

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by BMO Harris Bank to relocate existing monument signs at 1441 N. Taylor Drive. SO Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: January 11, 2019

MEETING DATE: January 15, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The City of Sheboygan is constructing road improvements around the intersection of N. Taylor Drive and Superior Avenue to improve traffic circulation in this area. In order to widen the road, the City is purchasing a portion of BL Branch Group One, LLC's property at 1441 N Taylor Dr., Sheboygan, WI, where BMO Harris Bank is a first-floor tenant. BMO Harris has two (2) existing monument signs along Taylor Drive. One sign is proposed to remain in its existing location while the other sign is proposed to be relocated.

STAFF COMMENTS:

In 2019, Superior Avenue is being reconstructed from Taylor Drive to N. 29th Street. In addition to Superior Avenue being reconstructed, there are improvements that will occur at the Superior Avenue and Taylor Drive Intersection. A new dedicated turn lane will be constructed on the north bound side of Taylor Drive (south of Superior Avenue). In order to add this turn lane, the City needs to acquire/purchase additional property from BL Branch Group who now owns the BMO Harris Bank facility/property located at 1441 N. Taylor Drive.

BMO Harris presently has two (2) monument signs on the west side of their property along Taylor Drive. One (1) sign is located at the southwest corner of the property (by their driveway) and one (1) sign is located at the northwest corner of their property (the Taylor Drive and Superior Avenue intersection).

The applicant is proposing the following:

Northwest monument sign (intersection):

- Relocate the existing monument sign at the intersection to meet the 12 foot setback. The City is purchasing property at the northwest corner of this site for street improvements, however, there is enough private property in this area to relocate this sign and meet the 12 foot setback.
- The sign is 108sf (8 x 13.5).
- This sign is simply being relocated – there are no changes in terms of design or size of sign.

Southwest monument sign (driveway):

- Maintain the existing monument sign at the southwest corner of the property at its present location. Based on the proposed turn lane improvements, the sign is proposed to be located four (4) feet to the property line.
- The sign is 108sf (8 x 13.5).
- The sign will have a four foot setback but will still be 18.5 feet from the face of the new street curb.

Applicant is requesting the following variance:

To maintain an existing monument sign with a four (4) foot setback. – Minimum sign setback is 12 feet to the property line.

BL Branch Group One members (Brookline) have communicated the above with the City of Sheboygan Planning and Engineering departments. During discussions, City Planning personnel, City Engineers personnel, and Brookline personnel found several reasons to maintain the sign in its current location rather than relocate it, including reducing costs and limiting delays to the road widening project. Brookline was provided direction by City personnel to seek a variance so the sign may remain in the current location.

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and variance subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The existing monument sign that is to remain in its present location at the southwest corner of the site shall meet the minimum four (4) foot setback to the N. Taylor Drive

property line. The newly relocated monument sign located at the northwest corner of the site shall meet the minimum 12 foot sign setback to both N. Taylor Drive and Superior Avenue. Applicant is responsible to insure the sign meets the required setbacks (closest edge of sign to property line).

3. Maximum height of each monument sign is eight (8) feet tall.
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 215 862
MAP NO. _____
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/15/19

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2018



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Sign Me Up of Wisconsin, LLC
ADDRESS: 311 Forest Avenue - Sheboygan Falls, WI 53083 E-MAIL: bdunton@signmeupofwi.com
PHONE: (920) 550-0009 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: BMO Harris Bank
ADDRESS OF PROPERTY AFFECTED: 1441 N. Taylor Drive
LEGAL DESCRIPTION: Commerical - BANK
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Financial Bank

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: would like to move S1 sign and keep S2 sign in current location

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: S1 - remove existing ground sign and reinstall in new location. Re-landscaping per supplied drawings to occur as well.

S2 - existing monument sign to be left As Is after the Right of Way has been widened on the roadside. The sign will be approximately 4 feet from the newly constructed Right of Way, 8 feet less than the city ordinance of 12 feet

OFFICE USE ONLY
PARCEL NO.: 215862
MAP NO.: _____
ZONING CLASSIFICATION: SO

OFFICE USE ONLY
REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Sign Me Up of Wisconsin, LLC
ADDRESS: 311 Forest Avenue – Sheboygan Falls, WI 53083
E-MAIL ADDRESS: bdunton@signmeupofwi.com
PHONE: (920) 550-0009

2. OWNER INFORMATION

OWNER OF SITE: BMO Harris Bank
ADDRESS: 1441 N. Taylor Drive
PHONE: _____ FAX NO: _____

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: BMO Harris Bank
ADDRESS OF PROPERTY AFFECTED: 1441 N. Taylor Drive

USE OF PROPERTY: Commerical

TYPE OF SIGN: S1 – remove existing ground sign and reinstall in new location. Re-landscaping per supplied drawings to occur as well.

S2 – existing monument sign to be left As Is after the Right of Way has been widened on the roadside. The sign will be approximately 4 feet from the newly constructed Right of Way, 8 feet less than the city ordinance of 12 feet

3. CONFIGURATION OF PROPOSED SIGN:

S1 – existing sign to Relocate and face Superior Ave.

HEIGHT: 96" X WIDTH: 12'-9" =TOTAL SQUARE FOOTAGE: **102**

AMOUNT OF PUBLIC STREET FRONTAGE:

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH:

SETBACK: 61'-7.25" from intersection corner

METHOD OF ATTACHMENT:

METHOD OF ILLUMINATION: Flourescent lamps

SIGN MATERIALS: Aluminum, paint

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: AFTER PROPOSED SIGN:

4. CONFIGURATION OF PROPOSED SIGN:

S2 – Existing monument sign to be left As Is

HEIGHT: 96" X WIDTH: 12'-9" =TOTAL SQUARE FOOTAGE: **102**

AMOUNT OF PUBLIC STREET FRONTAGE:

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH:

SETBACK: existing monument sign to be left As Is after the Right of Way has been widened on the roadside. The sign will be approximately 4 feet from the newly constructed Right of Way, 8 feet less than the city ordinance of 12 feet

METHOD OF ATTACHMENT:

METHOD OF ILLUMINATION: Flourescent lamps

SIGN MATERIALS: Aluminum, paint

BMO Harris Bank – 1441 North Taylor Drive

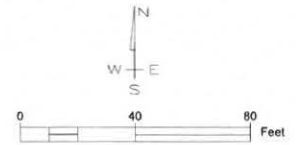
Conditional Use Permit submission letter

12/19/2018

The City of Sheboygan is widening the road around the intersection of Taylor Dr. and Superior Ave. to improve the road infrastructure. In order to widen the road, the City is taking a portion of BL Branch Group One, LLC's property at 1441 N Taylor Dr., Sheboygan, WI, where BMO Harris Bank is a first-floor tenant. BMO Harris has an existing road-side sign, along Taylor Dr., perpendicular to Taylor Dr. After the road has been widened, this sign will be approximately four feet from the edge of the newly expanded right of way.

BL Branch Group One members (Brookline) have communicated the above with the City of Sheboygan Planning and Engineering departments. During discussions, City Planning personnel, City Engineers personnel, and Brookline personnel found several reasons to maintain the sign in its current location rather than relocate it, including reducing costs and limiting delays to the road widening project. Brookline was provided direction by City personnel to seek a variance so the sign may remain in the current location.

Site



Scale: 1/64"=1'-0"



Revisions:		X
	X	
	X	
	X	

File Location:	STND	___
Drive/Clients/	CSTM	___
<input type="checkbox"/> AS	<input type="checkbox"/> CR	<input checked="" type="checkbox"/> EN

Date:	12/10/2018
Designer:	PV
PM:	HH

City/State:	Sheboygan, WI.
Address:	1441 N. Taylor Drive

Drawing #	C59441
OE #	118680

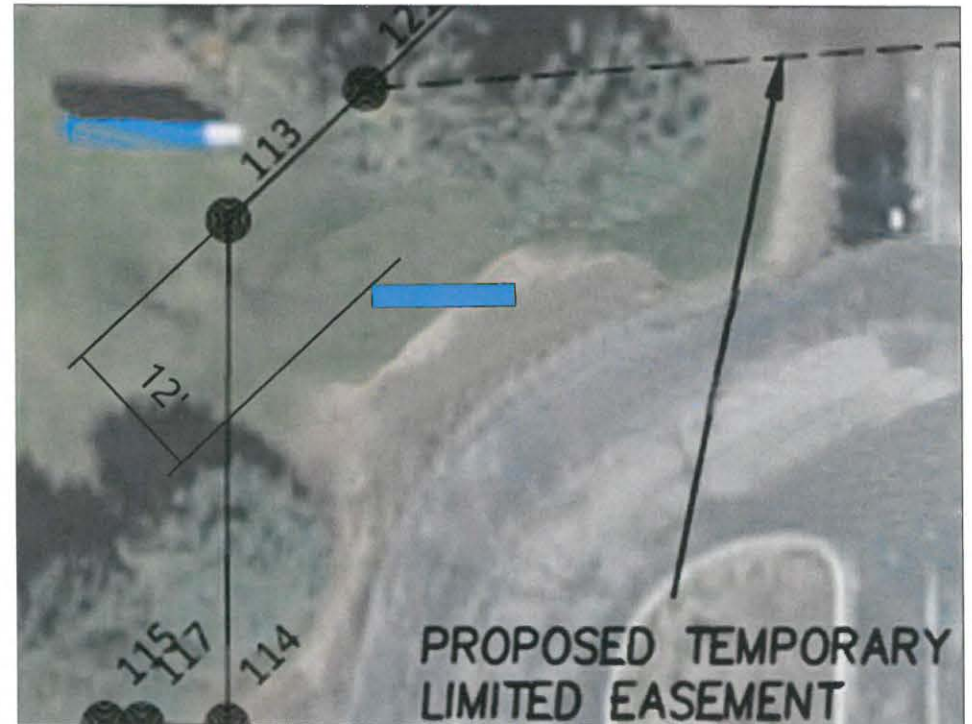
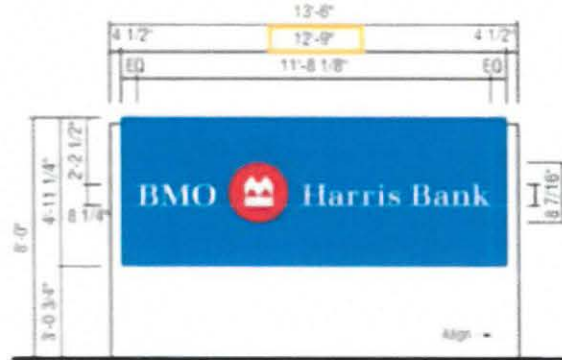
S1

Monument Sign Relocation

Remove existing ground sign and reinstall in new location.

Re-landscaping of the site is limited to as follows:

Landscaping to be reworked after relocation as follows: planting of two (2) Green Mountain pyramidal Boxwood on ends of sign, ten (10) BoBo Hydrangeas on both sides of sign, sculpting a natural edge to define bed, and spreading dark shredded mulch.



Revisions:	Sign rotated to face Superior Ave (DW 12/16/18)
Added landscaping notes PV 12.10.18	X
Revised description PV 12.13.18	X
Setback dimension added to PP (DW 12/14/18)	X

File Location:	STND
Drive/Clients/	CSTM
<input type="checkbox"/> AS	<input checked="" type="checkbox"/> CR
<input type="checkbox"/> EN	<input type="checkbox"/>

Date:	11/27/18
Designer:	PB
PM:	HH

City/State:	Sheboygan, WI.
Address:	1441 N. Taylor Drive

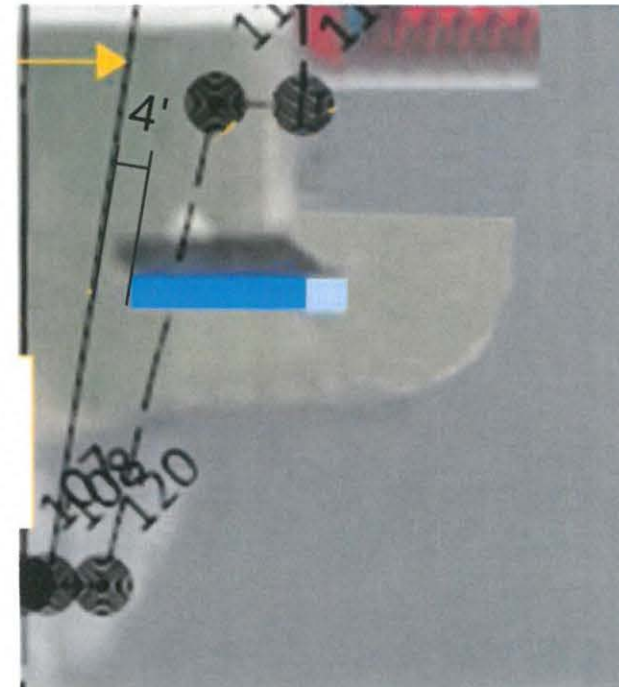
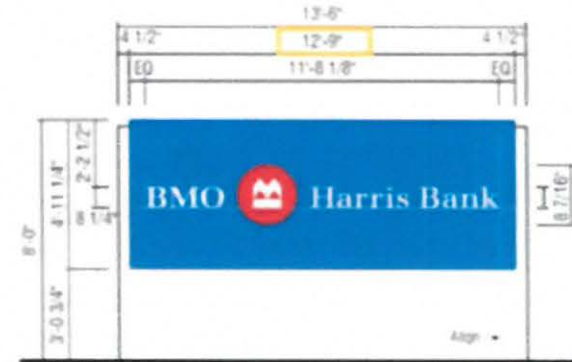
Drawing #	C59441 - 3
OE #	118680

S2

Monument Sign - Leave As Is

Existing monument to be left as is after the Right of Way has been widened on the roadside. The sign will be approximately 4ft from the newly constructed Right of Way, 8ft less than the city ordinance of 12ft.

The sign's blue top is approximately 12 feet
The sign's distance from the new ROW will be approximately one-third of the sign's length 4 feet.



Revisions:	X
Revised sign title and description PV 12.13.18	X
Setback dimension added to PP (DW 12/14/18)	X
X	X

File Location:	STND
Draw/Clients/	CSTM
AS	CR
EN	

Date:	11/27/18
Designer:	PB
PM:	HH

City/State:	Sheboygan, WI.
Address:	1441 N. Taylor Drive

Drawing #	C59441 - 2
OE #	118680

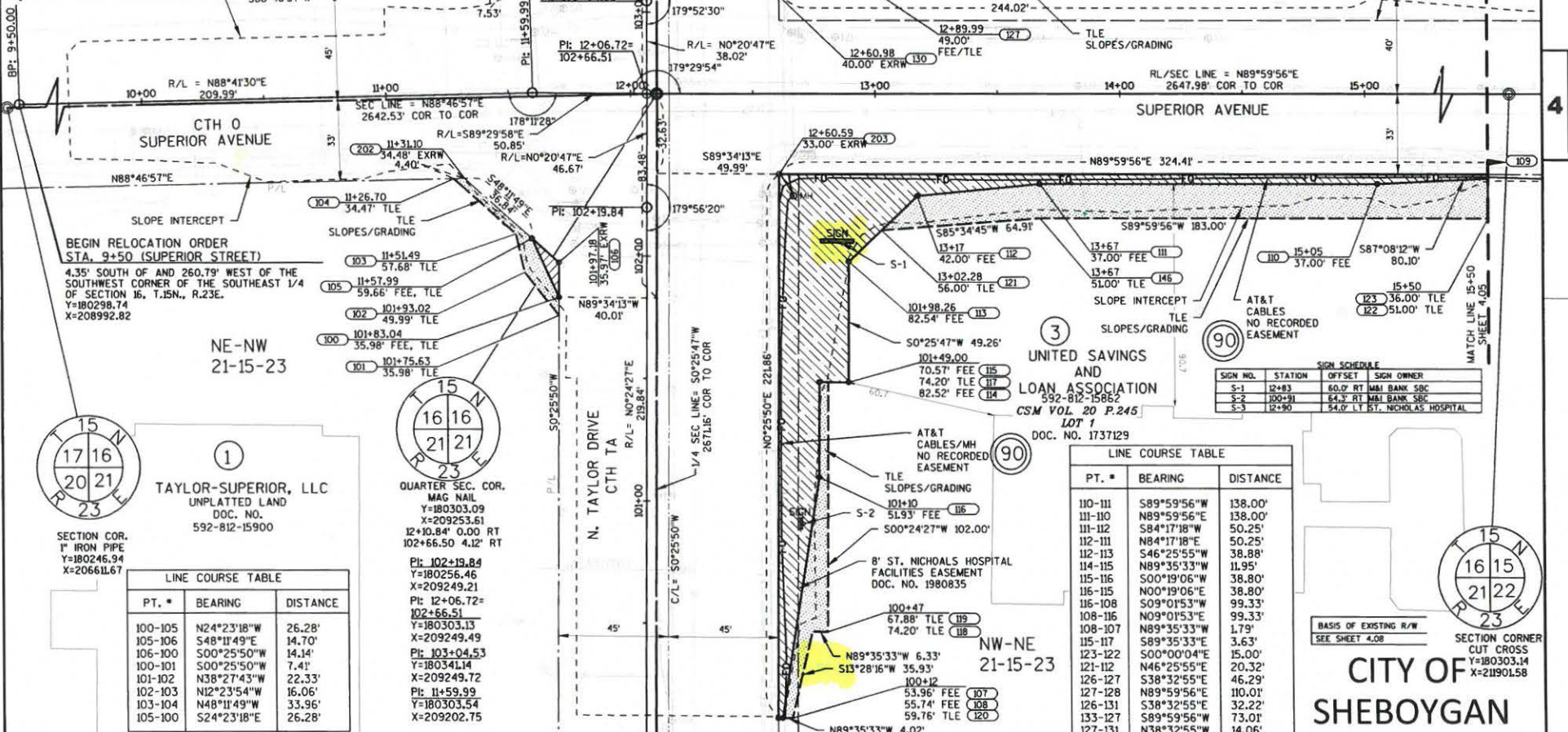
CITY OF SHEBOYGAN

RAEDER RENTALS, INC.
UNPLATTED LAND
DOC. NO. 1718658
592-816-31620

91 SE-SW 16-15-23

90 SW-SE 16-15-23

ST. NICHOLAS HOSPITAL OF THE THRID ORDER OF ST. FRANCIS
UNPLATTED LAND
DOC. NO. 983765
592-816-31520



BEGIN RELOCATION ORDER
STA. 9+50 (SUPERIOR STREET)
4.35' SOUTH OF AND 260.79' WEST OF THE
SOUTHWEST CORNER OF THE SOUTHEAST 1/4
OF SECTION 16, T.15N., R.23E.
Y=180298.74
X=208992.82

NE-NW 21-15-23



1 TAYLOR-SUPERIOR, LLC
UNPLATTED LAND
DOC. NO.
592-812-15900

QUARTER SEC. COR.
MAG NAIL
Y=180303.09
X=209253.61
12+10.84' 0.00 RT
102+66.50 4.12' RT

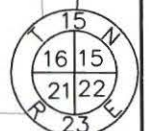
LINE COURSE TABLE		
PT. #	BEARING	DISTANCE
100-105	N24°23'18"W	26.28'
105-106	S48°11'49"E	14.70'
106-100	S00°25'50"W	14.14'
100-101	S00°25'50"W	7.41'
101-102	N38°27'43"W	22.33'
102-103	N12°23'54"W	16.06'
103-104	N48°11'49"W	33.96'
105-100	S24°23'18"E	26.28'

PI: 102+19.84
Y=180256.46
X=209249.21
PI: 12+06.72=102+66.51
Y=180303.13
X=209249.49
PI: 103+04.53
Y=180341.14
X=209249.72
PI: 11+59.99
Y=180303.54
X=209202.75

3 UNITED SAVINGS AND LOAN ASSOCIATION
592-812-15862
CSM VOL 20 P.245
LOT 1
DOC. NO. 1737129

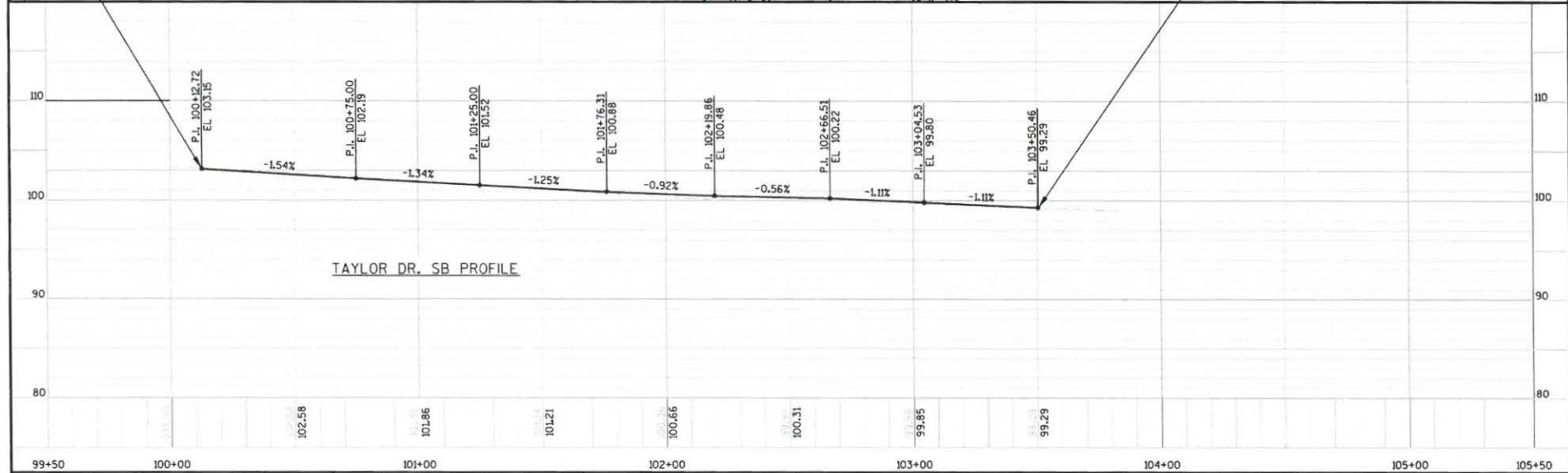
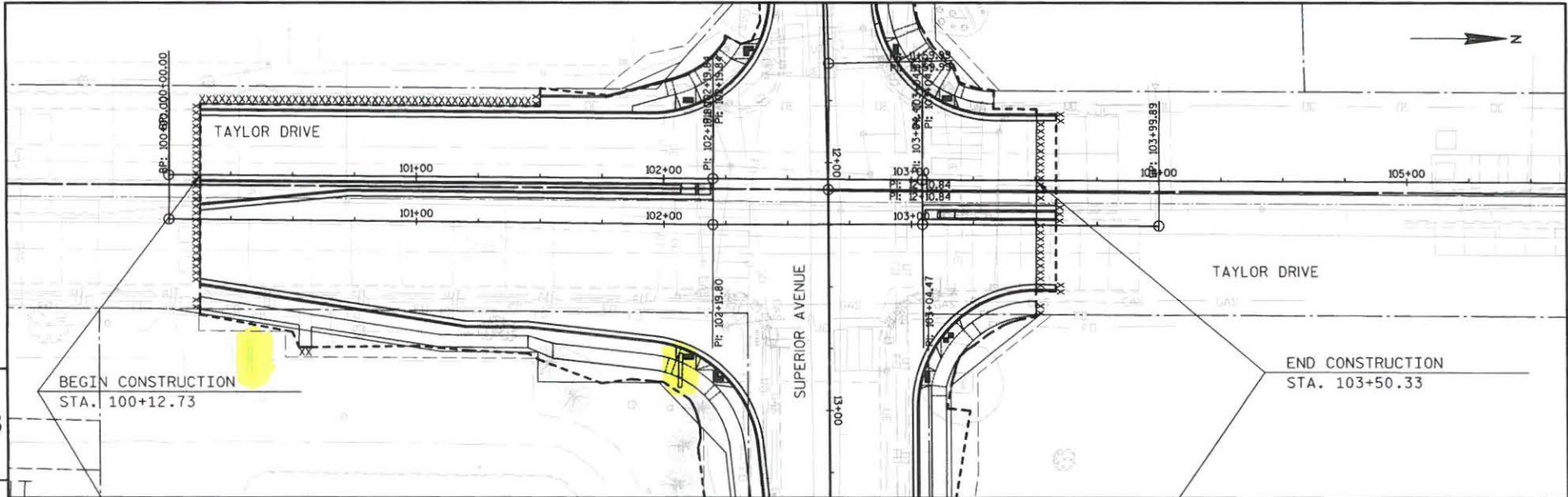
LINE COURSE TABLE		
PT. #	BEARING	DISTANCE
110-111	S89°59'56"W	138.00'
111-110	N89°59'56"E	138.00'
111-112	S84°17'18"W	50.25'
112-111	N84°17'18"E	50.25'
112-113	S46°25'55"W	38.88'
114-115	N89°35'33"W	11.95'
115-116	S00°19'06"W	38.80'
116-115	N00°19'06"E	38.80'
116-108	S09°01'53"W	99.33'
108-116	N09°01'53"E	99.33'
108-110	N89°35'33"W	1.79'
115-117	S89°35'33"E	3.63'
123-122	S00°00'04"E	15.00'
121-112	N46°25'55"E	20.32'
126-127	S38°32'55"E	46.29'
127-128	N89°59'56"E	110.01'
126-131	S38°32'55"E	32.22'
133-127	S89°59'56"W	73.01'
127-131	N38°32'55"W	14.08'

SIGN SCHEDULE			
SIGN NO.	STATION	OFFSET	SIGN OWNER
S-1	12+83	60.0' RT	M&I BANK SBC
S-2	100+91	64.3' RT	M&I BANK SBC
S-3	12+90	54.0' LT	ST. NICHOLAS HOSPITAL



SECTION CORNER CUT CROSS
Y=180303.14
X=211901.58

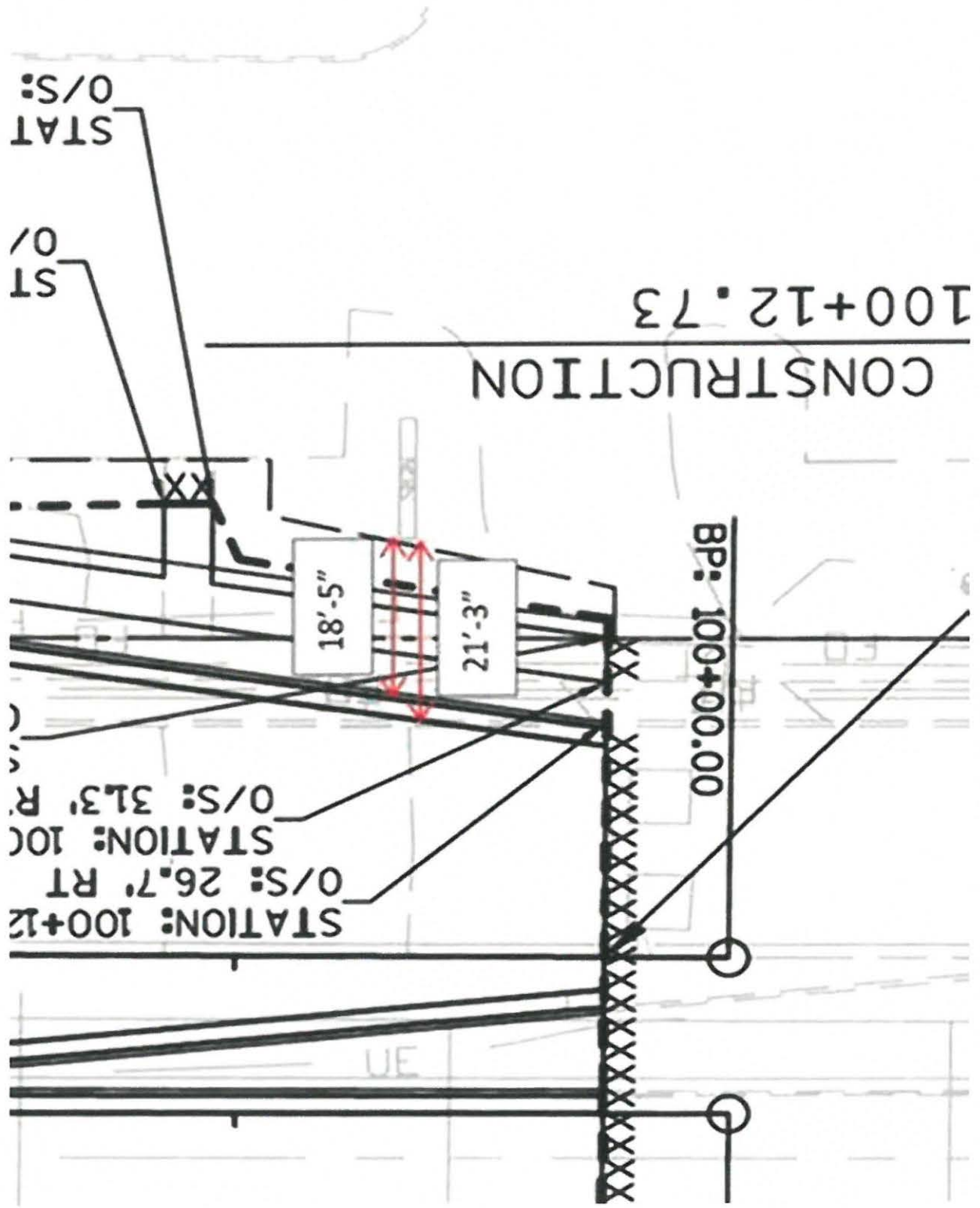
REVISION DATE	DATE: 06-27-2017	SCALE: FEET	HWY: SUPERIOR AVENUE	STATE R/W PROJECT NUMBER - 4996-01-72	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: SHEBOYGAN	CONSTRUCTION PROJECT NUMBER - 4996-01-73	PS&E SHEET E



99+50 100+00 101+00 102+00 103+00 104+00 105+00 105+50

PROJECT NO: 4996-01-73 HWY: SUPERIOR AVE (CTH 0) COUNTY: SHEBOYGAN PLAN AND PROFILE: TAYLOR DRIVE SB SHEET **E**

FILE NAME : P:\12927SHE\DWG\4992-01-72-SHEETS\PLAN\050101-PP.DWG LAYOUT NAME : 050101-PP - 050105-PP PLOT DATE : 9/20/2018 1:44 PM PLOT BY : BREMER, SAM PLOT NAME : PLOT SCALE : 1 IN=40 FT WISDOT/CADD SHEET 44



CONSTRUCTION

100+12.73

BP: 100+00.00

STATION: 100+12
 O/S: 26.7' RT
 STATION: 100
 O/S: 31.3' R

18'-5"

21'-3"

STAT
 O/S:

ST
 O/

UE