

**VILLAGE OF GERMANTOWN  
N112 W17001 MEQUON ROAD  
GERMANTOWN, WI**

**MEETING: BOARD OF ZONING APPEALS**

**DATE AND TIME: WEDNESDAY, AUGUST 11, 2021 5:30 p.m.**

**LOCATION: Germantown Village Hall Board Room  
N112 W17001 Mequon Road**

**NOTICE:** Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #:182 713 7137 Password: 4FXephhZp83 which can be accessed by phone at 408-418-9388 or by logging on at

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mf3944fd6de80bb824c028aa7693851ba>  
Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to [comments@village.germantown.wi.usby](mailto:comments@village.germantown.wi.usby) 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Citizens may also view the meeting by live broadcast on Spectrum Cable Channel 25.

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:** June 15, 2021
- IV. **PUBLIC HEARING, DELIBERATION AND ACTION:**
  - A. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a VARIANCE APPEAL filed by, Lutheran Church of Living Christ, W156N10660 Pilgrim Road, Barry Landowski, Property Agent, who is requesting a variances from: Section 17.46(7)(c) of the Village's Zoning Code to reduce the minimum property line setback from 5 to 0 feet; from Section 17.46 (7) (h) (2) to allow the sign to be located closer than 150 feet to a residential zoning district boundary; from Section 17.46(7)(h)(5) to allow an electronic message center component of a ground sign to exceed 40 percent of the total sign area.
- V. **NEXT MEETING DATE AND TIME IF NEEDED:**  
Second Wednesday's of the month at 5:30 p.m.
- VI. **ADJOURNMENT**

**UPON REASONABLE NOTICE,** efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

VILLAGE OF GERMANTOWN  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
JUNE 15, 2021

**CALL TO ORDER:** The meeting was called to order at 5:30 p.m. by Chairman White

**ROLL CALL:** Chairman White, Hansen, Schodron, Huber, Edwards, Director Retzlaff, Assistant Planner Zandt, Clerk/Treasurer Braunschweig, Deputy Clerk/Deputy Treasurer Rozek. Yao Absent. Knop Absent

**APPROVAL OF MINUTES:** April 14, 2021

Motion (Huber/Schodron) to approve the April 14, 2021 minutes. Motion carried unanimously.

**PUBLIC HEARING:**

Chairman White read the public hearing notice.

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a VARIANCE APPEAL filed by Meghann Ybarra and Marty Ybarra, owners of the property located at W202N11860 Merkel Drive, who are requesting variances from Zoning Code Section 17.41(5) to allow the installation of a swimming pool in a street yard, and, from Section 17.50(2)(f) to allow a fence six(6) feet in height in a street yard along Merkel Drive.

Chairman White described the meeting order and that normally the Village's information is given first, then the review of the Variance is given and then the applicant may give sworn information.

Chairman White swore in Associate Planner Zandt.

Associate Planner Zandt gave history and background of the VARIANCE APPEAL filed by, Meghann Ybarra and Marty Ybarra, property owner, who is requesting a variance from Section 17.41(5) of the Village's Zoning Code to allow the installation of a swimming pool in a street yard, and from Section 17.50(2)(f) to allow a fence six(6) feet in height in a street yard along Merkel Drive.

A map location of the subject property was shown and discussed. Definitions of front, side, and rear yard were shown and discussed. Site plan of location of pool was shown and discussed. The zoning was reviewed as RS-5. For pools set backs are 35 ft from the front yard, 15 ft from side, and 5 ft from rear yard. Set backs and building code requirements discussed. Discussed and decided that the pool request would be separate from the fence request. When Director Retzlaff and Associate Planner Zandt were asked if the fence had to go to the Plan Commission they both felt the Board of Zoning Appeals could grant the variance instead of having the property owner go to two separate bodies.

Chairman White swore in property owner Meghann Ybarra of W202N11860 Merkel Drive.

Mrs. Ybarra stated she original looked on the Village of Germantown Webpage for information and thought they had adequate space to be far enough away from house, lot lines, well, and wires. Purchased the property in December of 2020 with the intention of putting a pool up with future thoughts of adding a possible deck. The height of the fence would more to be able to keep the two dogs in yard, privacy and safety with the pool. The drawing submitted was not to scale, but she staked out a 30' circle and then measured from there for setbacks, added to the survey, and thought they were in the parameters and met the set backs.

Chairman White opened the Public Hearing at 6:22 p.m.

Public hearing closed at 6:23 p.m. with no additional comments or questions.

Chairman White explained that the Board will deliberate the findings and that the Board of Zoning of Appeals does not routinely grant requests.

The Findings, Conclusions, Decision and Order were deliberated.

Chairman White concluded that there are two separate requests. The first being the pool and the second being the fence. There was consensus of agreement among the Board. They would discuss the pool first.

Shodron stated this was a low traffic area and it is not in contrary to public interest. White and Hubner agreed. Huber commented that it would not follow the spirit of the zoning code by allowing the pool in a front yard.

Shodron commented that it would be hard to find a similar lot in the Village with this shape. Chairman White agreed saying it's unusual shape doesn't allow a side yard.

Hubner commented that it is not for preservation/enjoyment because there are enough RS-5 lots in the Village that you could put a pool on. Should not be based just because neighbor across the street has one.

Hansen commented that the pool would fit in zoning set backs, it is the fact of the unique shape of the property that takes away the owners rights of not being able to put it in the side or back yard. Hubner questioned how many lots in the Village with similar size lot could accommodate a pool of that size.

The Board agreed there is no substantial detriment to adjacent property.

Hansen commented that a smaller size pool could be put in place, that the extra excavation of large rocks was not a factor, and if the owners had checked ahead of time maybe would have not purchased the lot. The true hardship is the shape of the property. Hubner expressed it is not a hardship to not have a pool. Shodron stated excavation should not be a factor as it will be needed to install the pool anyway.

**Motion by Hanen to approve the application for the variance of the pool as presented, second by Chairman White.**

**Roll Call Vote White, Hansen, Shodron in favor; Hubner and Edwards against, Motion carried.**

The Findings, Conclusions, Decision and Oder were deliberated with the fence.

Chairman White commented that the is it a conflict of the zoning code. Hansen agreed.

Chariman White commented that it is a unique shaped lot. Hansen and Shodron agreed stating it has unusual conditions.

The variance is not a preservation of property rights. Hubner commented that there lots of residents with RS-5 zoning that want a fence.

The variance does not create substantial detriment to adjacent property.

The variance does not create any unnecessary hardship.

Chairman White commented that this is something the Plan Commission should consider. Hubner agreed and didn't feel the Board of Zoning of Appeals was qualified for vision and safety concerns.

**Motion by Chairman White to send the request of variance of 17.502(f) to allow fence 6ft in height to Plan Commission; the applicant t go before the Plan Commission in August. Second by Schodron.**

**Motion carried unanimously, roll call vote.**

Next meeting date was set for July 14, 2021 at 5:30 p.m.

Hansen motioned to adjourn the meeting at 7:08 p.m. Second by Hubner. All in favor, motion carried.

*Respectfully Submitted,*

Jennifer Rozek, Deputy Clerk / Deputy Treasurer

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Board of Zoning Appeals, Village of Germantown, WI:

Germantown Village Hall Board Room  
N112 W17001 Mequon Road  
Germantown WI 53022

Date and Time: **WEDNESDAY, AUGUST 11, 2021 - 5:30 P.M.**

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by, Lutheran Church of Living Christ, W156N10660 Pilgrim Road, Barry Landowski, Property Agent, who is requesting a variances from: Section 17.46(7)(c) of the Village's Zoning Code to reduce the minimum property line setback from 5 to 0 feet; from Section 17.46 (7) (h) (2) to allow the sign to be located closer than 150 feet to a residential zoning district boundary; from Section 17.46(7)(h)(5) to allow an electronic message center component of a ground sign to exceed 40 percent of the total sign area.

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices of

<http://www.village.germantown.wi.us/>

The meeting will be on August 11, 2021 at 5:30 pm. Due to the ongoing social distancing recommendations from the CDC, details of how to attend the meeting will be contained on the Agenda when it is posted.

Citizens wishing to submit any public comments may do so by sending them by email to: [comments@village.germantown.wi.us](mailto:comments@village.germantown.wi.us) no later than 4:00 pm on the meeting date listed above.

Dated this 14 day of July 2021.

Village Clerk

Published: July 21 and July 28



*Lutheran Church  
of the Living Christ*

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W158 N10660 PILGRIM ROAD  
GERMANTOWN, WI 53022  
(262) 251-5870

July 1, 2021

To: Jeff Retzlaff, ~~Emily Zandt~~

I'm enclosing 3 copies of the necessary paperwork and variance appeal with a check for \$570.

I am also emailing the same to you.

Please let me know if you need anything else. You can contact me at 262-389-1840 or [barrylandowski@yahoo.com](mailto:barrylandowski@yahoo.com)

Thank you.

Barry Landowski

President & Treasurer

VILLAGE OF GERMANTOWN  
OFFICE OF THE VILLAGE CLERK  
N112 W17001 MEOUON ROAD/P. O. BOX 337  
GERMANTOWN WI 53022-0337

BOARD OF ZONING APPEALS  
NOTICE OF APPEAL OR APPLICATION

Case No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Notice Mailed: \_\_\_\_\_  
Notices Published: \_\_\_\_ / \_\_\_\_

To: Board of Zoning Appeals  
Village of Germantown, Wisconsin

NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege) :

1. Appellant's or Applicant's Name: Barry Landowski  
Address: N106W15749 Adams Ct. Germantown, WI  
Phone No.: 262-389-1840
2. Appellant's or applicants' interest in property:  
( ) Owner; ( ) Tenant; ( ) Mortgagee;  Agent.
3. Property Owner's Name: Lutheran Church of the Living Christ  
Address: W156 N10660 Pilgrim Rd Germantown, WI  
Phone No.: 262-251-5870
4. Address of property: W156 N10660 Pilgrim Rd Germantown  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Tax Parcel No. GTNV 263974, Zoning District: \_\_\_\_\_
5. Present use of the property: Church
6. Proposed use of the property: Church
7. Previous Appeal or Application (if any)? Yes ( ) No ( )

If YES, list date of hearing: \_\_\_\_\_ and Decision of previous hearing: \_\_\_\_\_

8. Identify the **PURPOSE** for this appeal or application. Please circle appropriate item below and provide the requested information. Attach a separate sheet, if necessary.

**(a) Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.**

1. Date of decision or order:  
\_\_\_\_\_
2. Description of decision or order:  
\_\_\_\_\_
3. Decision or order is erroneous because:  
\_\_\_\_\_  
\_\_\_\_\_

**(b) Request for Variance of Zoning/Building Code.**

1. Describe the requested variance and dimension of variance:

*See Attached Sheet*

2. Explain how the Variance, IF granted, is consistent with the spirit, purpose and intent of the Code:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Describe the exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that **DO NOT** apply generally to other properties or uses in the SAME district:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Describe what special conditions exist which cause practical difficulty or unnecessary hardship, IF variance is NOT granted:  
\_\_\_\_\_  
\_\_\_\_\_

5. Explain why the variance **IS NECESSARY** for the preservation and enjoyment of substantial property rights possessed by other properties in the SAME district:

3. Date of commencement of present use: \_\_\_\_\_
4. Value of improvement on date use became non-conforming (attach documentation supporting value): \$ \_\_\_\_\_
5. Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation): \$ \_\_\_\_\_

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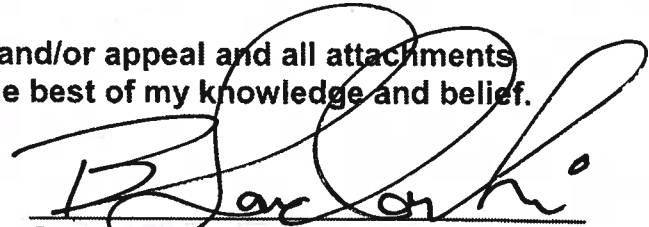
### REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensioned, elevation data, easements, existing and proposed physical features, yards and setbacks, etc.
- B. Attachments as outlined above.
- C. Filing fee(s)
- D. Copy of decision or order which is the basis of this appeal/application.
- E. Name and Address of counsel IF appellant/applicant elects to be represented by counsel.
- F. Any additional fee of \$ \_\_\_\_\_ to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments hereto are true, correct and complete to the best of my knowledge and belief.

Dated: June 26, 2021

  
Signature of applicant or appellant

## RE: Church Sign

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From: Emily Zandt (ezandt@village.germantown.wi.us)

To: barrylandowski@yahoo.com

Cc: jretzlaff@village.germantown.wi.us; ljohnson@village.germantown.wi.us;  
dbraunschweig@village.germantown.wi.us

Date: Tuesday, April 27, 2021, 09:51 AM CDT

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Hi Barry,

Thank you for reaching out. Your next step would be to submit an application to the for a variance to the Board of Zoning Appeals. This application can be submitted through the Clerk's Office.

If you are still willing to update the address numbers to 5" and modify the landscaping to extend 3' on all sides of the sign, the application will need to request variances from the following:

- 17.46 (7)(c) Maximum Setback (feet from property line) 5 feet
- 17.46 (7)(h)(2) Electronic message boards shall not be located within 150 feet of a residential zoning district boundary, or, be located, designed or operated in such a manner as to create in the opinion of the Plan Commission at the time of sign approval a negative visual impact on property used for existing residential uses;
- 17.46 (7)(h)(5) The sign area or display face of the message board shall be included in the calculation of sign area for the monument or ground sign to which it is attached, and, shall not exceed 40 percent of the total sign area allowed for the monument or ground sign to which it is attached;

Please let me know if you have any questions. Your application should be submitted to the Village Clerk.

Thank you,  
Emily

Emily Zandt, AICP

Associate Planner/Zoning Administrator

Village of Germantown

(262)-250-4735

(b) Request for Variance of Zoning/Building Code

We are requesting a variance on 3 parts of the sign code:

1. 17.46 (7)(c) Maximum Setback
2. 17.46 (7)(h)(2) Sign location within 150' of residual zoning
3. 17.46 (7)(h)(5) Display shall not exceed 40% of the total sign.

**1. Maximum Setback**

The sign was constructed in 1967 and is a permanent structure of stone; we are not replacing the sign, only changing the insert. The structure cannot be moved – only razed which would be a shame since it is arguably one of the finest looking signs in Germantown. (See photos attached Exhibits A & B) We are giving the landscaping around the sign some TLC since nothing was done last year. The numbers are being replaced with 5" letters.

**2. Sign location within 150' of residual zoning**

The closest residents to the sign live across Pilgrim Road to the west. The sign will face north and south so the residents will not be able to see the sign from their homes which are over 200' from the sign.

**3. Display shall not exceed 40% of the total sign.**

The sign is 8' x 5' (Exactly the same size as the old sign) or 5,760 square inches. The maximum electronic display on the new sign is 25.2" x 88" or 2,218 square inches, representing 38.5% of the sign insert. (See Exhibit C)

If a variance is granted, the sign would not be a nuisance to any residents. In fact several residents – not church members - have asked when we are going to hook up our sign. They commented that it would be helpful to have some light on that side of the street at night. The sign is very classy and a Germantown landmark as people drive into the village from the south.

The sign would be beneficial in providing the residents with information regarding upcoming events at the church and also in the village. The displays on the sign would be professional and keeping in the spirit of a church, not a Las Vegas light show.

The congregation had a fund raiser to pay for the new sign; replacing the old signs with individual letters in a glass case with a modern sign. We are hoping that it could attract new members as our congregation has suffered huge losses in membership the past 3 years. Increasing membership is vital if we are going to continue to exist. Lutheran Church of the Living Christ has been a good member of the community for the past 54 years. We'd like to be here another 54.



Exhibit A



Exhibit B



## TekStar Color

20mm 32x112

CABINET SIZE: 5'x8'

CAPABILITIES: 1 TO 4 ROWS

5.5" TO 25.2" CHARACTERS

REMOTE USB



8'

5'

4"

72"

On Center

Exhibit C



**Village of**

**Germantown**

*Willkommen*

**Community Development Department**

Jeffrey W. Retzlaff, AICP, Director  
N112 W17001 Mequon Road P.O. Box 337  
Germantown, WI 53022-0337  
(262) 250-4735 direct line  
(262) 253-8255 fax

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September 8, 2020

Barry Landowski  
Lutheran Church of the Living Christ  
W156 N10660 Pilgrim Road  
Germantown, WI 53022

RE: Sign Permit Application Denial

Mr. Landowski:

I am responding to your August 25 letter and request for guidance regarding your monument sign.

As you are aware, the new electronic message center and sign that has been placed on the existing monument base does not comply with the sign regulations in the Village's Zoning Code. The fact that you applied for the necessary approvals/permits at the urging of the sign contractor after the sign was manufactured is commendable, but your application cannot be scheduled for Plan Commission review/approval because the sign is not code compliant.

I agree with you and your church members that the sign is attractive and would be much more convenient to operate given the electronic functionality built into message area on the sign. However, as explained by Community Development Department staff in emails to you dating back to March, the new sign is required to comply with current code requirements, including those regarding sign area, property line setback and landscaping. It is unfortunate that Village staff was not contacted prior to the sign being manufactured; we would have advised you and/or your contractor what the current code requirements are for new signs with electronic message centers and how those requirements could be met at your property.

As explained previously, Village staff is charged with administering and applying all applicable codes equally and uniformly to all residents, property owners, businesses and institutions. For that reason, staff is not authorized to grant variances or special consideration in cases such as this. However, there is a Board of Zoning Appeals (BOZA) that exists for this expressed purpose.

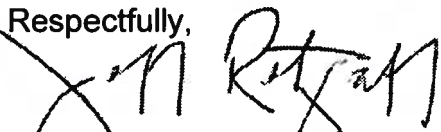
Using the enclosed variance application packet, you can apply to the BOZA for a variance from the applicable Zoning Code regulations. Once your application has been submitted to the Village Clerk's Office, a meeting of the BOZA will be scheduled to hear your variance appeal and considering granting it based on the information you provide and the facts surrounding this particular circumstance.

Barry Landowski  
Lutheran Church of the Living Christ  
RE: Sign Permit Application Denial  
September 8, 2020  
Page 2 of 2

I apologize to you and your church members for the code compliance issues that have contributed to you not being able to install your new sign.

Please feel free to contact me or my staff if you have questions or concerns. Please coordinate your variance application with the Clerk's Office.

Respectfully,



Jeffrey W. Retzlaff, AICP  
Director, Community Development Department  
Village Planner & Zoning Administrator

Copies: Village President Wolter  
Village Trustee Kaminski  
Village Trustee Baum  
Village Administrator Kreklow  
Village Clerk Braunschweig

On Friday, June 5, 2020, 04:29:19 PM CDT, Emily Zandt <[ezandt@village.germantown.wi.us](mailto:ezandt@village.germantown.wi.us)> wrote:

Hi Barry,

Please see the attached review letter regarding the submitted Sign Review application for the Lutheran Church of the Living Christ.

There are a number of issues that need to be addressed before this can be placed on the Plan Commission agenda.

Let me know if you have questions.

Thank you,  
Emily

Emily Zandt, AICP

Associate Planner/Zoning Administrator

Village of Germantown

(262)-250-4735



Lutheran Church of Living Christ- Site Plan Sign review-6-17-2020-REVISED.pdf  
112.3kB

## RE: Lutheran Church of the Living Christ Sign Application Review Comments

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From: Emily Zandt (ezandt@village.germantown.wi.us)  
To: barrylandowski@yahoo.com  
Cc: jretzlaff@village.germantown.wi.us; ljohnson@village.germantown.wi.us  
Date: Wednesday, June 17, 2020, 11:16 AM CDT

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Hi Barry,  
Thank you for your email. I have responded to your questions/statements below.

Please let me know if you have further questions.

Thank you,  
Emily

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**From:** Barry Landowski <barrylandowski@yahoo.com>  
**Sent:** Thursday, June 11, 2020 12:24 PM  
**To:** Emily Zandt <ezandt@village.germantown.wi.us>  
**Subject:** Re: Lutheran Church of the Living Christ Sign Application Review Comments

I'm really confused. Was this letter intended for our sign application or someone else's? We are NOT the church on Division Road. We are on Pilgrim Road.

I apologize that Division Road was referenced in the letter rather than Pilgrim Road. That was my mistake. I have attached a revised letter.

Our sign was installed in 1967. We are not erecting a new sign just replacing the old insert of individual letters with an electronic insert - exactly the same size.

Standard, non-electronic signs have a maximum square footage. When the Village adopted the Electronic Message Board regulations in 2014, a limit on the proportion or amount of sign area the Electronic Message Board can be in terms of the entire sign area. When a pre-existing sign is modified, like swapping out an old text board with a new electronic message center (EMC), the entire sign needs to comply with all of the current sign requirements. As currently proposed, the sign does not comply with these requirements.

Our sign is 36' setback from Pilgrim Road.

The dashed black line on the Washington County GIS page indicates the road right-of-way which is also the church property line, so while the actual street is further from the sign, the road right-of-way is 110' wide at this point. As you can see in the aerial photo below, the existing sign appears to be on or over the property line. The minimum five (5) foot setback for the sign is measured from the property line, not the curb or pavement edge.

The sign structure is 3' x 9' tower plus a 8 x 9 additional platform with sign for a total of 101 sq. ft not including the dormer & roof. The electronic message portion of the sign is 3 x 9 (27 sq. ft), representing 27% of the sign structure

Sign square footage is calculated by the size of the sign itself. In this case, your sign would be 54 square feet. If we included the entire sign structure in the size of the sign, this sign would not meet the sign area maximum listed in the code for Ground Signs (80 square feet per side). The sign tower and platform are structural components that are not counted as sign area.

Our sign is well over 150' from any residence across Pilgrim Road. Also the sign would not be clearly visible from the residence as it's perpendicular to their house.

Although the sign may be setback more than 150' from the actual residential structures, the Residential district, as indicated in the requirement, extends to the rear lot lines of the dwelling on Cobbler Lane. However, as stated in the letter, staff doesn't think there will be a negative impact on the existing residential district to the west. However, the Plan Commission is the body that can officially make that determination.

The sign has had 3' of landscaping around it for the past 50 years.

An updated landscaping plan may be necessary if modifications are made to the location of the sign.

The new sign was set in place by the trucking company that delivered the sign. It is not installed. We called Buetow Lighting for a quote on the installation and they advised to first get a permit from the village. So we submitted an application...that was 3 months ago.

Following approval by the Plan Commission, Electric Permits will be required from Inspection Services prior to installation/upgrade of any/all electrical components. This item has been modified in the revised letter. While not yet operational, the sign is in place and on display. The sign/lighting company provided good advice before completing the installation.

We will secure new letters/numbers to conform with Village code if our sign is not grandfathered.

Signs are permitted to remain non-conforming as long as no improvements are made. When improvements are proposed, the signage is required to come into conformance with the current Village Sign Code. When a pre-existing sign is modified, like swapping out an old text board with a new electronic message center, the entire sign needs to comply with all of the current sign requirements. As currently proposed, the sign does not comply with these requirements.

I don't see a reason to submit new plans as we are in compliance except for the lettering. I want to expedite this application as much as possible. For 3 months we have had a \$20,000 sign sitting in shrink wrap waiting for the village to approve a sign that was erected in 1967. We are a small church trying to survive; seems like the village would rather we don't. When a pre-existing sign is modified, like swapping out an old text board with a new electronic message center, the entire sign needs to comply with all of the current sign requirements. As currently proposed, the sign does not comply with these requirements. The Village's sign regulations are administered/enforced equally to all property owners and businesses.

I would welcome the opportunity to discuss this situation at any time.

Please feel free to contact the Community Development Director if you have further question so concerns.

Barry Landowski

2662-389-1840