a drawing of the proposed mini-warehouse storage facility. We would like to rezone approximately 4 to 5 acres of the 25 acres parcel to the north of our residence.

Currently there is a second driveway located on the north side of our residence at 2577 Williams Grant Drive. This driveway would be removed and a new driveway would be put in on the southwest corner of Parcel #L-409. This are the driveway is in is to be a dedicated right-of-way for future town road.

The mini-warehouse to be built will be 40 feet wide and 120 feet long. We plan to utilize the topsoil from the excavation of the driveway and building site to make a berm in front of the proposed building.

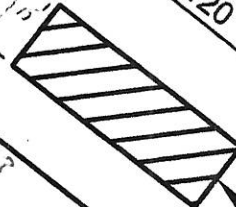
BAIN COURT

WILLIAMS GRANT DR.



NORTH

70
35
40
40
120



PROPOSED
STORAGE
BUILDING

2577 WILLIAMS
GRANT DRIVE

2597 WILLIAMS
GRANT DRIVE

SCALE = 1" = 100'
DATE: 11/16/00
DRAWN BY: CRAIG BLACK

PENNWAY PARK SUBDIVISION

A COUNTY PLAT

Part of the NW-SW, SW-SW, Section 15.

T22N, R19E, Town of Lawrence,

Brown County, Wisconsin



RELATIONS REFERENCED TO THE
WEST LINE OF 1/4 SECTION IS
ASSUMED UTILIZING

SCALE 1"=100'
GRAPHIC SCALE

NOTES

11) THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN/VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY CONSTRUCTION OR INSTALLATION RELATED ACTIVITIES ASSOCIATED WITH STREETS, UTILITIES, ETC.

2) AN OUTAGAMIE COUNTY HIGHWAY DEPARTMENT ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY TRUNK HIGHWAY FOR LOTS 14 & 15.

RESTRICTIVE COVENANTS:

1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY SUBDIVIDER AND MAINTAINED BY THE ADJUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

21 UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

LOCATION MAP

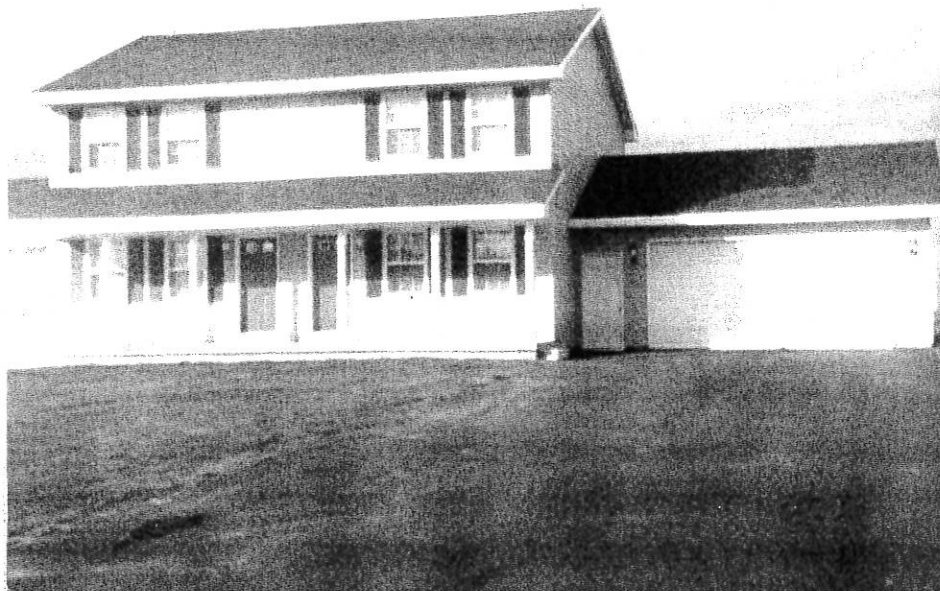
PROJECT
LOCATION

AMERICAN SURVEYS
STEVEN E. ZEITLER
7413 HIDDEN VALLEY ROAD
MARISEL, WI 54227
414-863-9411

PENNWAY PARK SUBDIVISION

SCALE 1"=100'	DESIGNED BY	DRAWN BY SEZ
DATE 10-10-95		NOTED
SECTION 15. LAWRENCE		
15 LOTS		105 2

#4



#3

