

**Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, July 14, 2021
Meeting Time 6:00 PM**

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

This meeting may be accessed virtually or by phone via Zoom.

ACCESS INSTRUCTIONS

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

Meeting ID: 820 3682 4096

Passcode: 371901

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

Roll Call:

Chair: Dr. Lanny Tibaldo, Present

Secretary: Larry Boldt, Present

Travis Runke, Present

Brian Peterson, Present

Mike Van Dehei, Present

Skip Lee, Excused

Kyle Trembl, Present

Staff: Scott Beining, Patrick Wetzell, Present

Discussion and/or Action on the following:

1. Approve Minutes from June 9, 2021 meeting.

Brian Peterson made a motion to approve the minutes from the June 9, 2021 meeting. Mike Van Dehei seconded the motion. Motion carried.

2. Consideration of Sign Review for L-1591 at 3557 Miners Way by Northeast WI Contracting Services.

Per Scott Beining, the sign plan meets the town ordinances but there may be a question of the "front of building". Brian Peterson and Mike Van Dehei mentioned a front/second sign is needed. Mike Van Dehei made a motion to recommend approval if a second sign presented to the Town Board. Brian Peterson seconded the motion. Motion approved unanimously.

3. Consideration of Site Review for Midway 41 Storage at 3415 French Rd., L-78-1 for additional storage unit by Keller Inc.

Kevin Brinkoff and Jesse Hall presented. Kevin stated they are full to capacity. Scott mentioned permanent signs are needed to replace the temporary banners. Mike Van Dehei stated they need to follow the original site plan and plant some trees before building, as well as landscaping, and take a look at the outdoor storage items on the property as they are not allowed. Kyle made a motion to approve the site review with the outdoor storage items removed and landscaping put in place by Dec. 1, 2021. Larry Boldt seconded the motion. Motioned carried.

4. **Consideration of Preliminary Plat Review for 1st Addition to Autumn Heights Subdivision, on Parcel L-162 by VBS, LLC and Mau and Associates. **Removed from Agenda****
5. **Consideration of P.D.D. for 1st Addition to Autumn Heights Subdivision, on L-162 by VBS, LLC and Mau and Associates. (Further discussion of preliminarily approved development) **Removed from Agenda****

6. **Consideration of Preliminary Plat of Archangels Estates on portions of L-2 and L-9-1 (Noah Rd) by Best Built Inc. and R.E. Lee and Associates**

Troy from Best Built presented the preliminary plat of Archangels Estates with Best Built and Robert E. Lee. Mike Van Dehei made a motion to recommend approval of the preliminary plat to the Town Board. Brian Peterson seconded the motion. Motion carried.

7. **Consideration of Comprehensive Plan Future Land Use Map Revision (I41/S Interchange)**

Patrick Wetzel presented. The current comp plan stated the area up for discussion should be a business park. Utilities would be needed for the interchange. Patrick stated if the area at the interchange is going to develop, then it should not stay AG and should be changed to something else. There is about 153 acres at the interchange. There is a potential project that will be coming in September. If it were to be a Planned Development District, the Boards would discuss the details and specifics of the development area in which changes would still need to be brought back to the Planning and Zoning and Town Boards. Mike Van Dehei made a motion to recommend Amending the Land Use Map to show the Milk Source Property south of Little Rapids Rd to be shown as Mixed Use. (areas totaling 153 acres and 35 acres) Kyle Tremml seconded the motion. Motion carried 5-1. Larry Boldt, Kyle Tremml, Brian Peterson, Mike Van Dehei, and Lanny Tibaldo voted aye, and Travis Runke voted nye.

8. **Administrative Staff Reports Re: Current Construction Projects.**

Hemlock East – Pipe in ground

Hemlock 5th – Curbing installed, Paving soon

Trinks- Framing

9. **Public comments upon matters not on the Agenda.**

No public comments.

10. **Adjourn.**

Kyle Tremml made a motion to adjourn. Brian Peterson seconded the motion. Motion carried.

Meeting adjourned at 8:08pm.

Scott Beining, Zoning Administrator