

TOWN OF GRAND CHUTE  
**ZONING BOARD OF APPEALS MINUTES**  
January 15, 2015

Members Present: Karen Petersen, Aaron Janssen, John Weber, Cheryl Ulrich, Ken Baldwin

Members Absent: none

Also Present: Robert Buckingham, Community Development Director

1. **CALL MEETING TO ORDER AND ROLL CALL**

Meeting was opened at 5:30 p.m. and roll call was taken.

2. **APPROVAL OF MINUTES** – REGULAR MEETING OF DECEMBER 11, 2014.

**Motion (Ulrich/Baldwin) to approve the minutes.** Motion carried, all voting aye.

3. **PUBLIC HEARING #1:** *(CONTINUED FROM 12/11/14 MEETING)* VARIANCE (V-09-14) REQUESTED BY APPLETON STORE LLC, DBA STEINHAFELS FURNITURE, 4750 W. GRANDE MARKET DRIVE, FOR A VARIANCE FROM CH. 535-109 (C)(1)(a)[1](Table S-1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW MODIFICATION OF A PYLON SIGN THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

Chair Petersen announced the open Public Hearing #1 at 5:31 p.m.

Isaac Uitenbroek, Jones Sign said is representing Steinhafels who want to update the existing American sign and were able to do a face exchange already. The updates included painting the existing frame, take out the existing illumination around the border and replace that lighting with LED, newer technology, remove the small entrance sign and replace with an electronic message center. He said although the zoning requirements for the sign height are 25' and the size is 144 sq. ft. the existing sign non-conforming American sign and then the add-on of the EMU, staff was not willing to support that height with the EMU. He said there was some negotiating back and forth from the current sign height over 34' in height down to the agreed height of 30', if Steinhafels could have a little more square footage on the sign with the EMU. That being a total size of 163 square feet with a sign height of 30' was agreed by both staff and Steinhafels.

Ken Baldwin asked how many square feet is the EMU?

Mr. Ultenbroek said it was 28 square feet.

Aaron Janssen said to clarify the 163 square feet incorporates the 28 square feet of the EMU?

Mr. Ultenbroke said yes, but is actually 162.34 square feet and the difference is a little over 14 square feet total from what is currently on site at this time.

Director Buckingham said in the negotiations with Appleton Sign and the owner, the objective with the non-conforming signs are for some effort to reduce the extant of the non-conformity. This particular sign concern was the height there are other signs, in fact, next door to the north, there is a 30' high and would be difficult to negotiate on that one. He said concerning the EMU, this is actually a small one and the original one was smaller so we suggested if you are going to have one, we'd like it to be an effective one. The recommendation in the packet has a typo of 30" versus what it should be the 30'.

**Motion (Weber/Janssen) to close Public Hearing #1 at 5:36 p.m.** Motion carried, all voting aye.

4. **VARIANCE (V-09-14):** REQUEST BY APPLETON STORE LLC, DBA STEINHAFELS FURNITURE, 4750 W. GRANDE MARKET DRIVE, FOR A VARIANCE FROM CH. 535-109 (C)(1)(a)[1](Table S-1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW MODIFICATION OF A PYLON SIGN THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

**Motion (Ulrich/Weber) to approve the Variance (V-09-14) requested by Appleton Store LLC, dba Steinhafels Furniture, 4750 W. Grande Market Drive, to modify an existing sign to be at a height of 30' and a total size of no greater than 163 square feet.. Motion carried, all voting aye.**

**5. ADJOURNMENT**

**Motion (Janssen/Weber) to adjourn the meeting at 5:37 p.m. Motion carried, all voting aye.**

Respectively submitted,

Tracy Olejniczak  
Community Development Secretary