

CITY OF WAUKESHA, WISCONSIN

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

PERMIT NUMBER

Board of SIGN AND OUTDOOR ADVERTISING APPEALS

Appellant Name:

PANDA EXPRESS/Priority Sign CFT NV DEVELOPMENTS LLC

Owner Name:

Address:

837 RIVERFRONT DR

Address:

1683 WALNUT GROVE
ROSEMEND, CA 91770

City, St, Zip

Sheshoyean, WI 53081

City, St, Zip

Phone No.

Phone No.

626-799-9898

NOTICE: The Board meets on the call of the Chairman.

The appeal must be filed with the City Community Development Department at least fourteen (14) days before the Board's meeting and within twenty (20) days of the decision of the Sign Review Board accompanied by the **\$100.00 fee**. Because additional information may be required by the Board, the applicant must consult with the City Planning Department at the time of application for further direction. Such information as may be requested should be submitted seven (7) days before the Board's meeting.

TO THE SIGN AND OUTDOOR ADVERTISING APPEALS BOARD:

I hereby appeal from the decision of the Sign Review Board.

Address of the premises affected

2720 N. GRANDVIEW BLVD

Name and Type of Business:

PANDA EXPRESS

Present use of premises:

comm

Briefly describe proposed sign request:

Second Pylon Sign request.

PLEASE ATTACH a statement of grounds on which appeal is based.

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

(Applicant's Signature)

(Date)

7-17-18

OFFICE USE ONLY

Zoning District: _____

Filed on: _____

Zoning District: _____

☐ **Approved** Conditions (if any):☐ **Denied** Does not conform to:

Authorized Signature _____

Date of Review _____

07/10/2018

RE:
CFT Developments, Panda Express
2720 N Grandview Blvd
Waukesha WI 53188

To whom it may concern:

On behalf of Panda Express and CFT Developments, a request for a second monument on Silvernail Road is being submitted. The attached drawing shows a map of the location requested.

Panda Express and CFT are requesting this variance from the City of Waukesha to allow not only Panda's signage to be visible but also tenants as noted on the signage drawing. Due to the building setback, Drivers heading north on Silvernail Road currently are not able to locate where these businesses are, due to the building setback and positioning on the lot.

In order to provide visibility when traveling north on Silvernail the request is for the monument to be placed on the south entrance of the lot. The proposed multi-tenant monument complies with all the cities requirements for detached signs as stated in 27.08 Table of Permitted Display Signs, with the exception of the number of allowed signs per premises. Maximum allowance for height is 14 feet, max per face area is 0.6 sq ft per ft of lot width, up to 100 sq feet, and minimum setback 15 feet. The number of allowed detached signs is one per premises and are proposing to digress from that requirement to be allowed two. This monument will also match the current approved monument on the east side of the lot on Grandview.

Granting the Variance requested will not confer on Panda Express, or the other tenants, any special privilege that had been denied to other businesses in the area. The request is to give them the same visibility that other area businesses have. Other businesses, with very similar attributes, have previously been granted similar variance requests. Examples of these businesses include Best Western, Batteries Plus, Spring City, and Rox. All of those businesses are located on the corner of Grandview and Silvernail as well, and have their businesses addressed on both adjacent roadways, as shown in our provided sign package.

It is in the opinion that, granting the variance for the proposed multi-tenant monument sign will assist in guiding traffic to their desired locations and the specific businesses the Silvernail Rd. entrance provides for safe access.

We appreciate your time and consideration in this matter and would greatly appreciate anything you can do to help expedite these efforts. Thank you in advance for your assistance.



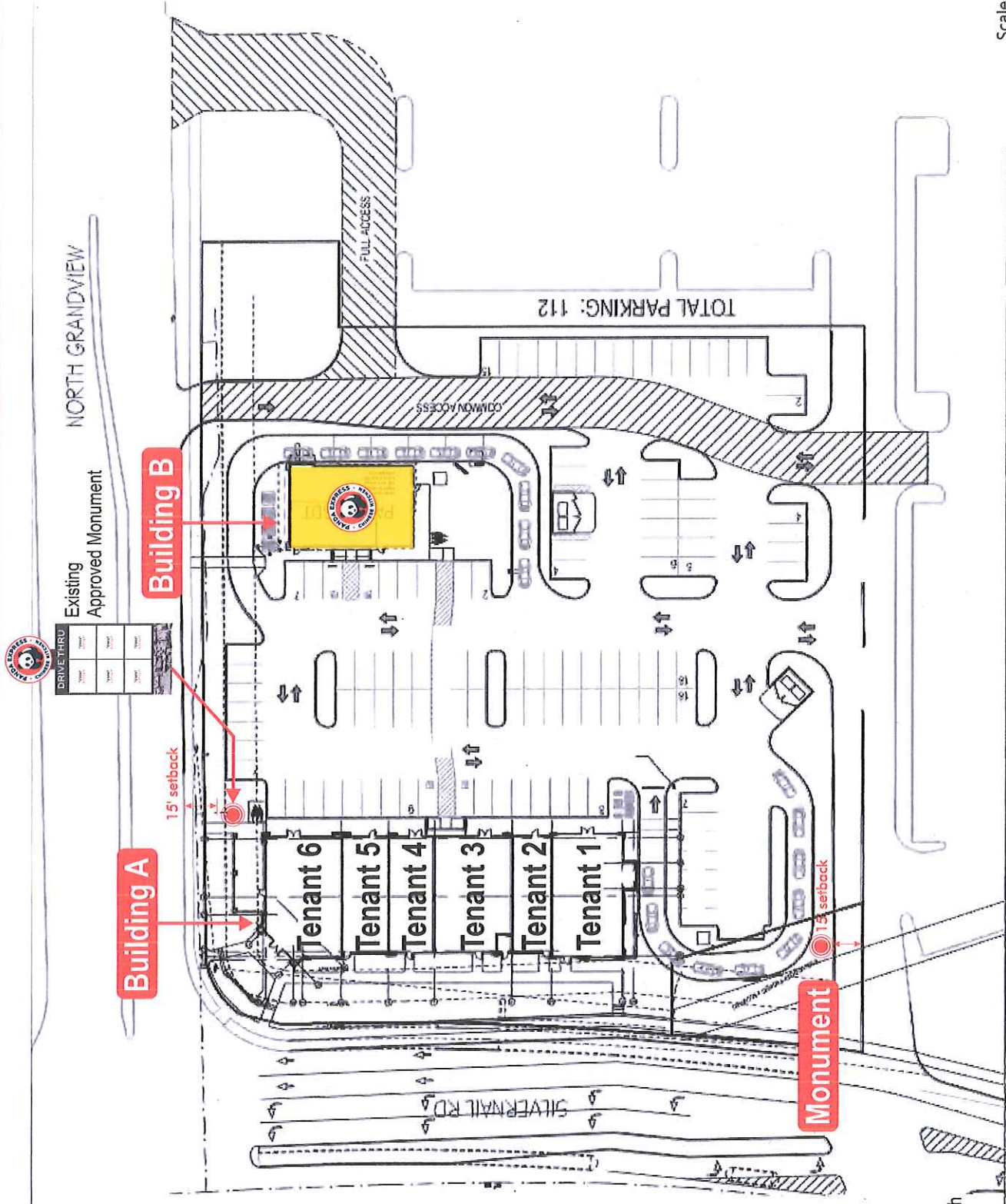
Master Sign Plan
Waukesha WI
Silvernail & N Grandview



prioritysign

✓

Site Plan

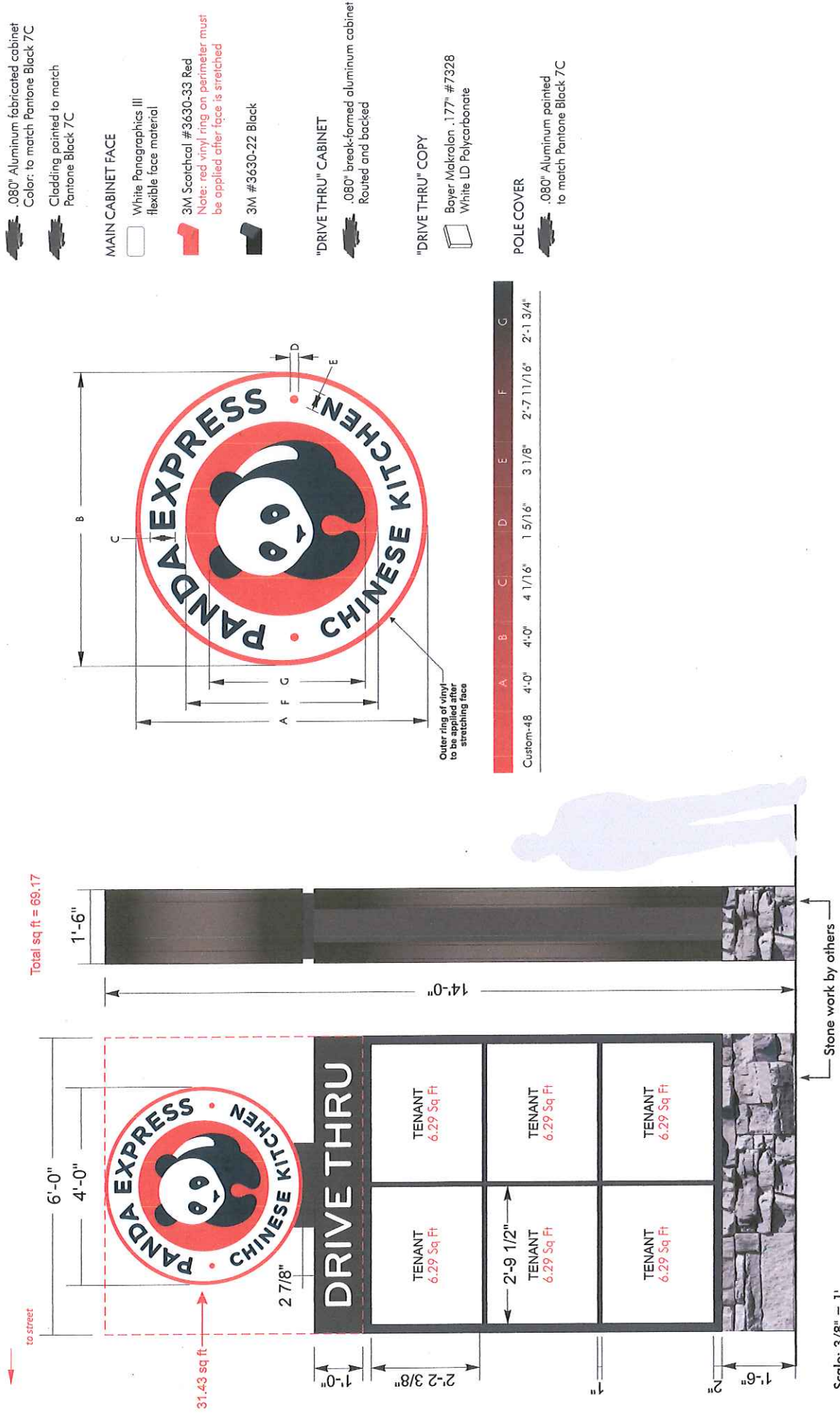


Scale | 1/64" = 1'

Revisions: <table border="1"> <tr> <td>Updated site plan / TD / 3/17/16</td> <td>X</td> </tr> <tr> <td>Updated site plan / TD / 5/8/16</td> <td>X</td> </tr> <tr> <td>Updated site plan / KB / 11/28/17</td> <td>X</td> </tr> </table>		Updated site plan / TD / 3/17/16	X	Updated site plan / TD / 5/8/16	X	Updated site plan / KB / 11/28/17	X	Updated site plan / AS / 07/09/18	File Location: Arboret/Cone/Cole/Panda Express	Date: 11-10-2015	City/State: Waukesha WI	Drawing #
Updated site plan / TD / 3/17/16	X											
Updated site plan / TD / 5/8/16	X											
Updated site plan / KB / 11/28/17	X											
Design: PM PNC: MP			Address: Silvernail & N Grandview	Site Name	Master Sign Plan	Priority Sign						

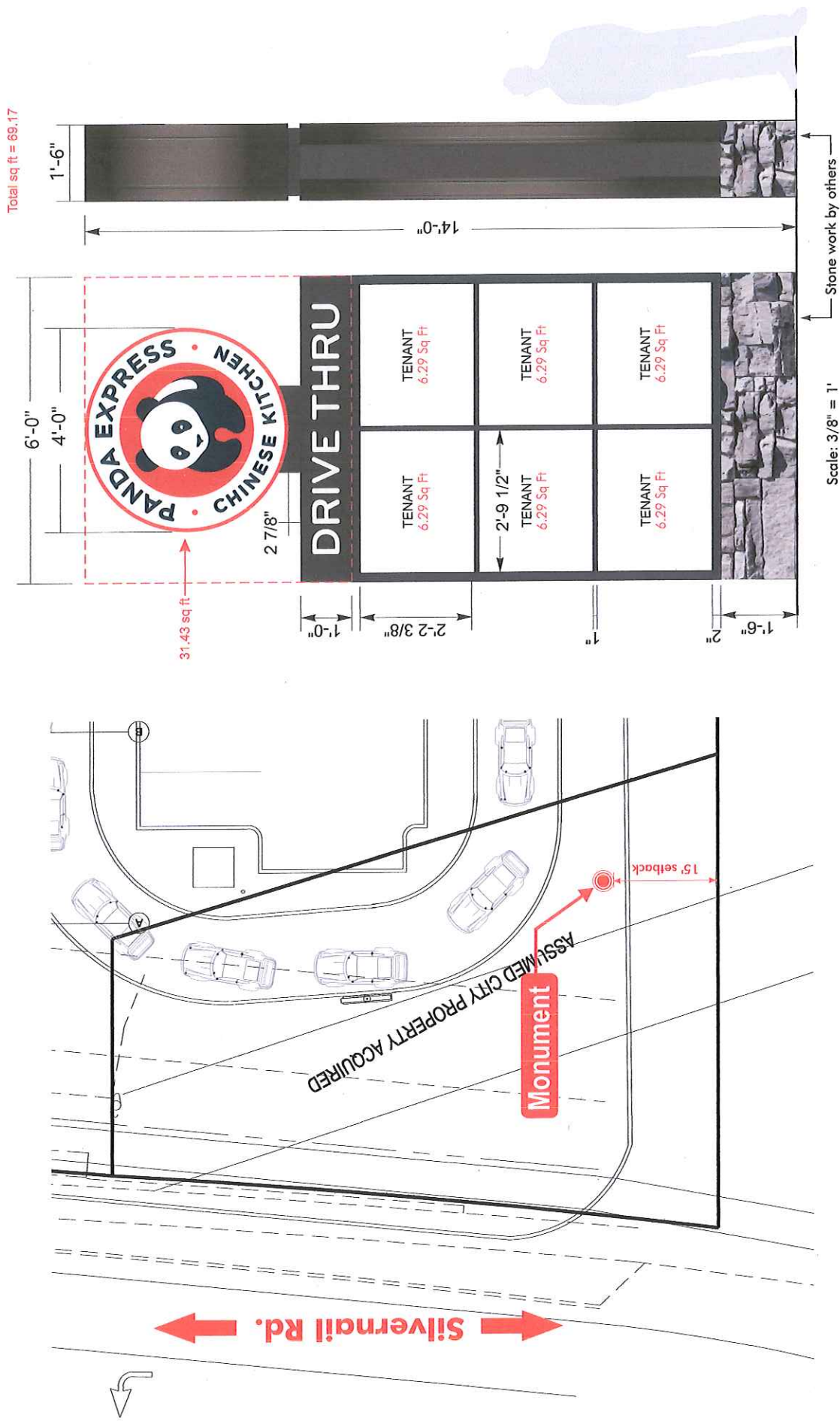
Monument Being Requested through Variance

Proposed Custom Illuminated Multi-Tenant Monument Sign / Silvernail Rd.



Master Sign Plan	
Drawing #	Site Name
City/State: Waukesha WI	Address: Silvernail & N Grandview
Date: 11-10-2015	Designer: PM
File Location: ArtDept\CueColors\Panda Express	PM: MP

Multi-tenant Monument- Silvernail Location



Enlarged Site Plan
Scale 1" = 20'-0"

Revisions: <table border="1"> <tr> <td>Updated site plan / kb / 11.28.17</td> <td>X</td> </tr> <tr> <td></td> <td>X</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Updated site plan / kb / 11.28.17	X		X		X	File Location: ArtDept\CoreColors\Panda Express	Date: 11-10-2015	City/State: Waukesha WI	Drawing # Master Sign Plan
	Updated site plan / kb / 11.28.17	X								
	X									
	X									
Designer: MP	Address: Silvernail & N Grandview	Site Name	Scale: 3/8" = 1'	Stone work by others						



Aerial View of Grandview and Silvernail Intersection



prioritysign

Revisions:

X			
X			
X			
X			

File Location:
ArtDept\Correlators\Perma Express

Date: 07-09-2018

Designer: AS PM: SK

City/State: Waukesha WI

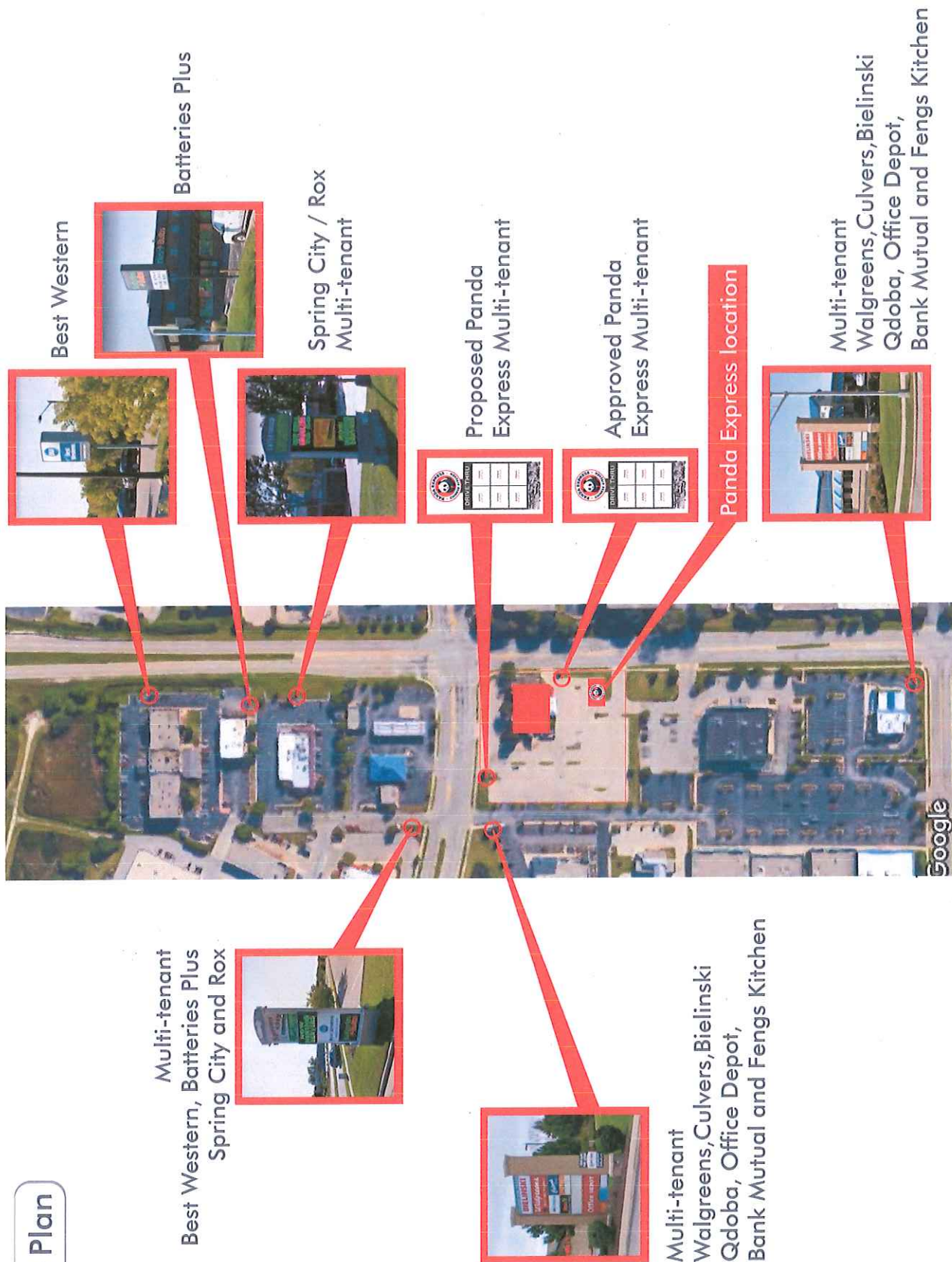
Address: Silvernail & N Grandview

Drawing #

Site Name

Master Sign Plan

Site Plan



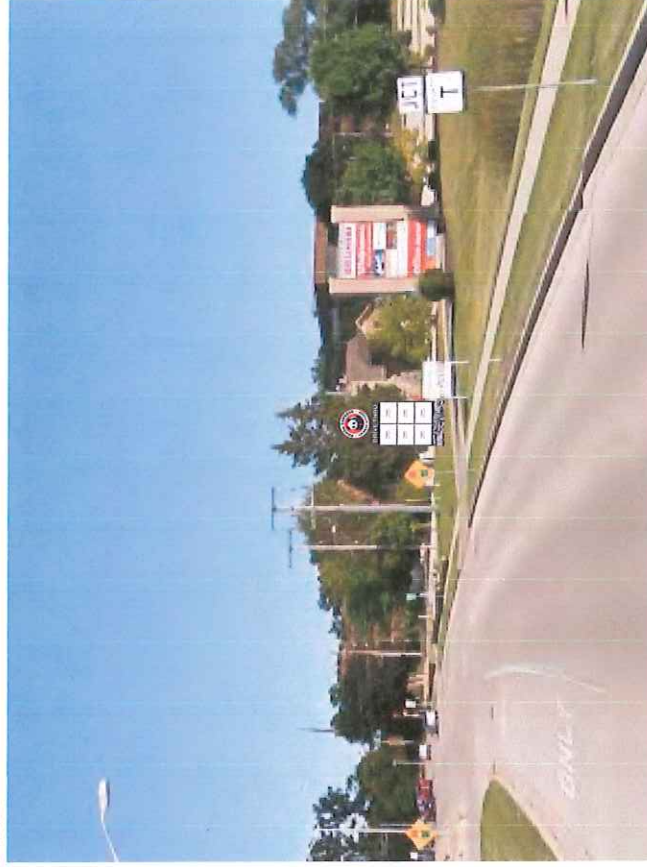
Revisions: <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> </table>	1		2		3		4		File Location: ArtDept\CorColors\Panda Express	Date: 6-28-18 Designer: PB PM: MP	City/State: Waukesha WI Address: Silvermill & N Grandview	Drawing # Site Name	Master Sign Plan
	1												
2													
3													
4													
prioritysign													

Approach Photo North on Silvernail Road

Before



After



Revisions:

x	
x	
x	
x	

File Location:
ArtDept\CoreColors\Penda Express

Date: 7-10-18

Designer: KB PM: SK

City/State: Waukesha WI

Address: Silvernail & N Grandview

Drawing #

Site Name

Master Sign Plan

Approach Photo South on Silvernail Road

Before



After



Code Summary

BUILDING	TENANT	STOREFRONT LENGTH	ALLOWED SQ FT
A	TENANT 1	36'-0 3/4"	54.1
A	TENANT 2	26'-1 1/2"	39.2
A	TENANT 3	24'-9"	37.1
A	TENANT 4	24'-2 1/2"	36.3
A	TENANT 5	25'-10 3/4"	38.8
A	TENANT 6	34'-5 1/4"	51.7

BUILDING	TENANT	STOREFRONT LENGTH	ALLOWED SQ FT	SQ FT USED
B	PANDA EXPRESS	68'-0"	102	101.8

MONUMENT	STREET	STOREFRONT LENGTH	ALLOWED SQ FT	SQ FT USED
A	NORTH GRANDVIEW RD.	367'-5"	100	69.17
B	SILVERNAIL RD. (variance required)	309'-5"	100	69.17



prioritysign

Revisions:

X		X
X		X
X		X
X		X

File Location:
AutoPkt/Concours/Panda Express

Date: 07-09-2018

Designer: AS PM: SK

City/State: Waukegan WI

Address: Silvernail & N Grandview

Drawing #

Site Name

Master Sign Plan