

**Town of Lawrence  
Planning and Zoning Board Meeting Minutes  
Wednesday, June 9, 2021  
Meeting Time 6:00 PM**

**THIS MEETING WILL BE HELD IN PERSON, AS WELL AS ONLINE, via THE ZOOM LINK BELOW**

**This meeting can be accessed virtually or by phone via Zoom.**

**ACCESS INSTRUCTIONS**

**<https://zoom.us> "Join a Meeting" Meeting**

**Meeting ID: 845 0952 3692**

**Passcode: 241614**

**Call 1-312-626-6799 for phone audio access, use meeting ID and password above.**

Roll Call: 6:01pm

**Chair:** Dr. Lanny Tibaldo, Present

Mike Van Dehei, Present

**Secretary:** Larry Boldt, Present

Skip Lee, Present

Travis Runke, Present

Kyle Trembl, Present

Brian Peterson, Present

**Staff:** Scott Beining, Patrick Wetzel, Tara Czachor,

**Discussion and/or Action on the following:**

**1. Approve Minutes from May 12, 2021 meeting.**

Skip Lee made a motion to approve the minutes from the May 12, 2021 meeting. Mike Van Dehei seconded the motion. Motion carried.

**2. Consideration of Zoning Amendment for portions of L-527 (2 lots to be identified by a future plat) by James and Ida Van Gheem.**

Per Scott Beining, the variance for two 80' lots was approved at the prior Board of Appeals meeting at 5pm. Travis Runke made a motion to recommend approval of the zoning amendment to the Town Board and for a public hearing to be scheduled. Kyle Trembl seconded the motion. Motion approved unanimously. Public hearing would be scheduled for July 12<sup>th</sup>, 2021.

**3. Consideration of Preliminary Plat Review for Subdivision of Land at Lawrence Drive, Little Rapids Rd, and American Drive.**

Patrick Wetzel presented. He discussed the mapping of American Drive right of way. The site for Trinks requires sewer and water. Kyle Trembl questioned why American Drive would be at an angle, and Patrick mentioned that the lift station would be in the middle of the road because the alignment plans were from the old plat. Per Scott, the sewer is relying on the pump station

currently. Per Patrick, the road wouldn't be built now but the sewer needed to be put in. The field will continue to be farmed. Travis Runke made a motion to recommend approval of the preliminary plat to the Town Board. Mike Van Dehei seconded the motion. Motion approved unanimously.

**4. Consideration of P.U.D. on Parcel L-162 for John Verboort, by Mau and Associates.**

John Verboort stated there would be condos west of the gas line. Per Scott, there would be a regional storm pond. Mike Van Dehei questioned if the condos would be single unit condos, and John Verboort stated yes. Kyle Treml mentioned the Highway 41 project would be realigning Packerland. Skip Lee made a motion to recommend approval of the PUD on parcel L-162. Brian Peterson seconded the motion. Motion approved unanimously.

**5. Consideration of Preliminary Plat for Parcel L-162 for John Verboort, by Mau and Associates.**

Per Scott, more details would be needed for the plat. Mike Van Dehei made a motion to table topic of the preliminary plat. Larry Boldt seconded the motion. Motion carried unanimously.

**6. Consideration of Amendment to Ordinance Section 300-19 Residential Dwelling Standards pertaining to Permitted Siding Materials.**

Kyle Treml made a motion to recommend the approval of a change in ordinance to include:

“Smooth, ribbed, or corrugated sheets of metal shall be permitted on detached garages located in E-R Estate Residential Zoning Districts.”

for Estate Residential zoned lots. Travis Runke seconded the motion. Motion approved unanimously.

**7. Discussion Only: Future Zoning/Land Uses on Parcel L-1803.**

Keith Garrot was present, along with John LeRoy from Mau. The City of De Pere subdivision is moving forward. A project regarding apartments and condos was brought to the Planning and Zoning board, and the Town Board, and the Town Board did not approve the project. Mike Van Dehei stated he did not like the idea of residential lots along the highway and felt it was better suited for commercial. Per Patrick, this lot was not in the comp plan because of past ownership. Mike Van Dehei mentioned there was commercial both north and south of the property. The City of De Pere will need roads to access property in that area. Tonya Wagner, speaking on behalf of

Mau, stated that the depth of the lots is stopped by the wetlands on the property. Mike Van Dehei questioned a noise barrier if there would be residential lots there. Kyle Trembl stated that having B-1 next to R-1 is not a good answer. Mike mentioned that ISA was just completed, and the area around might be good for a hotel/restaurant. Kyle Trembl mentioned that R-3 would make more sense than R-1. Scott Beining mentioned that the neighboring subdivision expressed disliking R-3 but liked the subdivision. Discussion only...No action taken

## **8. Discussion Only: 2016 Comprehensive Plan Future Land Use Plan Revisions**

- a. I-41/County S Interchange**
- b. Lawrence Parkway**

Patrick Wetzel discussed updating the comp plan/future land use for the area surrounding the I-41 interchange and Cty S. The west side of 41 is commercial in the front and AG in the back. The properties for sale are currently in Ag zoning. There are questions on developing a business park in that area. Travis Runke stated that we've talked about this before and we need to look at this map soon. Topic will be brought back in July. No action taken.

## **9. Administrative Staff Reports Re: Current Construction Projects.**

Scott Beining and Patrick Wetzel gave an update regarding Hemlock East, Trinks, and Lawrence Parkway.

## **10. Public comments upon matters not on the Agenda.**

Jim VanGheem commented that he would like to see a Lawrence Dr. sign on highway 41. Per Kyle Trembl, in 4 years, all the signs will be replaced.

## **11. Adjourn.**

Travis Runke made a motion to adjourn the meeting at 8:03pm. Mike Van Dehei seconded the motion. Motion carried unanimously.

*Scott Beining, Zoning Administrator*