



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/10/2019
Common Council Item Number: ID#19-0893	Date: 7/10/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Sign Appeal of Park Place MHC, LLC, 1505 Summit Avenue.	

Details: The applicant is seeking a variance from Section 27.03(2)(a) of the municipal code, which states that detached signs are not permitted in RS districts. 1505 Summit Ave. is zoned RS-4 Mobile Home Park District, and it is the only mobile home facility in the city. The applicants would like to install a 50 square foot detached sign on the property facing Elder St. It will identify the property and include contact information. I will be set back 18 feet from the property boundary, and will include a landscaped flower bed in the surrounding area.

Properties in RM districts are allowed detached signs with an area of 0.6 square feet per each foot of lot width, up to a maximum area of 50 square feet. This is to allow the owners of apartment buildings and other multi-family residences to identify their properties. Despite this property's RS zoning, it is a multi-family residence and the applicants believe it should be treated similarly to other multi-family properties. Prior to the sign ordinance update in January the code made an exception for subdivision signs in RS districts, but that exception was removed because it was a content-based regulation, which is not allowed anymore.

The Plan Commission is permitted to grant variances to the Sign Ordinance when there are special circumstances present which would make strict enforcement of the ordinance unjust, inequitable, unfair, or unreasonable, and when granting a variance would not negate the overall policy goals and purposes of Chapter 27.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of a variance from Section 27.03(2)(a) to allow a detached sign at 1505 Summit Ave.