

**Town of Lawrence**  
Proceedings of Planning and Zoning/Site Review Board Meeting  
Wednesday, April 12, 2006  
Meeting Time 7:00PM – Town Hall 2595 French Road

**Call to Order**

The meeting was called to order by John Klasen at 7:00PM.

**Roll Call**

Present: Judy Benz, John Klasen, John Krawczyk  
Mary Jo Kussow, Skip Lee, Brian Peterson, Dale Warpinski  
Excused: Ron Blohowiak

1. **Approval of Minutes from Meeting Held March 8, 2006**  
A motion was made by Skip Lee to approve the minutes from the meeting held on March 8, 2006. Seconded by Dale Warpinski. Motion carried unanimously.
2. **Business Sign for Furniture Outlet located on Mid Valley Drive**  
Shannon Minzlass with Appleton Sign Company was present to propose an additional business sign for Furniture Outlet located on Mid Valley Drive. A pylon sign currently located on the parcel consists of approximately 400 sq. ft. and the signs on the building are approximately 528 sq. ft. Ms. Minzlass proposed an additional sign on the building consisting of 101 sq. ft. The cabinet type sign is illuminated and would be placed above an entrance to the building. The current town ordinance allows for any one parcel to have not more than 400 sq. ft. of signage. A motion was made by Skip Lee to deny the request because the parcel all ready includes non-conforming signs in accordance to the town ordinance. Seconded by John Krawczyk. Discussion included a suggestion that they remove some signage to allow for this sign. Mr. Klasen stated that the town is currently working on revising the ordinance and suggested they wait until the ordinance is revised and perhaps their sign would be allowed. Ms. Minzlass asked about a variance. Judy Benz explained the variance board meets on demand, and an application for a variance can be obtained, however, it may be difficult to receive a variance unless the Company can prove a hardship. Motion carried unanimously.
3. **One Lot Certified Survey Map(CSM) for Marilyn Corbeille**  
A motion was made by Dale Warpinski to approve a one lot CSM. Seconded by Brian Peterson. Motion carried. (See copy of CSM attached.)
4. **Roland Machinery Company Building Site Plan**  
Russ Roland from Bay Lakes Commercial Realtors and Brad Bosar from Roland Machinery were present to propose a site plan for Roland Machinery Company to be constructed on French Road north of Golden Glow Road. Mr. Bosar indicated the Company is a family owned third generation company with approximately 300 employees. The company has been in business since 1958 and is expanding in Wisconsin and Michigan. The proposed building will be 100'x200' for the purpose of sales and repair of heavy equipment. Approximately 14-15 acres of the 20 acre site will be used for this site plan. A motion was

made by Skip Lee to approve the preliminary site plan of the building. Seconded by Dale Warpinski. Discussion: It will be necessary for Roland Machinery to return with a landscape plan, parking plan, storm water management plan and lighting plan for the site. The preliminary approval is strictly on the building. Motion carried unanimously. (See plan attached.)

5. **Request to rezone Portion of Parcel L-45-3 from Agricultural to L1 Limited Industrial to accommodate Roland Machinery Company**

A motion was made by Dale Warpinski to recommend a zoning change on a portion of parcel L-45-3 from agricultural to L1 Limited Industrial to accommodate Roland Machinery Company. Seconded by John Krawczyk. Motion carried. (Mary Jo Kussow abstained from the vote.)

6. **Final Plat for Orion's Run**

Doug Woltz from McMahon Associates was present to propose the final plat for Orion's Run for the purpose of single family homes. There was discussion on whether or not there was an area development plan for Lot 95 of Williams Grant Subdivision as shown on the map. Judy Benz stated that was a portion of Carpenter's Crossing and an Area Development Plan (ADP) was accepted by the Town. A motion was made by Skip Lee to recommend approval of the final plat contingent there is an ADP for Lot 95 of Williams Grant Subdivision. Motion seconded by John Krawczyk. Motion carried unanimously. (See plat attached)

7. **Business Sign for Precision Cut Stone**

Greg Schroeder from Precision Cut Stone was present to propose a business sign for his business located on Quarry Park Drive. The sign is a 56 sq. ft. with internal illumination. A motion was made by John Krawczyk to approve the business sign. Seconded by Mary Jo Kussow. Motion carried unanimously. (See sign attached.)

8. **Public Comments**

None

9. **Adjourn**

A motion was made by Mary Jo Kussow to adjourn the meeting. Seconded by John Krawczyk. Motion carried. The meeting adjourned at 8:00PM.

Respectfully Submitted,

Judy Benz for  
Mary Jo Kussow, Secretary