

AGENDA
CITY OF STURGEON BAY
ZONING BOARD OF APPEALS

Tuesday, July 24, 2018
12:00 Noon
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 30, 2018.
4. Consideration of: Petition for variance from Section 27.12(4) of the City of Sturgeon Bay Sign Code, to install an Electronic Variable Message Sign for the Sturgeon Bay United Methodist Church, located at 836 Michigan Street.
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

ZBA Board Members
William Murrock, Chair
James Goodwin
Andrew Starr
Bill Chaudoir
Wayne Spritka
Dave Augustson, Alternate
Justin Kirwen, Alternate

07/18/18
10:30 a.m.
CN

ZONING BOARD OF APPEALS

Tuesday, January 30, 2018

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 12:02 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members James Goodwin, William Murrock, Andrew Starr, and Alternate Justin Kirwen were present. Excused: Members Wayne Spritka and Bill Chaudoir. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Starr, seconded by Mr. Kirwen to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 23, 2018.
4. Consideration of: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code, for a proposed addition that would encroach into the street right-of-way, for Jim McCarthy, 831 Louisiana Street.
5. Adjourn.

Carried.

Approval of minutes from January 23, 2018: Moved by Mr. Starr, seconded by Mr. Goodwin to approve the minutes from January 23, 2018. All ayes. Carried.

Consideration of: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code, for a proposed addition that would encroach into the street right-of-way, for Jim McCarthy, 831 Louisiana Street: Mr. Sullivan-Robinson summarized last week's meeting. Mr. McCarthy is requesting the construction of a porch that would be 20 feet from the street right-of-way instead of the required 25 feet. He lives on a historic lot, which typically is non-conforming and/or has a non-conforming structure. He would like the porch to match the aesthetics of the surrounding neighborhood. The R-2, R-3, and C-5 districts contain a 17-foot setback from the street right-of-way.

Mr. Olejniczak added that Mr. McCarthy would construct the porch to be 8 feet in depth and continue across the front of the house. A public hearing was held last week and one citizen spoke in favor of the variance. One letter was received also in favor. This home was built long before zoning created a hardship.

Mr. Starr stated that it seemed like all the houses in the neighborhood had porches that encroached into the setback. He recommended looking into changing the zoning code so that the R-1 district would match the other districts as far as setbacks, or basing setbacks on lot size. Mr. Olejniczak and Mr. Sullivan-Robinson will bring the issue up to the Plan Commission Chair as an agenda item.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Kirwen to approve the variance, since it is currently a non-conforming structure on an older City lot. There were two citizens that supported the variance and there was no opposition.

Roll call vote: Mr. Kirwen had agreed with Mr. Starr and added that it is a porch and not a living space. All ayes. Carried.

Adjourn: Moved by Mr. Starr, seconded by Mr. Murrock to adjourn. All ayes. Carried. Meeting adjourned at 12:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Nault".

Cheryl Nault

Community Development Secretary

**CITY OF STURGEON BAY
- VARIANCE APPLICATION
ZONING BOARD OF APPEALS**

Date Received: 6-25-18
Fee Paid \$ 350.00
Received By: [Signature]

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (If different)
Name	<u>Mark E. Holey</u>	<u>Sturgeon Bay</u>
Company		<u>United Methodist Church</u>
Street Address	<u>410 N. 19th Ave</u>	<u>836 Michigan Street</u>
City/State/Zip	<u>Sturgeon Bay, WI 54235</u>	<u>Sturgeon Bay, WI 54235</u>
Daytime Telephone No.	<u>920-973-3946</u>	<u>920-743-3241</u>
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 836 Michigan Street
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281 6224000211 2018

CURRENT ZONING CLASSIFICATION: R 1

CURRENT USE AND IMPROVEMENTS: Church, Bell Tower, Youth Building, Scout Bldg

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: Signs 27.12 (4)

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North:	<u>R1</u>
South:	<u>R2 and PHD</u>
East:	<u>R2 and PHD</u>
West:	<u>R2</u>

\$50 sign paid
part of Total

check 325.00
cash 25.00
350.00 TL
[Signature]

VARIANCE STANDARDS

Please address how the proposed variance meets each of the three required standards for authorizing variances. (Attach additional sheets, if necessary)

1. Unnecessary hardship: See attached
2. Unique physical property limitation: See attached
3. Protection of public interest: See attached

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: _____

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

David O. Leistrow
Property Owner (Print Name)

David O. Leistrow
Signature

24/June/2018
Date

Mark E. Holey
Applicant/Agent (Print Name)

Mark E. Holey
Signature

24 June 2018
Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

Sign Variance Application

The Sturgeon Bay United Methodist Church (SBUMC) recently completed a capital campaign, Sharing Our Faith: Securing Our Future, to achieve three objectives; Better Serve Members, Improve HVAC and Energy Use, and Promote Church Growth. To promote church growth, we will improve visibility and access to the church by installing a new electronic variable message sign, a new driveway on Michigan Street and redesigning our parking lot to better accommodate our aging membership and senior bus ride program. The SBUMC has served this location for 44 years since 1972. The church has been a good neighbor and encourages community use of our facilities at minimal cost. We have supported a Boy Scout Troup for many years.

Our current unlit sign, less than 15 sq feet, is on the corner of Michigan Street and Ninth Avenue. The new 30 sq foot sign will be located closer to the middle of the property and will assist in directing members and visitors to the new Michigan Street driveway and entrance to the church.

Variance Standards:

Unnecessary Hardship: The City sign ordinance denies the SBUMC reasonable use of our property to make use of an Electronic Variable Message Sign (EVMS) to better communicate our many and valuable programs that serve our members and the community, to communicate to visitors unfamiliar with our church who we are, and to communicate to visitors the new main entrance/driveway being installed on Michigan Avenue. Surveys show that 10% of church visitors visit a church for the first time because of the quality of a sign and attendance increases 20% after EVMS has been installed. Church attendance across all denominations have experienced a decline and we expect the EVMS will achieve an increase of visitors to our church.

Unique Physical Property Limitation: The SBUMC is prohibited installing an EVMS simply because our zoning classification is Single-Family Residential (R-1). Unlike many other communities, there is not a non-profit, educational, or religious zoning classification in the City of Sturgeon Bay. Other Sturgeon Bay churches zoned commercial could install an EVMS by submitting a standard sign permit application, that creates an unfair competition for our members. Two blocks away in our neighborhood, the Sturgeon Bay High School operates an EVMS without issues. There is no acceptable reason why the SBUMC should not be granted a variance to install and operate an EVMS as successfully as SBHS.

Protection of the Public Interest: The SBUMC has always been a good neighbor for our entire history at our current 836 Michigan Street location and vows to continue that legacy into the future. We have operated our bell tower that includes ringing on the hour and a clarion since 1989 with out issue with our neighbors. We will comply with all EVMS sign installation and operational rules that are designed to protect the public interest and safety. Our sign will have the ability to adjust brightness enabling us to reduce brightness during evening hours to reduce potential disturbance with the neighbors. Because of the layout of our property, the location of our new EVMS along Michigan street should only be visible to those neighbors along Michigan Street. Located in the middle of our property and not near a corner, our sign will not be a traffic concern.

TekStar Color 10mm 64x160

CABINET SIZE: 5'x6'

CAPABILITIES 1 TO 8 ROWS 2.76" TO 25.2" CHARACTERS



Header Vinyl: Photo Real	Paint Color: Black
Text Color: Photo Real	Draft: White
Cowling Text Vinyl: N/A	

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics appearing darker than expected.

Approved as shown *[Signature]*

Date 04/21/2018

Approved with listed changes

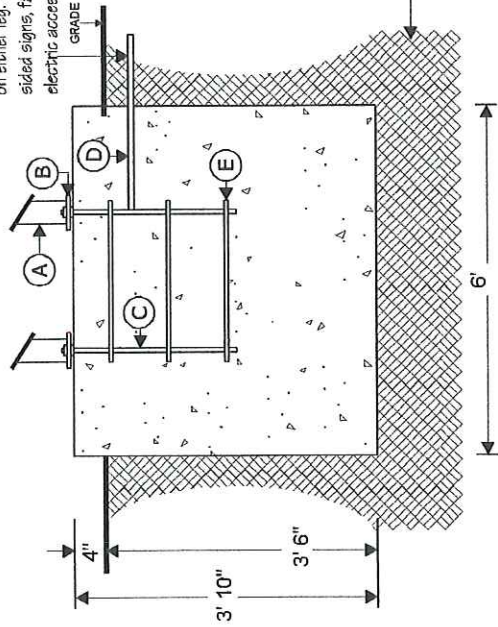
Date _____

 stewart signs America's Premier Sign Company	5/8"=1'
	SK: 914366-1c-s
	Cust: 2006709
	6/20/2018
Ca/Ricciardi	
SOLD	
ORIGINAL DESIGN DO NOT DUPLICATE	
PH. 1-800-237-3928 - FAX 1-800-485-4280	

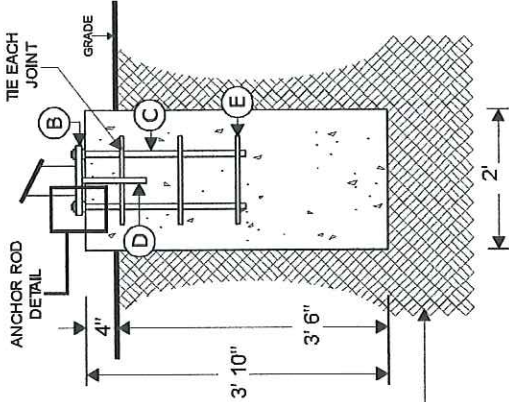


FOOTING SPECIFICATIONS

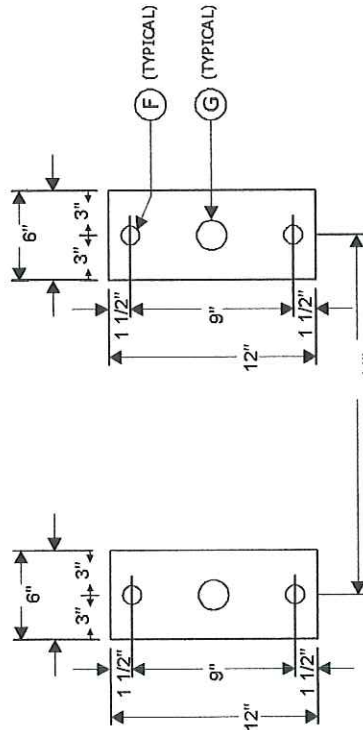
Electric can be run underground in conduit between anchor rods on either leg. NOTE: On single sided signs, facing the sign, electric access is in the right leg.



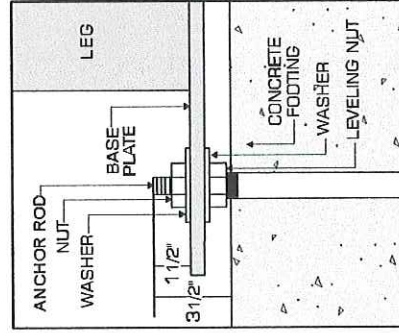
Front View Cross Section



Side View Cross Section



Baseplate Detail



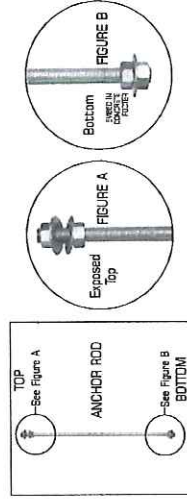
Anchor Rod Detail

FOOTER DETAIL

- A. Sign legs
- B. Base plates
- C. 3/4" x 30" anchor rods, 4 required. Tape anchor rod threads for protection against sand.
- D. Electrical conduit (supplied by customer)
- E. #5 rebar or better, tied at each joint (supplied by customer)
- F. 1 1/4" diameter anchor bolt holes
- G. 2" diameter electrical hole

NOTES

- 3,000 psi concrete: less than 1.70 cubic yards needed
- Windload: design meets or exceeds 120 mph Exposure B



CONTACT

Ric Ricciardi
1-888-237-3928 x265
RRicciardi@stewartsigns.com

CUSTOMER INFORMATION

UNITED METHODIST CHURCH OF
STURGEON BAY
836 MICHIGAN ST
STURGEON BAY, WI 54235
Customer #2006709
Quote #914366-5

SIGN SPECIFICATIONS

Sign Model: TekStar (T)
ID Cabinet Size: 5' x 6'
Leg Height: 1' 6"
Leg Width: 4' 0"
Windload: 120 mph Exposure B
On Center Dimension: 44"

Drawing Generated 6/4/2018 9:02 AM

SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

DRAWING IS NOT TO SCALE

Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the Web Map of ...
(//www.co.door.wi.gov)
Door County, Wisconsin
... for all seasons!



March 2017 Orthophoto as default backdrop



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Data Current through 31st May 2018

Parcel Number: 2816224000211 - CITY OF STURGEON BAY

PLSS Section-Town-Range: SE 1/4 of SW 1/4 5-27-26

Property Address: 836 MICHIGAN ST

Owner Name: METHODIST OF ST BAY CHURCH

Mailing Address:

836 MICHIGAN ST
STURGEON BAY, WI 54235

Legal Description:

SUBD. 24

W 245.5' OF S 390' OF LOT 2

& S 1/2 VACATED ALLEY

ADJACENT THERETO

Other Owners:

Recorded Doc: V 194/418, V 025/310

Valuations: 0

Acres: 0

Land Value: \$0

Improved Value: \$0

Forest Value: \$0

School District: ST BAY

Taxes: 2017

Real Estate Tax: \$0.00 OTHER

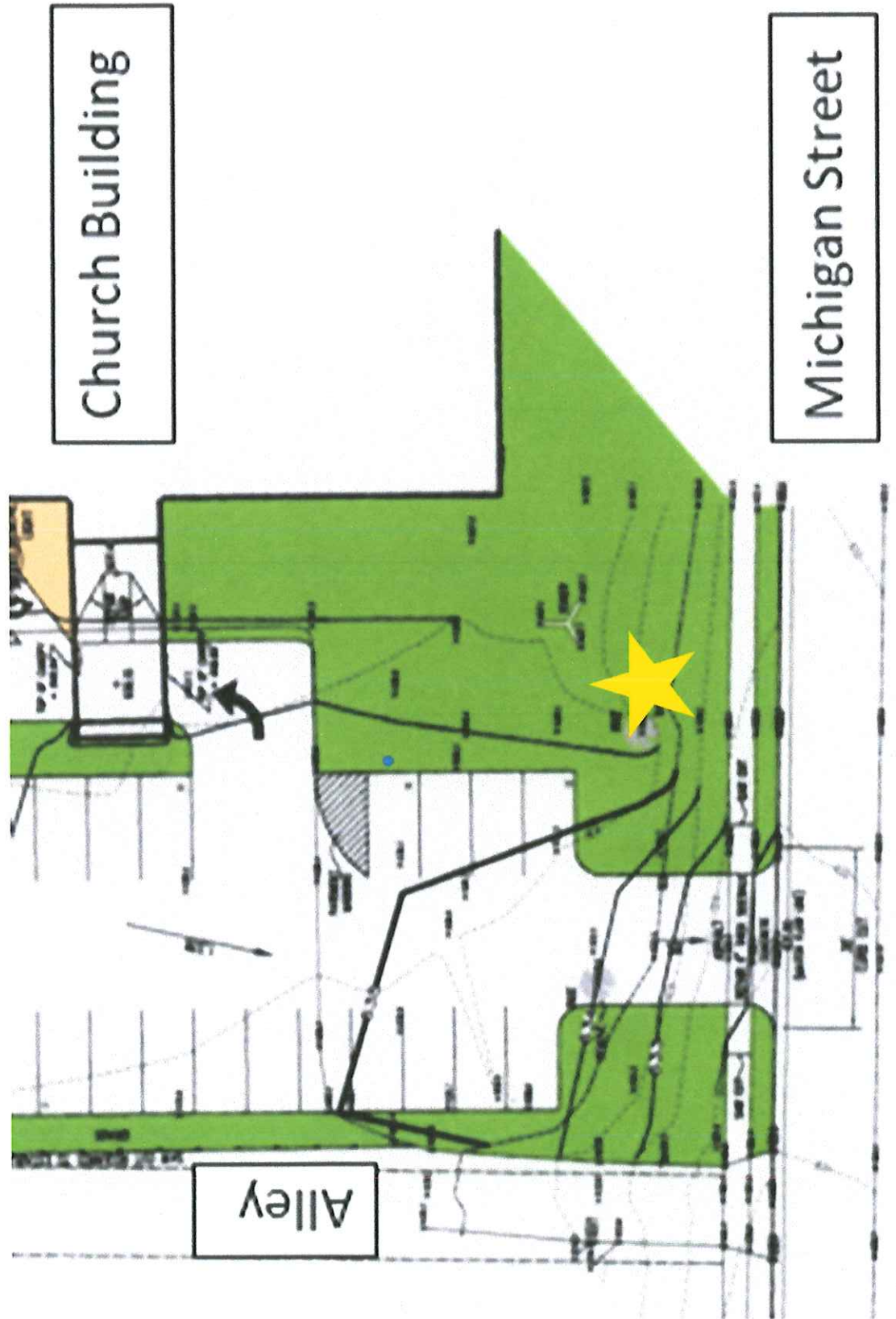
Special Tax: \$0.00

Forest Tax: \$0.00

Est Fair Market Val: \$0



New sign location (prior to new driveway)



New sign location with new driveway plan

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Zoning Board of Appeals will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, July 24, 2018, at 12:00 noon or shortly thereafter, in regard to a request from the Sturgeon Bay United Methodist Church (Mark Holey, Agent), for a variance from Section 27.12(4) of the Municipal Code (Sign Code), which states that electronic variable message signs (EVMS) be a permitted use only within the commercial and industrial zoning districts. They are requesting a variance to allow the construction of an EVMS in a residential zone. The subject property is located at 836 Michigan Street (parcel #281-62-24000211). The variance application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the hearing and give testimony in favor or against the proposed variance either in person at the hearing or in writing.

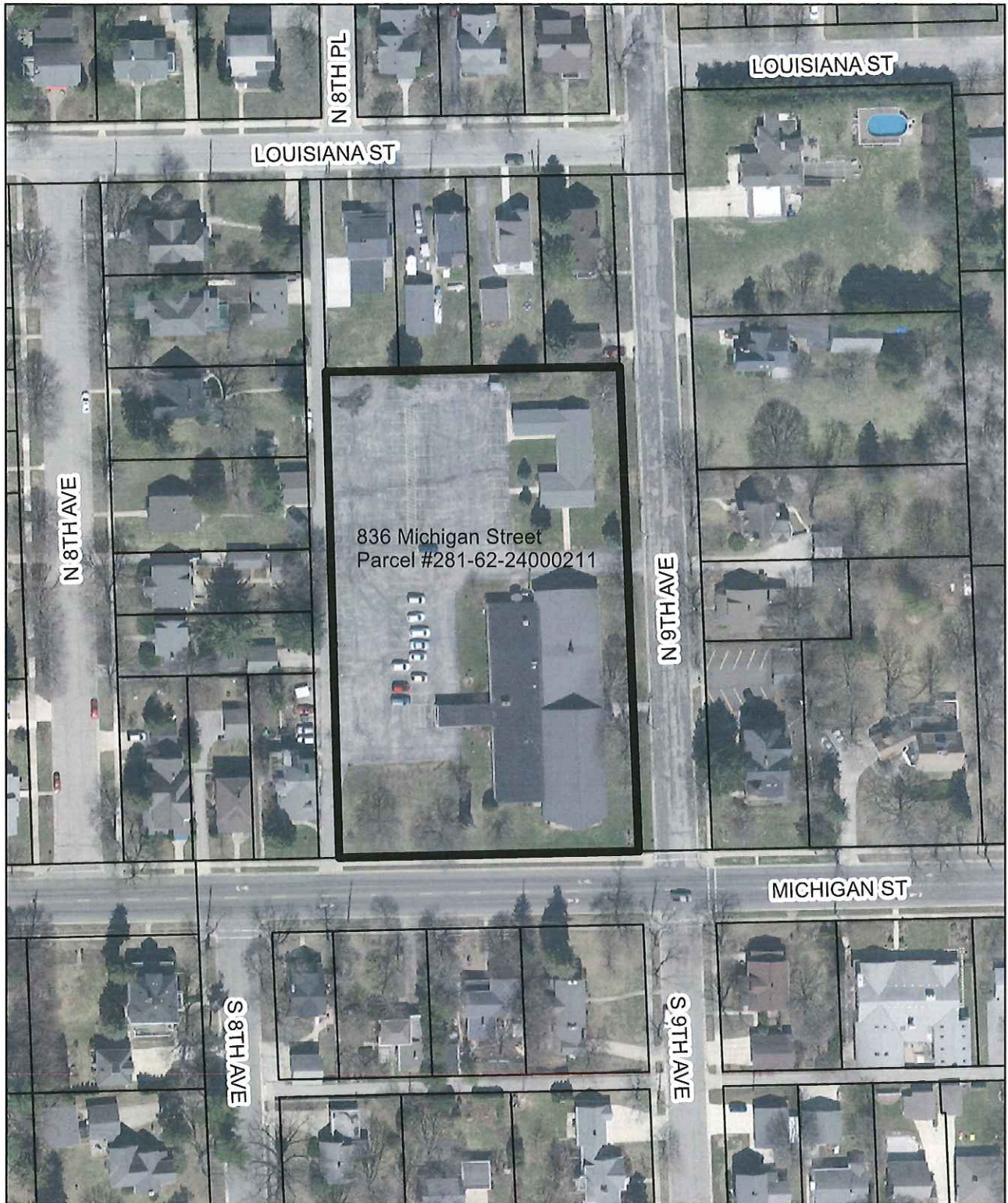
By order of:


City of Sturgeon Bay Zoning Board of Appeals

Location Map

Public Hearing - Methodist Church

Variance Request



 836_Michigan_St

