

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, December 12, 2007
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, Mary Jo Kussow, Brian Peterson, Skip Lee, Dale Warpinski

Absent: John Krawczyk

1. **Approve Minutes from Meeting held on November 14, 2007**
Motion was made by Mary Jo Kussow to approve the minutes from meeting held on November 14, 2007. Seconded by Dale Warpinski. Motion carried.
2. **Transportation Plat for Hall Development Property**
Dennis Reim with Robert E. Lee Engineering Firm was present to propose a transportation plat for the Hall Development Property located on Mid Valley Drive. The plat demonstrates the location of roadway for the development and allows for lots to be created in the future via a Certified Survey Map to fit a buyers size requirement. Mr. Reim indicated that Transportation Plats have been approved in other municipalities and he has been designing them for about three year. Motion was made by Skip Lee to recommend approval of the plat contingent on a Developer's Agreement with the town for the road construction and a positive opinion from Brown County Planning. Seconded by Mary Jo Kussow. Motion carried unanimously. (See attached plat map)
3. **Area Development Plan for Hall Development Property**
Dennis Reim with Robert E. Lee was present to propose a conceptual Area Development Plan for the Hall Development project located on Mid Valley Drive. The plan demonstrates various lots but could change based on a potential buyers land size requirements. Motion was made by Dale Warpinski to recommend approval of the conceptual plan. Seconded by Skip Lee. Motion carried unanimously. (See plan attached.)
4. **Business Sign for Imperial Supply located on Scheuring Road**
Dave Fischer from Jones Sign was present to propose a business sign for Imperial Supply located in the Jones Sign Company facility on Scheuring Road. The sign will be located at the entrance on the east side of the property. Motion was made by Skip Lee to recommend approval of the sign. Seconded by Brian Peterson. Motion carried unanimously. (See sign artwork attached.)
5. **Product Wall Signs for Quality Truck Center located on French Rd**
Dave Fischer from Jones Sign was present to propose four product signs to be installed on the north side of the Quality Truck Center facility. Two of the four signs will be illuminated. Motion was made by Dale Warpinski to recommend approval of the signs. Seconded by Mary Jo Kussow. Discussion included that Mr. Fischer should be prepared to

provide the square footage amount of signage currently on the property prior to final approval by the Town Board. Motion carried unanimously. (See sign artwork attached.)

6. **Bill Board sign on the Property of Best Golf located on Mid Valley Dr**

Dave Fischer from Jones Sign was present to propose an upgrade to the billboard sign located on the Best Golf property on Mid Valley Drive. Mr. Fischer stated the non-conforming sign is not going to be removed, but Jones Sign Co. would like to upgrade the sign to make it more esthetically pleasing. Discussion was held on the fact that this same request for this sign was previously submitted to all boards including the Board of Appeals and the request has been denied. A motion was made by Skip Lee to not approve the sign but to move the request to the Town Board for another opportunity to approve the sign for esthetic purposes. Seconded by Mary Jo Kussow. Motion carried unanimously. (See sign artwork attached.)

7. **1-lot CSM for use as a gas metering station**

Tom Davis, representative for Guardian Pipeline, was present to propose a 1-lot CSM on Golden Glow Road for the purpose of locating a pre-fab 8-10 foot wide by 20-30 foot long building for use of a gas metering station. The building will be landscaped according to town requirements stated Mr. Davis. Discussion included the land is currently zoned agricultural and a metering station is permitted in all zoning districts. The lot being created will not meet the agricultural lot size requirement. It was recommended that Guardian Pipeline request a variance from the Board of Appeals for the 39,995 Sq. Ft. lot to remain in the agricultural district. Motion was made by Mary Jo Kussow to approve the one-lot CSM with a recommendation for a variance for the property to remain in the agricultural zoning district. Motion seconded by Dale Warpinski. Motion carried unanimously.

8. **Business Sign for Lullaby Shop located on Mid Valley Dr**

Representative from Fox Cities Sign was present to propose a monopole sign and a business sign adhered to the building of the Lullaby Shop located on Mid Valley Drive. Both signs will be internally illuminated. Motion was made by Brian Peterson to approve the signs. Seconded by Skip Lee. Motion carried unanimously. (See sign artwork attached.)

9. **Public Comments**

None

10. **Adjourn**

Motion was made by Skip Lee to adjourn the meeting. Motion seconded by Brian Peterson. Motion carried. The meeting adjourned at 8:00PM.

Respectfully Submitted

Judy Benz for
Mary Jo Kussow, Secretary
Planning and Zoning Board