



PLAN COMMISSION AGENDA
Tuesday, March 3, 2020 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – February 20, 2020 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Special Exception Permit (SE-06-20) requested by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue for operation of an electronic message center sign. **Action:** Hear testimony/close meeting.
8. **Special Exception Permit (SE-06-20)** – Request by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-06-20. (TOWN BOARD ACTION 3/17/2020)
9. **Site Plan Amendment (SPA1-00-02)** – Requested by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue, to modify an existing pylon sign with a new sign cabinet and a new electronic center. **Action:** Approve/deny SPA1-00-02.
10. **Public Hearing #2** – Special Exception Permit (SE-07-20) requested by The Lamar Company Green Bay, for operation of operation of a billboard/off-premises advertising sign at 5501 W. Neubert Road. **Action:** Hear testimony/close hearing.
11. **Special Exception Permit (SE-07-20)** – Request by The Lamar Company Green Bay, for operation of a billboard/off-premises advertising sign at 5501 W. Neubert Road. **Action:** Recommend approval/denial of SE-07-20. (TOWN BOARD ACTION 3/17/2020)
12. **Site Plan (SP-04-20)** – Request by The Lamar Company Green Bay, to install a billboard/off-premises advertising sign at 5501 W. Neubert Road, **Action:** Approve/deny SP-04-20.
13. Adjournment.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin boards & Town website www.grandchute.net 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

Notice of Possible Quorum: A quorum of the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

GRAND CHUTE PLAN COMMISSION MINUTES

February 20, 2020

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Julie Hidde, Duane Boeckers, Cheryl Ulrich. Members Absent: Commissioners Robert Stadel, John Weber, Pam Crosby.

Also Present: James March, Town Administrator; Brent Braun, IT Director; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 13) Supervisor Eric Davidson.

1. **ROLL CALL**

Chairman Schowalter opened the meeting at 6:04 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Sherman/Hidde) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – FEBRUARY 4, 2020 MEETING.

Motion (Boeckers/Ulrich) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT** – There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – No report.

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-01-20) REQUESTED BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING AND A CULVERT CROSSING ASSOCIATED WITH THE EXTENSION OF W. EVERGREEN DRIVE, BETWEEN N. GILLETT STREET AND N. ORION LANE.

Chairman Schowalter asked the Town Engineer to provide detail on this request.

Nick Vande Hey, McMahon Group, explained that as part of the Evergreen Drive extension east of Gillett Street it is necessary to provide a culvert crossing at the tributary to Mud Creek. He noted that the new roadway will be 37 feet wide with a trail on the north side and a sidewalk on a portion of the south side. The culvert crossing will consist of four 12' x 4' concrete pipes and one 12' x 5' pipe. He explained the existing floodplain mapping in this area and the proposed revisions needed to provide added flood storage areas. The flood management plan also allows water from the 100-year event (rainfall totaling 5" – 6" in 24 hours) to flow over the road. All of these floodplain measures are designed to accommodate the 100-year event with no rise in surface water elevations on adjoining properties. He also noted that peak flow control will be provided from the Gillett Street Pond and a new pond being built along the south side of the new road.

Chairman Schowalter opened Neighborhood Meeting #1 at 6:11 p.m.

Linda Noie, 3808 N. Gillett Street, said she opposes this roadway project. She described the flooding that occurs on her property and expressed concern for the loss of wetlands and impact on wildlife. She stated her opinion that all this flooding is due to development to the north and east that drains straight to the stream behind her house. She described the investment she had to make to stop water from coming into her basement. She also stated that many new residents in the area are using Gillett Street but were not assessed for the work as she was. She stated her opinion that highway noise has increased because the sound of traffic bounces off the garages at the nearby apartments.

Greg Reed, 4010 N. Gillett Street, expressed his thanks to the Town for installing a fence around the Gillett Street Pond. It has diminished the goose population. He asked if the roadway project will affect any wetlands and if so, how it will be mitigated.

Motion (Hidde/Sherman) to close Neighborhood Information Meeting #1 at 6:21 p.m. Motion carried, all voting aye.

Nick Vande Hey responded to questions raised by the public. He explained that the fencing around the Gillett Street Pond is temporary and will be removed once vegetation has been established. He stated that the wetlands will be reduced by approximately 0.7 acres. It will be mitigated through the purchase of Wetland Mitigation Bank Credits from the DNR. In response to the flooding concerns raised by Ms. Noie, he explained that this project will not fix that but it certainly will not make it worse.

8. **CONDITIONAL USE PERMIT (CUP-01-20)** – REQUEST BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING AND A CULVERT CROSSING ASSOCIATED WITH THE EXTENSION OF W. EVERGREEN DRIVE, BETWEEN N. GILLETT STREET AND N. ORION LANE.

Motion (Sherman/Ulrich) to recommend approval of the Conditional Use Permit (CUP-01-20) requested by the Town of Grand Chute to allow grading, filling and a culvert crossing associated with the extension of W. Evergreen Drive, between N. Gillett Street and N. Orion Lane.

Commissioner Sherman stated that from a safety standpoint, this road project is critical to the community.

Motion to approve CUP-01-20 carried, all voting aye.

9. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-05-20) REQUESTED BY JASON D. FELDKAMP AND NICHOLE M. VANDENBERG, 1952 N. REXFORD STREET, TO ALLOW CONSTRUCTION OF A 1,216 SQUARE FOOT DETACHED GARAGE.

Chairman Schowalter opened Public Hearing #1 at 6:26 p.m. There was no public input.

Motion (Hidde/Boeckers) to close Public Hearing #1 at 6:27 p.m. Motion carried, all voting aye.

10. **SPECIAL EXCEPTION PERMIT (SE-05-20)** – REQUEST BY JASON D. FELDKAMP AND NICHOLE M. VANDENBERG, 1952 N. REXFORD STREET, TO ALLOW CONSTRUCTION OF A 1,216 SQUARE FOOT DETACHED GARAGE.

Motion (Sherman/Ulrich) to recommend approval of the Special Exception Permit (SE-05-20) requested Jason D. Feldkamp and Nichole M. Vandenberg, 1952 N. Rexford Street, to allow construction of a 1,216 sq. ft. detached garage, with the condition that no other accessory buildings or structures may be constructed on the property. Motion carried, all voting aye.

11. **CERTIFIED SURVEY MAP (CSM-04-20)** – REQUEST BY ANTHONY L. SCHMIDT, 500 BLOCK OF W. BROADWAY DRIVE, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION.

Motion (Ulrich/Boeckers) to recommend approval of Certified Survey Map (CSM-04-20) requested by Anthony L. Schmidt, for property located in the 500 block of W. Broadway Drive (Tax Key# 101-007902). Motion carried, all voting aye.

12. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn the meeting at 6:31 p.m. Motion carried, all voting aye.

Respectfully Submitted,
Tracy Olejniczak/BB
Com. Dev. Admin. Asst.

7/8.

**Town of Grand Chute
Special Exception Request
Realty Income Properties 6 LLC, dba Arby's Restaurant
Electronic Message Center Sign**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 25, 2020
Address: 3801 W. Wisconsin Avenue

App. #: SE-06-20

REQUEST

- 1. Proposed Use(s):** Continued restaurant use.
- 2. Project Description:** Operation of an electronic message center sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to operate an electronic message center sign (EMU) as part of a new sign cabinet for the existing pylon on W. Wisconsin Avenue. The sign will be 25' in height with a total size of 112 sq. ft., including a 35 sq. ft. EMU. The EMU will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center sign.

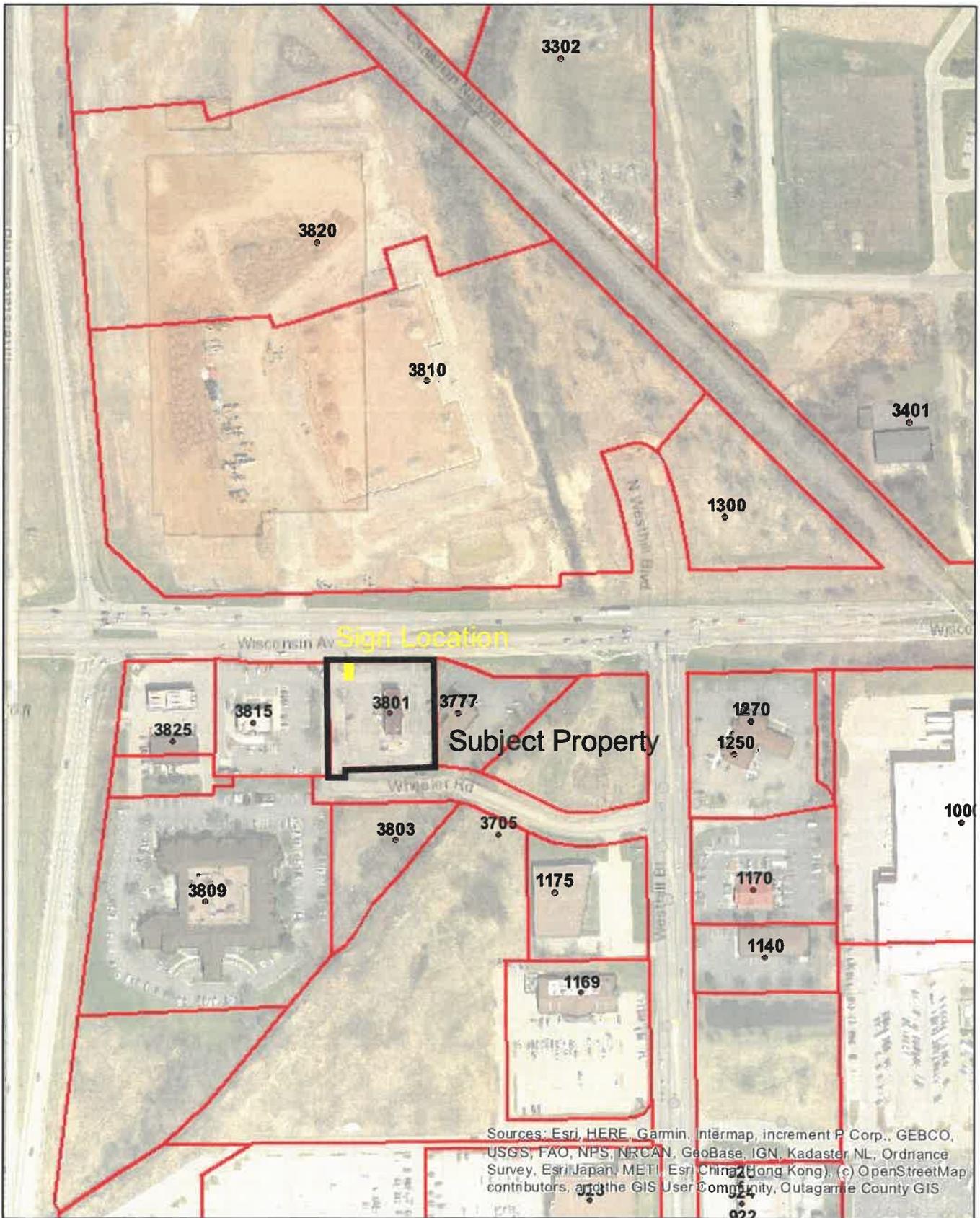
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *NA.***
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *NA.***

RECOMMENDATION

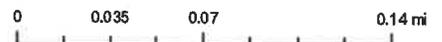
Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-06-20) requested by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue, to allow operation of an electronic message center sign.

SE-06-20 -- 3801 W. Wisconsin Avenue



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

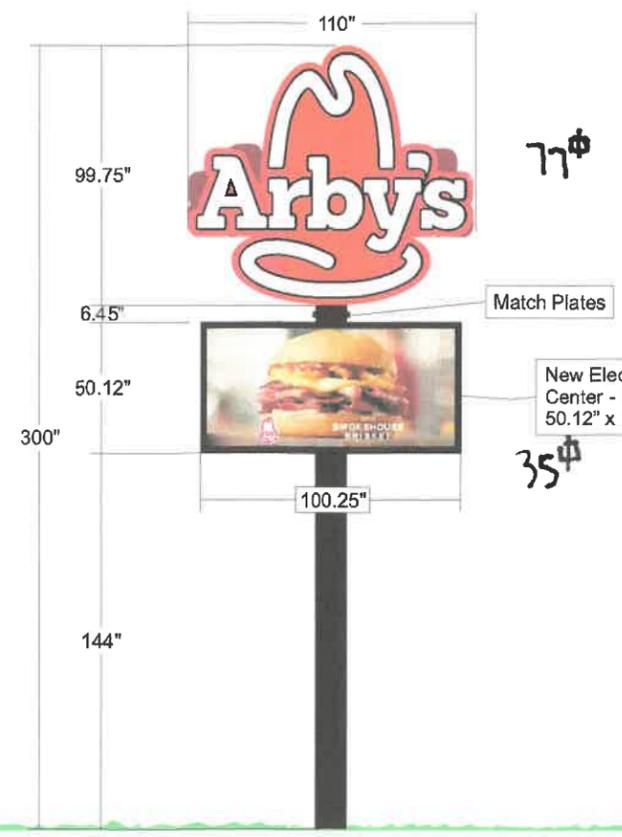
Author:
Copyright:



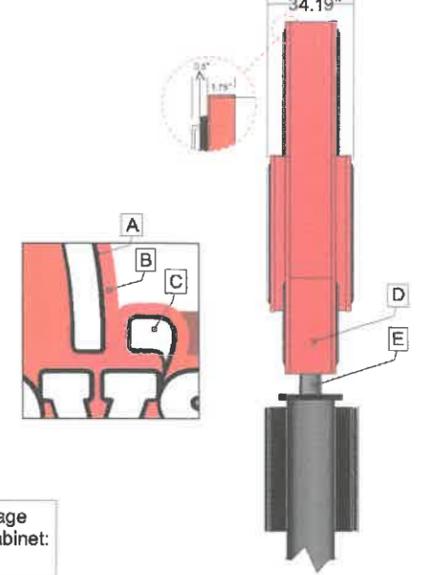
A

B10 PYLON HEAD REPLACEMENT

Front View



Side View



Sign Specifications
 B12 Pylon Head To Be Installed On Existing Single Pole. New Full Color EMB Cabinet. Pylon Faces To Be Clear Polycarbonate Capover Faces Painted 2nd Surface. Existing Pole To Be Painted Gloss Black. Service As Needed. (added At Cost)

Color Specifications

A	Outline Painted Black 2nd Surface
B	Faces Painted To Match 3M 3630-0033 2nd Surface
C	Clear Polycarbonate Faces Painted White 2nd Surface
D	Returns Painted Red PMS 1795
E	Pole Painted Gloss Black

Arby's

Sign Type:
B-10 Pylon SP

Actual Area
 46.9 SqFt

3 Box Area
 55.4 SqFt

Boxed Area
 76.2 SqFt

Logo-Shaped Sign Head Graphics:
 Side A Side B

Sign Orientation:
 Low side of hat points toward building



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of copy, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use or these plans to construct a product similar to one enclosed herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in advance for the time and effort involved in creating these plans.



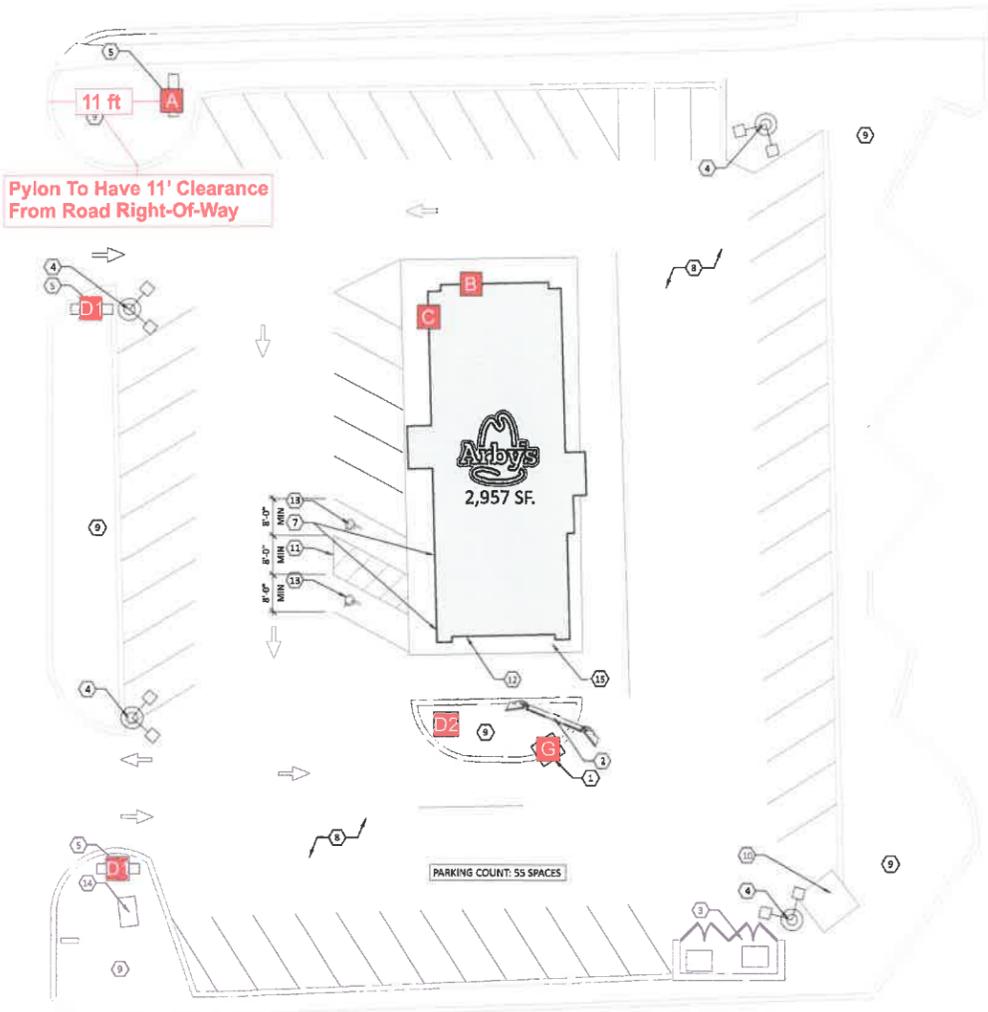
Client: ARBY'S #5420
 Location: 3001 US-88 Bus - Greenville, TX 75401
 Drawn By: WEB Date: 2/2/17
 Approved By: _____
 Sheet: _____ Scale: _____
 File: Filesystem/Rest/Arbys/b/greenville/CP

Design Team

SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 714-126-2022
 www.designteam.net

SITE PLAN



LEGEND		SF
A	B10 Pylon @ 25' OAH	46.9
B	48" x 53" LED Logo Wall Sign - Wall Mount	10.9
C	16.25" White Channel Letterset- (1) Raceway Mount	3.7
D1	17.75"x 37.25" Directional Face Replacements	N/A
D2	24.25"x 49" Directional Face Replacements	N/A
G	DT Break away Canopy	11.27

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order.
 Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling, capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$600 in compensation for time and effort entailed in creating these plans.

IFA CULUS LISTED NEMA nfp

Client: ARBY'S #6020
 Location: 3801 W Wisconsin Ave. - Appleton, WI 54914
 Drawn By: MDS Date: 12/23/19
 Approved By: _____
 Sheet: _____ Scale: _____
 File: Filesystem/Rest/Arbys/WI/Appleton/CP



**Town of Grand Chute
Site Plan Amendment Review
Realty Income Properties 6 LLC, dba Arby's Restaurant**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 25, 2020
Address: 3801 W. Wisconsin Avenue

App. #: SPA1-00-02

REQUEST

1. **Proposed Use(s):** Continued restaurant use.
2. **Project Description:** Remove sign cabinet on existing pylon and install a new cabinet, including an electronic message center.
3. **Plat/CSM accurate parcel lines/lot recorded:** Yes.

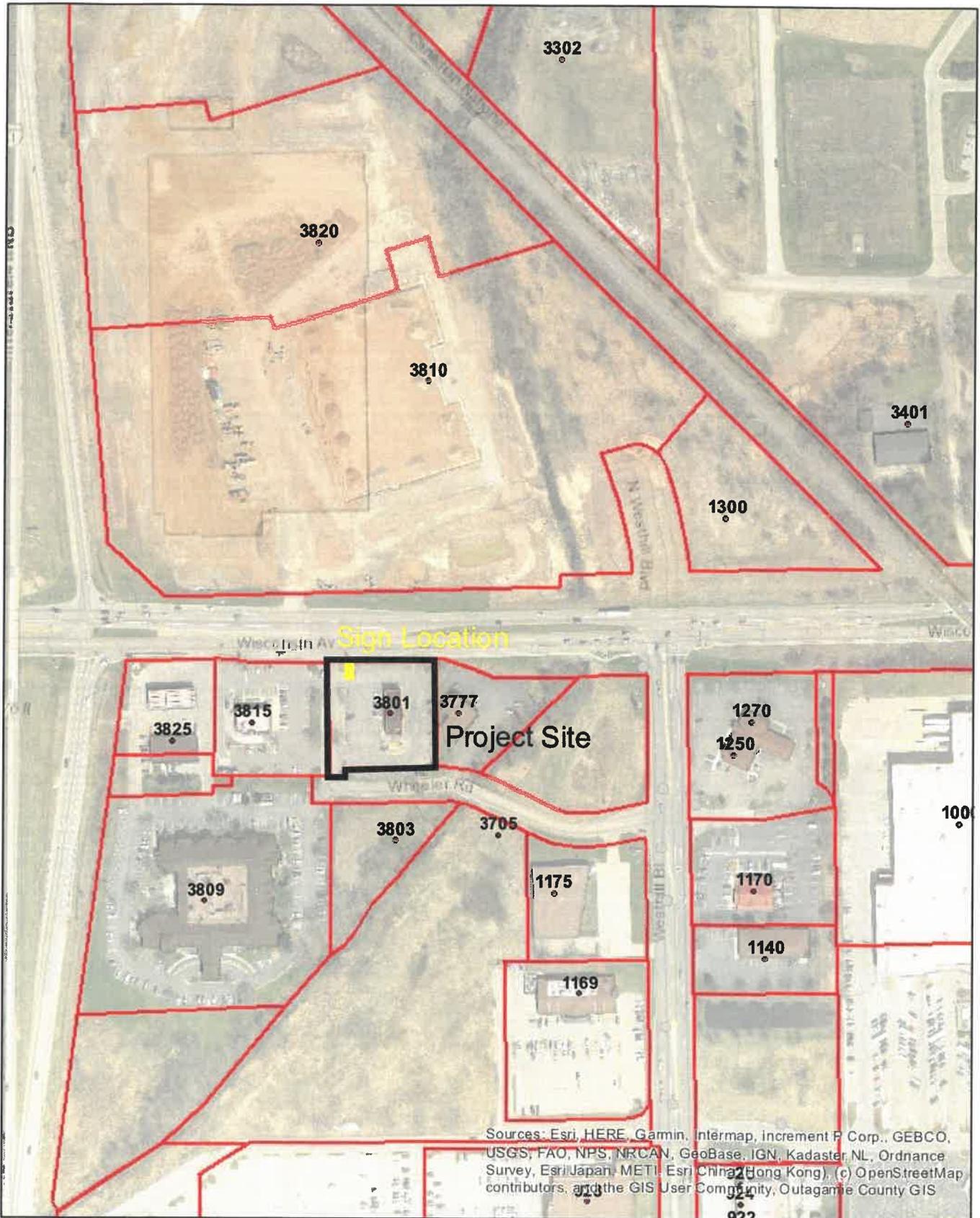
ANALYSIS

Applicant proposes to install a new sign cabinet for the existing pylon on W. Wisconsin Avenue. The existing support structure (pylon) will be lowered and reused. The sign will be 25' in height with a total size of 112 sq. ft., including a 35 sq. ft. EMU. This is a positive outcome, bringing a nonconforming sign (216 sq. ft. in size and 55' in height) into conformance with the Sign Code.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-02) requested by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue, to remove a sign cabinet on an existing pylon and install a new sign cabinet, including an electronic message center, subject to Town Board approval of Special Exception SE-06-20.

SPA1-00-02 -- 3801 W. Wisconsin Avenue



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

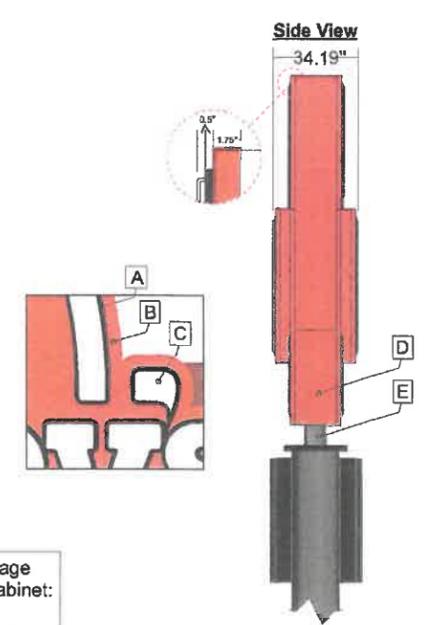
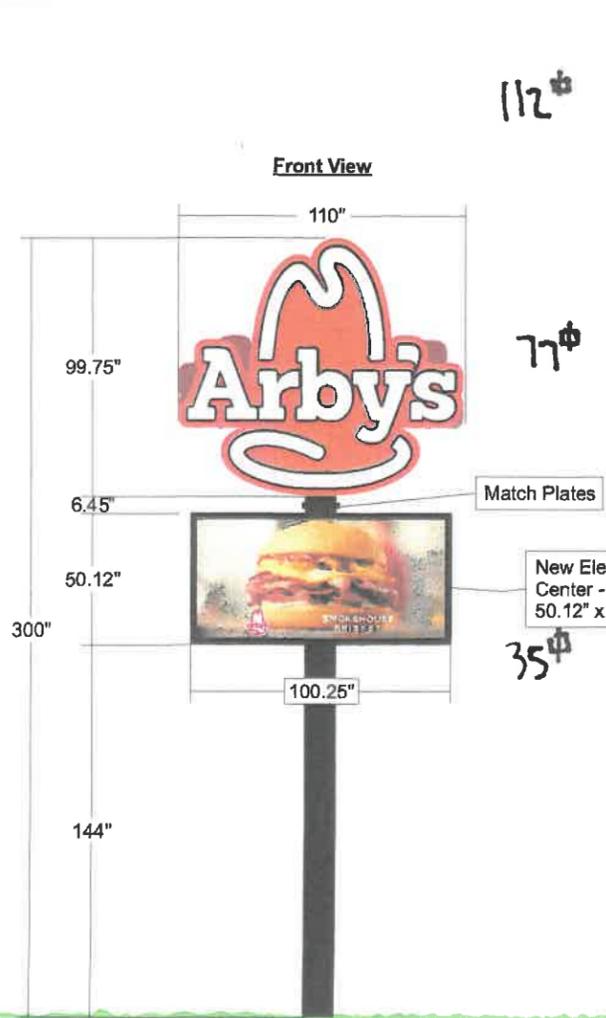
Author:

Copyright:



A

B10 PYLON HEAD REPLACEMENT



Sign Specifications
 B12 Pylon Head To Be Installed On Existing Single Pole. New Full Color EMB Cabinet. Pylon Faces To Be Clear Polycarbonate Capover Faces Painted 2nd Surface. Existing Pole To Be Painted Gloss Black. Service As Needed. (added At Cost)

Color Specifications

A	Outline Painted Black 2nd Surface
B	Faces Painted To Match 3M 3630-0033 2nd Surface
C	Clear Polycarbonate Faces Painted White 2nd Surface
D	Returns Painted Red PMS 1795
E	Pole Painted Gloss Black



Sign Type:
B-10 Pylon SP



Actual Area
46.9 SqFt



3 Box Area
55.4 SqFt



Boxed Area
76.2 SqFt

Logo-Shaped Sign Head Graphics:

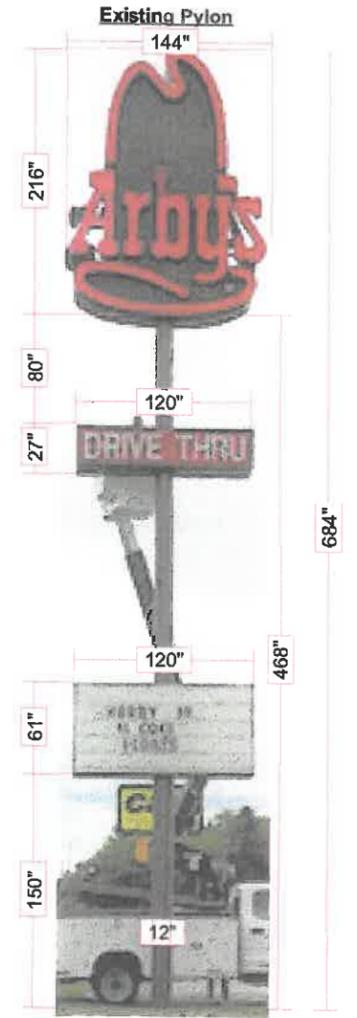



Side A Side B

Sign Orientation:



Low side of hat points toward building



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof as required for sign type, office quantity and accuracy of items, approval, and text (e.g. spelling, abbreviations, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these signs or to purchase from Design Team Sign Company or produce reproduced according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company or use of these plans to create a product similar to one embodied herein, is expressly forbidden. In the event that you wish to use or reproduce these plans, Design Team Sign Company requests to be reimbursed \$2000 in consideration for time and effort expended in creating these plans.

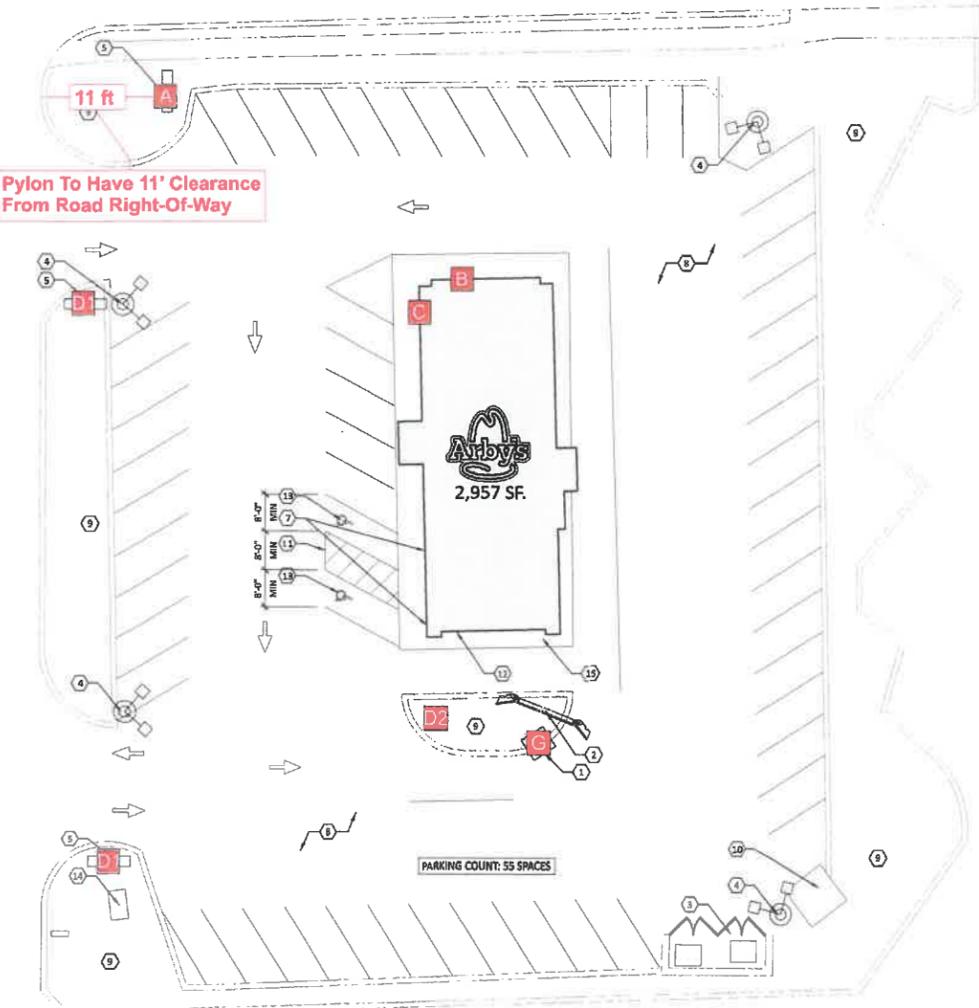


Client: ARBY'S #5420
 Location: 804 US-69 Bus. - Greenville, TX 75401
 Drawn By: MEB Date: 8/8/17
 Approved By: _____
 Sheet: _____ Scale: _____
 File: Filesystem/Rest/Arbys/b/greenville/CP



Design Team
 SIGN COMPANY LLC.
 731-926-6848 • 800-953-3744 • Fax 731-926-2022
 www.dtsign.com

SITE PLAN



LEGEND		SF
A	B10 Pylon @ 25' OAH	46.9
B	48" x 53" LED Logo Wall Sign - Wall Mount	10.9
C	16.25" White Channel Letterset- (1) Raceway Mount	3.7
D1	17.75"x 37.25" Directional Face Replacements	N/A
D2	24.25"x 49" Directional Face Replacements	N/A
G	DT Break away Canopy	11.27

Pylon To Have 11' Clearance From Road Right-Of-Way

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of layout, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort expended in creating these plans.

Client: ARBY'S #5020
 Location: 3801 W Wisconsin Ave. - Appleton, WI 54914
 Drawn By: MDS Date: 12/23/19
 Approved By: _____
 Scale: _____
 File: Filesystem/Rasi/Arbys/WI/Appleton/CP



Town of Grand Chute Special Exception Request The Lamar Company Green Bay

To: Plan Commission
From: Robert Buckingham, Community Development Director
Date: February 26, 2020
Address: 5501 W. Neubert Road App. #: SE-07-20

REQUEST

- 1. **Proposed Use:** Billboard/off-premises advertising sign.
- 2. **Project Description:** Operation of a billboard visible at the STH 15 frontage, with a digital face on the eastbound view and a static face on the westbound view.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant requests approval of a Special Exception Permit for operation of a new billboard at the Sport-O-Motive property. The structure will be placed at the southwest corner of the property, visible from STH 15. This proposed billboard meets all code requirements for size, height and placement of billboards, and for operational standards of a digital face.

Based on a recent amendment to the Sign Code, this billboard is permitted as part of the sign credits granted to Lamar (3 billboards/6 sign faces). After its approval, there will be credits to Lamar for future approval of 2 billboards/4 sign faces. Under the revised Sign Code, there no longer are mitigation requirements for the digital face on this billboard. The Sign Code now regulates the number of permissible billboards (static and digital faces) by enforcement of a cap on how many total signs/sign faces are allowed in Grand Chute at any one time. All of the credits granted to Lamar were included in the cap total of 24 signs/43 sign faces.

FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. Found.**
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. Found.**
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. NA.**
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. Found.**

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-07-20) requested by The Lamar Company Green Bay, to allow operation of a billboard/off-premises advertising sign at 5501 W. Neubert Road, subject to WisDOT permit approval for this billboard.



Eastbound view-Digital

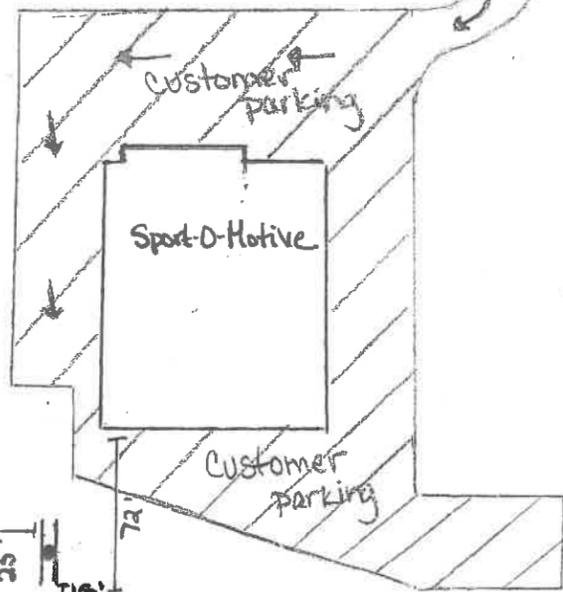


Westbound view-Static

NEUBERT ROAD

Access

NEUBERT ROAD



ROW

ROW

WEST BOUND ←

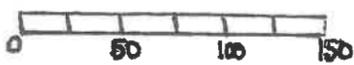
←

STATE ROAD 15

→ EAST BOUND

→

N



SITE PLAN

Mayflower Road 1147' West ←

→ McCarthy Road 1287' East

**Town of Grand Chute
Site Plan Review
The Lamar Company Green Bay**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: February 26, 2020

Address: 5501 W. Neubert Road

App. #: SP-04-20

REQUEST

- 1. Proposed Use:** Billboard/off-premises advertising sign.
- 2. Project Description:** Installation of a billboard visible at the STH 15 frontage, with a digital face on the eastbound view and a static face on the westbound view.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant requests Site Plan approval for the installation of a new billboard at the Sport-O-Motive property. The structure will be placed at the southwest corner of the property, visible from STH 15. This proposed billboard meets all code requirements for size, height and placement of billboards, and for operational standards of a digital face.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-04-20) requested by The Lamar Company Green Bay, for installation of a billboard/off-premises advertising sign at 5501 W. Neubert Road, subject to Town Board approval of Special Exception Permit SE-07-20.



Eastbound view-Digital



Westbound view-Static

NEUBERT ROAD

NEUBERT ROAD

Access

Sport-O-Motive

Customer parking

Customer parking

ROW

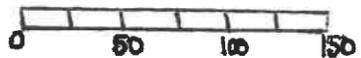
ROW

WEST BOUND

STATE ROAD 15

EAST BOUND

N



SITE PLAN

Mayflower Road 1147' West

McCarthy Road 1287' East

