

The meeting was called to order at 6:01 p.m. by Chairman F. Matestic.

Roll Call – Present: Chairman Fred Matestic; Members F. Kramer, S. Menden and J. Chesney. Member G. Luecht arrived at 6:20 p.m.; Administrator S. Kulik. Audience (3).

Meeting Notice was read by S. Kulik: Summary of Notice:

This is a request by the Whitnall School District for the property at 11319 W. Godsell Avenue for necessary variances to allow for two monument signs on parcel 658-0271-000 and to locate one electronic message board monument sign on the Janesville Road entrance within sixty-four (64) feet of a residential area. Village Code Sections 8-9-9(g) prohibits more than one monument sign to be located on school property and Section 8-9-15(b)(2) prohibits electronic messages boards to be located within 150 feet of any residential district.

S. Kulik reviewed procedures. Petitioner provides support for variance request. Board may then ask questions and must make decision based upon the three (3) tests for variance hardship. 1) That it is an unnecessary hardship were compliance with the ordinance would unreasonably prevent the owner from using the property for a permitted use or would render conformity with such restrictions as unnecessarily burdensome. 2) Unique property limitations exist the prevent the ordinance compliance that are not common to adjacent properties and that the hardship was not self-created. 3) Granting of the variance would not harm the public interest as defined by the general purpose of the specific ordinance.

Petitioner: Ryan Sands, Bray Architects as agent for Whitnall School District - addressed the Board. Electronic Message Center (EMC) and 2nd Sign variances requested due to unique property limitations as it abuts two distinct separate streets which one sign would not allow for identification of the facility. The EMC request is for a 64 foot setback from the residential property on the east side of the parking lot. Placement at the required 150 foot setback in not possible at the street view and placement back 150 from the residence would place the sign nearly on the facility. The sign is intended to assist with traffic flow and safety as were they are requesting placemnt would allow for sight from either direction on Janesville Rd. As to variance request number 2, to keep the current sign on Godsell, the sign if allowed to stay will assist with identification of the facility on the street where bus and pedestrian traffic will be present and includes the historical entrance to the sight and as stated earlier one sign on Janesville Road would not assist with identification on the Godsell access.

Board: Chair Matestic asked if the Board had any questions. S. Menden commented on whether the EMC could be moved further west down the property line and not require a variance. R. Sands commented that the split highway and the attempt to visually identify the drive in time for vehicles to react. If it was moved farther west, the vehicles would be past the drive when they saw the sign on a split highway. S. Menden commented that the driveway cut outs could have been addressed during the planning of the school. R. Sands commented that they were using existing curb cuts to maintain costs and to retain the parking circulation as it had been while trying to improve safety. F. Matestic recognized Tom Glembocki, 11226 W. Janesville Rd, Hales Corners. Mr. Glembocki identified himself as the neighbor directly to the east of the parking lot and the most affected by not just the sign, but he fence and potential plowing operations for the school. The Whitnall School District approached them about the sign and fence line and the offer to place arbor vitae along the fence line to address some of the light from the sign as two bedrooms are on that side of the home. Further, he is asking whether the sign is going to be restrited for hours of operation. S. Kulik commented that the Plan Commission has already approved a landscaping plan that includes screening on the east by his property and that the sign was to be turned off

at 11 p.m. Mr. Glembocki asked whether they could order the sign turned off at 9 p.m. S. Kulik commented that the Plan Commission had already approved the time at 11 p.m.. R. Sands commented that he would mention this to the district as was in the belief that they could come to some agreement for when it would be turned off.

Motion- (Matestic, Menden) to grant the variance for the EMC sign as an unnecessary hardship was proven in that the placement of the sign at the one hundred fifty (150) foot setback is not feasible as the smaller footprint and surrounding residential properties on both sides of the lot do not allow for placement as required under the code; and the hardship was not self-created as the parcel boundaries have not changed and the Wisconsin Department of Transportation determines entrance and egress curb cuts for parcels abutting State Highways such as Janeseville Road; and that placement of the EMC as requested would enhance public welfare and safety by providing advanced notice of the drive to the school; unanimously approved.

Motion (Menden, Chesney) to grant the variance for a second monument sign as an unnecessary hardship was proven in that the sign on the Godsell Road entrance is needed as the property has two large streets on the north and south sides of the property that is unique to this property and that the second sign assists in identifying the school as this had been the primary access point until 2019; and the hardship was not self-created as the parcel boundaries have not changed; and that allowing the second sign on Godsell venue will enhance public welfare and safety by providing advanced notice of the drive to the school for bus and pedestrian traffic; unanimously approved.

Adjournment-Motion (Menden, Matestic) to adjourn meeting at 6:35 p.m.

Sandra M. Kulik
Administrator