

**Report to the
Manitowoc Plan Commission**

Meeting Date: January 23, 2019

Report Print Date: 1/17/2019 3:43 PM

Request: PC 8-2019: Ronald Egan / Family Dental Center, Special Permit for an animated sign located at 3712 Kadow Street

Reason for Request: Pursuant to 15.450(18)e(1) Plan Commission has authority to issue a special permit for animated signs in a B-2 Neighborhood Business Zoning District.

Existing Land Use for Subject Property: Dental Clinic

Existing Zoning for Subject Property: B-2 Neighborhood Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-4 Single and Two Family
West	Residential, Storage Building	B-1 Office – Residential, C-1 Commercial
East	Retail, Financial Institution	R-5 Low Density Multiple Family, C-1 Commercial
South	Retail, Office	C-1 Commercial

Report:

The subject property is located at 3712 Kadow Street and is location of the Family Dental Center. The corner lot is triangular shaped lot totaling 0.91 acres with a frontage of 285’ along Kadow Street and 253 feet along Mary Street.

The applicant is requesting a special permit pursuant to 15.450(14)e & 15.450(18)g to erect an animated sign. Animated signs are permitted in the B-2 Zoning District. The 18.75 s.f. animated sign would be placed above an existing ground/monument sign.

Below are the regulations (15.450(14)e for signs in the Neighborhood Business District (B-2).

- “ 1. Signs not requiring a permit.
- 2. Signs for authorized, conditional, and nonconforming uses.
- 3. Permitted Signs. Wall signs, two window signs, one projecting sign or one ground sign, not including lighted directional sign six square feet or less in area, per road frontage. Also a maximum of two movable signs as permitted by subsection (8)(c) of this section. Animated signs pursuant to subsection (18)(g) of this section.
- 4. Area Restrictions. Projecting and ground signs are not to exceed 80 square feet per sign and total area of all signs is not to exceed four square feet per lineal foot of lot frontage, to a maximum of 200 square feet.

5. *Height Restrictions. Ground signs and projecting signs may not exceed 20 feet in height.*
6. *Setbacks. Projecting signs may be spaced no closer than 50 feet apart. "*

The animated sign request meets all of the above sign regulations.

Pursuant to Section 15.450(18)g(3) Animated signs are allowed in the B-2 zoning district, subject to compliance with the following conditions: ***text in bold italics below are responses to the conditions listed in the zoning code.***

A. A sight distance of at least 150 feet between any existing single- and two-family residential land uses as measured from the edge of the proposed animated sign to the lot line of such a residential land use. ***The proposed sign is approximately 204' from the nearest residence meeting the separation requirements.***

B. The animated portion of an animated sign shall not exceed 30 percent of any sign permitted for the same zoning district pursuant to subsection (14) of this section. ***The proposed animated portion of the sign is 25%, so the animated sign meets this code requirement.***

Pursuant to 15.450(18)h(2) Animated signs shall comprise no more than the lesser of 30 percent of the sign's total allowed sign face area (subsection (14) of this section), or 30 square feet in area per sign face. ***The proposed animated sign meets both of these requirements.***

Recommendation: The Community Development Department recommends the issuance of the Special Permit for the animated sign per the submitted sign application.

Owner's Name Family Dental Center	Address 3712 Kadow St	Telephone 920-684-8033
Tenant's Name	Address	Telephone
Contractor's Name Signs Plus	Address 906 So. 26 St.	Telephone 920-686-1333
Project Location 3712 Kadow St	Sign Cost (\$ 23,269.00)	Zoning District B-2
1) DIMENSIONS OF SIGN Width <u>100"</u> x Height <u>25"</u> = Area <u>17.3</u> SF		
2) ELEVATION ____ North ____ South <u>X</u> East ____ West	3) ILLUMINATION ____ Internal ____ External	4) FACES <u>2</u> No. of Faces
5) TYPE OF SIGN <u>X</u> Ground Sign ____ Wall Sign ____ Window Sign ____ Awning / Canopy ____ Face Change ____ Projecting Sign / Awning / Canopy ____ Temporary ____ Animated (Fixed) ____ Animated (Moveable)		
5-A) ANIMATED SIGNS - ATTACHED TO NON-ANIMATED Non-Animated W <u>108 1/2"</u> x H <u>74"</u> = <u>55.75</u> SF (<u>75</u> %) Animated W <u>100 1/4"</u> x H <u>25"</u> = <u>18.75</u> SF (<u>25</u> %)	5-B) ANIMATED SIGNS - STAND ALONE Animated W _____ x H _____ = _____ SF	
NOTE: Animated signs are limited to the lesser of 30% of the signs total allowed sign face or 30 square feet maximum.		
5-C) GROUND SIGNS <u>30"</u> Clearance between bottom of the sign and the ground <u>128"</u> Overall sign height (including proposed EMC) <u>14'</u> Setback from street Right of Way <u>23'</u> Setback from edge of nearest driveway		
5-D) PROJECTING SIGNS ____ Distance between bottom of the sign and the grade at the Right of Way ____ Projection from building		
6) EXISTING SIGNAGE – List the size and type of ALL signs currently on the parcel. <u>108"</u> Width x <u>74"</u> Height = <u>54</u> Area SF <u>ground</u> Type <u>96"</u> Width x <u>60"</u> Height = <u>40</u> Area SF <u>wall (unlit channel letter logo)</u> Type <u>32' 4"</u> Width x <u>23"</u> Height = <u>61.3</u> Area SF <u>proposed new channel letters (see accompanying permit app)</u> Type		
ANIMATED SIGNS. Fixed animated signs shall require a special permit by the Plan Commission. Moveable animated signs shall require a special administrative review permit by the Dir. of Building Inspection & Dir. of Engineering. See attached.	B-4 ZONING / EIGHTH STREET HISTORIC DISTRICT. Shall require a Certificate of Appropriateness issued by the Community Development Authority (See 15.29(8) & 15.65 or contact the Planning Department at (920) 686-6930).	
BILLBOARDS. Shall require Plan Commission approval. See 15.45(14)(g) or contact the Planning Dept. (920) 686-6930.	PROJECTING SIGNS / CANOPIES / AWNINGS. Shall require an annual permit fee if projecting into the City ROW.	
7) ATTACHMENTS ____ Site Plan. Dimensioned and indicating sign location and setbacks of the proposed sign or device. ____ Graphic rendering or drawing of the proposed sign or device indicating sign elevation (North, South, East, West). ____ Certificate of Liability Insurance (sign contractor, unless current copy is on file). ____ Approved Certificate of Appropriateness (signs located in B-4 & Eighth Street Historical District). ____ Animated signs (please refer to attached handout for required attachments).		
ANIMATED (FIXED SIGN) Special Permit \$125 # ____ BBAP ____ Plan Commission # PC ____ ____ Approved (By) ____ Denied (By) ____ Compliance conditions and/or waivers attached. Sign Permit BBSE ____ Min. \$35.00 / .35 SF \$ ____	ANIMATED (MOVEABLE SIGN) Admin. Rev. \$70.00 # ____ BBAP ____ Director Building Inspection ____ Approved (By) ____ Denied (By) Director of Engineering ____ Approved ____ Denied Annual Fee \$ 195.00 BBSE ____	ALL OTHER SIGNS ____ Approved ____ Denied ____ No permit Required Sign Permit BBSN ____ Min. fee \$35.00 / .35 SF \$ ____ ____ Annual fee required for projection into City Right of Way

Existing sign = 55.75 sq. ft.

EMC = 18.75 sq. ft.

Total area = 74.5 sq. ft.

30% ^{22.35}

74.5 x 33% = 24.6 sq. ft.

allowable for EMC

EMC dimensions
25"H x 100 1/4"W



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3712 Kadow

