

Town of Lawrence
Proceedings of Planning and Zoning Committee Meeting
Wednesday, June 20, 2001
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

The meeting was called to order by President Randy Vandenack at 7:10PM

Roll Call

Present:	Randy Vandenack
	John Klasen
	John Krawczyk
	Jim Van Gheem
Excused	Pieter Cabout
	Skip Lee
	Mary Jo Kussow

Approval of Minutes

A motion was made by John Krawczyk to approve the meeting minutes from May 18, 2001. Seconded by Randy Vandenack. Motion carried.

1. 40 Unit Independent Living Facility/Tamara Wells

Tamara Wells was present to propose a revised site plan for the 40 unit Independent Living Facility which included rain water retention and a landscape plan. A motion was made by Jim Van Gheem to recommend approval of the plan with the stipulation that the town engineer, Matt Greely, review the storm water management plan. Seconded by John Krawczyk. Motion carried.

2. Proposal to convert a 10 acre piece of property with farm building to business/Gene Micke and Steve Andersen

Gene Micke and Steve Andersen proposed to convert a portion of a 40 acre parcel to five acres which would include some farm buildings for the purpose of using the facility for the storing of vehicles and other types of equipment. The Board advised Mr. Micke to prepare a preliminary Certified Survey Map for the entire property. The Board expressed concern about dividing his property without an area development plan in place. No action taken.

3. Sign for Sports Corner Banquet Facility/Colortech

The sign for the Sports Corner Banquet Facility was proposed to be placed in such a location that would cause the loss of some parking spaces for the business. The Board suggested that the representative for Colortech, Scott Bertrand, relay this information to the owners and return with another proposed location for the sign. A motion was made by John Klasen to table this issue. Seconded by John Krawczyk. Motion carried.

4. **Mike Mueller CSM**

A motion was made by John Krawczyk to recommend approval of CSM #14654597 for Mike Mueller. Motion seconded by Jim Van Gheem. Motion carried.

5. **Proposed Development of Residential Lots/Terry Fitchett-Mike Soletski**

Mike Soletski was present to propose a preliminary plan for residential lots on property owned by Terry Fitchett located west of the Golf Shack. The Plan indicated no road access to the proposed area. Mr. Soletski was advised the roadway would need to be included in the plan and would need to meet town specifications in order to proceed with the plan. No action taken.

6. **Game Farm/Chuck VanDeHei on Mourning Dove Court**

Mr. Chuck VanDeHei was present to propose a game farm on his property located on Mourning Dove Ct. Mr. Van De Hei is looking to start up a pheasant farm with the intention of selling the pheasants to game farms. The Board explained the ordinance does not allow game farms in residential areas and he should look into any covenants that may be involved in the subdivision in which he resides. No action taken.

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

With no further issues brought before the Board, a motion was made by John Krawczyk to adjourn the meeting. Seconded by Jim Van Gheem. The meeting adjourned at 8:50PM.

Respectfully Submitted,

Mary Jo Kussow, Secretary
Town of Lawrence Planning and Zoning

Minutes taken by John Klasen in Mary Jo Kussow's absence.

MJK/jb

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Roll Call
Approval of Minutes

New Business

1. 40 Unit Independent Living Facility/Tamara Wells
2. Proposal to convert a 10 acre piece of property with farm building to business/Gene Micke and Steve Andersen
3. Sign for Sports Corner Banquet Facility/Colortech
4. Mike Mueller CSM
5. Proposed Development of Residential Lots/Terry Fitchett-Mike Soletski
6. Game Farm/Chuck VanDeHei on Mourning Dove Court
7. Any Other Issues Authorized by Law

Judy Benz

For
Randy Vandenack
Planning/Zoning Board President

Town of Lawrence
Brown County, Wisconsin

2595 French Road
De Pere, WI 54115
920-336-9131 Fax 920-336-9193

June 13, 2001

To: Pieter Cabout
John Klasen
John Krawczyk
Mary Jo Kussow
Skip Lee
Jim Van Gheem
Randy Vandenack

From: Judy Benz

Subject: Planning and Zoning Board Meeting

Please see attached agenda and information pertaining to the meeting scheduled for Wednesday, June 20, 2001. I am passing along any information I have on the agenda items for I will not be able to attend this meeting. If you have any questions, please give me a call at 336-9131. Please bring the enclosed information with you to the meeting. Thank you.

Agenda Item #1 The 40 Unit Independent Facility is coming back for a final approval on the plan to be located in the Business Park on the corner of Scheuring Road and Sand Acres Drive. The building inspector has reviewed the plans and gave the developer a list of things that needed to be done. (See attached list) Also, I have included a copy of the business park covenants that we need to be sure are followed for this facility.

Agenda Item #2 Steve Andersen is looking to purchase a 10acre portion of a 40 acre parcel from Gene Micke that is zoned exclusive agricultural and located at 3076 Freedom Road. (Parcel #L-11) The property has a machine shed and Mr. Andersen will be looking to fix or store vehicles in this shed. If he purchases the 10 acres, and plans to use the machine shed for only storage, the property would need to be rezoned from exclusive agriculture to either agriculture or estate residential. If he intends to live there and use the machine

shed for a business, the property would then need to be rezoned as business. Business zoning for this area does not fit the comprehensive plan. (No paper work on this item)

Agenda Item #3

See copy of plan for sign enclosed.

Agenda Item #4

Certified Survey Map (CSM) for Mike Mueller – See enclosed copy. Mr. Mueller received a variance from the Board of Appeals for a 160' frontage for the purpose of building a single dwelling on a lot being created from a 3.09 acre lot. Mr. Mueller's variance request was granted due to the location of the mound on the lot being divided. ***(If approved, please advise Mr. Mueller, he will be on the Town Board agenda for approval on June 25th meeting.)***

Agenda Item #5

See attached proposal for Shadow Creek Estates from Terry Fitchett for residential lots located behind the Golf Shack on the West Frontage Road. Some concerns may be:

- a) A proposal without access to the property. Fitchett does not own property along a current road, therefore, would need cooperation from an adjacent property owner. Surveyor said that Mr. Fitchett needs to work with adjacent property owner, Mr. Tom Klish for road access (*Mr. Klish has had problems with Mr. Fitchett in the past so do not know if that will happen.*)
- b) How long is cul-de-sac? Cannot be more than 1000'
- c) Shows 25' front setback, should be 35' from right-a-way.
- d) Showing Future Business Park—trucks to business park on street serving residential, how will that suit the homeowners?
- e) Is there a storm sewer through this property, would need to include easements for parcels effected.
- f) Check out the restrictive covenants on the proposed plan

Agenda Item #6

Mr. Chuck VanDeHei is requesting approval to have a fenced in area for a game farm. He is looking to raise pheasants. Against the ordinance. No farms in residential zoned areas. I explained to Mr. VanDeHei that this Board will not approve and he could appeal to the Board of Appeals, however, that requires a public hearing and a notice to his neighbors. *Raising pheasants in a residential area??? Oh boy!*



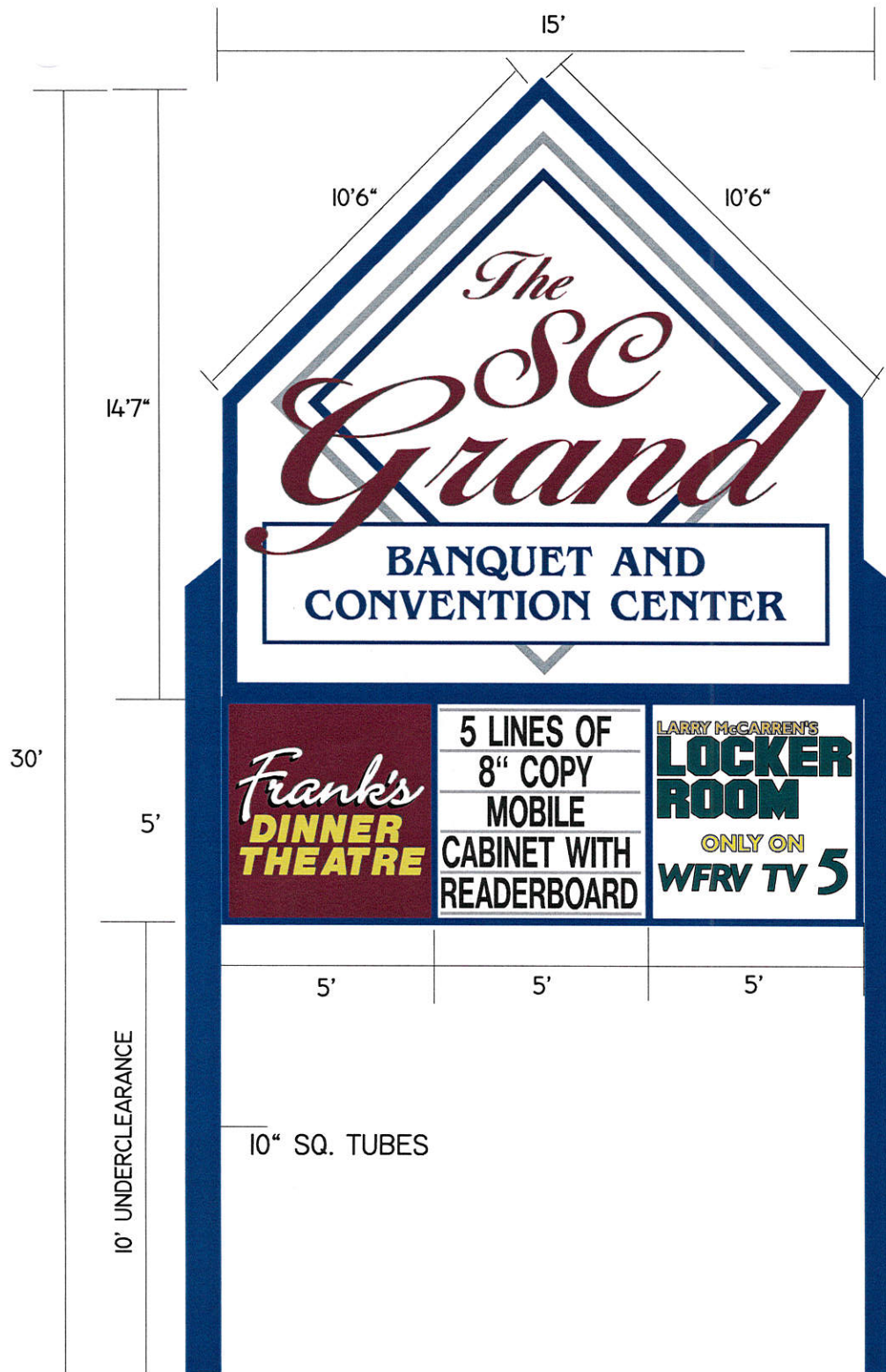
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800-236-1321
Fax: 920-337-9175

Scott Bertrand
Sales Executive

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WEBSITE: www.colortechwi.com
E-MAIL: scottb@colortechwi.com

The SC Grand

**BANQUET AND
CONVENTION CENTER**




Colortech
of Wisconsin, Inc.

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 incurred conceptual/production expenses.

Acceptance of Sketch: _____ Date: _____

ALL RIGHTS RESERVED

DF, ILLUMINATED PYLON

CLIENT: SPORTS CORNER
 DATE: 6.19.01
 SALES PERSON: SCOTT BERTRAND
 DESIGNED BY: NIKKI GORAL
 SKETCH #:20978
 APPROVED BY:

DATE:

ROAD ➡



Colortech

of Wisconsin, Inc.

SCREEN PRINTING

SIGNS

June 20, 2001

BANNERS

P.O.P. ADVERTISING

SC Grand
1250 Dutch Road

SAFETY DECALS

Sign Contractor: Colortech of Wisconsin, Inc.
Contact: Scott Bertrand
337-0660

REAL ESTATE SIGNS

❖ Overall size – 293.75 square feet

❖ Over all height – 30'-0"

❖ Under clearance – 10'-0"

TRUCK LETTERING

❖ Illumination – Internally metal-hallide and fluorescent tubes

❖ Faces – Cooley-Brite/Poly Carbonate

❖ Poles – Two (2) 10" square tubes

VINYL GRAPHICS

❖ Base – Two (2) 36" x 8'-0"

❖ Graphics – 3M vinyl

PINSTRIPING

❖ Location – Northeast corner by northern entrance

❖ Set Back – Approximately 15'-0" east property line

FLEET MARKINGS

❖ Approximate cost - \$19,000.00

DECALS

PLASTIC LETTERS

DISPLAYS

TOWN OF LAWRENCE BUILDING & MOVING PERMIT

PERMIT # _____ STATE SEAL: _____ SEWER PERMIT# _____

BUILDING ADDRESS: 1250 Dutch Road PARCEL # _____

SUBDIVISION: _____ LOT #: _____ PROJECT: _____

PERMIT ISSUED: _____ PERMIT EXPIRES: _____ CULVERT _____ X _____ with endwalls

SET BACKS: FRONT 15'-0" BACK _____ LEFT _____ RIGHT _____

DIMENSIONS OF BUILDING: HEIGHT: _____ WIDTH: _____ LENGTH: _____ LEVELS: _____

SQUARE FOOTAGE: _____ AREA DISTURBED: _____ LAND USE PERMIT# _____

TO THE BUILDING INSPECTOR: The undersigned hereby applies for a permit to do the work herein described, according to the plans and specifications herewith filed, and hereby agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with building ordinances and other ordinances of the Town of Lawrence and the State Building codes of Wisconsin.

*** ANY STATE OR COUNTY PERMITS MUST BE OBTAINED BY CONTRACTOR OR OWNER ***

48 HOUR NOTIFICATION FOR ALL INSPECTIONS IS REQUIRED

OWNER: SC GRAND PHONE: 336-9913

GENERAL CON: SMET General Cont. PHONE: 532-3828 STATE# _____

ADDRESS: 3148 HWY 41 Depere, WI 54115

ELECTRICAL CON: _____ PHONE: _____ STATE # _____

ADDRESS: _____

HVAC CON: _____ PHONE: _____ STATE # _____

ADDRESS: _____

PLUMBING CON: _____ PHONE: _____ STATE # _____

ADDRESS: _____

SEWER / WATER CON: _____ PHONE: _____ STATE # _____

ADDRESS: _____

INSULATION CON: _____ PHONE: _____ STATE # _____

ADDRESS: _____

EST. COST \$ _____ FEES: BP: _____ BP CK# : _____ CD _____ CD CKS # _____

A fine of \$150.00 will be issued for the General or Sub-Contractors in violation. These fines must be paid before the red tag is removed and construction can continue.

EXTERIOR AND ALL MAJOR CONSTRUCTION MUST BE COMPLETED ONE YEAR FROM ISSUE DATE OF PERMIT

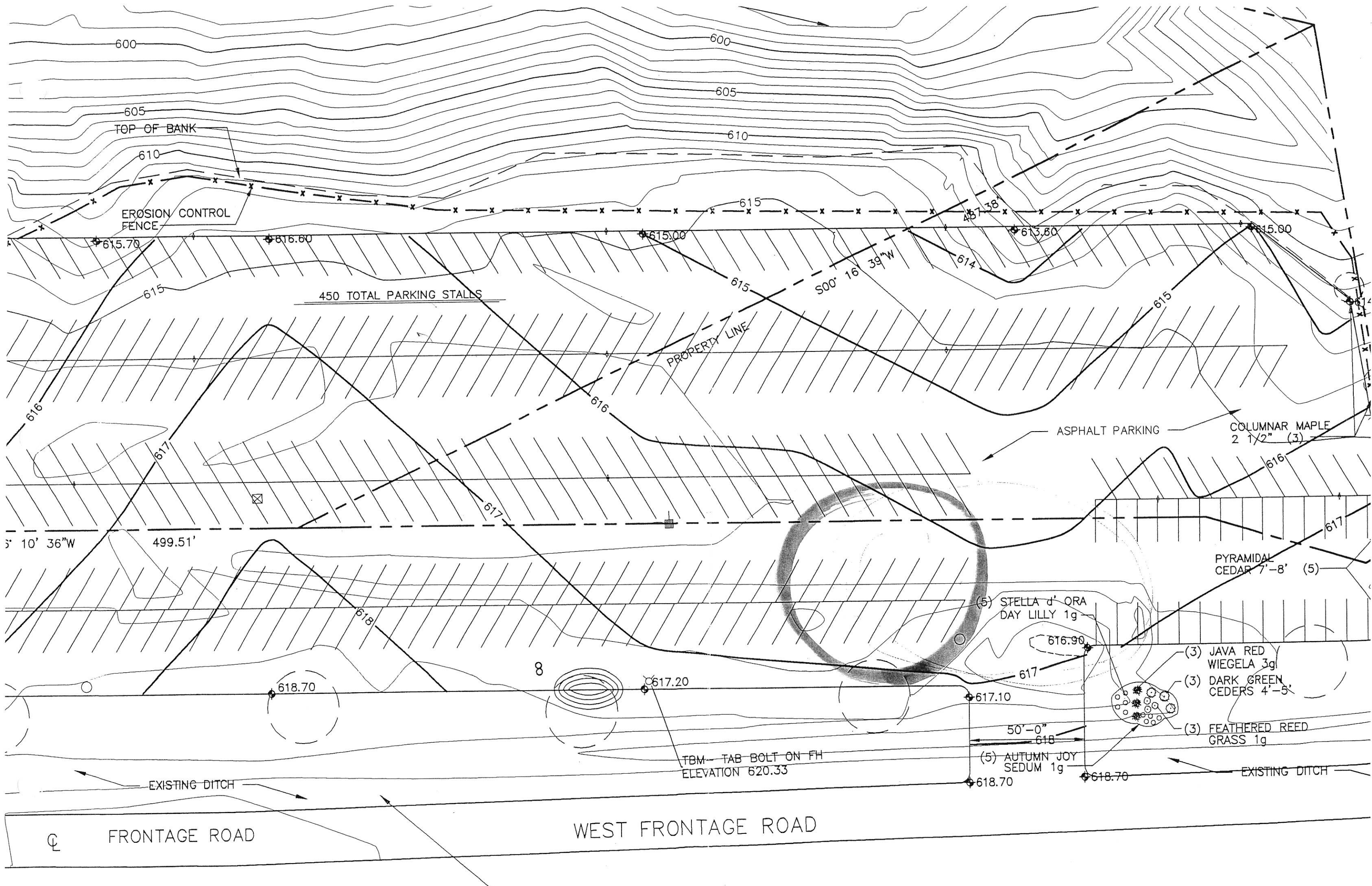
Culverts must be in place and Curb outs must be done before the start of any construction. Entire site, including roads and gutter or ditch must be kept free of debris during construction.

NO RINSING OR WASHING OUT of cement trucks or equipment on Town Property.

I have read and understand this Building Permit Form completely.

CONTRACTORS SIGNATURE: [Signature] DATE: 6/20/2001

BUILDING INSPECTOR: _____ DATE: _____



1) THIS IS ONLY A PRELIMINARY PLAT. NO LOTS ARE TO BE SOLD UNTIL THE FINAL PLAT IS DRAWN AND APPROVED.

2) ALL THE PROPOSED LOTS IN THIS SUBDIVISION ARE IN BOTH THE SANITARY SEWER AREA AND SERVICE AREA.