

CITY OF WAUKESHA, WISCONSIN

201 DELAFIELD STREET \* ROOM 200 \* WAUKESHA, WI 53188 \* PH: (262)524-3750 \* FAX: (262)524-3751

PERMIT NUMBER  
SGNA19-00001

# Sign Appeals and Variances

Appellant Name:	<u>Park Place MHC, LLC</u>	Owner Name:	_____
Address:	<u>1505 Summit Avenue</u>	Address:	<u>146540 Hajeck Lane</u>
City, St, Zip	<u>Waukesha WI 53188</u>	City, St, Zip	<u>Mosinee WI 54455</u>
Phone No.	<u>715-457-2475</u>	Phone No.	<u>715-457-2475</u>
Email	<u>johnboehmndi@yahoo.com</u>	Email	<u>johnboehmndi@yahoo.com</u>

Address of the premises affected 1505 Summit Avenue Waukesha, WI

Name and Type of Business: Park Place Manufactured Home Community

Present use of premises: Manufactured Home Community

Briefly describe proposed sign request: Place a free standing sign to identify our manufactured home community

The appeal must be filed with the City Community Development Department within twenty (20) days of the decision of the City Planner accompanied by the **\$100.00 fee**. The Plan Commission will hear the appeal no later than 60 days after the date of your application.

### TO THE PLAN COMMISSION:

I hereby appeal the decision of the City Planner. I believe the City Planner has incorrectly interpreted Section \* \_\_\_\_\_ of the Waukesha Sign Code.

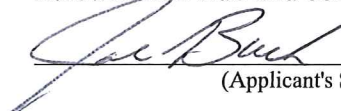
Or,

I hereby request a variance from Section 27.03 (2)(a) of the Waukesha Sign Code.

### NOTE: attach a written statement explaining the basis for your appeal or request for a variance.

- In the case of an appeal please include specific references to the provisions of Chapter 27 that you believe the City Planner has improperly applied, or which otherwise support your appeal.
- In the case of a variance, please include a description of the special circumstances that would make the strict application of the requirements of this Chapter unjust, inequitable, unfair, or unreasonable.

I hereby depose that the above statements and the statements contained in the papers submitted herewith are true and correct.

 (Applicant's Signature)      office manager      6/11/19 (Date)

CK # 9759  
enclosed      \$100



City of Waukesha, Wisconsin Sign Appeals and Variances.

I hereby request a variance from section 27.03(2) (a) of the Waukesha Sign Code. We believe this denial is unfair and the sign will help in the following.

1. The sign will identify the property as a manufactured home community. Similar to a subdivision or apartment home signage.
2. The property will be identified by name with a phone contact.
  - a. For emergency or non-emergency inquires.
  - b. For delivery location identification
  - c. For home sales inquiries.
3. We have signs at all of our other parks, and so do other park owners.

Please reconsider our sign for the community.

Thank You

A handwritten signature in black ink, appearing to read 'John Boehm', is written in a cursive style.

John Boehm  
Office Manager  
Park Place MHC, LLC

**Address: 146540 Hajec Lane Mosinee, WI 54455**

**Email: [johnboehmdi@yahoo.com](mailto:johnboehmdi@yahoo.com)**

**Office: 715-457-2475**

**Office Hours: Monday-Thursday 8:00-5:00 Friday 8:00-12:00**



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PERMIT NUMBER  
 9/6/19-00065

# PERMANENT SIGN PERMIT APPLICATION

ONE APPLICATION PER SIGN

SITE ADDRESS : 1505 Summit Avenue

Total Number of signs applying for today: 1 Value of Sign(s) \$ 1285<sup>00</sup>  
**FEE: \$40 min. or \$1 per sq. ft. Required in full at time of submittal. FEE IS NON-REFUNDABLE.**

Location of THIS sign: Facing North from property/Elder St

Office Use Only

PICTURE/Drawing/Site Plan

FEE

ELECTRICAL PERMIT

Paid: 5-28-19 Initials: ma

Business Name: Park Place MHC, LLC  
 Owner Name: Richard + Nicole Dubois  
 Business Phone: 715-457-2475  
 For questions call:  Business  Sign Contractor

Sign Contractor: Stratford Sign Company  
 Address: 110 Connor Avenue  
 City/State/Zip: Stratford, WI 54484  
 Phone: 715-687-3250

**(MANDATORY FIELD; application will be returned if left blank.)**  
 You must submit an electrical permit signed by a licensed electrician with all illuminated sign permit applications.  
**HAS THIS BEEN DONE?**  YES, Permit No. BL - -  NO  NOT APPLICABLE

**ATTACH A COLOR PHOTO, DRAWING, AND/OR SITE PLAN.** Show dimensions to scale, colors, and location of sign.

CHECK ONE:  
 New Sign  Existing Sign  Face Change Only

TYPE OF SIGN (Circle all that apply):  
 Wall Door Projecting Window Roof Billboard  
 Flat Awning Freestanding Yard Double Face

Horizontal Width of Sign 5' Vertical dimension of Sign 10' TOTAL Square Footage: 50 sq. ft.

If Sign is detached or projecting, please supply: Total Height 6'-6" Clearance: \_\_\_\_\_ Setback: 43' from center line of Elder St.

Premise Data: Street Frontage: 263.38' Building or Tenant Space Width: Lots Other Street Frontage: private roads  
manufacture Home Community

**PLEASE LIST ALL EXISTING SIGNAGE ON THE BACK OF THIS SHEET.**  
Street Speed Limit Signs

By my signature, I state and agree, that I have carefully examined the completed application and do hereby certify that all information herein is true and correct, and I further certify that any and all work performed shall be done in accordance with the Ordinances of the City of Waukesha, and the Laws of the State of Wisconsin pertaining to the work described herein

Legal Signature [Signature] Print Name Office Manager Date 5/22/19

OFFICE USE ONLY

Zoning District: \_\_\_\_\_ Gross sign area for premises: \_\_\_\_\_ Area used by other signs: \_\_\_\_\_

Approved Conditions (if any):  
 Must submit electrical permit within 30 days of meeting or permit shall be voided.

Denied Does not conform to:  
Sign not allowed in the RS-4 district

Height  Architecturally compatible  Not to face R-district  Clearance  Area  Corner Vision  
 Projection  Avoid needless elaboration  Consolidation of signs  Distracting sign  Setback  Other

Authorized Signature [Signature] Date of Review 5/28/19

**INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED.**

CK# 9753 enclosed \$50<sup>00</sup>

John Boehm Jr @ gahco.com



110 Connor Ave. | PO Box 134 | Stratford, WI 54484  
Tel 715.687.3250 | Free 888.264.4459  
Fax 715.687.4657 | www.stratfordsign.com

# ART PROOF

SHEET 1 of 1

Order ID:  
PO #:

Client: Dubois Investments  
Project: Dubois Investments - Signs  
Contact: John  
Phone: 715-321-0383  
Email: johnboehm@yahoo.com

Project Mgr: Dan  
Drawn By: Zach

PROOF DATES

P1: 05.16.19 P2: 00.00.00  
P3: 00.00.00 P4: 00.00.00  
P5: 00.00.00 P6: 00.00.00

File Name: D - DuBois Investments

Notes:

- APPROVED
- Approved w/ noted revisions
- Revise and submit new proof

Signature

Date

These drawings will be released to production once signed. SSC is not responsible for errors. Please check for misspellings, correct phone numbers & addresses, details regarding renderings, shop drawings, quantities, color, etc. Colors shown are for representation only. PMS colors must be requested at time of order to ensure accuracy and may not be guaranteed. Additional fee will apply if PMS sample is required. Any detail or dimension change may delay completion and may incur additional fee. All artwork is property of SSC and cannot be reproduced without permission. Fee may apply if reproduced by others.

## SIGNS

Single Sided , Full Color 3M HP Print, Applied 10mm Alumatite

120 in

60 in



QTY: 1 - Waukesha



Object

(A) Full Color Printed 3M Vinyl | J1180CV3-10

ELDER STREET

CL - CENTER LINE OF ROAD

□ - FLOWER BED



CL SUMMIT AVENUE

80'-

43'-

LOT 206

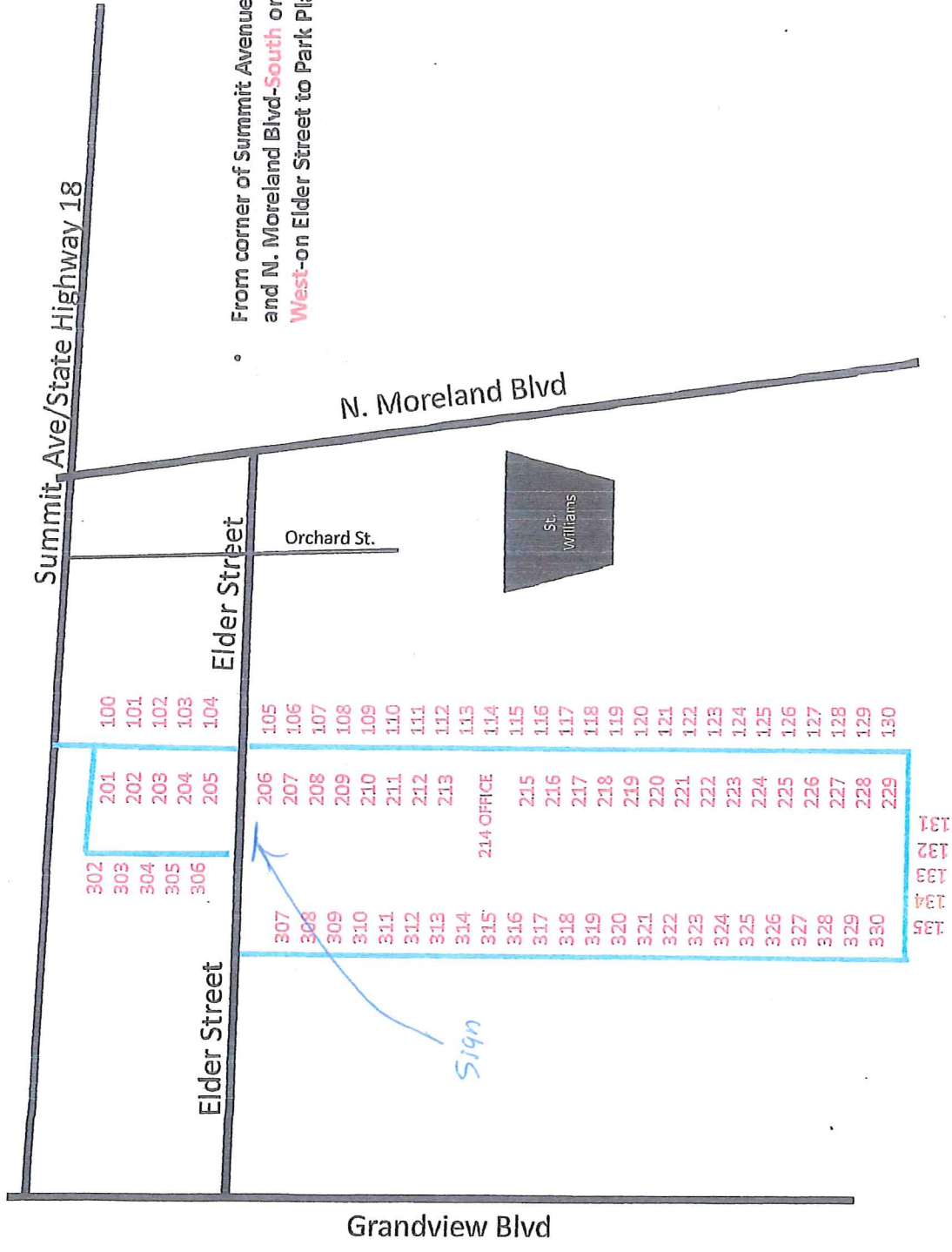
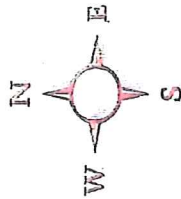
PROPOSED 10'X51' SIGN LOCATION

TOTAL HEIGHT NOT TO EXCEED 6'-6"

LOT 307

SUMMIT AVENUE

PARK PLACE MHC, LLC  
1505 SUMMIT AVENUE  
SIGN PROPOSAL



From corner of Summit Avenue/State Highway 18 and N. Moreland Blvd-South on N. Moreland Blvd-West-on Elder Street to Park Place MHC LLC

LOT 206



LOT 307

LOT 206



**Park Place**  
MANUFACTURED HOUSING COMMUNITY  
715-213-2323

FLOWER BED

RENDERING