

**Town of Lawrence
Planning and Zoning Board Meeting Agenda
Wednesday August 11, 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: 833 7751 5198

Passcode: 787757

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Discussion and/or Action on the following:

1. Call to Order

2. Roll Call

Peterson-Present, Vande Hei-Present, Tibaldo-Present, Tremml-Present, Boldt-Present, Runke-Present, Lee-Excused. Staff:
Wetzel-Present, Beining-Present

3. Approve Agenda

Noted that there will be no action on Item 10. Motion to approve agenda by Tremml, Second by Runke. Motion carried unanimously.

4. Approve Minutes from July 14, 2021 meeting.

Runke noted extra lines from previous meeting were included on second page. Noted by Beining. Motion to approve minutes by Vande Hei, Second by Peterson. Motion carried unanimously.

5. Public comments upon matters not on the Agenda.

Judy Hooyman 2539 Whispering Oak voiced concern with L-409 being designated as Mixed Use in the proposed Comp. Plan amendment.

Kathy Schmidt ?? agreed with Ms. Hoyman

6. Discussion Only: Preliminary Site Plan for Planned Development on Parcels L-18, L-19, L-20, L-22, L-401-1 L-20-1, L-21-1 (I41/CTH S Interchange)

Morgan Baer, Joe Grimes, Grady Hamilton (Trammel Crow) presented plans for potential development at I41/S interchange. Wetzel noted Comp. Plan amendment schedule for September Public Hearing. Tremml noted heavy traffic is best suited at Mid Valley Drive, I41, and CTH S. Boldt asked if Kwik Trip expansion was considered. Tremml also asked about development in front of the building area. Mr. Hamilton responded that their plans pertain only to the proposed development but they are willing to work with other entities to make a better plan for the community. Tremml also noted that pedestrian trails should be incorporated into a site plan.

Tremml made a motion to open the floor for questions from audience, second by Vande Hei. Motion carried 5-1 vote with Boldt-Nye.

Kathy Schmidt 2874 Nostalgic Ct., Town of Lawrence. Noted concern about truck traffic, mentioned Amazon in Racine has traffic issues.

Grady Hamilton, TCC responded by saying that they are working on design for trucks and local traffic to avoid such issues.

Ron Hooyman 2539 Whispering Oak Ct., Town of Lawrence. Asked how many floors the building would have, and also asked if employee parking was shown on the site plan.

Grady Hamilton, TCC responded by saying the building is being designed to fit the client's needs. They are working on development and that the front of the site is for employee parking.

Shelly Magnin 2840 Noah Rd. Town of Lawrence. Questioned the use of Mixed Use zoning for warehouse and industrial uses.

Patrick Wetzel, Administrator responded that the public hearing would be on 9/13 and PDD would allow for different uses of land while giving the Town control of review and approval.

Brian Peterson made a motion to close the floor and resume meeting, second by Runke. Motion carried unanimously.

7. Consideration of Site Plan Review for Heritage Lake Storage at 1326 Mid Valley Dr., L-344-6 for additional storage unit by Mau and Associates.

Tonya Wagner, Mau and Associates presented the site plan noting that the current plan is almost identical to the previous plan submitted. The existing storm water pond serves the entire development. Scott Beining mentioned that the previous plan (2018) labeled these buildings as FUTURE, therefore a review was needed. Scott also noted that the Town Board approval included the requirement to plant trees along the East property line. Patrick Wetzel noted that the requirement was in place regardless of the existing trees on the adjacent property.

Mike Vande Hei made a motion to recommend approval the site plan, second by Kyle Tremml. Motion carried unanimously.

8. Consideration of Site Plan Review for Mid Vallee Golf Course Club House Addition at 3850 Mid Valley Dr, L-104.

Eric Smith, manager of Mid Vallee GC was on Zoom to present the preliminary plans for the addition. Eric noted the need for outdoor seating because of COVID-19 and lack of space for seating. Scott Beining mentioned that there was no concern regarding setbacks, storm water, or other ordinances. Brian Peterson made a motion to recommend approval, second by Tremml. Motion carried unanimously.

9. Consideration of Final Plat Review for Hemlock East Subdivision on Parcels L-379 and L-1939 by Mc Mahon Associates.

Doug Woelz, Mc Mahon and Assoc. presented the Final Plat, noting no changes since the prelim. plat. Travis Runke made a motion to recommend approval of the Final Plat, second by Mike Vande Hei. Motion carried unanimously.

10. Consideration of Preliminary Plat for American Rapids Subdivision on Parcels L-473, L-474, 527, and L-532 by Mc Mahon Associates.

Patrick Wetzel noted that this was previously approved with an "unofficial name", but the plat was now named as American Rapids Subdivision. No action required.

11. Consideration of Preliminary Plat Review for 1st Addition to Autumn Heights Subdivision, on Parcel L-162 by VBS, LLC and Mau and Associates.

John Verboort presented the plan for Condos and SF homes. Scott Beining noted that it was a challenging lot to divide, but there was concern about the 6 lots that fronted Scheuring Rd. that cars would be backing on to the street. Mike Vande Hei noted that streets in the DePere are similar situation. Steve Bieda noted that driveways could be designed with an area to turn around. Steve also pointed out that some condos are shown on the Derouin property because it was easier to show the potential area now instead of adding later. This layout also prevents the Derouin property from being land locked. Patrick Wetzel noted that sidewalks and street light details would be addressed in the development agreement. John Verboort asked when the project could begin. Scott Beining estimated that approvals could be complete as early as mid-October. Motion by Kyle Tremml to recommend approval, second by Brian Peterson. Motion carried unanimously.

12. Consideration of Request to Rezone Portions of Parcel L-162 from A-1 Agricultural Zoning to R-1 Residential Zoning by VBS, LLC and Mau and Associates.

Motion by Kyle Tremml to recommend approval of rezoning, second by Travis Runke. Motion carried unanimously.

13. Consideration of P.D.D. for Condo Development on Portions of L-162 by VBS, LLC and Mau and Associates.

Steve Bieda discussed the layout of lots and condos. Mike Vande Hei made a motion to approve, second by Travis Runke. Motion carried unanimously.

14. Consideration of Preliminary Plat Review for Mystic Creek West Subdivision on Parcel L-1803 by Mau and Associates

Steve Bieda asked that the committee discuss Item #15 before Item #14. The committee agreed to move to #15.

After discussion of #15, Mike Vande Hei made a motion to recommend to deny the plat, second by Larry Boldt. Motion carried unanimously.

15. Consideration of Request to Rezone Parcel L-1803 from A-1 Agricultural Zoning to B-1 Business Zoning and R-2 Residential Zoning by Mau and Associates

Steve Bieda presented the proposal for a mix of B-1 and R-2 lots. The proposal is based on feedback from neighboring residents. Committee members pointed to past discussions in favor of businesses on this property, and had new discussions emphasizing the desire for businesses in this area. Larry Boldt made a motion to recommend NOT approving the rezoning request, second by Brian Peterson. Motion carried unanimously.

16. Adjourn.

Kyle Trembl made a motion to adjourn at 7:42pm, second by Travis Runke. Motion carried unanimously.

Scott Beining, Zoning Administrator

It is possible that a quorum of the Town Board will be at this meeting to gather information about a subject over which they have decision making responsibility. This constitutes a meeting of the Town Board, pursuant to State ex rel Badke vs. Greendale Village Board. As such, it must be noticed as a Town Board meeting. No formal action will be taken by the Town Board at this meeting.

Posted on Monday August 9, 2021

- ☒ Emailed committee members
- ☒ Website
- ☒ Notice to News Media