

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
JUNE 3, 2010
MINUTES

The Community Development Authority Meeting was called to order by Mayor Chiovatero at 7:32 A.M.

In attendance were Mayor Chiovatero, Donald Vaclav, John Fillar, Marta Broge, Ted Anderson, Deena Liska, and Ken Harenda. Also present were Nikki Jones, Planning Services Manager; Jessica Titel, Associate Planner; and City Attorney Mark Blum.

Motion by Mr. Anderson to approve the May 6, 2010 Community Development Authority Minutes. Seconded by Mr. Vaclav. Motion passes unanimously.

COMMUNITY DEVELOPMENT AUTHORITY EXECUTIVE DIRECTOR'S REPORT - No Report

NEW BUSINESS

1. (7)JT SG-10-12 Glidden Paint Center – 2701 S. 163 St. – New Wall Sign and Replace Face on Pylon Sign.

Motion by Alderman Harenda to deny the request by Glidden Paint Center located at 2701 S. 163rd Street for the pole sign face change along with Waiver Request #1 located at 2701 S. 163rd Street subject to the application, plans on file and the reasons listed below:

Motion by Alderman Harenda to approve the request by Glidden Paint Center located at 2701 S. 163rd Street for the wall cabinet sign along with Waiver Request #2 located at 2701 S. 163rd Street subject to the application, plans on file and Condition #5:

WAIVER REQUEST #1: Applicant is requesting a waiver from Section 275-61.E(1) which states that any alteration to a legal nonconforming sign, including changing the sign face, requires that the sign shall be brought into compliance with the current zoning code. The applicant is proposing to keep the existing pole sign.

WAIVER REQUEST #2: Applicant is requesting a waiver from Section 275-61.I(1)(a) and 275-61.I(2)(c) which states that individual channel lettering is required and that box signs/cabinet signs are prohibited.

- 1) Both the cabinet sign on the building and the existing pole sign are non-conforming signs. The applicant is proposing a new cabinet sign on the building and is proposing a face change to the pole sign. Section 275-61.E(1) states that changes and/or replacements to legal non-conforming sign shall be brought into compliance with the existing code.

- 2) Section 275-61I(1)(e) states that pole signs are prohibited. The pole sign currently exceeds the maximum sign height of 8-feet. Section 275-61I(1)(c) states that monument signs are required in the New Berlin Industrial Parks. The applicant is proposing a face change to the existing pole sign rather than installing a new monument sign.
- 3) The existing pole sign is located within the vision triangle. Section 275-61E(4)(c) prohibits signs within the vision triangle. See attached map.
- 4) Section 275-61.E(1) of Zoning Code states: "Wall signs or building signs. Wall signs and building signs shall be placed against the exterior walls of buildings and shall not extend more than 12 inches outside of a building's wall surface; shall not exceed one square foot in area for every one linear foot of building face width on which it is mounted; and shall not exceed the height or project beyond the building. Individual channel lettering is required on brick buildings." Section 275-61.I(2)(c) of the Zoning Code states: "Separate individual channel lettering wall or canopy or fascia signs may be allowed for each tenant in a retail, shopping, industrial or commercial center, subject to the approval of an overall coordinated sign plan by the DCD staff for the building. Size of wall signs approved in this manner shall be figured using the width of the bay occupied by each tenant. Box signs/cabinet signs are prohibited."
- 5) Applicant shall relocate the cabinet sign to the wall of the building. Section 275-61I(1)(f) prohibits roof signs. Roof signs are defined in Section 275-70 as: "A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eaves line of a building with a gambrel, gable, or hip roof, or the decline of a building with a mansard roof."
- 6) Section 275-61.D(5) allows the applicant to appeal the decision made by Staff to the Plan Commission or the Community Development Authority for determination.

Seconded by Alderman Liska. Motion passes with Mayor Chiovero, Alderman Liska, Mr. Vaclav, Mr. Fillar, Mr. Anderson, Alderman Harenda voting Yes, and Ms. Broge voting No.

2. Pinewood Creek Project – Compliance Certificate (PG-631-5)

Motion by Mr. Vaclav to accept the Pinewood Creek Compliance Certificate for the quarter February 1, 2010 through April 30, 2010. Seconded by Mr. Fillar. Motion carried unanimously.

3. Pinewood Creek Financial Statements – December 31, 2009 and 2008. (PG-631-5)

Motion by Mr. Fillar to accept the Pinewood Creek Financial Statements for December 31, 2009 and 2008. Seconded by Alderman Liska. Motion carried unanimously.

ADJOURN

Motion by Mr. Fillar to adjourn the Community Development Authority Meeting at 7:45 A.M. Seconded by Ms. Broge. Motion carried unanimously.