

STATE OF WISCONSIN : VILLAGE OF HALES CORNERS : MILWAUKEE COUNTY

BOARD OF APPEALS

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NOTICE IS HEREBY GIVEN of a meeting of the Board of Appeals of the Village of Hales Corners to be held at the Municipal Building located at 5635 South New Berlin Road, on July 23, 2019 at 6:30 P.M.

This is a request by SonEda Salon,, for the property at 5629 S. 108<sup>th</sup> 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.

All interested persons will be given an opportunity to be heard at this meeting.

Dated June 21, 2019

*Sandra M. Kulik*  
\_\_\_\_\_  
Village Administrator

Publish: CNI – Hales Corners Now - 2X: July 3 and July 10, 2019  
Interested parties

VARIANCE PETITION

Village of Hales Corners, WI

Date: 6/6/19

BA \_\_\_\_\_

Subject Parcel Location

Address 5629 South 108th St.

City Hales Corners Zip 53130

Parcel No. 6580037001

Zoning B-4

610-22317-1 06/20/2019  
5629 S 108TH ST-BOARD OF APP  
11:28:33 PAID 400.00

THE UNDERSIGNED, does hereby respectfully petition the Village of Hales Corners Board of Zoning Appeals to appeal the following zoning regulation or decision of the Zoning Administrator, as it applies to the above subject property [to be completed by staff].

Petitioner requests Setback of free standing sign 3 feet from property line

Request was denied as Section(s) 8-9-5 (b) of the Village of Hales Corners Zoning Ordinance Sign setback requirements

In accordance with Section 8-15-5(a) of the Zoning Ordinance, the reasons for the petition are: [to be completed by petitioner] (additional sheets may be necessary)

The new sign cannot be setback 10' as it will be interfered with by the building. Setting sign back 3' will keep it in line with other signs in the area

The following are attached in accordance with the requirements of Section 8-15-2(c) of the Ordinance:

- Plat of Survey or map drawn to scale showing all of the information required under this Ordinance for a Zoning Permit (not to exceed 8 1/2 x 14" format)
- Names, Addresses and Parcel numbers of all property owners abutting and opposite the subject property
- Additional Information as required by the Zoning Administrator
- Fee of \$ \_\_\_\_\_ (Section \_\_\_\_\_)

PROPERTY OWNER

Signature [Signature]  
Name Edina Selo  
Address 5629 S 108th St  
City Hales Corners State WI Zip 53130  
Phone (414) 241-0072

AGENT\*

Signature [Signature]  
Name Zach Wenzel  
Address 4085 N. 128th St.  
City Brookfield State WI Zip 53005  
Phone (262) 364-0364

**\*If Applicant is other than property owners, both signatures are required.**

For Office Use Only: Submit by \_\_\_\_\_ Public Hearing \_\_\_\_\_ Action \_\_\_\_\_

**Village of Hales Corners, WI Board of Appeals - Staff Report**

|                    |   |
|--------------------|---|
| <b>Petitioner:</b> | SonEda Salon, Eda Sula, owner, applicant    |
| <b>Location:</b>   | 5629 S. 108 <sup>th</sup> Street B-4 zoning |
| <b>Request:</b>    | Front yard setback variance                 |

**Overview:**

Property had a pylon sign which has been removed. Petitioner is request to place a monument sign in the front yard setback on a corner lot. From the structure to the front yard lot line is approximately 10.77 feet. Minimum code requires at least 10 feet front yard setback. Petitioner is requesting a 3 foot setback.

**Issues to Discuss:**

Relevant Code Sections:

**SEC. 8-3-12 B-4 OFFICE AND PROFESSIONAL SERVICES.**

(f) **Front Yard Requirements.** For public safety and convenience, no building or other structure shall be erected or structurally altered whose front wall is closer than twenty (20) feet to the street line or front property line.

(g) **Side Yard Requirements.**

(1) On corner lots, no building or other structure shall be erected or structurally altered whose side wall is closer than twenty (20) feet from the side street line or side street lot line.

**SEC. 8-9-5 SIGN SETBACKS REQUIRED.**

(b) **Front Yard Setbacks.** All monument signs shall be located at least ten (10) feet from the front property line. All pylon signs shall be located at least twenty-five (25) feet from the front property line. All other signs, except when specified otherwise in this Chapter, shall not project beyond the front lot line. When the building line on a structure existing on October 28,1963 is within eight (8) inches of the lot line, a wall sign may project no more than eight (8) inches beyond the building line. *Note: All ground mount sign locations are subject to review regarding vehicular hazard and obstruction.*

**SEC. 8-9-9 SPECIFIC SIGN RESTRICTIONS.**

(a) **Single Business Sites.**

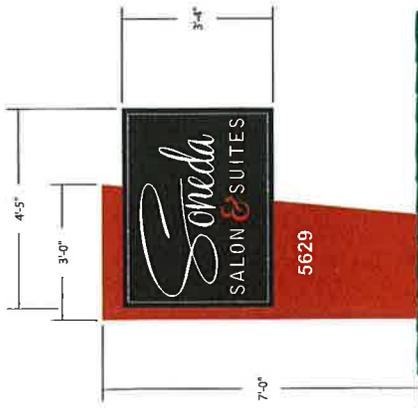
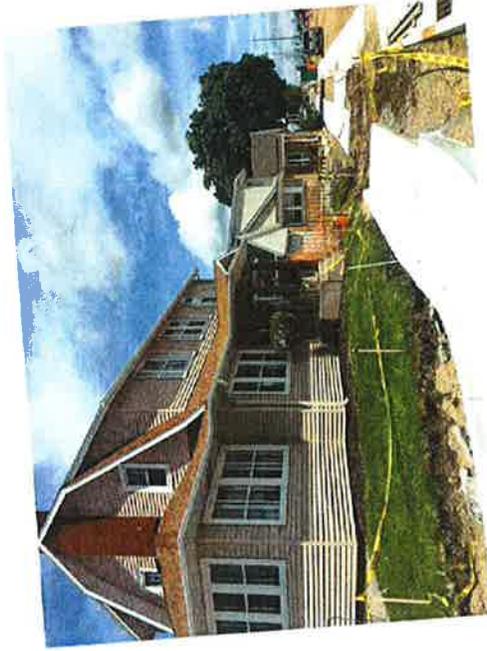
(4) Office/Professional.

Allowed: One (1) monument sign not exceeding thirty-five (35) square feet in area, no greater than eight (8) feet in height. One (1) building sign not exceeding sixty (60) square feet in area.

### **Abutting Property Owners to SonEda Salon**

Two properties butt up to SonEda Salon; one to the north and one to the west:

- I. West- Parcel number 6580038000
  - 10824 W Liberty Ave
  - Property Owner- The Rueckert Family Revocable Living Trust
- II. North- Parcel number 6580036001
  - 5629 S 108<sup>th</sup> St
  - Property Owner(s)- Edward and Patricia Hallada



|  |                                     |                   |  |                |
|--|-------------------------------------|-------------------|--|----------------|
| Client: Soneda Salon & Suites  | Sales Representative: Skip DeBack   | Scale: N/A        | Client/Location of Project: Sign Classifier: Monument or Slab; Revision # / Drawing Status: Soneda_SP_000_CA | Date: 06-19-19 |
| Location: 5629 S 108th Street  | Project Manager: Zach Wenger        | Paper Size: 11x17 |  |                |
| City: Hales Corners, Wisconsin 53130   | Designer: Skip DeBack / Mark Mayzik | Signature / Date: |  |                |
| <p><small>These drawings are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials &amp; colors. Actual product colors may vary.</small></p> |                                     |                   |  |                |

**LEMBERG**

4085 North 128th Street  
 Brookfield, WI 53005  
 P. 262-781-1500  
 www.LembergElectric.com

Soneda Salon & Suites - Monument Sign  
 CONCEPTUAL DRAWING



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 Brookfield, WI 53005  
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**LEMBERG**

SIGNS

Client: Soneda Salon & Suites  
 Location: 5629 S 108th Street  
 City: Hales Corners, Wisconsin 53130

Sales Representative: Skip DeBack  
 Project Manager:  
 Designer: Skip DeBack / Mark Mayzik

Scale: N/A  
 Paper Size: 11x17  
 Signature / Date:

Client / Location of Project / Sign Classification / Material / Finish / Fabricator / Drawing Status  
 Soneda\_PR\_v02\_r02\_D 05-20-19

TOP VIEW



END VIEW



This Sign was Removed

Monument Sign Specifications

- One (1) Monument Sign
  - Illuminated with Internal White LED
  - Double Sided
  - Size: 3'-4" x 4'-5"
  - Main Sign Cabinet to have Photo Cell
- (A) Main Sign Cabinet:  
Extruded aluminum w/ 1 1/2" retainers. White poly carbonate face(s).
- (B) Graphics:  
3M film on 1st surface of face.
- (C) Pole Wrap:  
Fabricated aluminum angle frame, clad with 1/8" aluminum, first surface 3M vinyl address numerals.
- Installation Method:  
4" x 4" (1/4" wall) square steel center post.  
Sign to saddle mount center post.  
Center post set in typical concrete footing, 4' below grade.

- Colors:
- 3M film, Blockout Matte Black 3635-22B
  - 3M film, Red 3630-33
  - 3M vinyl, White 7725-10
  - Black paint, (satin finish)
  - "Burgundy" paint, (PMS 1815C)

|   |   |   |   |
|---|---|---|---|
| <p>Client: Soneda Salon &amp; Suites</p> <p>Location: 5629 S 108th Street</p> <p>City: Hales Corners, Wisconsin 53130</p> | <p>Sales Representative: Skip DeBack</p> <p>Project Manager:</p> <p>Designer: Skip DeBack / Mark Mayzik</p> | <p>Scale: 1/2" = 1'</p> <p>Paper Size: 11x17</p> <p>Signature / Date:</p> | <p>Client / Location or Project / Sign Classification / Version or Sheet / Revision / Drawing Status</p> <p>Soneda_MON_MON_002_002_D</p> <p>Date</p> <p>05-28-19</p>  |
| <p>4085 North 128th Street<br/>Brookfield, WI 53005<br/>p. 262-781-1500<br/>www.LembergElectric.com</p>                   | <p><b>LEMBERG</b></p> <p>SIGNS</p>  | <p>2 of 7</p>   | <p>These designs are the exclusive property of Lemberg Electric, Inc. Use or duplication without express written permission of Lemberg Electric, Inc. is prohibited. Drawing was for conceptual use only. The document represents an approximation in materials &amp; colors. Actual product colors may vary.</p> |