

MINUTES
BOARD OF APPEALS
Monday, December 17, 2012
City Hall, Room 604
5:30 p.m.

MEMBERS PRESENT: D. Carlson, B. Maccaux, J. Bunker, J. Reck

ALTERNATE MEMBER PRESENT: R. Marx

OTHERS PRESENT: Randy Vandenberg, Scott Timm, Marcia Sperber

D. Carlson called the meeting to order and asked the Board if anyone needed to abstain from voting; all replied no. He asked if any members had gone to the properties or talked to anyone regarding the requests, and J. Bunker stated he was at the property for Item #3; all others replied no.

APPROVAL OF MINUTES:

Approval of the November 19, 2012, minutes of the Board of Appeals

A motion was made by J. Bunker and seconded by J. Reck to approve the November 19, 2012, minutes of the Board of Appeals. Motion carried.

NEW BUSINESS:

1. Randy Vandenberg, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 125 South Clay Street. The applicant requests to deviate from the following requirement: Section 13-609(b)(1) impervious coverage.

R. Vandenberg stated when the property was built the ordinance was different from what it is now. He only has two parking spots for a three-apartment unit: an upper, a lower, and a studio. He would like to remove the existing concrete and pour new concrete to expand the parking area and correct a water drainage problem next to the house.

D. Carlson asked if he had considered some other ways, such as pavers, to provide the third parking spot. R. Vandenberg stated pavers would be okay if he could park on them. R. Vandenberg also stated he would like to replace the concrete that goes all along the house because it is very uneven. P. Neumeyer stated there are no setback issues or any other dimensional issues at this point – strictly impervious coverage. He also stated there are products that are impervious pavers that will work but would be very costly compared to concrete. P. Neumeyer added this is an R1 property – a non-conforming use. The hindrance is the small lot size.

A motion was made by J. Bunker and seconded by J. Reck to grant the variance request. Motion carried.

2. Scott E. Timm, Colortech of WI, Inc., on behalf of Sheboygan Oil Company, property owner, proposes to install an electronic message center on an existing pole mounted sign in a Highway Commercial (C2) District at 2295 Manitowoc Road. The applicant requests to deviate from the following requirement: Section 13-2019(b) changeable copy size limitation.

S. Timm stated this property is located between a frontage road and Main Street. The City has an ordinance for changeable copy signs; they ask for a 32-square-foot maximum. This is not a sufficient size to get the advertising out to the main client base on Main Street. He is asking the Board to take into consideration the metal cabinet area that is not displaying the message but has to be included in the size. The active area of the actual advertising is not much different than 32 square feet. The active area is smaller than the sign cabinet itself. The actual area that would be utilized is 32.7 square feet.

D. Carlson wanted clarification that the applicant is only requesting a deviation from the 32-square-foot maximum copy size limitation. P. Neumeyer stated there is a tiered system based on the primary size of the sign so it looks like the sign falls in the 78-79 square feet for Superior Liquor, and that would fall between 24 and 96. It is actually 33% of the sign area that is allowed as readable which would be 25 square feet. He stated if the sign was 96 or greater, that 32-square-foot maximum would kick in. It is more of a proportional issue.

R. Marx questioned if the total sign face had to include the changeable face. P. Neumeyer said under the ordinance there is a maximum total of 150 on one side. Staff interprets the ordinance as adding reader board to the existing signage and adding the additional square footage to it.

A motion was made by J. Reck and seconded by J. Bunker to grant the variance request. Motion carried.

3. Marcia Sperber, Aldi Food Store, property owner, proposes to update and install new signage in a General Commercial (C1) District at 1560 Western Avenue. The applicant requests to deviate from the following requirement: Section 13-2008, Table 20-2, maximum number of attached signs.

M. Sperber said Aldi Food Store has two signs, one on each side of the building. There are two streets – Military Avenue and Western Avenue – that the signs face. According to the code, one sign is allowed per street. The store was built in 1994, and she would like to use a portion of her budgeted funds to update Green Bay's location as it is one of the oldest. The existing canopy currently sticks out about 10 feet past the building. Structurally everything stays the same. The canopy would be redone. Each sign would be updated. The current sign at 46.6 square feet would become 50 square feet. A second sign would be installed at 21.3 square feet. The electrical, lighting, and HVAC is

being updated throughout the store as well. The code allows one sign per street frontage, and she is requesting two signs per street frontage.

A motion was made by J. Reck and seconded by J. Bunker to grant the variance request. Motion carried.

A motion was made by J. Bunker and seconded by J. Reck to adjourn the meeting at 6:02 p.m. Motion carried.

Meeting adjourned.