

CITY OF WAUKESHA, WISCONSIN

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

Sign Appeals and Variances

Appellant Name:	<u>Stephen Kassens</u>	Owner Name:	<u>Melissa Songco</u>
Address:	<u>Director of Project Services</u>	Address:	<u>Habitat for Humanity, Waukesha County</u>
City, St, Zip	<u>20875 Crossroads Circle, Suite 400</u>	City, St, Zip	<u>2020 Springdale Road</u>
Phone No.	<u>Waukesha, WI 53186</u>	Phone No.	<u>Waukesha, WI 53186</u>
Email	<u>262-364-9299</u>	Email	<u>262-309-6025</u>
	<u>skassens@capricommunities.com</u>		<u>Melissa@habitatwaukesha.org</u>

Address of the premises affected 441-443 Oakland Ave (Lot 8 of Domenica Park)Name and Type of Business: Residential DevelopmentPresent use of premises: Duplex CondoBriefly describe proposed sign request: Decorative Permanent Sign, post and panel construction, free standing with landscape berm below.

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 (9) 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)

April 22, 2024

(Date)



April 22, 2024

City of Waukesha, Plan Commission,
201 Delafield Street
Waukesha, WI 53188

Please allow this letter to serve as the reason Habitat for Humanity of Waukesha County is asking for the variance to the Current Sign Code Chapter 27 of the City of Waukesha Municipal Code.

The following are the items to grant a variance to the Municipal Code.

1. The development of single and duplex family named Domenica Park is currently zoned RM-1, per 27.03 (2) permanent signs, only wall mounted signs are allowed.
2. 27.03 (6) (f) (i) signs facing a residential district, the sign will be located on the lot line.
3. 27.03 (17) Detached signs, setback to be 0' to the lot line.
4. 27.03 (17) (1) Poles will be of treated lumber to match the subdivision.

Habitat for Humanity is asking for a permanent free-standing sign(s) just outside the walking path to the north of the development on the condo property(s).

If you have any questions, or if you want additional information on any of these points, please feel free to contact me directly, at 262-364-9299.

Best,

A handwritten signature in black ink, appearing to read "Stephen H. Kassens", with a long horizontal flourish extending to the right.

Stephen H Kassens
Director of Project Services

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