

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 4/28/2021
Item Number: ID#21-2033	Date: 4/28/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Waukesha State Bank, 151 E. St. Paul Avenue, Sign Appeals – Request to replace an existing pylon sign with an updated monument sign.	

Details:

The applicant is looking to replace their existing pylon sign with a new monument sign. Waukesha State Bank is located on the southeast corner of W. Broadway and E. St. Paul Avenue. The site is currently zoned B-2, Central Business District. Monument Signs are not currently allowed in the B-2 zone. The applicant is requesting a variance to take down the larger pylon sign and replacing it with a smaller, more appealing monument sign. Typically, properties in the B-2 zone have smaller lots, however Waukesha State Bank is located on a 3.27-acre site and has 173' of street frontage.

The new monument sign will approximately 8'1" tall and 8'10" wide. The base of the sign will be 1'-11" and the new face will be 6' tall. Per city code, any sign over 6' tall needs to be set back a minimum of 15' from the right-of-way. The applicant will be placing the new monument sign 15' from the right-of-way to meet city code requirements. The new sign will be approximately 71.4 square feet.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval for the sign appeal for 151 E. St. Paul Avenue with the following conditions:

- The monument sign must be placed at least 15' from the right-of-way per city code

