

CITY OF HORICON

ZONING BOARD OF APPEALS

CASE NO. 178 DECISION

Requested by Premier Horicon LLC, 801-805 Horicon Street & 514 Cityview (3) 12-unit apartment buildings, to erect a 54.5 square feet per side for the on-premise sign located in a R-2 Residential District.

DECISION: In view of the testimony given and the circumstances presented, the following variance was approved: to erect a 54.5 square feet per side for the on-premise sign located in a R-2 Residential District, Premier Horicon LLC.

Per Section 13-1-194 of the Municipal Code of the City of Horicon, any person or persons aggrieved by any decision of the Board of Appeals may present to a court of records a petition, duly specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the offices of the Board of Appeals.

Dated this 26<sup>th</sup> day of May, 2020.



Daryl Levenhagen, Chairman  
City of Horicon  
Zoning Board of Appeals

ATTEST:



Chris Spilker, Secretary  
City of Horicon  
Zoning Board of Appeals

Filed: May 26, 2020

c: Premier Horicon LLC, Property Owner  
Rob Froh, Building Inspector

The Horicon Zoning Board of Appeals met in Regular Session with Chairman Daryl Levenhagen presiding. The meeting was called to order at 4:30 p.m.

Members Present: Daryl Levenhagen, Dave Berggren, Craig Halsema, Ken Metzdorf, and Scott Giesen.

Members Absent: Dave Boersma.

Motion by Halsema, second by Giesen, to approve the Zoning Board of Appeals minutes from July 22, 2019.

All voting AYE. Motion carried.

Chairman Levenhagen announced this was a Public Hearing requesting to erect a 54.5 square feet per side on-premise sign located in a R-2 Residential District at 801-805 Horicon St. & 514 Cityview St. (3) 12-unit apartment buildings; Premier Horicon LLC.

Chairman Levenhagen declared the Public Hearing open to erect a 54.5 square feet per side on-premise sign located in a R-2 Residential District at 801-805 Horicon St. & 514 Cityview St. (3) 12-unit apartment buildings; Premier Horicon LLC.

Chairman Levenhagen stated the meeting was being recorded for transcription purposes only.

Scott Risch, neighboring resident, questioned if the sign could be redesigned to meet the zoning codes and not require a variance.

Levenhagen stated the sign is 6 inches over the allowed size to meet the zoning requirement.

Rob Froh, Building Inspector, stated the variance is to construct a sign 54.5 square feet per side sign located in an R-2 Residential District and will be 6 inches over the allowable size.

Froh further stated he expected a representative for the Project to be present at the meeting but in his experience, typically engineers design the signs for each project and this design is likely just a standard design size.

Froh stated he reviewed the variance and after reviewing did not feel this was going to be designed to be a big obnoxious sign.

Berggren stated he traveled around Horicon and noticed Marvin's Manor, a city park, and an apartment complex on Horicon Street all having similar signs in size to the proposed variance.

Berggren added he felt this proposed sign is going to add value and will look nice compared to other signs in the area.

Berggren questioned if the proposed sign will have a lighting system.

Froh stated the plans did not have a lighting system.

Berggren questioned why the plans show a 13-inch concrete slab, but the side view of the sign states 1 foot and 11 inches.

Levenhagen stated the sign will have a 1-inch concreted slab over the sign per the design.

Froh stated the plans should read the side view is only 11 inches not 1 foot and 11 inches.

Metzdorf stated the Marvin's Manor sign is bigger than this proposed sign.

Berggren stated the Marvin's Manor sign is also wider than this proposed sign.

Levenhagen stated the setback meets the zoning codes.

Froh confirmed the setbacks are not an issue.

Froh stated the variances being reviewed are for square footage of the sign and the location in a residential district.

Berggren stated 2 signs are allowed for each individual business premises as long as total display area is not greater than fifty (50) square feet.

Levenhagen stated he understood the size of the proposed sign because the sign will be advertisement for 3 large buildings.

Levenhagen further stated the proposal also shows this will be a nice brick encased sign.

Froh stated he did send the City of Horicon's Ordinance's hoping the engineer would alter the proposal to meet the zoning requirements.

Froh added they were prepared to file a variance and pay the costs associated with filing for a variance.

Metzdorf stated he did not see an issue with the construction of the sign.

Halsema stated he was hoping for a representative to be present because he had a few ideas that he would have liked to discuss to achieve the same overall appearance.

Halsema stated he had a concern and did not want to set a precedence for the next project requesting a much larger sign because it's proportioned to the size of the project.

Risch stated that he agreed with Halsema and does not want the next sizable project to be allowed to construct signage based on the size of the project.

Berggren stated he did not have an issue with the proposed sign.

Halsema stated if a representative would have been present, he was interested in discussing the dimensions and the masonry to see if there could be a resolution to still achieve the same goal.

Berggren asked if any shrubbery would be located around the sign.

Froh stated he was not aware of any shrubbery being placed around the sign.

Levenhagen asked if there was any further discussion.

All interested individuals and/or their representatives were given an opportunity to be heard.

Levenhagen declared the public hearing closed at 4:44 pm.

Motion by Halsema, second by Berggren, to erect an on-premise sign located in a R-2 Residential District at 801-805 Horicon St. & 514 Cityview St. (3) 12-unit apartment buildings; Premier Horicon LLC.

Roll call was taken.

All voting AYE. Motion carried.

Motion by Berggren, second by Giesen, to erect a 54.5 square feet per side sign in a R-2 Residential District at 801-805 Horicon St. and 514 Cityview St. (3) 12-unit apartment buildings; Premier Horicon LLC.

Roll call was taken.

All voting AYE. Motion carried.

Non-Action Discussion: None

Motion by Berggren, second by Halsema to adjourn.

All voting Aye, motion carried.

Meeting adjourned at 4:48 p.m.

CITY OF HORICON

ZONING BOARD  
OF APPEALS

March 16, 2020



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Christine A. Spilker, Secretary