



City of Whitewater, Board of Zoning Appeals Meeting
Agenda

September 24, 2015

6:00 p.m., Community Room

Whitewater Municipal Building

312 W. Whitewater Street, Whitewater, WI

1. Call to order and roll call.
2. Election of Chairperson and Vice Chairperson.
3. Secretary presents case to be heard:

Applicant: Dennis Knopp

Property: 156 W. Whitewater Street – Parcel No. / OT 000129

Relative Code: 19.54.052, which requires all projecting signs located within the City to be installed on the first floor of a building.

Variance Requested: Request to allow building at 156 W. Whitewater St. (Denny K's Bar and Grill) to install projecting sign on brick façade on *second story* of southeast corner of building.

4. Board presentation of hearing procedures.
5. Applicant Presentation requesting Variance.
6. Statement by Neighborhood Services Director.
7. Public Comment and Input.
8. Written input presented.
9. Applicant response to statements.
10. Board deliberations of case (Open Session).
11. Board action on request, including findings regarding variance request.
12. Adjourn.

A written decision will be issued at a later date.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk at least 72 hours prior to the meeting.



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Board of Zoning Appeals
From: Chris Munz-Pritchard, Neighborhood Services Director/ City Planner
Meeting Date: September 24, 2015
Re: Request a variance to allow for the installation of a projecting sign on the second story of a building located at 156 W Whitewater Street (Denny K's Bar & Grill)

Summary of Request

Location: 156 W Whitewater Street (Denny K's Bar & Grill)

Current Land Use: restaurant / bar

Current Zoning: B-2 Central Business

Description

Denny K's Bar & Grill located at 156 W Whitewater Street, is requesting a variance regarding the City's Sign Code 19.54.052 (projecting sign maximum height) for the installation of a projection sign partially on the second story of the building.

19.54.052 requires all projecting signs in the City to be installed on the first floor of the building. Due to an existing mansard roof structure stretching across most of the building frontage the sign would be partially hidden from the eastbound traffic if the sign is required to be installed exclusively on the first floor.

While the sign could be installed on the mansard, the structure does not provide as secure and safe an installation foundation as using the corner of the brick façade. For both visibility and safety reasons the sign installation on the brick façade at the southeast corner of the building is preferred.

The proposed variance requested:

- 1) Request a variance to allow for the installation of a projecting sign on part of the second story of a building located at 156 W Whitewater Street (Denny K's Bar & Grill).

Analysis of Proposed Project

No variance to the provisions of this title shall be granted by the board unless it finds beyond a reasonable doubt that all of the following facts and conditions exist:

Standard	Evaluation	Comments
Findings prerequisite to grant a variance (see section 19.72.080 of zoning ordinance)		
The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;	Yes	The existing mansard roof structure does not provide as secure and safe an installation foundation as using the corner of the brick façade and limits the visibility.
The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification	Yes	No other buildings with projecting signs in the downtown area (street) have mansards extending across the building frontage.
The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner	Yes	It is based on structural integrity of the building for attachment and visibility.
The hardship is not one that is self-created	Yes	The two-family structure already exists on the property.
The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods	maybe	Second floor resident will be able to detect the sign from the far east window.
The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district	Yes	The use already exists in the district.
No variance shall be granted in a floodland district where not in compliance with Section 19.46.070(C) (4) of this title.	NA	

PUBLISH IN WHITEWATER REGISTER ON SEPTEMBER 3, 2015 AND
SEPTEMBER 10, 2015

NOTICE OF ZONING HEARING

TO ALL CONCERNED:

A public hearing will be held by the Board of Zoning Appeals of the City of Whitewater on September 24, 2015 at 6:00 p.m. in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, Whitewater, Wisconsin.

Applicant: Dennis Knopp (Rick Brunton/JNB Signs)

Property Location: 156 W. Whitewater Street (Tax Parcel /OT 00129)

Applicable Code: 19.54.052 requires all projecting signs in the City to be installed on the first floor of the building.

Variance Requested: To allow for the installation of a projecting sign on part of the second story of the building located at 156 W. Whitewater Street (Denny K's Bar & Grill).

Reason for Request: To provide both visibility and safety by installing the sign on the brick façade at the southeast corner of the building.

This notice is being mailed to owners of record within 300 feet of the property in question, to the City Planner and the Plan Commission in accordance with Section 19 of the Code of Ordinances. **THE PROPOSAL FILED BY THE OWNER IS NOW OPEN TO PUBLIC INSPECTION AT THE OFFICE OF THE CITY PLANNER DURING NORMAL BUSINESS HOURS (Monday – Friday 8:00 a.m. to 5:00 p.m.)**

BOARD OF ZONING APPEALS

Michele Smith, Secretary, BZA

By: Jane Wegner, Neighborhood Services Administrative Asst.

Dated: August 31, 2015

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 29600001	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/A 29600002	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/A127400001	FRAWLEY ENTERPRISES WHITEWATER		PO BOX 630	WHITEWATER	WI	53190-0000
/A127400002	PATRICK M FLEMING		PO BOX 215	WHITEWATER	WI	53190-0000
/A288100001	DENNIS C FERO	JUDY A FERO	429 S PRINCE ST	WHITEWATER	WI	53190-0000
/A288100002	JOHN A CORDIO		2701 N SCHARINE RD	WHITEWATER	WI	53190-3606
/A288100003	WILDA HOLDINGS LLC		N6333 CTY RD F	OCONOMOWOC	WI	53066-0000
/ES 00009A	FRAWLEY ENTERPRISES WHITEWATER		PO BOX 630	WHITEWATER	WI	53190-0000
/ES 00017	DAVE W REYNOLDS	KARI A REYNOLDS	N386 COLD SPRING RD	WHITEWATER	WI	53190-2836
/ES 00018	FRANK CORDIO JR		222 S ESTERLY ST	WHITEWATER	WI	53190-0000
/ES 00018A	FRANK CORDIO		222 ESTERLY ST	WHITEWATER	WI	53190-0000
/ES 00019	RUSSELL G ASBURY JR	SANDRA K ASBURY	638 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00022	A J TANIS		1232 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/ES 00023	ALLAN T STARK	SHERYL A STARK	578 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00024	K4A INVESTMENTS LLC		N8717 CLOVERLEAF LN	WHITEWATER	WI	53190-0000
/ES 00024A	K4A INVESTMENTS LLC		N8717 CLOVERLEAF LN	WHITEWATER	WI	53190-0000
/ES 00024B	K4A INVESTMENTS LLC		N8717 CLOVERLEAF LN	WHITEWATER	WI	53190-0000
/ES 00035A	HARTMANN ENTERPRISES LLC		336 INDIAN MOUND PKWY	WHITEWATER	WI	53190-0000
/ES 00036A	GARY MICKELSON		545 E MILWAUKEE ST	WHITEWATER	WI	53190-0000
/OT 00001	R&B BRASS RAIL CORP		130 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00002	CBP PROPERTIES LLC		417 N FREMONT ST	WHITEWATER	WI	53190-0000
/OT 00003	WATSON & SCHARINE		136 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00003A	KETTERHAGEN TRUST		1631 PEARSON CT	WHITEWATER	WI	53190-0000
/OT 00004	ILMI SHABANI	ANIFE SHABANI	140 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00006	MIKNNNA LLC	C/O AROPA DESIGNS	144 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00007	WOKES LLC		146 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00008	JOSE J BARAJAS	JUANA BARAJAS	409 BUCKINGHAM BLVD	WHITEWATER	WI	53190-0000
/OT 00009	MARY E KETTERHAGEN	KETTERHAGEN TRUST	1631 PEARSON CT	WHITEWATER	WI	53190-0000
/OT 00010	KETTERHAGEN TRUST		1631 PEARSON CT	WHITEWATER	WI	53190-0000
/OT 00013	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00013A	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/OT 00014	FIRST & MAIN OF WHITEWATER LLC		599 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/OT 00017	HICKS SURVIVORS TRUST		N7934 HWY 89	WHITEWATER	WI	53190-0000
/OT 00024	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00053	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00053A	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00054	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00055A	FIRST CITIZENS STATE BANK BUILDING CORPORATION		PO	WHITEWATER	WI	53190-0000
/OT 00062	DONALD E LIGGETT TRUST		PO BOX 223061	PRINCEVILLE	HI	96722-0000
/OT 00065	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00067	DIANE L TRAMPE		138 CENTER ST	WHITEWATER	WI	53190-0000
/OT 00068	FIRE STATION 1 LLC		138 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00069	CHERYL A BRESNAHAN	MICHAEL J BRESNAHAN JR	117 S SECOND ST	WHITEWATER	WI	53190-0000
/OT 00070	BLGL LLC		1691 MOUND VIEW PL	WHITEWATER	WI	53190-0000
/OT 00071	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00072	JORGE ISLAS MARTINEZ		565 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/OT 00073	KJN DEVELOPMENT LLC		W316 W2920 ROBERTS RD	WAUKESHA	WI	53188-0000

/OT 00074	MARK O BERGEY	JEAN BERGEY	173 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00075	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00076	141 W MAIN STREET BUILDING LLC		N1103 PECHOUS LN	WHITEWATER	WI	53190-1655
/OT 00077	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00078	RUSSELL R WALTON	KIM A WALTON	1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/OT 00079	LAKEVIEW CENTER LLC		147 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00080	AUREL BEZAT	DANIELA BEZAT	149 W MAIN ST	WHITEWATER	WI	53190-1903
/OT 00081	TRIPLE J PROPERTIES LLC		543 A J ALLEN CIR	WALES	WI	53183-0000
/OT 00082	TRIPLE J PROPERTIES LLC		543 A J ALLEN CIR	WALES	WI	53183-0000
/OT 00083	TRIPLE J PROPERTIES LLC		543 AJ ALLEN CIR	WALES	WI	53183-0000
/OT 00084	BULLDOG INVESTMENTS LLC		109 S FIRST ST	WHITEWATER	WI	53190-0000
/OT 00085	GKC RENTALS-WHITEWATER LLC		W7723 HACKETT RD	WHITEWATER	WI	53190-0000
/OT 00086	GKC RENTALS-WHITEWATER LLC		W7723 HACKETT RD	WHITEWATER	WI	53190-0000
/OT 00126	HANTROPP PROPERTIES LLC	C/O STEFFEN & ROBYN HANTROPP	158 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00127	HANTROPP PROPERTIES LLC	C/O STEFFEN & ROBYN HANTROPP	158 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00129	DENNIS M KNOPP		323 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/OT 00131	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00132	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00133	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00134	WAYNE A QUASS	MAUREEN C QUASS	972 W PECK ST	WHITEWATER	WI	53190-0000
/OT 00135	WILLIAM V OSBORNE II	REBECCA P ANDERSON	12648 E GLACIAL CREST DR	WHITEWATER	WI	53190-0000
/OT 00136	EDWARD W HAMILTON	ROXANNE A HAMILTON	PO BOX 736	WHITEWATER	WI	53190-0000
/OT 00137	EDWARD W HAMILTON	ROXANNE HAMILTON	PO BOX 736	WHITEWATER	WI	53190-0000
/OT 00138	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00139	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00140	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00141	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00141A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00142	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00144	XURI PROPERTIES LLC		S95 W34735 JERICHO DR	EAGLE	WI	53190-0000
/OT 00169	WATERTOWN SAVINGS & LOAN	%ASSOCIATED BANK MS8227	433 MAIN ST	GREEN BAY	WI	54301-0000
/OT 00170	US OF AMERICA	WHITEWATER POST OFFICE	213 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00171	KELLY LAW BUILDING LLC		205 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00172	ROBERT R ARDEL		203 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00173	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00173A	CENTER STREET RENTALS LLC		W9597 BREIDSAN DR	WHITEWATER	WI	53190-0000
/OT 00173B	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/TR 00001	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00002	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00003	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00004	CC PROPERTY DEVELOPMENT LLC		111 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00005	CC PROPERTY DEVELOPMENT LLC		111 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00006	CC PROPERTY DEVELOPMENT LLC		111 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00006A	CC PROPERTY DEVELOPMENT LLC		111 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00008	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/TR 00009	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/TR 00010	COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF WHITEWATER		402 W MAIN ST	WHITEWATER	WI	53190-0000
/TR 00012	COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF WHITEWATER		402 W MAIN ST	WHITEWATER	WI	53190-0000

/TR 00014A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00015	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/TR 00016	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WUP 00255	R&B BRASS RAIL CORP		130 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00256	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WUP 00257	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WUP 00257A	DONNA JOANNE HENRY		347 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/WUP 00257B	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WUP 00258	LAKELAND PROPERTY MANAGEMENT		W312 S9003 MOCCASIN TR	MUKWONAGO	WI	53149-0000
/WUP 00261	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WUP 00321	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53702-0000
/WUP 00321A	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53702-0000



1221 Venture Drive, Janesville, WI 53546

608.754.6338

Friday, August 14, 2015

Christine Munz-Pritchard
Neighborhood Service Manager/Planner
City of Whitewater
312 W Whitewater Street/P O Box 178
Whitewater, WI 53190

Re: Variance to Sign Code/Denny K's Bar & Grill

Greetings Christine,
Denny K's Bar & Grill, located at 156 W Whitewater Street, is requesting a variance to the City of Whitewater Sign Code for the installation of a projecting sign partially on the second story of their building.

Code calls for all projecting signs in the city to be installed on the first floor of the building on which they are attached. Due to an existing mansard roof structure stretching across most of the building frontage the sign would be partially hidden from eastbound traffic by the mansard structure if the sign is required to be installed exclusively on the first floor.

While the sign could be installed on the mansard, the structure does not provide as secure and safe an installation foundation as using the corner of the brick façade. Because projecting signs present an extended liability we, as a sign company with over 20 years of installation experience, really prefer to install this sign on the brick façade at the Southeast corner of the building using both the street and parking lot surfaces of the building to create a secure reliable mounting.

I have attached a rendering of the sign showing the size and mounting method for which we are seeking your approval. Please review and let me know if additional information is desired.

Best regards,

Rick Brunton
JNB Signs
1221 Venture Drive
Janesville, WI 53546
608.754.6338 Ext. 14
608.921.9689 cell
rbrunton@jnbsigns.com

CITY OF WHITEWATER
APPLICATION FOR VARIANCE

IDENTIFICATION AND INFORMATION ON APPLICANT(S)

Applicant's Name: Rick Brunton / JNB SIGNS, INC.

Applicant's Mailing Address 1221 VENTURE DR./STE #1 JANESVILLE, WI 53546

Owner of Property Site as of date of application, according to current property tax records: DENNIS KNOPP

Street Address of Property (if vacant land, describe in detail the property location): 156 W. WHITEWATER STREET

Legal Description of Property (Name of Subdivision, Block and Lot, or other legal description):
LOTS 3 & 4 BLK 13 WLY 15' LOT 8 SUB OF LOT 9 BLOCK 13 ORIGINAL TOWN CITY OF WHITEWATER

Agent or Representative Assisting in the Application (Engineer, Architect, Attorney, Etc.)

Name Rick Brunton / JNB SIGNS, INC Firm JNB SIGNS, INC

Office Address 1221 VENTURE DR / #1 JANESVILLE, WI 53546

Contractor SIGN

EXISTING AND PROPOSED USES

Current Principal Use: BAR / GRILL, 2ND FLOOR RESIDENTIAL

Accessory or Secondary Uses: NONE

Proposed Use (Describe need for Variance): SAME / VARIANCE REQUESTED TO INSTALL PROJECTING WALL SIGN ON BUILDING.

Have you been granted any variances in the past, on any properties, whether fully or partially owned by you.
 Yes X No

If YES, list addresses of those properties and whether the requirements of the variance granted have been completed.

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building inspector may require.

PLOT PLAN

When required by the building inspector, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and its relationship to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property, within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

Zoning District in which the property is located: B-2

No. of Occupants Proposed to be Accommodated: _____ No. of Employees, if applicable: _____
 Section of the City of Whitewater Zoning Ordinance that prohibits the proposed usage of the property. It is this section of the Ordinance for which a variance is requested: SIGN ORDINANCE, TABLE 19.54.052

STANDARDS

The following are Standards that the City of Whitewater Zoning Ordinance sets for decisions on variances. Explain how your proposal meets these standards.

STANDARD	APPLICANT'S EXPLANATION
<p>A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from mere inconvenience, if the strict letter of the regulations were to be carried out</p>	<p>OWNER SEEKS TO INSTALL PROJECTING WALL SIGN THAT MEETS ALL CONDITIONS OF THE CITY SIGN CODE WITH THE EXCEPTION OF INSTALLATION LIMITED TO FIRST FLOOR OF STRUCTURE, FOUND IN TABLE 19.54.052(2). EXISTING MANSARD ROOF STRUCTURE WOULD HAVE VISIBILITY OF SIGN IF INSTALLED EXCLUSIVELY ON FIRST FLOOR.</p>
<p>B. The conditions upon which the application for a variance are based would not be applicable generally to other property within the same zoning classification</p>	<p>NO OTHER BUILDINGS WITH PROJECTING SIGNS IN THE DOWNTOWN AREA ALSO HAVE MANSARDS EXTENDING ACROSS BUILDING FRONTAGE.</p>
<p>C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.</p>	<p>REQUEST BASIS IS MADE ON TWO POINTS: THE STRUCTURAL INTEGRITY OF THE BUILDING FOR ATTACHMENT IS FAR GREATER THAN THAT OF THE MANSARD STRUCTURE. IF SIGN IS ATTACHED ON FIRST FLOOR MANSARD WILL BLOCK VIEW OF SIGN.</p>
<p>D. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety, or substantially diminish or impair property values within the neighborhood.</p>	<p>ADJACENT PROPERTY WILL BE UNAFFECTED. 2ND FLOOR RESIDENT WILL BE ABLE TO DETECT SIGN FROM FAR EAST WINDOW, HOWEVER, THERE ARE THREE WINDOWS ON SAME ELEVATION PROVIDING NATURAL LIGHT TO RESIDENCE.</p>

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Board of Zoning Appeals to place conditions on approved variances. Please keep this in mind & supply ALL pertinent information.

Signature of Applicant

 RICK BRUNTON

Date

8/14/15

APPLICATION FEES

(to be completed by City)

Fee for Variance application - \$200.00

Date fee received by City 8-14-15

Receipt # 6.01280

Received by: J. Wegner

Date Notice sent to owners of record: 9-15-15 By J. Wegner

Date(s) published in Whitewater Register: 9-3-15 + 9-10-15

Date set for Hearing before Board of Zoning Appeals: Sept 24, 2015

BLADE WALL SIGN SPECIFICATIONS :

Scope of Work : Manufacture and install (1) double-sided blade sign on custom brackets as shown.

Main Cabinet : 12" deep cabinet, internal steel framework & pole saddles.

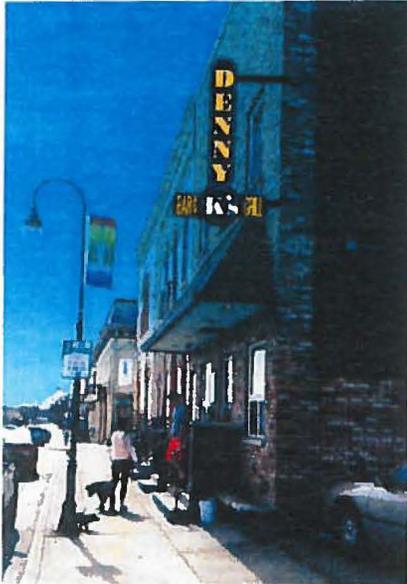
Main Cabinet Finish : Cabinet exterior primed and painted MAP "Satin Black".

Sign Faces : 3/16" White acrylic (#7328), decorated 1st surface with applied translucent vinyls (*colors to be determined*), finished with 2" Jewelite Black trimcap.

Lighting : Faces back lit using white LED modules mounted on white baffles.

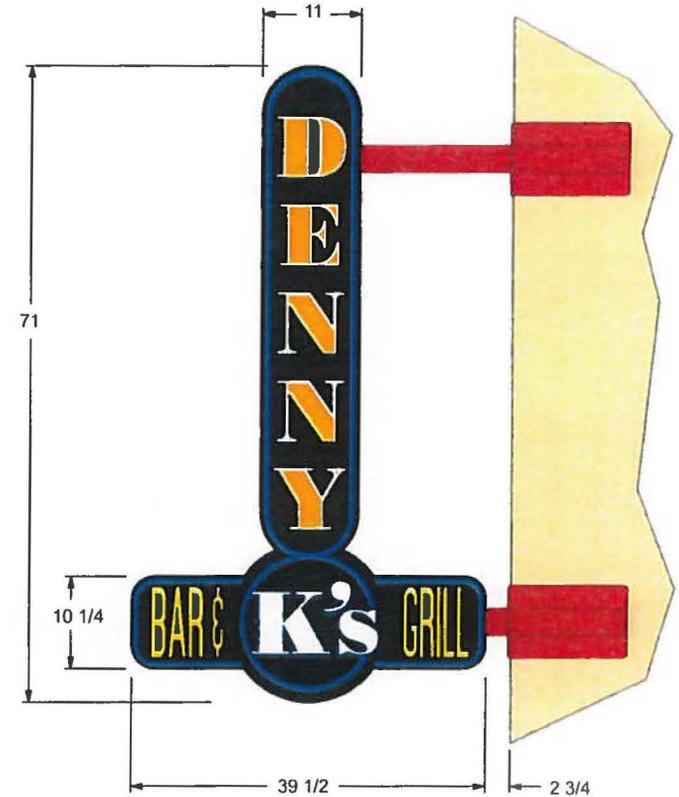
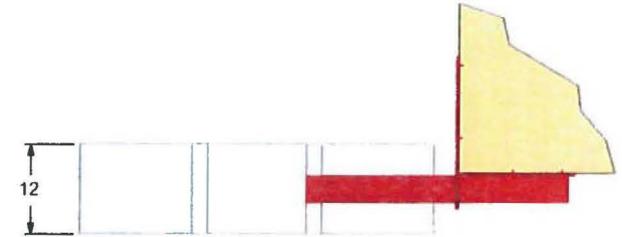
Mounting : 3" square steel poles, 1/4" wall mounting plates.

Electrical : 120 volt, UL listed & labeled, power supplies housed inside cabinet, power to be run in conduit along wall into lower support pole.



* Brackets shown as primed steel for clarity, finished brackets to be painted "Black"

VOLTAGE
 120 Volts
 277 Volts



Listed
 Copyright

JNB SIGNS INCORPORATED 1291 Venture Drive, Suite 1, Janesville, WI 53546 Phone: 1-800-943-7997 Fax: 1-608-754-7892

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CLIENT **Denny K's**

SALESMAN **Rick Brunton**

CUSTOMERS SIGNATURE X _____ DATE _____

JOB SITE **Whitewater, WI**

ARTIST **Rick**

DATE **08-13-15**

DRAWING **05887-03PD**

71" TALL SIGN
INSTALLED 15'6"
FROM SIDEWALK

INSTALL LOCATION