

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, June 11, 2008
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

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

Roll Call

Present: John Klasen, Mary Jo Kussow, Skip Lee, Brian Peterson, Mike VanDeHei, Judy Benz

Excused: John Krawczyk

1. **Approve Minutes from Meeting held on March 19, 2008**

Motion was made by Skip Lee to approve the minutes from the meeting held on March 19, 2008.

Seconded by Mary Jo Kussow. Motion carried.

2. **Addition to Jones Sign Co.**

Mike Cashman and Shawn Mueller from Bayland Buildings and David Fisher from Jones Sign were present to propose a 104,338 sq. ft. building addition to the existing Jones Sign facility located at 1711 Scheuring Road. The product proposed for the exterior of the building is a metal wall panel with a textured finish and a stucco appearance. The proposed product currently is not an approved product included in the town's site review ordinance. It was the consensus of the board the product would be an acceptable product and the ordinance should be revised to allow for the textured clad panel.

The proposed project plan allows for a 12.5% green space whereby the town site review ordinance provides for 25% green space on the property. A letter from the owner of Jones Sign and a copy of an email from the Wisconsin Department of Transportation hinted that upon the completed construction of Highway 41 and Scheuring Road, the additional right-of-way may be available to Jones Sign. John Mortensen stated in his memo dated June 6, 2008, the land would be acquired by Jones Sign when available and would be used to meet the green space requirement.

The west elevation of the building which faces Mid Valley Drive did not provide for any masonry. Shawn Mueller stated he would re-draft the plan and enhance the elevation to include 25-50 percent of the proposed metal wall panel. Mr. Mueller stated the fence will remain on the west side of the building.

Parking is sufficient. The project will provide for 20-25 additional jobs in the future. .

Motion was made by Skip Lee to recommend approval of the project with the following contingencies:

Seconded by Mike VanDeHei.

- Storm water plan reviewed and approved by town engineer
- Proposed metal panel approved as acceptable product and included in amended ordinance
- Redesign plan to include 25-50 percent of masonry or proposed metal wall panel on west elevation from north portion of building south to corner of loading dock area
- Letter of Intent from owner of Jones Sign stating the minimum requirement of green space (25%) will be met upon state right-of way becoming available to him for purchase
- Current state right-of-way adjacent to the Jones Sign property will be cut and maintained by Jones Sign
- Lighting Plan be presented for approval

Motion carried. (See site plan attached.)

3. **Business Sign for Transmotion Industries**
Shannon Minzloff with Appleton Sign was present to propose a business sign for Transmotion Industries located in Granite Rock Industrial Park. The sign includes back-lit channel letters (Transmotion LLC) on the exterior of the building above the entrance area. Motion was made by Brian Peterson to recommend approval of the sign. Seconded by Mary Jo Kussow. Motion carried. (See artwork of sign attached.)
4. **Monopole Sign for Granite Rock Industrial Park**
Shannon Minzloff with Appleton Sign and Mike Kostelnik with Transmotion LLC were present to propose a monopole sign for the Granite Industrial Park. The sign is 30' in height and will include eight illuminated tenant panels. Discussion was held on the location of the sign. Mike VanDeHei expressed concern of vision obstruction with the proposed location in conjunction with the intersection of French Road and Miner's Way. Shannon suggested the base of the sign could be made smaller to provide less obstruction. It was the consensus of the board that the sign was very attractive as proposed and changing the base may be detrimental to the esthetics of the sign. John Klasen suggested the Board visit the location to determine an acceptable location. Motion was made by Mary Jo Kussow to approve the sign as proposed with the sign location yet to be determined. Seconded by Skip Lee. Motion carried. (See sign artwork attached.)
5. **Business Sign for Robinson Metal**
Steve Barry with Jones Sign was present to propose a 106 sq. ft. channel lettered business sign for Robinson Metal located at 1740 Eisenhower Road. The sign is non-illuminated and will be adhered to the exterior of the building front. Motion was made by Skip Lee to recommend approval of the sign. Seconded by Brian Peterson. Motion carried. (See sign art work attached.)
6. **Modification to Site Review Ordinance**
Discussion was held on modifying the site plan ordinance to allow new products such as the textured clad panel to be added to the list of accepted products for commercial building exteriors. John Klasen suggested we contact some architects and our town engineer for suggestions on other new products that may be acceptable. No action.
7. **Public Comments**
None
8. **Adjourn**
Motion was made by Brian Peterson to adjourn the meeting. Seconded by Mike VanDeHei. Motion carried. The meeting adjourned at 8:45PM.

Respectfully Submitted

Judy Benz
Planning and Zoning Board