

The meeting was called to order at 6:31 p.m. by Chairman F. Matestic.

Roll Call – Present: Chairman Fred Matestic; Members F. Kramer, S. Menden and G. Luecht; Administrator S. Kulik. Audience (2).

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

This is a request by SonEda Salon, for the property at 5629 S. 108th Street for the necessary variance to locate a monument sign within three (3) feet of setback area on parcel 658-0037-001. Village Code Sections 8-9-5(b) prohibits any monument sign to be located within less than ten (10) feet from the front property line in any zoning district.

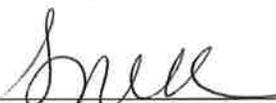
S. Kulik reviewed procedures. Petitioner provides support for variance request. Board may then ask questions and must make decision based upon the three (3) tests for variance hardship. 1) That it is an unnecessary hardship were compliance with the ordinance would unreasonably prevent the owner from 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: Edliro Sula, d/b/a Soneda Salon - addressed the Board. Sign was required to relocated Wisconsin DOT taking of property where the original sign was located. It is not possible to place the sign where the original sign stood as petitioner does not own that land. A 10 ft setback would place the sign less than 1 ft from the structure and essentially on the building itself. Line of site is clear from side street and 108th Street and the stop sign is not obstructed.

Board: Chair Matestic asked if the Board had any questions. S. Menden commented on whether a current photo with the sidewalk now installed is available. Z. Wenger, Lemberg Electric addressed the board and provided an updated photo. G. Luecht commented on placement on provided maps as related to the photo no provided.

Motion- (Kramer, Menden) to grant the variance as the applicant has proven that an unnecessary hardship in that placement of the sign at 10 feet setback would mean placement on or near the structure and render it unreadable, that the hardship was not self created as the reconstruction of 108th Street and the Department of Transportation taking of 10 ft of frontage created the condition, and that the sign as requested at a 3 ft side and front yard set back would serve the the public greater by the proposed sign placement as it allows them to see the signage earlier for ease of entering the property. Roll Call: ayes: Kramer, Luecht, Matestic, Menden. Nays; None. Motion carries unanimously.

Adjournment-Motion (Menden, Luecht) to adjourn meeting at 6:41 p.m.



Sandra M. Kulik
Administrator