

**CITY OF EDGERTON  
ZONING BOARD OF APPEALS MINUTES**

March 3, 2021

A regular meeting of the Zoning Board of Appeals (“ZBA”) was called to order at 6:04 p.m. at the Edgerton City Hall, 12 Albion Street, Edgerton, Rock County, Wisconsin on March 3, 2021.

Present and responding to the roll call in person was James Kapellen, responding via Zoom conference call were Jim Long, Russel Jorstad, Paul Davis and Corey Steen.

Also present in person were City Administrator Ramona Flanigan and City Attorney William E. Morgan.

James Kapellen opened the meeting. The first order of business was confirmation of appropriate meeting notice. City Administrator Ramona Flanigan confirmed that the meeting notice was posted in the appropriate places as required under the Wisconsin Statutes.

City Administrator Ramona Flanigan gave a brief overview of the issues to be determined under the appeal. The City Attorney provided a brief recitation of the criteria to be considered in order to grant a variance.

A motion to open the Public Hearing was made by ZBA Member Long, seconded by ZBA Member Steen, and passed by unanimous roll call vote at 6:09 p.m.

The ZBA went into public hearing on the variance application of T&D Plaza LLC / Don Deegan for variances to Chapter 22.505(3)(a)4.a.ii. and Chapter 22.505(3)(a)4.b.ii., and 22.508(2)(a) to allow for the installation of signage that does not meet the ordinance requirements for the property located at 1025 N. Main Street (6-26-955.2A), Edgerton, Wisconsin.

Applicant Don Deegan presented on the need for the variance. The applicant indicated that the business was undergoing various renovations and as part of those renovations wanted to change the color scheme of the signs and update the outdated internal electrical with LED components. Mr. Deegan indicated that they also wish to add names of the various departments on the existing wall sign. Member Long asked whether the roadside pylon sign would be of the same construction and Mr. Deegan indicated that it would be.

There were no other presenters regarding the application. At 6:13, ZBA Member Jorstad moved to close the public hearing. The motion was seconded by ZBA Member Davis. The motion passed on a unanimous roll call vote.

Administrator Flanigan presented the staff report which recommended that the variances be denied as denied due to the fact that the wall signage already exceeded the area allowed and

because the objective of the nonconforming signed regulations was to bring signage into conformance with the ordinance. Administrator Flanigan noted that when signs are being updated it is an appropriate time to modify them so that they are in conformance with the regulations.

After the presentation of the staff report, and further discussion by the Board, ZBA Member Kapellen asked the applicant whether or not the business truly needed the additional signage on the building. The applicant indicated that they did not. ZBA Member Kapellen made a motion to approve the requested standing sign variance and the modification to the existing wall sign, but to deny the additional signage on the building. ZBA Member Long seconded the motion. Upon a roll call vote, the motion was granted unanimously.

The next order of business was to consider approval of the minutes of the October 7, 2020 Zoning Board meeting. Upon a motion from ZBA Member Steen, seconded by ZBA Member Long, the minutes were approved by unanimous roll call vote.

There being no further business of the Board, a motion was made by ZBA Member Davis, seconded by ZBA Member Long, to adjourn. Motion was approved unanimously. The meeting was adjourned at 6:20 p.m.

Dated this 4<sup>th</sup> day of March, 2021.

Respectfully submitted,

CITY OF EDGERTON

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By: William E. Morgan, City Attorney