

VILLAGE OF WRIGHTSTOWN BOARD OF APPEALS MEETING

A Village of Wrightstown **Board of Appeals** meeting was held at Village Hall, 352 High St., in the Community Room, on Tuesday, September 7, 2023 at 4:30 pm, following the posted Public Hearing.

Roll Call: Present – Board of Appeals Members: Glenn Buntin, Quinn Cavanaugh, Tim Dole, and Bernie Vickman.

Also Present: Administrator Travis Coenen, Planner Michael Leidig of Robert E Lee & Associates (Virtual), Deputy Clerk/Treasurer Patti Leitermann, Clerk/Treasurer Shelia Bowers, Resident Tony Decker, Tracy Burkel (Creative Sign Company Inc), and Todd Thomas (Creative Sign Company Inc).

Motion was made by G Buntin with a second made by B Vickman to appoint Q Cavanaugh as chairman for the proceedings. **Motion carried.**

Application for a Variance from Municipal Ordinance 206 §206-47 (B) of the Village of Wrightstown, received from WHPC Central WI East LLC, 310 Clay Street, Wrightstown, parcel VW-128, for a permanent sign rather than a temporary sign, and to allow the sign to be approximately 24 square feet rather than the maximum 8 square feet.

§ 206-47. Permitted signs.

[Amended 2-6-2007 by Ord. No. 02062007]

All signs are prohibited in the R-1, M-F, R-R and E-A Districts, except for the following:

A. No more than two signs for each farm pertaining to the products of the agricultural premises, not to exceed 32 square feet in area or eight feet in height. Such signs shall be limited to the name of the premises, the producer and the product being sold or produced.

B. Real estate signs which advertise the sale, rental or lease of the premises upon which said signs are temporarily located. In the R-1 and M-F Districts, no such sign shall exceed eight square feet in area, whereas such signs shall not exceed 12 square feet in the R-R District. Corner lots shall be permitted two such signs.

C. Name, occupation and warning signs not to exceed one square foot.

D. Bulletin boards or similar devices for churches and religious institutions not to exceed 32 square feet in area located on the premises. The height of said sign shall not exceed eight feet. Religious signs may be erected off the immediate premises.

E. Memorial signs, tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a building.

F. Official signs, such as traffic control, parking restrictions, information and notices.

G. Temporary signs or banners when authorized by the Village Board.

H. Municipal building signs.

Planner Michael Leidig presented the Variance Request, Background, and Variance Issuance Requirements as outlined in his Variance Review. The requested Variance would be with respect to section 206-47 (B) to allow for a permanent sign rather than a temporary sign, and to allow the sign to be approximately 24 square feet rather than the maximum of 8 square feet.

The Board engaged in a discussion regarding the Variance Request.

WHPC Central WI East LLC –Motion made by G Buntin with a second made by B Vickman to approve the Sign Variance request for WHPC Central WI East LLC. Roll Call: 4 yes votes.
Motion carried.

Application for a Variance from Municipal Ordinance 206 §206-49 (H) of the Village of Wrightstown, received from Midwest Expansion, LLP, 901 County Road U, Wrightstown, parcel 300 000102, for the ability to construct a sign that exceeds the restrictions of Section 206-49(H) to increase the 25’ maximum height to 36’, and to increase the 50 square foot maximum sign area per side to 300 square feet per side.

§ 206-49. B-1 Business District and I-1 General Industrial District.

All signs hereafter established within the B-1 and I-1 Districts shall conform to the following regulations and § **206-24B(7)**.

A. All signs advertising or displaying business places shall be constructed on said business premises only. Business signs constructed off the premises shall be permitted only upon written approval by the Village of Wrightstown Board.

B. Illuminated and flashing signs shall be permitted in business districts as long as the illumination of all signs is diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public way.

C. Roof signs shall not exceed five feet in height above the peak of the roof, shall not exceed 100 square feet of area on all sides combined for any one premises and shall further comply with the height and yard requirements of the district.

D. Window signs shall be placed only on the inside of business buildings and shall not exceed 25% of the glass area of the pane upon which the sign is displayed.

E. Wall signs placed against the exterior of a building shall not extend more than six inches outside of a building wall surface, shall not exceed 500 square feet in area for any one premises and shall not exceed 20 feet in height above the average ground level.

F. Ground signs shall not exceed 20 feet in height above the average ground level, shall meet all yard requirements for the district and shall not exceed 200 square feet in area of all sides combined for any one premises.

G. Property signs fastened to, suspended from or supported by a structure on a premises developed for business shall not exceed 50 square feet in area for all sides combined on any one premises, shall not extend more than 10 feet into any required yard, shall not exceed a height of 20 feet above the average ground level and shall be not less than 10 feet above any pedestrian way and not less than 15 feet above a driveway.

H. One pedestal-type sign, a ground sign generally supported by one or more metal posts and not exceeding a height of 25 feet, shall be permitted per use. Such sign shall not exceed a total area of 50 square feet on a side.

I. No sign shall be permitted within 50 feet of any residence.

J. No sign shall be closer than 40 feet to the intersection of the right-of-way lines of any intersecting road. Any sign located in the direct line of vision of any traffic control signal shall not have flashing intermittent red, green or amber illumination.

K. No sign shall extend into the public way.

L. Signs located within corner lots shall conform to yard setbacks.

M. No advertising signs or devices shall be altered or reconstructed unless the alteration or reconstruction shall be in compliance with the provisions of this article.

Tony Decker, a resident residing at 38 Golden Wheat Lane, expressed his concerns about the installation of a sign of this size.

Tracy Burkel, Creative Sign Company Inc, hired by Midwest Expansion to design and install signage for the Royal Golf Course Apartment Complex. Tracy provided an explanation for the sign's size and responded to questions from the Board.

Tod Thomas, Creative Sign Company Inc, representing Midwest Expansion also responded to questions from the Board.

M Leidig outlined the Background, Variance Issuance Requirements, and Variance Request as outlined in the Variance Review. Applicant is requesting specifically the ability to construct a sign that exceeds the restrictions of Section 206-49(H) to increase the 25' maximum height to 36', and to increase the 50 square foot maximum sign area per side to 300 square feet per side.

The Board engaged in a discussion and deliberation regarding the Variance Request.

Midwest Expansion, LLP – Motion made by G Buntin with a second made by T Dole to deny the Variance request to increase the size and height of the sign on County Road U. Roll Call: 3 yes votes, 1 opposed (Bernie Vickman). **Motion carried.**

Close Public Hearing – Motion made by T Dole with a second made by B Vickman to close the Public Hearing. **Motion Carried.**

ADJOURN – Motion made by G Buntin with a second made by B Vickman to adjourn. **Motion carried.** (Adjourned at 5:15 pm)

Shelia Bowers, Clerk/Treasurer