



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: ID# PC22-4735	Date: 9/28/2022
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Sign Appeals & Variance- Howell Oaks, 3840 Madison Street- A request for a sign variance to allow a subdivision monument sign for the Howell Oaks Subdivision to be located at 3840 Madison Street	

Details:

The applicant is looking for a variance to allow for a monument sign for the Howell Oaks Subdivision. The property is currently zoned RS-2, Single-family Residential District. The sign will be on the north side of Madison Street, on a currently vacant parcel. The parcel is just to the east of the City of Waukesha boundary line.

The monument sign would be a pillar, with the name Howell Oaks on a 3'x3' plaque. There are currently monument pillars with plaques located four different neighborhood entrances, including 3495 Madison Street and 3601 Madison Street. These are part of the "Oaks Neighborhood" which Howell Oaks joined in 2014. This monument sign will be placed at the entrance of the new Oaks development on the north side of Madison Street. The existing monument pillars with identifying plaques provide an architectural feature of distinction to the Oaks Neighborhood.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:
Staff recommends approval for the Sign Variance for Howell Oaks, located at 3840 Madison Street with the following conditions:

- All staff comments to be addressed
- All new signs must be applied for and permitted