

Town of Lawrence  
Proceedings of Planning and Zoning Committee Meeting  
Wednesday, April 18, 2001  
Meeting Time 7:00PM – Town Hall 2595 French Road

**Call to Order**

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

**Roll Call**

Present: Randy Vandenack, President  
Pieter Cabout, Member  
John Klasen, Member  
John Krawczyk, Member  
Mary Jo Kussow, Secretary  
Jim VanGheem, Member  
Skip Lee  
Judy Benz

**Approval of Minutes**

A motion was made by Pieter Cabout to approve the minutes from the meeting held on Wednesday, March 21, 2001. Seconded by Jim VanGheem. Motion carried.

**1. Road Plan/Eugene Micke**

Gene Micke was present requesting recommendations for developing a piece of his property on county Highway "U". Mr. Micke has previously suggested a cul de sac which exceeds the town and county length limit and is looking for other alternatives. The Committee suggested that Mr. Micke put together an Area Development Plan and suggested he meet with an engineer to assist with a road plan for the entire area.

**2. Rezoning Request from Exclusive Agriculture to Agriculture for Parcel L-465/Sherman Larson Estate**

The Sherman Larson Estate is requesting to rezone Parcel L-465 from exclusive agricultural to agricultural to create a new lot of record containing 10 acres and the house that is currently on the property. The Estate has a potential buyer for the house and the ten acres. A motion was made by John Krawczyk to recommend approval to rezone Parcel L-465 from exclusive agriculture to agriculture. Seconded by Mary Jo Kussow. Motion carried.

**3. Site Review Plan for Lawrence Banquet Convention Center/Smet Constuction**

Developer, Scott VandenHeuvel and Contractor, Tom VanDeHei were present to propose a banquet facility and dinner theatre on Parcel L-358 located on the West Frontage Road. The corporation has received a land use permit from the county and is currently working with the Wisconsin Department of Transportation to

purchase excess right a way for parking. The right a way purchase will result in 481 parking places which will nearly reach the requirement for the size of the facility. A motion was made by Mary Jo Kussow to recommend approval contingent on the purchase of property for the required parking spaces and the town engineer's approval for the site plan and storm water management plan. Seconded by John Klasen. Motion carried.

4. **Site Review Plan for Fox River Meadows Development 2<sup>nd</sup> Addition/Fred Bennett**

Fred Bennett was present to propose the 2<sup>nd</sup> addition to Fox River Meadows Development. A motion was made by John Klasen to recommend approval of the plan. Seconded by John Krawczyk. Motion carried.

5. **Subdivision "Draft" Ordinance**

The Committee has agree to review the proposed draft for the Subdivision Ordinance and be prepared with input for the next scheduled meeting. Some issues of concerns in the draft are:

- a) Conservation by Design
- b) Non-Sewered Residential
- c) Transitional Residential
- d) Duplex lot lateral requirements

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

No other issues brought before the Board. A motion was made by Jim VanGheem to adjourn the meeting. Seconded by John Klasen. Motion carried. The meeting adjourned at 9:15PM.

Respectfully Submitted,

Mary Jo Kussow, Secretary  
Planning and Zoning Board

MJK/jb

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Roll Call  
Approval of Minutes

New Business

1. Road Plan/Eugene Micke
2. Rezoning Request from Exclusive Agriculture to Agriculture for Parcel L-465/Sherman Larson Estate
3. Site Review Plan for Lawrence Banquet Convention Center/Smet Constuction
4. Site Review Plan for Fox River Meadows Development 2<sup>nd</sup> Addition/Fred Bennett
5. Subdivision "Draft" Ordinance
6. Any Other Issues Authorized by Law

Judy Benz

For 

Randy Vandenack  
Planning/Zoning Board President

TOWN OF LAWRENCE  
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Town of Lawrence Board of Zoning Appeals will conduct a public hearing at the Town Hall located at 2595 French Road, De Pere, WI on Tuesday, April 10, 2001 at 5:45PM. The purpose of the said hearing is to hear an appeal by Michael Mueller to create a Lot of record with a frontage of less than the town ordinance of 200'. The Lot is zoned Estate Residential and is located on the southwest corner of County "S" and Williams Grant Road.

Judy Benz, Town Clerk  
Town of Lawrence  
03/22/01

*Posted at the following places on 03/22/01:*

*Town Hall, 2595 French Road*

*Interstate Tire, Highway 41*

*Town Pumpstation, 1780 Crimson Ct.*

*Sent to Green Bay Press Gazette to be posted in Legal Section on 3/22/01*

**Proceedings of the Variance Board Meeting held on April 10, 2001.**

The meeting was called to order by President, Douglas Powers at 5:45PM.

Present:	Douglas Powers, President
	Pieter Cabout
	Judy Benz
Excused	Randy Vandenack
	John VerBoort

Stacy Mueller was present to request a variance to allow a lot of record created with 160' frontage rather than the 200' requirement. The lot could be created with the 200' frontage but the lot line would be unreasonable and would need to be drawn around a mound system. The reason for the lot of record is to construct a single family home.

No other parties were present.

A motion was made by Judy Benz to grant the variance. Motion seconded by Pieter Cabout. Motion carried.

A motion was made by Judy Benz to adjourn the meeting. Seconded by Mr. Cabout. Motion carried.

Respectfully Submitted,  
Judy Benz, Secretary  
Board of Appeals

**Town of Lawrence  
Zoning Board of Appeals**

Application for Variance

I, MICHAEL MUELLER hereby appeal to the Town of Lawrence Zoning  
Please Print Name  
Board of Appeals for a variance on land located in the Town of Lawrence, Brown County  
located at SW CORNER OF CTY S & WILLIAMS GRANT with Parcel Number ? 1.55.5.  
CSM ATTACHED

Legal Description of Property:

CSM ATTACHED

Reason for Variance Requirement is because the Zoning Ordinance requires:

IT IS POSSIBLE FOR ME TO MEET ALL ORDINANCE REQUIREMENTS WHEN SPLITTING  
LOT #2 INTO TWO PIECES, BUT THE RESULTING LOT LINE WOULD BE VERY UGLY.

Proposed Use of Property, Building, Addition or Alteration if Variance is Issued:

BUILD SINGLE FAMILY HOME

List Reason why applicant cannot comply with Ordinance Requirements:

COMPLIANCE WITH ORDINANCE REQUIREMENTS WOULD RESULT IN A LOT LINE  
THAT WOULD BE VERY CROOKED. I'M REQUESTING A VARIANCE FOR THE BENEFIT  
OF A REASONABLY STRAIGHT LOT LINE - CAUSING ME TO VIOLATE THE 200' FRONTAGE REQ.

Michael Mueller

3-4-01

Applicants Signature

Date

2990 WILLIAMS GRANT DR

Mailing Address

DuPUE WI 54115

City, State

920-405-4640

Telephone Number

ACTION BY ZONING BOARD OF APPEALS

Finding of Fact is included in the minutes of the Public Hearing dated 4-10-2001.

Decision Approved 160' frontage on new lot of record  
for single family dwelling

Appeal No. \_\_\_\_\_

Date of Decision: 4-10-2001

Judith Berry  
Zoning Administrator