

Town of Lawrence  
Proceedings of Planning and Zoning Committee Meeting  
Wednesday, March 21, 2001  
Meeting Time 7:00PM – Town Hall 2595 French Road

**Call to Order**

The meeting was called to order by Randy Vandenack at 7:00PM.

**Roll Call**

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

**Approval of Minutes**

A motion was made by John Krawczyk to approve the minutes from the February meeting. Seconded by John Klasen. Motion carried.

**New Business**

1. **Request from (James Hall) Hall Development & Construction to Re-zone Parcel L-77-3 located on 3310 Williams Grant Drive Estate Residential to B1**  
Robert Boerst was present to represent Hall Development on a request to rezone parcel L-77-3 from Estate Residential to B1. The purpose for the rezoning is to construct a 10000 Sq. Ft building to accommodate a one stop shopping center for residential home building. The estimated value of the building is \$700,000. A motion was made by John Klasen to recommend approval for the rezoning. Motion seconded by Pieter Cabout. Motion carried.
2. **Request from Gerald VandenHeuvel to re-zone a portion of L-206-6 located on West Frontage Road from Agricultural to B1**  
Tom VanDeHei and Joe Jerevitz from Smet Construction was present to represent Mr. VandenHeuvel's request to rezone a portion of L-206-6. The purpose of the rezoning is to construct a 23,800 Square foot building to accommodate two banquet halls for a seating of 700 and a dinner theatre for a seating just under 300. Mr. VanDe Hei stated that parking for the facility is going to be difficult due to the number of parking spaces required. VanDeHei said they can accommodate 210 parking spaces but need at least 420. VanDeHei said they are currently working with the County and the DNR for a variance near the creek or possible purchasing some right-a-way area from the State Department of Transportation. VanDe Hei said they are willing to set up a valet service for parking until agreements could be reached.

A motion was made by John Klasen to recommend approval of the rezoning of parcel L-206-6 from agricultural to B1 (Business). Motion seconded by Pieter Cabout. Motion carried.

**3. Site Review Plan by Smet Construction/Lawrence Banquet Convention Center**

The plan presented for the above mentioned proposed rezoning parcel is a metal frame building with 3-sides of split face block. The interior will be two banquet rooms with a 3-tiered dinner theatre. The building is approximately 2million in assessed value. It is anticipated to be open approximately 15-20 days per month. John Krawczyk said he is in favor of the project but has concerns over the parking issue. Mr. VanDeHei said the developer has booked some Fall commitments and is under a time constraint for moving along the project. Mr. Krawczyk said he is willing to have a special meeting on this issue if necessary. A motion was made by Jim VanGheem to grant a preliminary approval contingent that all parking requirements are met. Motion seconded by John Klasen. The Board reminded Mr. Van De Hei that a landscape plan and storm water management plan was also required. Motion carried.

**4. Any Other Issues Authorized by Law**

With no other issues brought before the Board, a motion was made by John Krawczyk to adjourn the meeting. Seconded by Jim VanGheem. Motion carried. The meeting adjourned at 8:10PM.

Respectfully Submitted,

Mary Jo Kussow, Secretary  
Planning and Zoning Board

MJK/jb

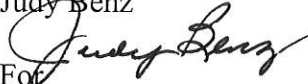
Town of Lawrence  
Planning and Zoning Committee Meeting  
Wednesday, March 21, 2001  
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order  
Roll Call  
Approval of Minutes

New Business

1. Request from (James Hall) Hall Development & Construction to Re-zone Parcel L-77-3 located on 3310 Williams Grant Drive Estate Residential to B1
2. Request from Gerald VandenHeuvel to re-zone a portion of L-206-6 located on West Frontage Road from Agricultural to B1
3. Site Review Plan by Smet Construction/Lawrence Banquet Convention Center
4. Any Other Issues Authorized by Law

Judy Benz



For

Randy Vandenack  
Planning/Zoning Board President

RECEIVED

MAR 08 2001

Town of Lawrence  
Planning and Zoning Board

Application for Zoning Change

Appellant:

Hall Development & Const.

Name (Please print)

3310 Williams Grant DePere

Address

920-532-0268

Telephone

The above named appellant hereby appeals to the Town of Lawrence Planning and

Zoning Board for a Zoning Change from \_\_\_\_\_ to \_\_\_\_\_

(Current Zoning)

(Future Zoning)

on land located in the Town of Lawrence, Brown County located at 3310 Williams

Grant Drive Parcel Number L-77-3

Property Location and Description:

Private Claim # \_\_\_\_\_, SE 1/4, of the SE 1/4, of Section 15, T 22

N, R 19 E, town of Lawrence Area 1.71 Acres Legal

Description of property SE 1/4, SE 1/4, Sec 15, 87° 45' W

24.75' to point, S 2° 04' W, 90' to point S 21° 34' W.  
297' to SE corner

Reason for Zoning Change Request: Construction of Office

space with storage area.

3-12-01  
Date

Robert V. Boerst  
Appellant's Signature

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: \_\_\_\_\_

Date of Publishing and Notifications: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Town Board Action \_\_\_\_\_

Date of Action \_\_\_\_\_ Clerk's Signature \_\_\_\_\_

**Town of Lawrence**  
**Planning and Zoning Board**

**Application for Zoning Change**

Appellant:

Gerald Van Den Heuvel  
Name (Please print)  
1902 Little Rapids Rd., DePere  
Address  
920-336-1583  
Telephone

The above named appellant hereby appeals to the Town of Lawrence Planning and Zoning Board for a Zoning Change from Agriculture to Commercial/Business  
(Current Zoning) (Future Zoning))  
on land located in the Town of Lawrence, Brown County located at Frontage Road  
U.S. Hwy. 41 Parcel Number L338 & L206-6.

Property Location and Description:

Private Claim # \_\_\_\_\_, \_\_\_\_\_ 1/4, of the \_\_\_\_\_ 1/4, of Section \_\_\_\_\_, T \_\_\_\_\_  
N, R \_\_\_\_\_ E, town of \_\_\_\_\_ Area \_\_\_\_\_ Acres Legal  
Description of property vacant land

Reason for Zoning Change Request: Development of Banquet Hall/Dinner  
Theatre facility

3-07-01

Date

Gerald Van Den Heuvel  
Appellant's Signature

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

\*\*\*\*\*

To be completed by Town Officials

# PLAT OF SURVEY

CLIENT: VANDEN HEUVEL

DESCRIPTION: PART OF GOVERNMENT LOT 3, SECTION 20, T23N-R20E, IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN AND MORE FULLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, T23N-R20E; THENCE N89°30'34"W, 1,324.57 FEET; THENCE N00°16'39"E, 987.55 FEET TO THE WESTERLY RIGHT OF WAY OF U.S.H. "41" AND THE POINT OF BEGINNING; THENCE S26°10'36"W, 499.51 FEET ALONG SAID RIGHT OF WAY TO THE NORTHERLY LINE OF TAX PARCEL L-206-5; THENCE N63°48'57"W, 452.50 FEET ALONG SAID LINE EXTENDED; THENCE N40°30'30"E, 968.01 FEET TO THE NORTHWESTERLY CORNER OF TAX PARCEL L-338; THENCE S00°16'39"W, 487.38 FEET ALONG THE WESTERLY LINE OF TAX PARCEL L-338 TO THE POINT OF BEGINNING.

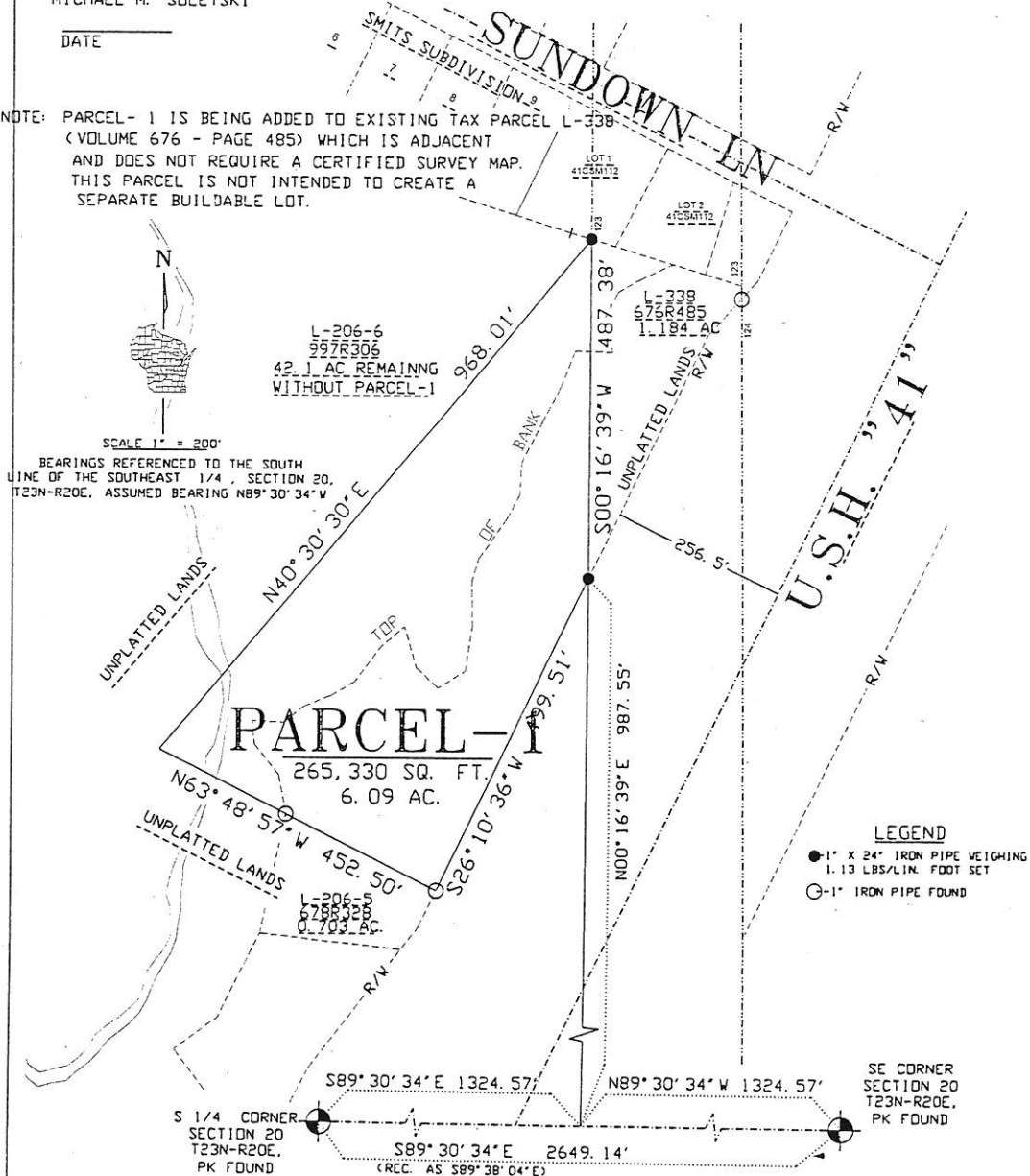
PARCEL CONTAINS 265,330 SQ. FT. /6.09 AC. MORE OR LESS.

SURVEYOR'S CERTIFICATE: MICHAEL M. SOLETSKI, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL M. SOLETSKI

DATE

NOTE: PARCEL-1 IS BEING ADDED TO EXISTING TAX PARCEL L-338 (VOLUME 676 - PAGE 485) WHICH IS ADJACENT AND DOES NOT REQUIRE A CERTIFIED SURVEY MAP. THIS PARCEL IS NOT INTENDED TO CREATE A SEPARATE BUILDABLE LOT.







*The Sports Corner Banquet Hall*

**SMET**  
CONSTRUCTION SERVICES

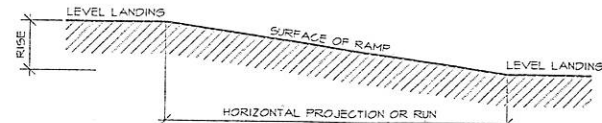
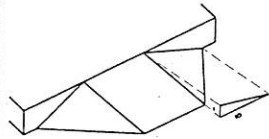


4.7.1 ISLANDS. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMP AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" LONG BETWEEN THE CURB RAMP IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

4.8 RAMPS

4.8.1 GENERAL. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

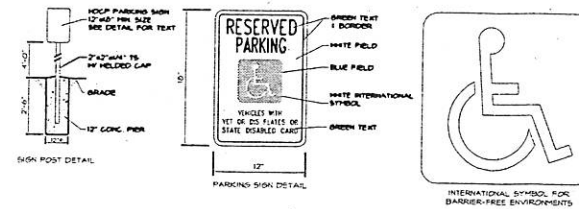
4.8.2 SLOPE AND RISE. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30". CURB RAMPS AND RAMPS TO BE CONSTRUCTED OR EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN 4.8.3(2) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



| SLOPE          | MAXIMUM RISE |     | MAXIMUM HORIZONTAL PROJECTION |    |
|----------------|--------------|-----|-------------------------------|----|
|                | IN.          | MM. | FT.                           | M. |
| 1:12 TO < 1:16 | 30           | 760 | 30                            | 9  |
| 1:16 TO < 1:20 | 30           | 760 | 40                            | 12 |

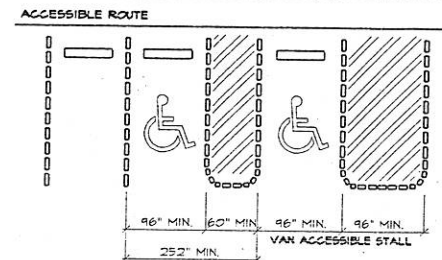
SINGLE RAMP RUN

N.T.S.



HICOP PARKING SIGN DETAILS

IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL SIGNAGE BEFORE USE. HANDICAPPED PARKING SIGN IN CONFORMANCE TO WISCONSIN ADMINISTRATIVE CODE, TRANS 1000.01



NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

PARKING SPACE DIMENSIONS

N.T.S.

NOTE:

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. STATE OF WISCONSIN ADMINISTRATIVE CODE: CHAPTER 50-64.

WISCONSIN STATE MECHANICAL CODE

STATE OF WISCONSIN PLUMBING CODE

NATIONAL ELECTRICAL CODE

UNIFORM FIRE PROTECTION CODE

**DISTURBED AREA**

229,208 SQ. FT.

**OTHER INFORMATION**

SCOTT VANDENHEUVEL

**JOB SITE LOCATION**

**BUILDING SQUARE FOOTAGE**

TOTAL: 23,740 SQ. FT.

**FIRE PROTECTION**

SPRINKLED

**BUILDING OCCUPANCY**

CHAPTER 55 ASSEMBLY

TYPE 6 METAL FRAME UNPROTECTED

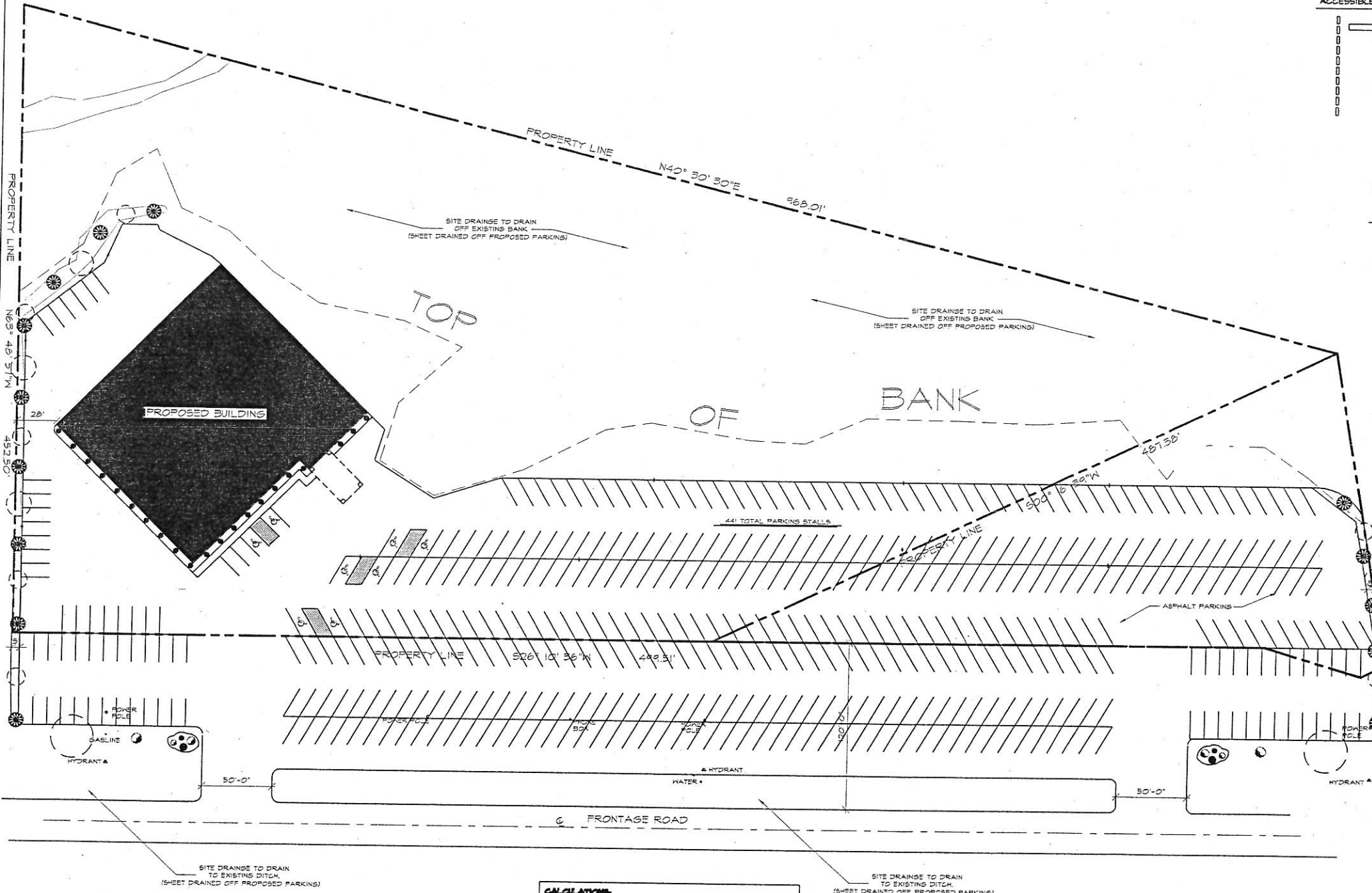
**INDEX TO SHEETS**

1 - SITE PLAN

2 - FOUNDATION PLAN & DETAILS

3 - FLOOR PLAN, SECTION & ADA DETAILS

4 - ELEVATIONS



SITE PLAN

SCALE: 1" = 40'-0"

| CALCULATIONS               |                 |
|----------------------------|-----------------|
| BLDG. SQUARE FOOTAGE:      | 23,740 SQ. FT.  |
| PARKING SQUARE FOOTAGE:    | 203,418 SQ. FT. |
| GREENSPACE SQUARE FOOTAGE: | 55 ACRES        |

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DEPERE, WI. 54115

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FAX: (920) 532-3831

1-800-275-1872

WWW.SMET.COM

BUILD@SMET.COM

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REV. DATE DESCRIPTION DWG CODE

1 03-12-01 ISSUE

ARCHITECT:



PLOTTED:

March 26 2001, Monday - 1:59:33pm

DRAWN BY:

JOE JEROVETZ

SMET PROJECT NO:

01116

ARCHITECT PROJECT NO:

DATE:

MARCH 12, 2001

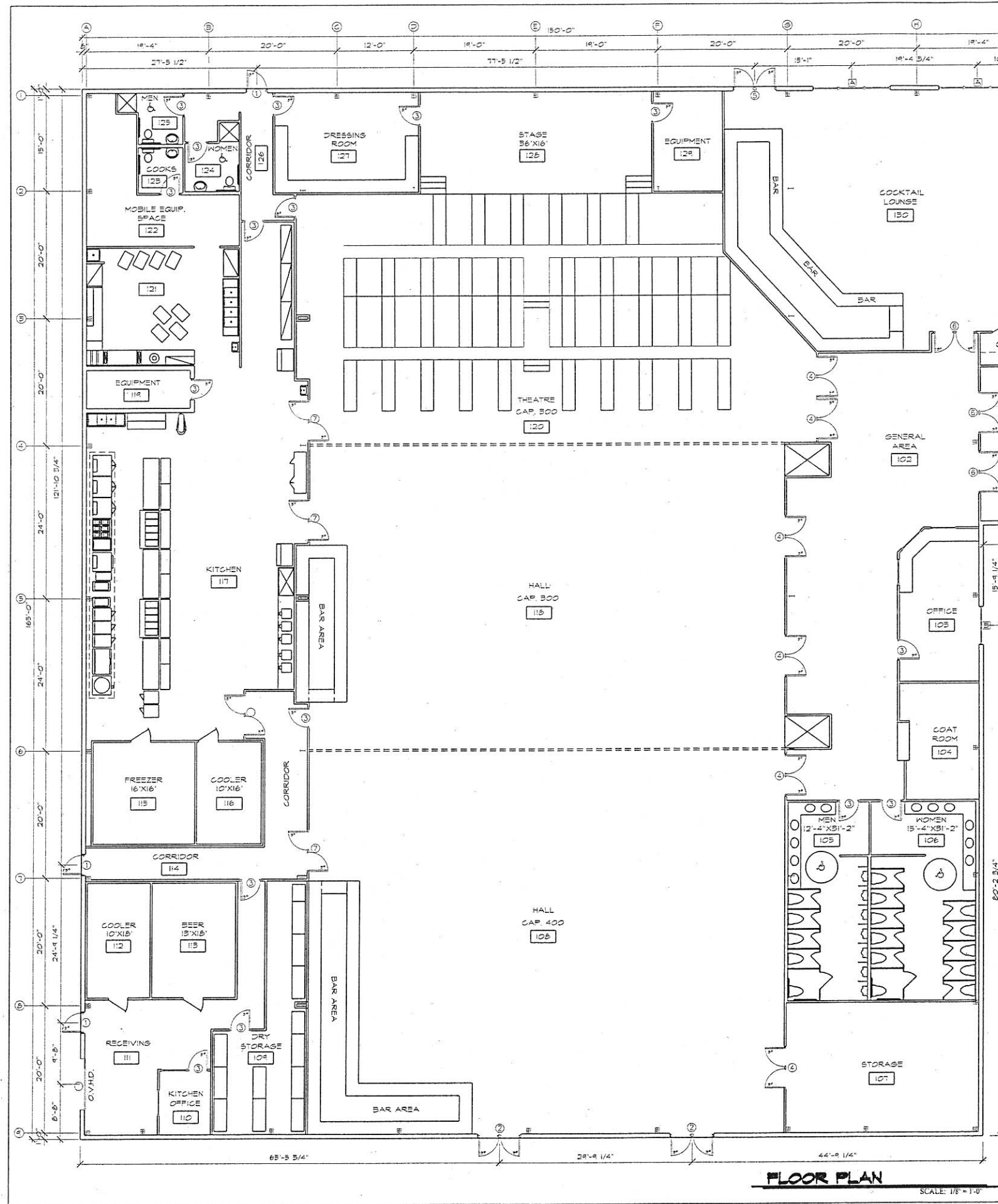
SHEET:

1

SMET CONSTRUCTION SERVICES

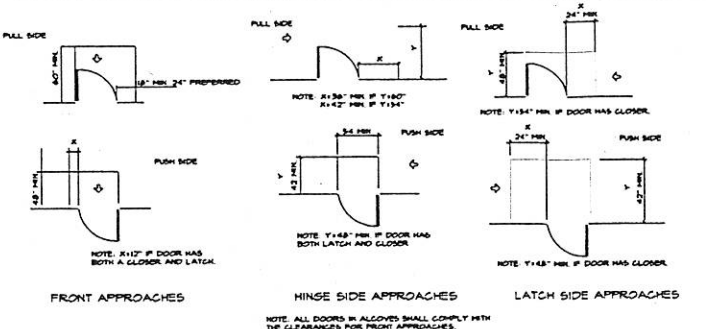




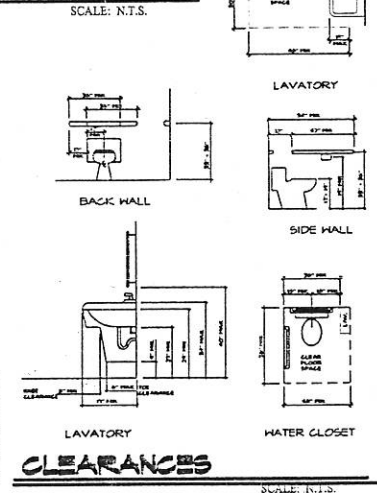


FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| BUILDING WINDOW SCHEDULE |      |            |                   |                  |               |         |
|--------------------------|------|------------|-------------------|------------------|---------------|---------|
| WINDOW MARK              | QTY. | FRAME TYPE | GLASS             | UNITS            | REMARKS       | SIZE    |
| A                        | -    | ALUMINUM   | 1" LOW "E" INSUL. | SEE FRAMING PLAN | THERMAL FRAME | 12'x10' |
| B                        | -    | ALUMINUM   | 1" LOW "E" INSUL. | SEE FRAMING PLAN | THERMAL FRAME | 6'x10'  |



CLEARANCES AT DOORS  
SCALE: N.T.S.



| FINISH SCHEDULE |                 |           |        |               |            |               |            |               |            |               |            |
|-----------------|-----------------|-----------|--------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|
| ROOM #          | ROOM NAME       | FLOORING  | BASE   | CEILING FURN. | WALL FURN. | CEILING FURN. | WALL FURN. | CEILING FURN. | WALL FURN. | CEILING FURN. | WALL FURN. |
| 101             | VESTIBULE       | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 102             | GENERAL AREA    | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 103             | OFFICE          | CAR VINYL | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SP         | -             | -          |
| 104             | COAT ROOM       | CAR VINYL | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SP         | -             | -          |
| 105             | RESTROOM        | CT        | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SPV        | -             | -          |
| 106             | RESTROOM        | CT        | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SPV        | -             | -          |
| 107             | STORAGE         | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | -          | -             | -          |
| 108             | HALL            | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | -          | -             | -          |
| 109             | DRY STORAGE     | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | -          | -             | -          |
| 110             | KITCHEN OFFICE  | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SP         | -             | -          |
| 111             | RECEIVING AREA  | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | -          | -             | -          |
| 112             | COOLER          | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 113             | BEER COOLER     | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 114             | CORRIDOR        | VT VINYL  | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | SP         | -             | -          |
| 115             | FREEZER         | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 116             | COOLER          | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 117             | KITCHEN         | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 118             | HALL            | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | -          | -             | -          |
| 119             | EQUIPMENT       | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | -          | -             | -          |
| 120             | THEATRE         | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | -          | -             | -          |
| 121             | DISHWASH AREA   | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 122             | MOBILE EQUIP.   | -         | -      | -             | -          | -             | -          | -             | -          | -             | -          |
| 123             | COOKS RESTROOM  | CT        | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SPV        | -             | -          |
| 124             | RESTROOM        | CT        | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SPV        | -             | -          |
| 125             | RESTROOM        | CT        | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SPV        | -             | -          |
| 126             | CORRIDOR        | VT VINYL  | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | SP         | -             | -          |
| 127             | DRESSING ROOM   | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SP         | -             | -          |
| 128             | STAGE           | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | -             | -          | -             | -          |
| 129             | EQUIPMENT       | -         | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SP         | A.C. UNIT     | -          |
| 130             | COCKTAIL LOUNGE | CAR VINYL | GYP/PA | GYP/PA        | GYP/PA     | GYP/PA        | GYP/PA     | 12'-0"        | SP         | -             | -          |

CT - CERAMIC TILE  
VT - VINYL TILE  
CONC - CONCRETE  
PA - PAINT  
SC - SEALED CONCRETE  
PL - PLASTER  
CAR - CARPET  
GYP - GYPSUM BOARD  
SP - SUSPENDED ACOUSTICAL TILE  
SPV - SUSPENDED ACOUSTICAL TILE, VINYL

BUILDING DOOR SCHEDULE

| DOOR NUMBER | SIZE        | DOOR TYPE | QTY. | DOOR FINISH | FRAME TYPE | FRAME FINISH | DOOR HINGES | DOOR LATCHES | DOOR UNITS | REMARKS            |
|-------------|-------------|-----------|------|-------------|------------|--------------|-------------|--------------|------------|--------------------|
| 1           | 3'-0"x7'-0" | H.M.      | -    | PAINT       | PAINT      | H.M.         | PAINT       | PAINT        | -          | INSULATED          |
| 2           | 6'-0"x7'-0" | H.M.      | -    | PAINT       | PAINT      | H.M.         | PAINT       | PAINT        | -          | INSUL./NO. MULIANS |
| 3           | 3'-0"x7'-0" | WOOD      | -    | STAIN       | STAIN      | H.M.         | PAINT       | PAINT        | -          | MULIANS            |
| 4           | 6'-0"x7'-0" | WOOD      | -    | STAIN       | STAIN      | H.M.         | PAINT       | PAINT        | -          | MULIANS            |
| 5           | 6'-0"x7'-0" | ALUMINUM  | -    | GLASS       | GLASS      | ALUM.        | -           | -            | -          | MULIANS/TEMPERED   |
| 6           | 6'-0"x7'-0" | ALUMINUM  | -    | GLASS       | GLASS      | ALUM.        | -           | -            | -          | MULIANS/TEMPERED   |
| 7           | 6'-0"x7'-0" | WOOD      | -    | STAIN       | STAIN      | H.M.         | PAINT       | PAINT        | -          | MULIANS            |
| 8           | 6'-0"x7'-0" | WOOD      | -    | STAIN       | STAIN      | STD.         | PT. GYP.    | PT. GYP.     | -          | BI-FOLD            |

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C.S. SMET CONSTRUCTION CORP.  
3148 HWY. 41  
DEPERE, WI. 54115  
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| REV. | DATE     | DESCRIPTION |
|------|----------|-------------|
| 1    | 01-30-01 | ISSUE       |
| 2    | 02-06-01 | REVISION    |
| 3    | 02-07-01 | REVISION    |
| 4    | 02-12-01 | REVISION    |
| 5    | 02-14-01 | REVISION    |
| 6    | 03-05-01 | REVISION    |
| 7    | 03-12-01 | REVISION    |

ARCHITECT:



DRAWN BY:  
JOE JEROVETZ  
SMET PROJECT NO.:  
01116  
ARCHITECT PROJECT NO.:  
DATE:  
MARCH 12, 2001

SHEET:  
**3**





BUILD@SMET.COM

| REV. | DATE     | DESCRIPTION |
|------|----------|-------------|
| 1    | 03-12-01 | ISSUE       |

ARCHITECT:

The diagram illustrates the basic structure of a neuron. It consists of a central cell body (soma) containing a nucleus. Extending from the cell body are dendrites, which receive incoming signals, and an axon, which carries outgoing signals. The axon is typically covered by a myelin sheath, which is shown as a segmented layer surrounding the axon.

|  |  |
|--|--|
|  |  |
|--|--|



|                            |  |                        |
|----------------------------|--|------------------------|
| DRAWN BY:<br>JOE JEROVETZ  |  | SHEET:<br><br><b>5</b> |
| SMET PROJECT NO.:<br>01116 |  |                        |
| ARCHITECT PROJECT NO.:     |  |                        |
| DATE:<br>MARCH 12, 2001    |  |                        |

