



City of Waukesha
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Committee: Plan Commission	Date: 5/25/2022
Common Council Item Number: ID# PC22-4116	Date: 5/25/2022
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: Tallgrass HOA- Sign Variance to allow for a wayfinding subdivision sign to the south entrance on Tallgrass Subdivision	

Details:

The applicant is looking for a variance to allow for a freestanding, dual post sign leading into the Tallgrass Subdivision. The vacant site, where the proposed sign will be located is zoned RS-2 (PUD), single-family residential district. Permanent signs are not allowed in the RS residential districts without a variance. Tallgrass does have a monument sign off Northview Road on the north end of the subdivision. The existing sign is a legal non-conforming sign that was installed under a previous version of the sign ordinance. There is a new development called Tallgrass Villas going in nearby. The homeowner's association of Tallgrass Subdivision are asking to allow for the new sign as wayfinding to allow people to find the subdivision from the south.

The proposed sign will be located on a vacant lot on the corner of Fairlawn Way and Highfield Road. The 14.25 square foot sign will help people trying to access Tallgrass from the south. The 57"x36" sign will act as wayfinding for visitors. The new sign will need to be setback 10' from the right-of-way which is standard in most districts per city code.

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

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

Executive Recommendation:
Staff recommends approval for the Sign Variance for the Tallgrass Subdivision with the following conditions:

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