

Town of Lawrence
Proceedings of Planning and Zoning Committee Meeting
Wednesday, August 15, 2001
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

The meeting was called to order by member, John Klasen at 7:05PM.

Roll Call

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

Approval of Minutes

A motion was made by Pieter Cabout to approve the meeting minutes from July 18, 2001. Seconded by John Krawczyk. Motion carried.

1. Planned Unit Development (PUD) Shadow Ridge Sub-Division

Keith Garot, Developer of Shadow Ridge Sub-Division, and Associate, Will Stark, was present to propose a preliminary plan for a Planned Unit Development (PUD) on approximately 17 acres located south of Grant Street and west of Sand Acres Drive. The PUD consists of 26 condominium buildings with two units in each building. Each building will be esthetically different and will be constructed without a basement. Each unit will sell for approximately \$140,000-\$150,000. The development will consist of a 5-6 acre lake surrounded with riprap. A two-lane boulevard will be designed for the complex and will be maintained by the Condominium Association. A motion was made by John Krawczyk to recommend approval of the preliminary plan for the PUD. Motion seconded by Mary Jo Kussow. Motion carried.

2. Prevea Clinic Building in Business Park

Property Owner Ben Laird, Realtor Mark Denis and Representative for Heyrman Construction Co, Bill Young, were present to propose a 24,000 Sq. Ft all masonry building to be constructed as an Administration building for Prevea Clinic in the Business Park. Mr. Laird stated the project is on the fast track with the completion date scheduled prior to year-end. A motion was made by John Krawczyk to recommend approval provided a landscape plan is designed with as much green space as possible and the stormwater management plan is approved by the town engineer. Motion seconded by Jim Van Gheem. Motion carried.

3. **Hall Development Design Center on W. Frontage Rd**

Bob Boerst, Project Manager from Hall Development, was present to propose a 14,000 Sq. Ft. facility to house a design center for residential construction. The plan proposes the building front be constructed with wood materials and fieldstone to offer a residential look. Mr. Boerst said they prefer to have the exterior of the building to have more of a residential curb appeal versus a commercial curb appeal to coincide with their type of business. A motion was made by John Krawczyk to make an exception to a full masonry building front and 20' down each side and recommend approval of the building with the exterior as proposed but it is to have no vinyl or aluminum siding. The motion includes the storm water management plan for the site requires approval from town engineer. Motion seconded by Pieter Cabout. Motion carried.

4. **Storage Building/Tom Aerts**

Mr. Tom Aerts was present to propose a storage facility to be constructed on his property located at 1331 Highway 41. (W. Frontage Road). The storage building consists of 1435 Sq. Ft. and is designed to match the other storage buildings on the property. An existing drainage swale is located to the west property line. The Plan proposes new trees to be re-located from other parts of the site to accommodate the green space requirement. A motion was made by John Klasen to recommend approval of the storage facility. Seconded by Pieter Cabout. Motion carried.

5. **Mr. Outboard Plan**

Terry Watermolen, owner of Mr. Outboard, and Pudge Schuh from Schuh Construction were present to propose a 3800 Sq. Ft. storage facility for the purpose of storing boats seasonally. The building is to include 15 bays with 8' overhead doors and is to be located on the same parcel as Mr. Outboard Marine. Since the original construction of Mr. Outboard, covenants for the business park have been implemented and require a full brick front on buildings as well as 20' brick down each side. The plan presented does not meet the covenant requirements. The Board reviewed the plan and offered suggestions for additional landscaping west of the building and north of the driveway entrance. Mr. Watermolen agreed to the landscape recommendations. Mr. Schuh suggested that the Town Board might accept the proposed plan if Mr. Outboard agrees to hook on to municipal water. (Mr. Outboard has an agreement with the Town that excludes them from mandatory hookup to municipal water.) A motion was made by John Krawczyk to recommend approval based on a new landscape plan and an agreement to hook up to municipal water. Seconded by Mary Jo Kussow. Motion carried.

6. **Sign/Jim VanGheem**

Jim VanGheem proposed a billboard sign on his property located on the east side of Highway 41. Mr. Van Gheem said the sign location meets the zoning ordinance minimum distance of 4000' from another billboard, however, there are other off premise ground signs nearer than 4000' on the west side of highway 41.

A motion was made by John Krawczyk to recommend non-approval. Motion seconded by Mary Jo Kussow. Motion carried. (Jim VanGheem abstained from voting)

7. Site Review/Development and Design Standards Update

The board along with Building Inspector, Bob Gerbers, reviewed the Site Review/Development and Design Standards and made recommendations to the draft. The recommendations will be included in the draft and presented to the Town Board for final approval.

8. Any other Issues as Authorized by Law

With no further issues brought before the Board, a motion was made by Mary Jo Kussow to adjourn the meeting. Seconded by Pieter Cabout. Motion carried. The meeting adjourned at 10:05PM.

Respectfully Submitted,

Mary Jo Kussow, Secretary
Planning and Zoning Board

MJK/jb

Town of Lawrence
Planning and Zoning Committee Meeting
Wednesday, August 15, 2001
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

Roll Call

Approval of Minutes

New Business

1. Planned Unit Development (PUD) Shadow Ridge Sub-Division
2. Prevea Clinic Building in Business Park
3. Hall Development Design Center on W. Frontage Rd
4. Storage Building/Tom Aerts
5. Mr. Outboard Plan
6. Sign/Jim VanGheem
7. Site Review/Development and Design Standards Update
8. Any other Issues as Authorized by Law

Judy Benz

For

Randy Vandenack

Planning and Zoning Board

TOWN OF LAWRENCE
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Town of Lawrence Zoning Board of Appeals will conduct a public hearing at the Town Hall located at 2595 French Road, De Pere, WI on Monday, August 13, 2001 at 6:00PM. The purpose of the said hearing is to hear an appeal by Charles VandeHei to allow a game farm for the purpose of raising pheasants on Parcel L-222-12 located in a residential zoned district at 1376 Mourning Dove Ct.

Judy Benz, Town Clerk
Town of Lawrence
July 23, 2001

Publish in the Green Bay Press Gazette Legal Section on Thursday, July 26, 2001
Posted at the following places on July 25, 2001
Town Hall, 2595 French Road, De Pere, WI 54115
Lawrence Pumpstation, 1780 Crimson Ct., De Pere, WI 54115
Interstate Tire, Highway 41, De Pere, WI 54115

Proceedings of Zoning Board of Appeals Meeting on August 13, 2001

The meeting was called to order by Doug Powers at 6:00PM.

Roll Call:

Present: Doug Powers
Judy Benz
John VerBoort
Randy Vandenack
Absent : Pieter Cabout

The Public Hearing was opened by Doug Powers to hear testimony on the above mentioned request.

Judy Benz read a letter from several residents on Mourning Dove Court opposed to the request by Mr. VanDeHei to raise pheasants on his property. Immediately following this information, Mr. Van De Hei rescinded his request for the farmette. Mr. VanDe Hei said with this much opposition from his neighbors, he does not wish to proceed. (See letter attached.)

A motion was made by Randy Vandenack to adjourn the meeting. Seconded by John Ver Boort. Motion carried. The meeting adjourned at 6:15PM.

Respectfully Submitted,
Judy Benz, Secretary
Zoning Board of Appeals

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 Monday, August 13, 2001 at 6:00PM. The purpose of the said hearing is to hear an appeal by Charles VandeHei to allow a game farm for the purpose of raising pheasants on Parcel L-222-12 located in a residential zoned district at 1376 Mourning Dove Ct.

Judy Benz, Town Clerk
Town of Lawrence
07/23/01

Post in the Green Bay Press Gazette Legal Section on Thursday, July 26, 2001.

.....
August 1, 2001
.....

Town of Lawrence Board
2595 French Rd.
DePere, WI. 54115

Subject: Pheasant Variance.

Dear Lawrence Board,

As home owners on MourningDove Ct., we would like to respond to your public hearing outlining the above referenced subject. We represent the five closest homes to the Vandehei property and therefore would be the most affected by the proposed variance. We believe that allowing for the raising of pheasants, game birds, or other "farm animals" would **not** serve the best interest to the quiet country living we all currently enjoy. The Town's zoning ordinance along with the MourningDove Ct. covenants established by Ed Kocken prohibit this type of activity. We support these rules as a protection against the undesirable noises, odors, and other problems associated with pheasants, game birds, and other farm animals. We feel the raising of game birds would best be suited for a more farm oriented setting. We regret our decision is not shared by the Vandehei's and hope they understand our feelings and do not take this personally. Thank you for the opportunity to share in the input of this decision.

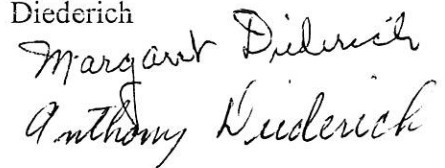
Respectfully submitted,



Leon and Judy Matzke

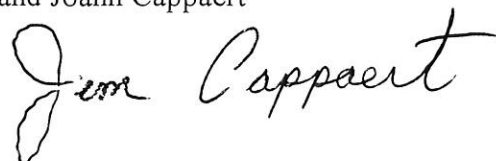
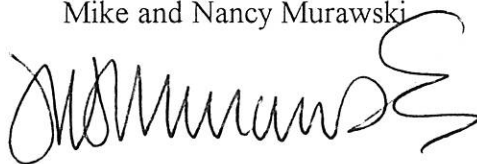
Tim and Janice Mandich

Anthony and Margret
Diederich



Mike and Nancy Murawski

Jim and Joann Cappaert



.....