

VILLAGE OF CALEDONIA ZONING BOARD OF APPEALS

Village Hall, 5043 Chester Lane, Racine, WI 53402

Tuesday, August 22, 2017 at 9:00 a.m.

Vice Chairperson Judy Tomachek called the meeting to order at 9:01 a.m. Tomachek read the meeting process. Board members may have visited the site before this meeting.

1. Roll Call

Board Members in attendance: Richard Mielke, John Barnes, Judith Tomachek, Joan Rennert.
Lisa Bell

Excused: Rosanne Kuemmel

Staff Present: Jarmen Czuta of Racine County Development Services to assist the Board on regulations and requirements, Village Administrator Tom Christensen, Village Engineer Anthony Bunkelman

2. Review and Possible Approval of Minutes from April 25, 2017

Richard Mielke made a motion to approve the minutes. Lisa Bell second. Voice vote 5/0. Motion carried.

3A. Public Hearing

Harold and Carol DeBack Trust
*Northwest corner of
Northwestern Avenue (CTH
"K")
And Carol Road
104-04-22-30-020-030
WISPARK LLC, Applicant*

The proposed sign exceeds the allowable square footage on one side and all sides

Czuta read the public hearing notice:

Requests a variance to construct a 4' x 18' double-sided subdivision sign for DeBack Farms Business Park at the northwest corner of Northwestern Avenue (CTH "K") and Carol Road. Section 30, T4N, R22E, Village of Caledonia.

Permit was denied and a variance is requested as the proposed sign exceeds the allowable square footage on one side and all sides.

Applicant is subject to Art. VI, Div. 18 Commercial E3 Service District and Sec. 16-7-9 Requirements of the Village of Caledonia Zoning Ordinance.

Applicant Jerry Franke, 6342 Berkshire Lane, Mount Pleasant, WI, Agent for WisPark, was sworn in.

Franke stated they have looked at several locations for a monument sign for the new business park and the site at Northwestern Avenue and Carol Road was the best location. Zoning and the sign ordinance is mute on size for this development, only residential is addressed. It was suggested to approach the Board of Appeals to get a variance to allow for a larger sign. This will be a typical business park sign, two-sided with a flag on each end and landscaping. It will be an improvement and the corner will be well maintained. This monument sign will represent advertising for the business park.

Joan Rennert stated when she went to view the area she had a hard time trying to locate where the sign would be and asked Franke to explain the location in relation to the A&W restaurant. Franke explained the A&W was on the frontage road. The sign will be on the extreme SE corner of the property.

There were no more questions from the Board.

Czuta read a memo from Julie Anderson, Director of Racine County Public Works and Development Services, dated 8/15/2017:

“Staff does not object to this variance request. The applicant intends to construct a 4’ x 18’ double-sided subdivision sign for DeBack Farms Business Park. The variance does not appear to be contrary to the purpose and spirit of the ordinance as the proposed sign is aesthetically pleasing and is necessary to identify the Business Park and to assist the public to identify the site. The proposed sign will exceed the allowable square footage by twenty-four (24) square feet on one side and by forth-eight (48) square feet on all sides. The current square footage allowed by ordinance for a subdivision sign is forty-eight (48) square feet in area on one (1) side and ninety-six (96) square feet on all sides. The ordinance further states that such signs “are located at entrances to subdivisions or developments or along abutting streets or highways, identifying residential complexes or displaying the property address.” The proposed sign does not identify “a residential complex” it identifies a Business Park. The ordinance does not specify requirements for signs that recognize a Business Park so variance approval is required. Logic would be that a Business Park of this magnitude with industrial buildings that are much greater in size than a typical residential development would also require a larger sign to identify the Business Park and also direct people to the Business Park. The proposed sign is aesthetically pleasing and should not create substantial detriment to the neighborhood. To comply with the ordinance would render conformity with such restrictions as unnecessarily burdensome and would not allow the applicant the same opportunity as other sign owners to properly identify the Business Park and to assist the public to identify the site.”

Czuta read a letter from Village Engineer Anthony Bunkelman, dated 8/7/2017:

“I am in receipt of the notice for the Village of Caledonia Zoning Board of Appeals Public Hearing for the Northwest corner of Carol Road and County Trunk Highway K. The notice was in reference to allowing a proposed sign that exceeds the allowable square footage on one side and all sides.

I have reviewed the application listed above and offer the following:

- The location of the proposed sign appears to be outside of any vision corners or sight distance requirements from the intersection of Carol Road and County Trunk Highway K.
- The water main in Carol Road is approximately 7' from the Right of Way line. There appears to be approximately 22' of clearance between the water main and the proposed sign.
- The Village Engineering Department does not have any engineering or drainage objections to having this variance granted.
- A copy of the recorded sign easement between the Owner and Agent shall be provided to the Engineering Department.”

Czuta stated he did send a technical request to the Racine County Engineer. He received no correspondence back which means the Engineer did not have any objections.

Tom Christensen stated that the Village has made a significant investment with water and sewer going to the Interstate and DeBack Farm itself to make a marketable piece of property with hopes of improving the tax base. It is in the Village’s best interest to assist in marketing of that property. The sign helps with that. On a personal level he felt it was a great looking sign and that corner is a gateway to Caledonia and it will send a message that Caledonia is open for business.

Joan Rennert made a motion to adjourn the Public Hearing portion of the meeting. Richard Mielke second. Voice vote 5/0. Motion carried.

Public Hearing portion of the meeting ended at 9:16 a.m.

Board did not take a break.

4. Board Meeting

A. Decision on preceding petition.

There were no other questions from the Board.

Joan Rennert made a motion to approve the petition. John Barnes second. Voice vote 5/0. Motion carried.

B. Other business as authorized by law

No other business.

C. Adjourn

Lisa Bell made a motion to adjourn the meeting. Richard Mielke second. Voice vote 5/0. Motion carried. The meeting adjourned at 9:17 a.m.

Respectfully submitted,
 Mary Jo Schmidt
 Eng/Bldg Adm Asst II
 Village of Caledonia