



AGENDA
Zoning Board of Appeals

Thursday, June 22, 2017 at 5:30 p.m.
City of Burlington Fire Station – 165 W. Washington Street

John Lynch, Jr.
Dan Snyder
Lori Clarke
Suzanne Boutcher

1. Call to order
2. Roll Call
3. Approval of minutes from February 15, 2017
4. Citizen Comments
5. Letter and Communications: None
6. Old Business: None
7. Public Hearing:
 - A. A Public Hearing to hear Public comment regarding the consideration of a variance from Section 315-71E, signs, for property located at 1058 Milwaukee Avenue, to install a sign of 25 feet in height.
8. New Business:
 - A. Consideration to approve a Zoning Variance application from Big R Stores for property located at 1058 Milwaukee Avenue, to install a sign of 25 feet in height.
9. Adjourn

NOTE: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.

City of Burlington
Board of Zoning Appeals Minutes

Date of Meeting: February 15, 2017

Members Present: John Lynch, Jr., Dan Snyder, Jake Hanson and Lori Clarke

Other Appearances: Gregory Guidry, Zoning Administrator

1. The meeting was called to order at 5:30 p.m.
2. A motion was made by Dan Snyder to approve the November 15, 2016 minutes and seconded by Jake Hanson.
3. Dan Snyder took a moment to recognize Amy Zott. Amy was an outstanding mentor. She will be greatly missed.
4. Consideration to approve zoning variance for Margaret Dosemagen.

The appeal requests:

- XX 1. Review, reversal, or modification of the Zoning Administrator's permit refusal, correction order or interpretation.
- _____ 2. A variance from the City of Burlington Zoning Code specifically the following Ordinances: Section 315-18 F(1) and 315-57.

Continuation of Business:

This meeting was called to consider approval of a Zoning Variance application from Margaret Dosemagen for property located at 400 Dardis Dr., to build an addition to existing garage, which would extend 11.5 feet into the street yard. This was tabled from October 18, 2016 so that the board could confer with the city attorney, and reconvened November 15, 2016 to discuss findings and consider alternative plans, however the board was not supplemented with alternative plans at that meeting.

Discussion on Dosemagen Variance:

Margaret brought along neighbors Mr. and Mrs. Jim Pederson and Diane Wilson, and provided the board with additional information in an attempt to plead her case for the originally submitted plans.

Margaret's appeal received clarification by Dan Snyder.

Gregory Guidry introduced the option of repositioning the garage and creating access from Lincoln St.

Motion made to deny zoning variance made by Dan Snyder and seconded by Jake Hanson.

Motion to adjourn meeting by John Lynch, Jr., second by Jake Hanson. Meeting adjourned at 6:10 p.m.

Lori Clarke
Board of Zoning Appeals
Secretary

THE ZONING BOARD OF APPEALS IN AND FOR THE CITY OF BURLINGTON

Notice of Hearing on
Proposed Zoning Variance Permit
B-1, Neighborhood Business District

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the Zoning Board of Appeals of the City of Burlington, Racine County, Wisconsin, will conduct a hearing to receive evidence pertinent to its consideration of an appeal from:

Owner: Fox River Plaza, LLC
Applicant: Big R Stores
Location: 1058 Milwaukee Avenue
Zoning: B-1, Neighborhood Business District
Use: Farm & Feed Store
Variance Requested: A variance to Section 315-71E of the Zoning Ordinance. To install a sign of **25 feet in height**, 10 feet higher than the maximum allowable height of 15 feet.

NOTICE IS FURTHER GIVEN that a hearing on the above-mentioned Zoning Variance Request will be held by the Zoning Board of Appeals at the Fire House, in the City of Burlington on:

THURSDAY, JUNE 22, 2017 DURING THE MEETING OF THE ZONING BOARD OF APPEALS SCHEDULED TO BEGIN AT 5:30 P.M. OR SHORTLY THEREAFTER

CITY OF BURLINGTON
ZONING BOARD OF APPEALS

Dated at Burlington, Wisconsin, 26th day of May 2017.

Carina Walters, City Administrator

*Published in the Burlington Standard Press
June 1st & June 8th, 2017*



CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 - (262) 763-3474 fax
www.burlington-wi.gov

For Office Use Only	
Date Filed	5/16/17
Amount Paid \$	150-
Received By	KA
	(Initials)

ZONING FORM NO. 4
MODEL APPEAL OR APPLICATION

TO THE ZONING BOARD OF APPEALS FOR ZONING VARIANCE

Instructions

Appeals and applications shall be filed with the Zoning Administrator. The Zoning Administrator shall refuse appeals or applications that are not complete or are not legible.

Appeals

I hereby acknowledge of written notification of the Zoning Administrator's permit refusal or notice of violation and do, therefore, appeal to the Board of Zoning Appeals for one of the following (check one):

- 1. Review, reversal or modification of the Zoning Administrator's permit refusal, correction order or interpretation.
- 2. A variance to Section 315-71 E of the Zoning Ordinance.

Date of previous appeal (if any): _____

Application

I hereby apply for one of the following (please check one):

- 1. An interpretation of the regulations of the Zoning Ordinance or the boundaries of the Zoning Map.
- 2. Permission to substitute a more restrictive non-conforming use for an existing one.
- 3. A determination that an unspecified or unclassified use is permitted in a district.
- 4. A temporary use permit.

Date of previous application (if any): _____

Disposition of previous application: _____

Names and Addresses

Applicant or Appellant: Big R 200 Ernest Woodseka, IL

Owner of the site: Fox River Plaza LLC 11518 N. Port Washington Rd # 103 Mequon, WI 53092

Architect: _____

Professional Engineer: Productivities Fabricators 2332 Flatley Rd. Richmond, IN

Contractor: Sign Crafters, Inc. 1508 Stringtown Rd. 47374
Evansville, IN 47711

Description of the Subject Site

Address of premises affected: 1058 Milwaukee Avenue

Lot: _____ Block: _____ Subdivision: _____

Lot size: _____

Metes and bounds description (please attach: _____

Zoning district classification: B-1

Description of existing operation or use: Department Store old K-Mart

Description of the proposed operation or use: Farm & Feed Store

Number of employees: 30

Type of structure: Farm & Feed

Terms of ordinance: 315-71 E

Variance requested: Dylon Sign 25' OAH

Reason for petition: 12' OAH Allowed (Old Kmart Sign was 38' OAH)

Attachments

The following required items shall be attached for all appeals and applications:

Plat of Survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed street, side and rear yards. In addition, the plate of survey shall show the location, elevation and use of any abutting lands their structures within forty (40) feet of subject site.

Names and Addresses of all abutting and opposite property owners within 300 feet of the area. Not Needed per Gregory Guidry

Additional Information as may be required by the Plan Commission, City Engineer, Zoning, Building, Plumbing or Health Inspectors.

Fee Receipt from the Treasurer in the amount of \$ 150.00.

An appeal of the Zoning Administrator's permit refusal, correction order or interpretation shall be accompanied by a statement as to why the Zoning Administrator's decision is in error. An appeal for a variance shall be accompanied by a statement of facts listing the appellant's special conditions that would cause a literal enforcement of the Zoning Ordinance to result in practical difficulty or unnecessary hardship. An application for a determination of unclassified uses shall be accompanied by a complete description of the process, operation of use and comparisons with similar uses.

Date: 5-11-17 Owner/Owner's Agent: Brenda L. Owens

Print Brenda L. Owens
Signature



1508 Stringtown Road · P.O. Box 4266 · Evansville, IN 47711 · Phone (812) 424-9011

5-15-17

City of Burlington, WI Board of Zoning:

We are requesting a Variance for 1058 Milwaukee Avenue.

Road sign needs to be a minimum of 25' due to visibility from tree's & buildings. We only wish for customers and or public to be aware of entrance for Big R.

We hope you take this in to consideration in effort to help Big R to grow in the community.

When Kmart was at the location their road sign was 38' OAH, we are not requesting as much in height.

Respectfully,

A handwritten signature in cursive script that reads "Brenda L. Owens".

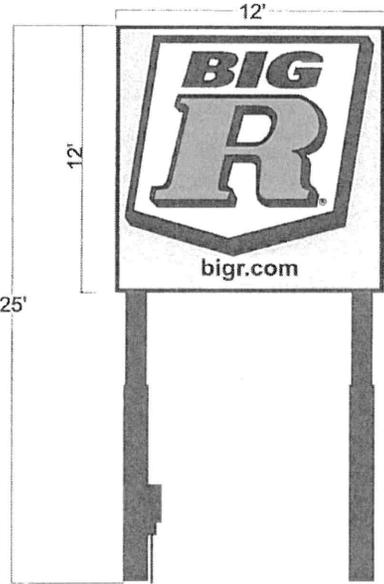
Brenda L. Owens

Account Executive

Sign Crafters, Inc. 812-424-9011



SIGN TYPE
(x) DOUBLE POLE MOUNTED SIGN
GENERAL DIM.
CABINET SIZE H. 12' W. 12' OAH 25'
MATERIALS / COLORS
MATERIALS- SUBSTRATE _____
() POLYCARBONATE () FLEX () METAL FACE _____
() EMBOSSED () PAN () FLAT
COLORS:
3630-33 Red & 7725-12 Black/Vinyl 3630-51 Silver Gray



Preferred file formats








SIGN CRAFTERS INCORPORATED
 1508 STRINGTOWN ROAD
 EVANSVILLE, INDIANA 47711
 (812)424-9011
 FAX (812) 428-4973

CLIENT: Big R (Burlington, WI)

SALES REP: Brenda Owens

APPROVED:

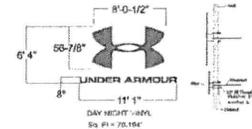
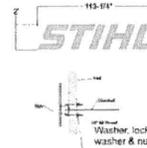
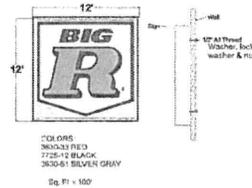
SCALE: 1/8" = 1'

DATE: 5/11/2017

DRAWN BY: REC

DESIGN NO.: 12x12-pylon.fs

THIS DESIGN WAS CREATED AS A SERVICE BY SIGN CRAFTERS INCORPORATED OF EVANSVILLE, IN AND REMAINS THE PROPERTY OF THE SAME. IT CANNOT BE COPIED OR REPRODUCED OR USED WITHOUT WRITTEN PERMISSION FROM SIGN CRAFTERS INCORPORATED.



SIGN INSTALLATION INSTRUCTION

- 1: Through bolt raceway 1/2" all thread.
- 2: Holes with silicone or equal water proof application.
- 3: Electrical should be hook up by qualified person & by local code.

UL # _____

"This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign."

Preferred file formats

SIGN CRAFTERS INCORPORATED
1508 STRINGTOWN ROAD
EVANSVILLE, INDIANA 47711
(812)424-9011
FAX (812) 428-4973

CLIENT: Big R - Burlington, WI
SALES REP: Brenda Owens
APPROVED:

SCALE: NO SCALE
DATE: 5/3/2017
DRAWN BY: REC

DESIGN NO.: Channel Letters on Building.fs

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Drive → Thru

NO WHIRLING



09:22:2014 09:06

