



City of St. Francis Building Inspector

4235 South Nicholson Ave Office Hours Mon.– Fri. Craig Vretenar
St. Francis, Wisconsin 53235 8:00- 9:00 AM
Ph 414-481-2300 1:00-2:00 PM
Fax 414-481-6483 E-mail craigv@stfranwi.org

Posted:

ZONING BOARD OF APPEALS AGENDA

The Zoning Board of Appeals has scheduled a meeting on **Wednesday March 23rd 2016** in the **Committee room/ Council Chambers at 3400 E Howard Ave at 6:30 PM.**

1. Chairman will call the meeting to order.
2. Roll Call- Chairperson (Alderman) Michael Mc Sweeney –Richard Adamczewski – Eric Berendt – Dennis Besler – Fritz Frischmann – Richard Grubanowitch – John Kolb – Richard Schmidt.
3. Approval of the Minutes from January 28th 2016
4. Hearing of Case – Secretary will read Notice sent out to abutting property owners within 100 feet of subject property and indicate the notice was published in the St. Francis Now and required by Law, Ordinance or Rule of the Board Chairman.

Case 1. To hear the appeal of the St Francis School District to Building Inspector Craig Vretenar to not allow the erection of a sign two feet 10 inches higher than 6 feet which the maximum height allowed under sign code section 380-8 Monument signs and table 380 attachment 1.

5. Proceed With Hearing.
6. Old Business
7. New Business
8. Adjourn

Michael McSweeney
Chairman/
Zoning Board of Appeals

PUBLIC NOTICE

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NOTE: There is the potential that a quorum of the Common Council may be present.

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD
JANUARY 28, 2016**

Present: Chairman McSweeney, Richard Adamczewski, Dennis Besler, Richard Grubanowitch, John Kolb

Also Present: City Inspector Vretenar, City Clerk/Treasurer Uecker, Brian and Jody Kaebisch, Ron Rogahn of Poblocki Signs

Moved by Richard Adamczewski, seconded by Richard Grubanowitch to place on file the minutes of the Zoning Board of Appeals meeting held July 24, 2014. Motion carried.

Case #1 – Ron Rogahn of Poblocki Sign representing 2300 East Layton Avenue:

City Clerk/Treasurer Uecker read the "Notice of Public Hearing" as posted and published.

Ron Rogahn from Poblocki Sign

It is a unique property and there is an old pole sign. The owners would like to remove that sign and put up a more aesthetically pleasing sign. The six foot sign would cause issues with vehicles seeing it, potentially hitting it. It is designed to be more of a gateway sign to the City. The top of the sign would read "Welcome to St. Francis". One stall of parking will be lost with the new sign, but one gained with the removal of the old sign. It will not reduce parking. The current sign is approximately 20 feet tall. The new proposed sign would also be 20 feet from grade to top of the sign. The sign would not be in the grass. The owners are open to suggestions for a better location. According to Building Inspector Vretenar the old code did allow for a 20 foot sign but the new code restricts the height to six feet. Mr. Rogahn couldn't speak for the owners of the property regarding landscaping around the new sign but knows they are committed to making the property aesthetically appealing. Per Building Inspector Vretenar, with the new tenants, he hasn't received any complaints about parking as the discussion from the members was focused on parking. Richard Grubanowitch stated he is concerned that the City just changed the ordinance within the last 4 years to restrict this type of sign and if the variance is granted, it could set a precedence. Dennis Besler didn't want it in the extreme parking spot very close to the corner – he would prefer it in the second parking spot. Advance Auto also has a 20 foot sign which was in compliance with the code at the time it was installed.

Building Inspector Vretenar stated that there is a bit of a vision issue on that street and the biggest concern for businesses is – can they be visually seen from the street.

The lower section of the sign will be face stone and everything will be low voltage LED – the whole sign will be lit included the Welcome to St. Francis portion of the sign.

John Kolb felt that a monument sign would get hit – it's a busy street and the sign should be moved back one space so it's not so close to the intersection. Richard Adamczewski requested that there would be landscaping around the sign.

Jody Kaebisch
2014 East Crawford Avenue

Mrs. Kaebisch stated that she drives by the shopping center all the time and didn't know these businesses were even there.

Chairman McSweeney can understand the visibility issues and where the property owners request is coming from. A six foot sign would not be seen by vehicles traveling but also understands that the City has codes it needs to follow.

Stanley Raclaw

3006 East Crawford Avenue

Mr. Raclaw felt that a six foot sign would not be visible and a taller sign would be much more visible.

Dennis Besler wanted some type of guarantee that the sign would not go in the area closest to the roadway but rather the second sign. Building Inspector Vretenar also suggested that the Welcome to St. Francis lettering on the sign match the current City of St. Francis street signs.

Moved by Dennis Besler, seconded by John Kolb to approve the request for a variance contingent that the sign be moved to the second parking spot, that the color of the sign match the current City street signs and that the base of the sign is landscaped. Motion carried.

Case #2 – Brian and Jody Kaebisch regarding 3014 East Crawford Avenue:

City Clerk/Treasurer Uecker the "Notice of Public Hearing" as posted and published.

Brian Kaebisch stated that he sees this as a win-win. It would add space to their existing home. The Raclaws, who live to the west of the property, do not have an issue with the variance and it would improve what is currently there. It wouldn't affect any neighbors to the north or to the east. Jody Kaebisch stated that the addition would not exceed the garage. Richard Grubanowitch didn't see an issue with the request. Dennis Besler asked if the addition would be to the back of the existing house – and that is the intention.

Building Inspector Vretenar stated that in the future, if the garage had to be rebuilt, it would have to be behind the house.

Eric Manders

3115 East Crawford Avenue

Mr. Manders asked about foundations on the garage and how that would affect future rebuilding. He stated that he felt that an accessory building wouldn't have footings – more like a big shed. The addition wouldn't be seen from the street. The materials would match the existing home with vinyl siding. The addition would be one story and would stay within the lines as the home – it would be a bit narrower.

Margaret Raclaw

3006 East Crawford Avenue

Mrs. Raclaw feels it would be a beautiful addition to the home.

Mr. Kaebisch also stated that they would be landscaping as well. There is a 6 foot privacy wall to the west and this would be removed with the addition. There will not be a bump out for the chimney.

An email from Debbie Fliss and a letter from Ray Klug as Alderpersons from the District were read. Both were in support of the variance.

Moved by Richard Grubanowitch, seconded by Richard Adamczewski to approve the request for a variance from Brian and Jody Kaebisch for the property located at 3014 East Crawford Avenue. Motion carried.

Moved by Richard Grubanowitch, seconded by John Kolb to adjourn. Motion carried.

Time: 7:08 p.m.

**CITY OF ST. FRANCIS
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS**

Public notice is hereby given that the Zoning Board of Appeals of the City of St. Francis will conduct a Public Hearing in the Committee Room/ Council Chambers of the City of St. Francis Civic Center at 3400 E Howard Ave., St. Francis, WI. on Wednesday March 23rd 2016 at 6:30 PM.

To hear the request of James Felber of the S Francis School District to the decision of Building Inspector Craig Vretenar to not allow a higher monument sign instead of the required six foot height sized monument sign.

Per sign chapter 380-8 Signs Article II Section O. Monument sign required.

(1) Any display sign that is hereafter altered or erected on any property in the City used, or being developed for use, for commercial purposes in the City shall be constructed as a monument sign. Monument signs shall, in addition to compliance with all other applicable provisions of this chapter, conform to all of the following regulations:

(a) Only one detached sign may be erected on the premises of a business establishment or in or upon parking lots that serve one or more business establishments. A detached sign shall be limited to six feet maximum height from ground level (including the foundation) and shall be sited in accordance with all applicable vision setback area requirements. Detached monument signs shall be limited to business names and address information. For the purpose of determining allowable area of a detached sign, only the square footage of one side of a two-sided sign shall be used, provided that both sides of said sign are identical.

(b) All monument signs shall be self-supporting structures typically constructed of masonry materials and erected on and permanently attached to a concrete foundation that is aesthetically compatible with the principal structure(s) on the subject property.

(2) Monument signs are encouraged to feature landscaped element(s) within the sign design
Per table 380 attachment 1- Detached signs in R-3 district maximum height 6 feet.

The request is to allow a monument sign that is eight feet ten inches high instead of the required six feet in height.

The legal description is as follows: **4225 S Lake Drive - Parcel ID 586-9951**

Legal Description of Subject Property: All that part of the northeast one quarter of section 23, township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of the Northeast one quarter of said Section 23; Thence south 89 degrees 20 minutes 37 seconds W along the S line of said Northeast one quarter, 337.32 feet; thence N 00 degrees 39 minutes 23 seconds W 40.00 feet to the north right of way line of E Lunham Ave and the point of beginning; Thence S 89 degrees 20 minutes 37 seconds W along said North right of way line 1363.51 feet; thence N 00 degrees 09 minutes 10 seconds E 127.19 feet, recorded as 127.50 feet; thence S 89 degrees 20 minutes 37 seconds W 100.00 feet to the northeast corner of lot 6 of BlackBear subdivision, being a Subdivision recorded at the Milwaukee County Courthouse; thence N 00 degrees 09 minutes 10 seconds E 668.26 feet; thence N 89 degrees 49 minutes 38 seconds E 1175.77 feet to the west right of way line of S Lake Dr; thence S 31 degrees 01 minutes 21

seconds E along said west right of way line 312.51 feet; thence Southeasterly, along the arc of a curve to the right 337.47 feet; having a radius of 1085.92 feet and a chord of 336.11 feet bearing S22 degrees 07 minutes 11 seconds E; thence S 13 degrees 13 minutes 01 seconds E along said west right of way line 155.08 feet; thence 35 degrees 47 minutes 43 seconds W along said west right of way line 64.20 feet to the point of beginning. Said parcel contains 24.662 acres of land, more or less.

Chairman, Michael McSweeney
Zoning Board of Appeals

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CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition # _____ Date filed _____ \$130.00 fee paid (payable to **City of St. Francis**)

Owner/agent	Contractor
Name <u>St Francis School District</u>	<u>BAUER SIGN CO.</u>
Address <u>4225 S. LAKE DRIVE</u>	<u>2500 S. 170th ST. NEW BERLIN</u>
Phone <u>JIM FELBER 414-234-7148</u>	<u>262-784-6675</u>

Legal description: Lot _____ Block _____ Subdivision name _____
_____ 1/4, _____ 1/4, S _____, T _____ N, R _____ E, City of St. Francis - Tax parcel number 586-9951

Lot area & dimensions: _____ sq. ft., _____ x _____ ft. SEE LEGAL DESCRIPTION & ATTACHED SURVEY

Zoning district R-3 Current use & improvements St. Francis
SCHOOL DISTRICT High School

Nature and disposition of any prior petition for appeal, variance or conditional use NONE

Description of all nonconforming structures & uses on the property NONE

Terms of Ordinance (requirement & section #) 380-8 0. TABLE 380 ATTACHMENT 1

Variance Requested ALLOW SIGN HEIGHT OF 8' 10" WHICH IS
2' 6" HIGHER THAN 6' height ALLOWED

Address the variance criteria described in the application materials (attach additional pages if required):

Unnecessary hardship is present because... SEE ATTACHED CORRESPONDENCE

Compliance with the terms of the ordinance is prevented by unique features of this property SEE ATTACHED

A variance will not be contrary to the public interest because... SEE ATTACHED

Attach construction plans detailing:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Property lines | <input checked="" type="checkbox"/> Dimensions & locations of existing & proposed structures |
| <input type="checkbox"/> Vegetation removal proposed | <input type="checkbox"/> Utilities, roadways & easements |
| <input type="checkbox"/> Contour lines (2 ft. interval) | <input type="checkbox"/> Location & extent of filling/grading |
| <input type="checkbox"/> Ordinary highwater mark | <input type="checkbox"/> Location & type of erosion control |
| <input type="checkbox"/> Floodplain & wetland boundaries | <input type="checkbox"/> Any other construction related to your request |
| <input type="checkbox"/> Well & sanitary system | |

I certify that the information I have provided in this application is true and accurate.

Signed: (applicant/agent/owner) Date: _____

JAMES FELBER

CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition # _____ Date filed _____ \$130.00 fee paid (payable to City of St. Francis)

Owner/agent	Contractor
St. Francis High School; Jonathan Mitchell	Bauer Sign Company
4225 South Lake Drive	2500 South 170 th Street
St. Francis, WI 53235	New Berlin, WI 53151

Legal description: See Exhibit "A" Parcel 586-9951

Zoning district 3 . Current use & improvements: school identification and information

Nature and disposition or any prior petition for appeal, variance or conditional use: none known

Description of all nonconforming structures and uses on the property: none known

Terms of Ordinance (requirement & section#): 380-1; height and per face area

Variance Requested: overall height 9' 7" and per face area 61.7 sq. ft; see Exhibit "B"

Address the variance criteria described in the application materials (attach additional pages if required):

***Unnecessary hardship:**

- dimensional standard unreasonable for the size of our property (24.662 acres) and volume of traffic (individuals) passing by the High School
- existing sign is limited in the ability to relay information to students, parents, and the community from both an efficiency and timing standpoint

Hardship Due to Unique Physical Limitations of the Property:

- sign must be able to be read by traffic flowing both east and west on East Lunham Avenue and to catch the attention from those going north and south on South Lake Drive
 - there are over 600 individuals who either attend, or work, in the High School on a daily basis, parents who either drop off and/or pick up their children, plus those in the community passing by or using the tennis courts, track, and/or avail themselves to "Walking the Halls" throughout the winter season
- sign must be large enough to display lettering that passersby are able to read
- dimensional standard unreasonable for the size of our property (24.662 acres)

Rec'd 7.000973

PAID IN FULL

FEB 03 2016

CITY OF ST. FRANCIS

No Harm to Public Interests:

- it will not affect adjacent properties or public right-of-ways
- it will not be detrimental or injurious to property or improvements in the vicinity of the site, or to the public health, safety, or general welfare
- it will not be a detriment to the visual character of the neighborhood or considered to have a devaluing influence upon the neighborhood
 - complaints have been filed with mayor regarding aesthetics of current sign
- it can be used to promote city events and/or emergency alerts
 - there are over 600 individuals who either attend, or work, in the High School on a daily basis, parents who either drop off and/or pick up their children, plus those in the community passing by or using the tennis courts, track, and/or avail themselves to "Walking the Halls" throughout the winter season

Unnecessary hardship is present because: *see explanation on first page "Unnecessary Hardship"

Compliance with the terms of the ordinance is prevented by unique features of this property: not applicable

A variance will not be contrary to the public interest because: it will not affect adjacent properties or public right-of-ways, it will not be detrimental or injurious to property or improvements in the vicinity of the site, or to the public health, safety, or general welfare and it will not be a detriment to the visual character of the neighborhood or considered to have a devaluing influence upon the neighborhood.

The proposed sign will reflect the architecture of the High School, will be architecturally and aesthetically compatible with that of the city's, and will provide a more effective means of communicating with students, parents, and the community.

Attach construction plans detailing:

Property lines: see Exhibit "A"

Dimensions & locations of existing & proposed structures: see Exhibit "C"

Vegetation removal proposed:

Utilities, roadways & easements: see Exhibit "A"

-removal: 2 bushes on either side of existing sign + some sod where new sign will be located

-added: sod where bushes and old sign were located

Contour lines (2 ft. interval): see Exhibit "A"

Location & extent of filling/grading: see Exhibit "A"

Ordinary high water mark: not applicable

Location & type of erosion control: property is relatively flat where old sign will be removed & new sign installed

Floodplain & wetland boundaries: not applicable

Any other construction related to your request: not applicable; electrical already available

Well sanitary system: not applicable



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New Berlin, Wisconsin 53151
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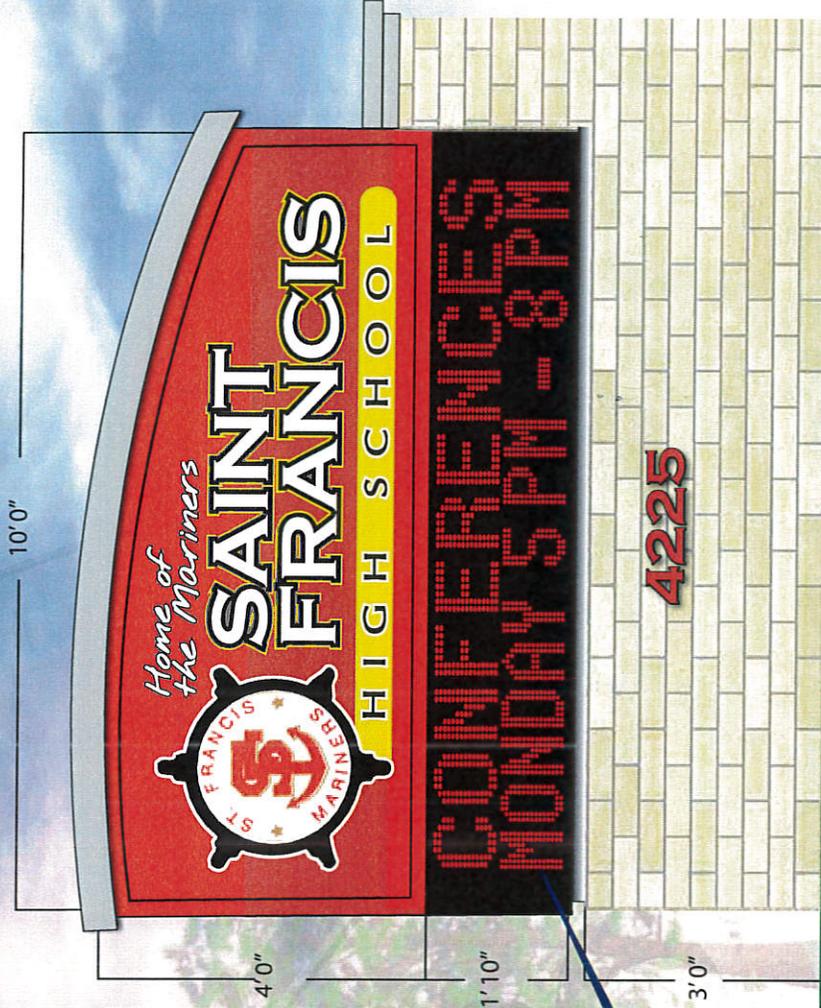
*Award Winning
Graphic Design*



SAVED AS St Francis High
LOCATION: St Francis WI
CLIENT:
SALES REP Bob Kraus
DATE 7 Nov 13
REVISION 12 Feb 14
19 Jan 16

SPECIFICATIONS

- FABRICATE AND INSTALL TWO SIDED INTERNALLY ILLUMINATED MONUMENT SIGNAGE WITH ELECTRONIC MESSAGE CENTER
- CABINET TO BE EXTRUDED ALUMINUM WITH 2.25" RETAINERS AND 1.5" H BAR PAINTED RED
- FACES TO BE 3/16" SOLAR GRADE WHITE LEXAN
- FACES DECORATED OPAQUE PAINTED RED TO MATCH CABINET, LETTERING AND AREAS FOR GRAPHICS MASKED OFF AND LEFT AS WHITE
- MESSAGE CENTER TO BE MONOCHROME RED MESSAGE CENTER MEASURING 1'10" x 9' 2"
- REVEAL TO BE 1.5" ALUMINUM TUBING PAINTED BRUSHED ALUMINUM
- BASE TO BE CUSTOM BUILT MASONRY BUILT BY BAUER SIGN COMPANY TO MATCH EXISTING BUILDING
- ADDRESS NUMERALS TO BE .250 ROUTED ALUMINUM STUD MOUNTED TO BASE



MONOCHROME ELECTRONIC MESSAGE CENTER 1'10" x 9' 2"

St Francis High School
monument signage

DESIGNER: Ryan Becht

FABRICATION

- CHANNEL LETTERS
- OPEN CHANNEL LETTERS
- REVERSE CHANNEL LETTERS
- NEON ACCENTS
- CABINET SIGN
- MONUMENT SIGN
- PYLON SIGN
- Pylon PANEL(S) ONLY
- PLATE LETTERS
- OTHER
- SINGLE SIDED
- DOUBLE SIDED
- RACEWAY MOUNT
- FLUSH MOUNT
- INTERNALLY ILLUMINATED
- NON ILLUMINATED
- NEON LED LAMPS
- 120V TRANSFORMERS
- 30 M.A. 60 M.A.
- 120V ADVANCE BALLASTS
- COMPUTER CUT GRAPHICS
- DIGITALLY PRINTED GRAPHICS
- .125 ALUMINUM ROUTED FACE
- PLEX FACE
- PLEX BACKED
- FLEX FACE
- LEXAN FACE
- RETURN
- TRIMCAP
- RETAINERS
- MESSAGE CENTER
- BASE
- POLE COVER
- ADDRESS NUMBERS
- SPECIAL INFORMATION

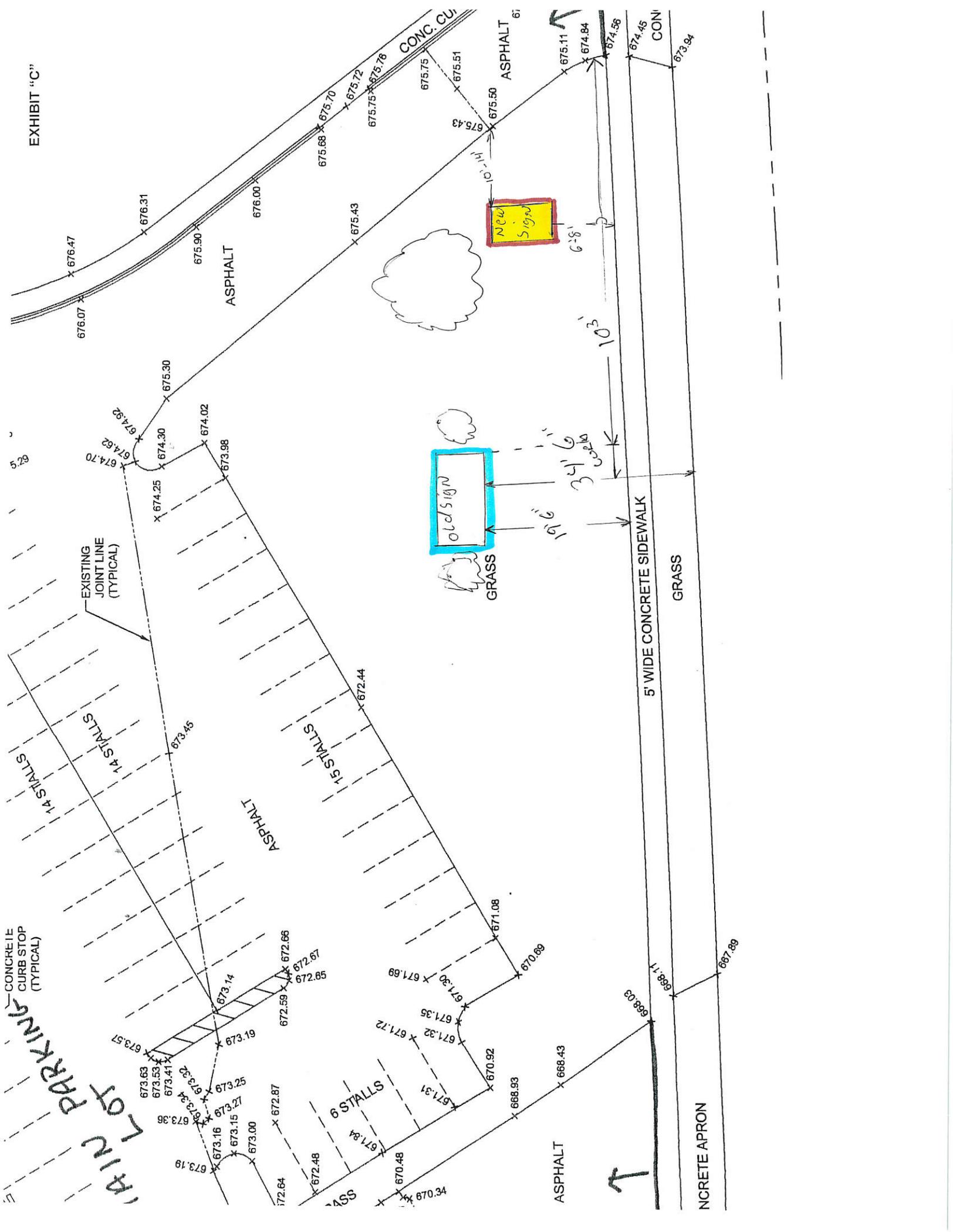
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FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by Underwriters Laboratories, Inc. The UL logo is a certification mark indicating that the product has been tested and found to meet certain safety standards. It is not a guarantee of quality or performance.

APPROVAL / DATE

EXHIBIT "C"



MAIN LOT PARKING

NEW SIGN

OLD SIGN

5' WIDE CONCRETE SIDEWALK

CONCRETE APRON



ASPHALT

GRASS

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CONCRETE CURB STOP (TYPICAL)

EXISTING JOINT LINE (TYPICAL)

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CONCRETE CURB STOP (TYPICAL)

EXISTING JOINT LINE (TYPICAL)

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