



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 11/15/2023
<b>Common Council Item Number:</b> ID#23-7892	<b>Date:</b> 11/15/2023
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> ID#23-7892, Sign Variance- Tallgrass Villas, Northview Road	

**Details:**

The applicant is requesting a sign variance to allow for a monument sign at the entrance of Tallgrass Villas, a new condominium development on Northview Road. Monument signs are not allowed without a variance in a residential zone. However, there are many residential developments in Waukesha, including a neighboring Tallgrass development, that have been granted a sign variance for a monument sign.

The sign will be approximately 5'-10" in height and 8'6" wide. There will be a stone base on the monument sign. The area surrounding the monument sign will be landscaped with Little Bluestem Grass and Shenandoah Switch Grass. The sign will be setback 15' from the public right of way per city code.

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

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

**Executive Recommendation:**  
Staff recommends approval of the sign variance for Tallgrass Villas with the following conditions:

- All staff comments to be addressed