



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Cooper
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	January 2, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 875 4397 4926
			Passcode: 672119
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87543974926?pwd=WlJkWTk5ZlR3bk92Sm5HSkZR
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the December 4, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the City of Stevens Point to apply a permanent zoning designation of "R-3" Single- and Two-Family Residential for the property located at 5595 Regent Street (Parcel ID 281240826400401), consistent with Ch. 23.01(13)(b)(8).
4. A request from Danielle Zellner, representing Valley Communities Credit Union, for a sign variance to install a freestanding sign on the property located at 2940 Church Street (Parcel ID 281230805101425), consistent with Ch. 25.14.

Closing Section:

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

5. Adjourn

REPORT OF CITY PLAN COMMISSION

November 4, 2023 – 6:00 PM
In-Person & Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Beacom, Commissioner Cooper, Commissioner Rice, and Commissioner Schuler.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Neighborhood Planner Klesmith, Technician Mohr, Alderperson Christianson, Alderperson Keymer, Alderperson Shuda, Wayne Bushman, Casey Baur, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll call.

Discussion and possible action on the following:

2. Report of the November 6, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Wayne Bushman, representing Sunrise Pointe Ventures, LLC, for a conditional use permit to construct five self-service storage buildings on the property located at 5001 Joerns Drive (Parcel ID 281230802200042), consistent with Ch. 23.01(14)(f).
4. Public Hearing and action on a request from Alex Bruder, representing Midwest Heritage Inn of Stevens Point, LP, for a conditional use permit to install an off-premises sign on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240835240004), consistent with Ch. 23.02(2)(a)(3)(j).
5. A request from the City of Stevens Point to purchase the property located at 4213 Simonis Street (Parcel ID 281240834200101) and an unaddressed parcel off of Ridge Court (Parcel ID 281240834200104).
6. Housing Affordability Report for Permit Year 2022.
7. Presentation on the creation of a citywide historic preservation plan.
8. September and October 2023 Monthly Reports.
9. Director's Report.

Closing Section:

10. Adjourn.
-

Opening Section:

1. Roll call.

Present: Wiza, Kneebone, Arntsen, Beacom, Cooper, Rice, Schuler

Discussion and possible action on the following:

2. Report of the November 6, 2023 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of November 6, 2023 meeting of the City Plan Commission; seconded by Commissioner Arntsen.

Motion carried 7-0.

3. Public Hearing and action on a request from Wayne Bushman, representing Sunrise Pointe Ventures, LLC, for a conditional use permit to construct five self-service storage buildings on the property located at 5001 Joerns Drive (Parcel ID 281230802200042), consistent with Ch. 23.01(14)(f).

Associate Planner/Zoning Administrator Kuhn provided a summary of the request for a conditional use permit to construct five 4,160 sq.ft. self-service cold storage buildings on the stated property. After review, staff recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

- Clarification requested on what was deemed a primary structure, to which staff explained further.
- Inquiry as to whether the buildings were intended to be leased out, to which staff confirmed accurate.
- Clarification requested on setbacks shown on site plan, to which staff explained further.

Mayor Wiza declared the public hearing open.

Mayor Wiza requested comments from the audience, to which there were none.

Mayor Wiza declared the public hearing closed.

Motion by Alderperson Kneebone to approve the request from Wayne Bushman, representing Sunrise Pointe Ventures, LLC, for a conditional use permit to construct five self-service storage buildings on the property located at 5001 Joerns Drive (Parcel ID 281230802200042), consistent with Ch. 23.01(14)(f) with the following;

1. **The driveway leading to the storage buildings shall meet minimum design standards to support Fire Department apparatus.**
2. **A private hydrant shall be installed to support the proposed storage buildings, subject to the review and approval of the City Fire Marshal.**
3. **There shall be a minimum 20-foot separation between each storage building.**
4. **A building permit shall be obtained prior to the start of construction.**
5. **Staff shall have the ability to approve minor amendments to the site plan.**

seconded by Commissioner Cooper.

Motion carried 7-0.

4. Public Hearing and action on a request from Alex Bruder, representing Midwest Heritage Inn of Stevens Point, LP, for a conditional use permit to install an off-premises sign on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240835240004), consistent with Ch. 23.02(2)(a)(3)(j).

Associate Planner/Zoning Administrator Kuhn provided a summary of the request for a conditional use permit to install an off-premise sign on the stated property. The proposed sign would be 88.1 sq.ft. and stand slightly over 18 ft. in height. After review, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza requested comments from the audience, to which there were none.

Mayor Wiza declared the public hearing closed.

Motion by Alderperson Kneebone to approve a request from Alex Bruder, representing Midwest Heritage Inn of Stevens Point, LP, for a conditional use permit to install an off-premises sign on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240835240004), consistent with Ch. 23.02(2)(a)(3)(j) with the following;

1. **A minimum five-foot setback shall be provided from the north lot line.**

2. **Landscaping shall be installed at the base of the freestanding sign, subject to the review and approval of the Zoning Administrator.**
3. **A sign permit shall be obtained prior to installing the sign.**
4. **Staff shall have the ability to approve minor amendments to the sign package.**

seconded by Commissioner Rice.

Motion carried 7-0.

5. A request from the City of Stevens Point to purchase the property located at 4213 Simonis Street (Parcel ID 281240834200101) and an unaddressed parcel off of Ridge Court (Parcel ID 281240834200104).

Director Kernosky provided a summary of the 4213 Simonis Street acquisition, highlighting the Utility Department's intention in constructing a new municipal water well house. Staff recommended approval as presented.

Commissioners had the following comments:

- Inquiry on whether future construction would occupy both parcels, to which staff explained that only the southern parcel would be developed. However, the owner had indicated the need to purchase the northern parcel in addition to the southern parcel.
- Inquiry as to whether the northern parcel with the residence was occupied, to which staff confirmed no. The intention would be to resell the northern parcel.

Mayor Wiza requested comments from the audience, to which there were none.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point to purchase the property located at 4213 Simonis Street (Parcel ID 281240834200101) and an unaddressed parcel off of Ridge Court (Parcel ID 281240834200104); seconded Commissioner Arntsen.

Motion carried 7-0.

6. Housing Affordability Report for Permit Year 2022.

Director Kernosky provided a summary of the Housing Affordability Report for the 2022 year, posting year 2023. Consistent with State Statutes, the document was to provide projected details on the financial impact of developing a 'greenfield' subdivision based on the City's fee schedule. After review, staff recommended approval as presented.

Commissioners had the following comments:

- The included maps had been helpful to further visualize and understand the document.

Mayor Wiza requested comments from the audience, to which there were none.

Motion by Commissioner Rice to approve the Affordability Report for Permit Year 2022 and place it on file; seconded by Alderperson Kneebone.

Motion carried 7-0.

7. Presentation on the creation of a citywide historic preservation plan.

Associate Planner/Zoning Administrator Kuhn provided the following details:

- Background and intent on creating a citywide historic preservation plan.
- What is a historic preservation plan?
- What are core themes that will be explored throughout the planning process?
 - Examples of local historic preservation plans and common themes.
- Role of the Plan Commission.
- Next steps and proposed timeline.

Commissioners had the following comments:

- Further clarification requested on the Plan Commission's role and how the document would be utilized, to which staff explained that by and large, it would be used as a guiding document.
- Back-and-forth discussion on potential alternatives if residents did not want to be in a historic district and whether there were options for exemption, to which staff reiterated that public engagement would gauge appetite for the plan, as well as work through concerns raised during the process.
- Inquiry on what type of things went into delineating such districts and who was involved. Staff briefly explained that the proposed historic district boundaries resulted from a 2011 Intensive Survey by an outside consultant. At the time, the consultant had gone through property-by-property review and drafted the proposed boundaries.

No action was taken.

8. September and October 2023 Monthly Reports.

Director Kernosky noted that numbers remained consistent with previous months but highlighted that while Champion Express Car Wash had pulled permits for sewer work, they would not be moving forward with the development.

Motion by Commissioner Schuler to approve the September and October 2023 Community Development Monthly Reports and place them on file; seconded by Commissioner Arntsen.

Motion carried 7-0.

9. Director's Report.

Director Kernosky provided brief development updates and the following meeting dates:

January 2, 2024 – (Tues.) January Plan Commission

January 10, 2024 – (Wed.) Special Joint Meeting of multiple bodies to discuss the redevelopment of Shopko and in finalizing the Downtown Area Targeted Master Plan at the Mid-State Technical College.

Closing Section:

10. Adjourn.

Meeting adjourned at 6:30 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: January 2, 2024

RE: **Applying a Permanent Zoning Classification of "R-3" Single- and Two-Family Residential for 5595 Regent Street**

Background: In November of 2023, the Common Council approved the annexation of the property located at 5595 Regent Street from the Town of Hull to the City of Stevens Point. Upon the annexation of parcels into City limits, a temporary zoning classification of "R-LD" Low Density Residence District is automatically assigned until a permanent zoning classification is approved by the Common Council. Said requirement is outlined below:

Ch. 23.01(13)(b)(8)

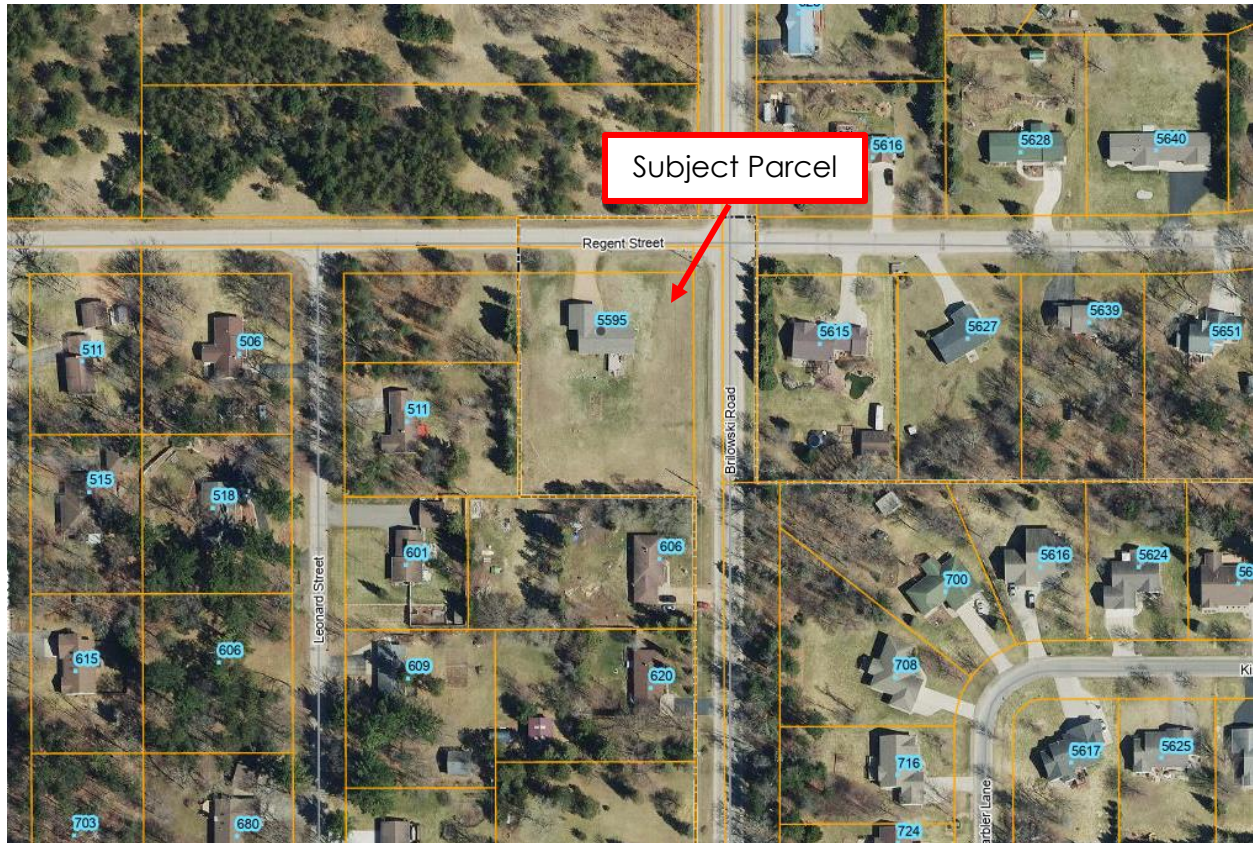
All territory annexed to the City of Stevens Point shall automatically become a part of the "R-LD" Low Density Residence District until definite boundaries and zoning districts are recommended by the City Plan Commission and adopted by the Common Council; provided, however, that the Common Council shall adopt definite boundaries and district regulations within 90 days from the date of the annexation. The Plan Commission may recommend definite zoning districts and boundaries to the City Council prior to or at the time the Council acts on a proposed annexation, and may adopt definite boundaries at the time of annexation provided the public notice procedure is followed.

As we are approaching the 90-day deadline from the time that the subject parcel was annexed on November 20, 2023, this request seeks to apply a permanent zoning

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classification of “R-3” Single- and Two-Family Residential. Further information on the review standards for any rezoning request are outlined below:



1. Minimum performance standards are met with the proposed district.

Analysis: Performance standards for the “R-3” Single- and Two-Family Residence District are identified below:

“R-3” SINGLE AND TWO FAMILY RESIDENCE DISTRICT:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Permitted Uses	1 family/lot	45 ft.	Not over 35 ft.	Minimum of 7 ½' on each side for buildings not over 2 ½ stories	25 ft.	Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.	Per 23.01(14)'	900 sq. Ft.	18 ft.
Single Family Dwellings	1 unit/lot, provided lot is 5,000 sq. ft.		Nor over 2 ½ stories		On corner lots with 50' of frontage and less, street setback 25' and 20'				
Two Family Dwellings	2 attached units per lot								

Zero Lot Line - Common wall	provided lot is 10,000 sq. ft. 1 family/lot 1 unit/lot provided lot is 5,000 sq. ft.								
All other permitted uses	5,000 sq. Ft.		35 ft.	15 ft.		30 ft.		0	
Conditional Uses: Single Family Zero Lot Line Dwellings	1 family/lot 1 unit/lot provided lot is 5,000 sq. ft.	45 ft	Not over 35 ft. Nor over 2 ½ stories	Per. 23.02(e)4.a .		Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.			
All other conditional uses	As set by Plan Commission and City Council								

Findings: The subject property is currently being utilized as a single-family residence, which is a permitted use in the "R-3" District. The subject property well exceeds the minimum lot size requirement (5,000 sq ft) and lot width requirement (45 ft) of the "R-3" District. In fact, given the position of the house relative to the lot, the subject property would be large enough to split in half should that be desired at any point in the future. The residence, set back 36 feet from Regent Street and 68 feet from Brilowski Road, exceeds the minimum 25-foot street setback requirement of the "R-3" District. Lastly, the house provides more than 7' 6" of setback off the west lot line and 30 feet off of the south lot line.

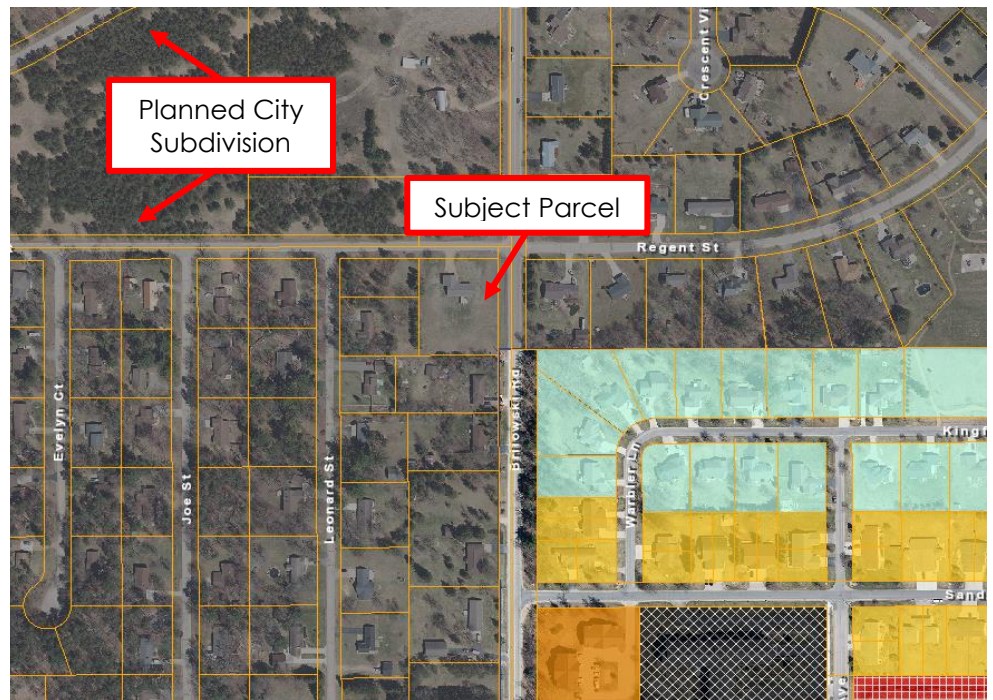
Staff believes that a rezoning of the subject property to the "R-3" District would neither create a non-conforming lot, nor would it create any nonconformities with respect to the existing land use and structures located on the property.

2. The change in zoning is consistent with the City's Comprehensive Plan.

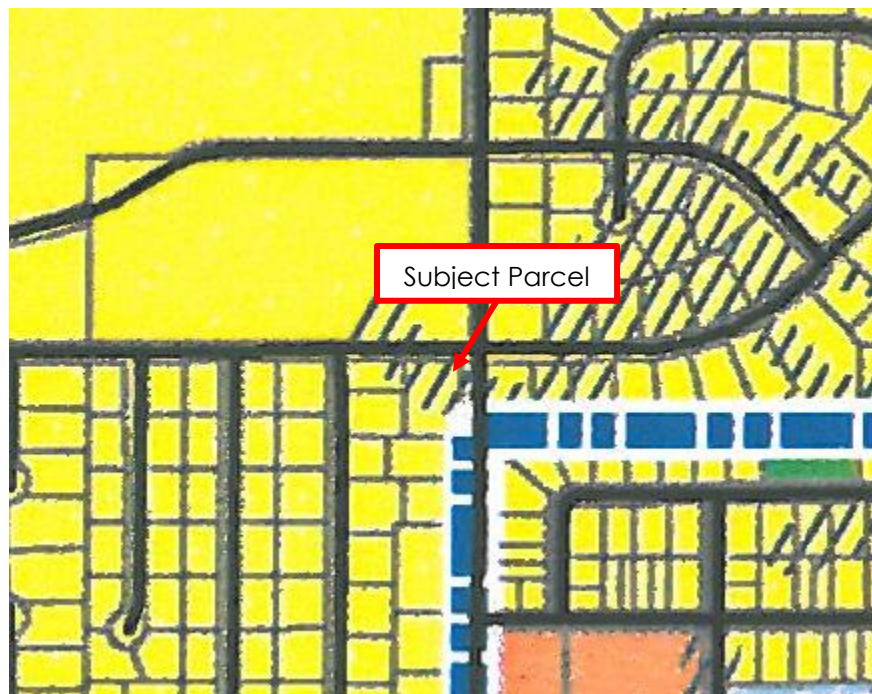
Analysis: The subject parcel is identified as 'Residential' within the City's Extraterritorial Future Land Use Map. Please note that a 'Residential' designation includes both single- and two-family land uses.

Findings: Staff believes that the proposed zoning classification is consistent with the City's Comprehensive Plan given the desired future land use of the property as identified in the City's Extraterritorial Future Land Use Map. Additionally, staff believes that a proposed zoning to the "R-3" District would be consistent with current and future planning efforts within this region. As shown within the City's Zoning Map, nearby lots along Brilowski Road and Sandpiper Drive are also zoned "R-3" Single- and Two-Family Residential. Additionally, the City-owned parcels directly to the north of the subject property will soon be proposed to be

zoned to the "R-3" District to coincide with the planned subdivision development in this area.



Future Land Use



3. The change in zoning will not create adjacent incompatible uses.

Analysis: The subject parcel exists on the periphery of City limits, with nearby parcels being zoned "R-1" Suburban Single-Family Residential and "R-3" Single-Family Residential. Adjacent parcels, located within the Town of Hull, are predominately used for single-family residential purposes.

"R-1" Suburban Single-Family Residence District

This district is established to provide for neighborhoods of moderate density single family residential land usage and accessory uses. This district is to be located consistent with the City's Comprehensive Plan.

"R-3" Single- and Two-Family Residence District

This district is established to provide for both single family residences and two-family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.

Findings: Given the intent of the above district, surrounding uses, lots and other land use features, a rezoning to "R-3" Single- and Two-Family Residential does not interfere with the existing land uses and future land use planning of the area.

Staff Recommendation: Approve the request to apply a permanent zoning designation of "R-3" Single- and Two-Family Residential for the property located at 5595 Regent Street (Parcel ID 281240826400401), consistent with Ch. 23.01(13)(b)(8).



December 12, 2023

511 Leonard Street
Stevens Point, WI
54482-8444

City of Stevens Point
Department of Community Development
1515 Strongs Avenue
Stevens Point, WI 54481

Subject: Proposed rezoning of 5595 Regent Street

Dear Plan Commission:

We live at 511 Leonard Street, immediately adjoining the subject parcel on the west. We object to the proposed rezoning to R-3. The adjacent parcels are single-family. It would be inappropriate and disruptive to force an island of R-3 zoning into the middle of an R-1 neighborhood.

Sincerely,

DAVID L. ROBERTS
David L. Roberts

Audrey Roberts
Audrey J. Roberts



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: January 2, 2024

RE: Sign Variance Request – 2940 Church Street

Background: Valley Communities Credit Union is requesting to replace their existing freestanding sign located along Church Street. The proposed sign would stand 14 feet in height and have a total signable area of 60.75 square feet.

The subject property is zoned "R-5" Multiple Family II Residential. Within the "R-5" District, freestanding signs are permitted at a maximum height of eight feet and a maximum size of 32 square feet. As the proposed sign exceeds these minimum standards for signage within the "R-5" District, the applicant is requesting a sign variance as outlined within Section 25.14 of the City's Sign Code.

Feature	Sign Code Requirement	Proposal
Sign Height	8 feet	14 feet
Sign Size	32 square feet	60.75 square feet

The following are the review standards in considering this variance request, along with analysis for each standard.

1. A literal application of the Ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.

Analysis: The purpose of the City's Sign Code is, in part, "to protect pedestrians and motorists of the City from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs." The applicant is requesting a taller freestanding

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sign so that the existing driveways leading into and from the property (one to the northwest of the proposed sign location and the other to the southeast of the sign) are more visible for motorists along Church Street.

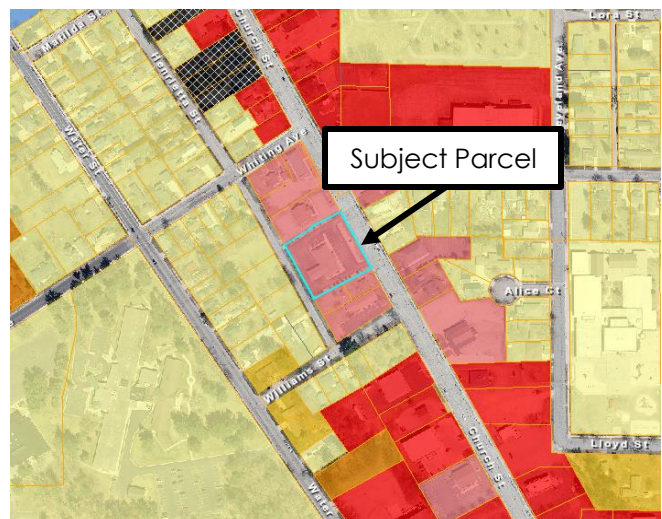
Findings: As will be discussed throughout this report, Church Street is a defined commercial corridor that contains a majority of commercial uses on both sides of the street. With that said, this portion of Church Street (between Whiting Avenue and Williams Street) on the south side of the street is zoned “R-5” Multiple Family II Residential. Of the six principal buildings that line this segment of Church Street, four are utilized for commercial and office uses, while the other two are single-family homes.

Given the amount of vehicle trips generated for credit unions, particularly those with drive-thru accommodations like the subject parcel, having a freestanding sign at only eight feet in height could pose safety issues for potential customers and for pedestrians utilizing the adjacent public sidewalk. Therefore, staff believes that not allowing a taller sign would represent a hardship due to diminished visibility of this commercial use relative to adjacent commercial uses of similar land use intensities.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

Analysis: A single-family lot abuts the subject property to its'

south, with additional single-family homes located on the east side of Church Street. Single-family homes are located to the west of the subject property; however, it is separated to a degree due to Henrietta Street.



Findings: The proposed sign will be located roughly 108 feet from the adjacent single-family lot to the south. Additionally, the proposed sign will be illuminated but will not have any flashing displays on the electronic messaging sign (a requirement of the City's Sign Code). While having single-family homes near the subject property is an important consideration for this sign variance request, staff believes that the distance of the proposed sign to such residential uses, along with existing screening located around the parking lot, should reduce any negative outcomes associated with a taller and larger sign.

3. Hardship caused the sign user under a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply generally to the City.

Analysis: As mentioned above, this block of Church Street is the only city block where its parcels are given a zoning designation other than “B-4” Commercial. As

the Common Council cannot rezone this entire block without the support and wishes of all property owners involved, subjecting Valley Communities Credit Union to signage standards for residential uses would be a hardship that is unique to other commercial uses that line Church Street.

Findings: Staff believes that this standard is met.

4. The granting of the variance would not be contrary to the general objectives of this Ordinance.

Analysis: The purpose of these sign regulations are to: encourage the effective use of signs as a means of communication in the City of Stevens Point; to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: As noted above, the intention with this sign is to better identify the entrance locations of Valley Communities Credit Union along Church Street and, indirectly, encourage primary access along Church Street versus that of Henrietta Street. Staff believes that the intent of this variance request meets the purpose statement of the City's Sign Code to promote safety for all road users and to provide equitable commercial messaging allowances for non-residential uses along Church Street.

Staff Recommendation: Approve the request for a sign variance to install a freestanding sign on the property located at 2940 Church Street (Parcel ID 281230805101425), subject to the following conditions:

1. The proposed sign shall not contain any sequential flashing messaging.
2. A sign permit shall be obtained prior to sign installation.
3. Staff shall have the ability to approve minor amendments to the proposed sign.





City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SIGN VARIANCE

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Sign Variance (check all that apply)	Height ☐	Size ☐	Quantity ☐ Other ☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Danielle Zellner	Contact Name	
Address	8101 International Drive	Address	
City, State, Zip	Wausau, WI 54401	City, State, Zip	
Telephone	715-842-0400 ext 254	Telephone	
Fax		Fax	
Email	danielle.z@graphicshouseinc.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Valley Communities Credit Union	Owner's Name	
Address	2940 Church St	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	715-693-5780	Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2940 Church St.		
Legal Description of Subject Property		
Commercial - valley community credit union		
Current Use of Property		Current Zoning of Property
Commercial / Bank		R-5
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		
Yes, we are trying to have the sign higher to help with visibility because the two driveways.		

Would the granting of the variance be materially detrimental to the property owners in the vicinity? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

Yes, this could cause an accident in the future.

Does the property have unique property characteristics that cause a hardship to the sign user under a literal interpretation of the Sign Ordinance? If yes, please describe the unique property characteristics. (Use additional pages if necessary)

Yes, the grade of the property drops off there.

Would the granting of this variance be contrary to the general objectives of the Sign Ordinance? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

No, we are just trying to make the property safer when entering and exiting the driveway.

Current Zoning Surrounding Subject Property

North:	R5	South:	R5
East:	R2	West:	R2

Current Land Use Surrounding Subject Property

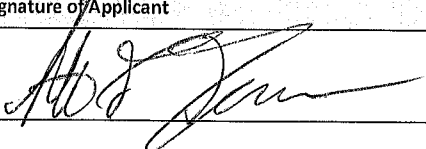
North:	Com. Ansary + Associates	South:	Com. ^{Highstreet} Salon
East:	Res. House	West:	Res. House

EXHIBITS

Letter to District Alderperson	☒	Additional Exhibits If Any:
Map / Site Plan (designating location of the sign(s))	☒	
Sign Rendering(s) (includes sign dimensions, size & graphics)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	12/11/23	Kelly Hladowick	12/11/2023



GRAPHIC HOUSE
NATIONAL SIGN FIRM

81 International Dr.
Haverhill, MA 01830
781-442-4402
www.graphichouse.com

SINCE 1976

VALLEY COMMUNITIES CREDIT UNION
2940 CHURCH ST
STEVENS POINT, WI

DESIGNER	DATE	QUOTE NUMBER	JOB NUMBER
CHRIS P	8-21-2023	26789	XXX
REVISED BY	REVISION	DATE	BY
AM	10-6-2023	C	AM

DIF LIT MONUMENT
FORMED ALUM. CABINET W/ WHITE LEDM FACES
PRINTED VINYL GRAPHICS BY CLIMATE
FORMED ALUM. ARCH/CAP MOUNTED ABOVE
CABINET
NEW RGB LED MESSAGE CENTER
FORMED ALUM. CLADDING
HIGH-LIT VINYL GRAPHICS APPLIED TO CLADDING

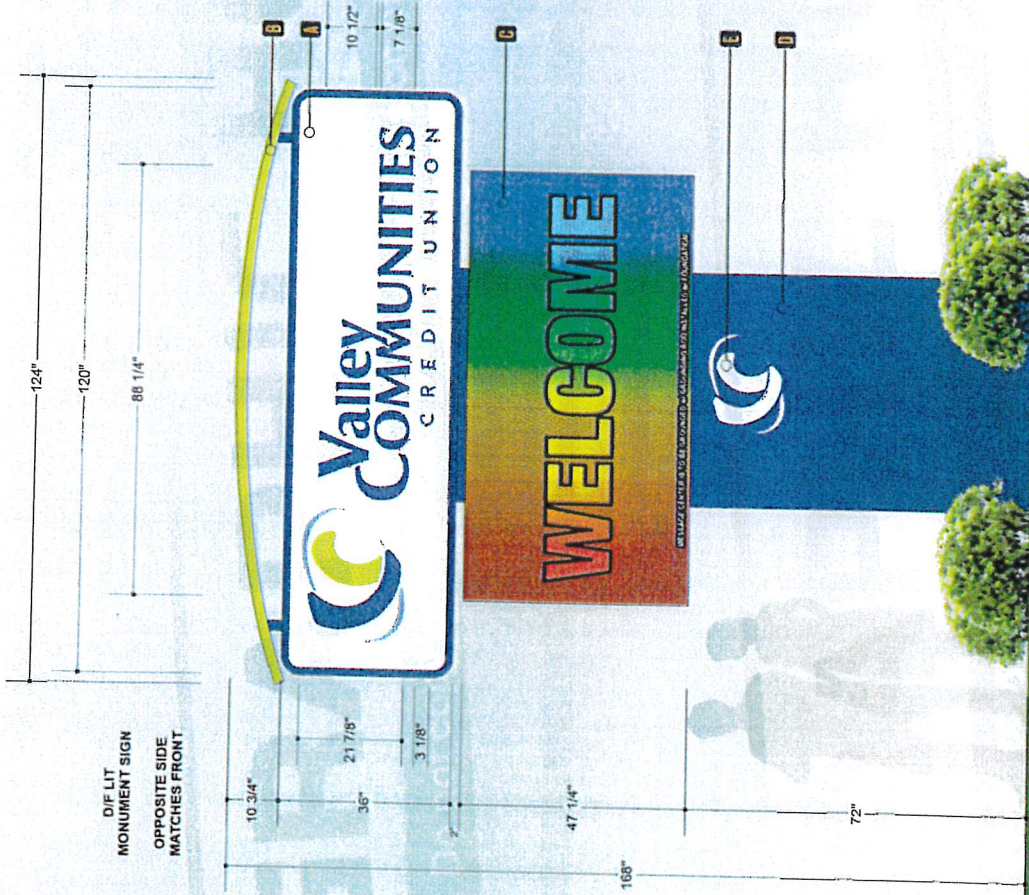
White Polycarbonate

V- #7725-10 White Vinyl

DP1 - PMS 541c

DP2 - PMS 542c

P- PMS 390c
DP3 - PMS 390c



DIF LIT
MONUMENT SIGN
OPPOSITE SIDE
MATCHES FRONT

APPROX. NIGHT VIEW



WELCOME

CLIENT: IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

LED LIGHTS RESERVED

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From edge of
grass to Edge of
footing 8'1"

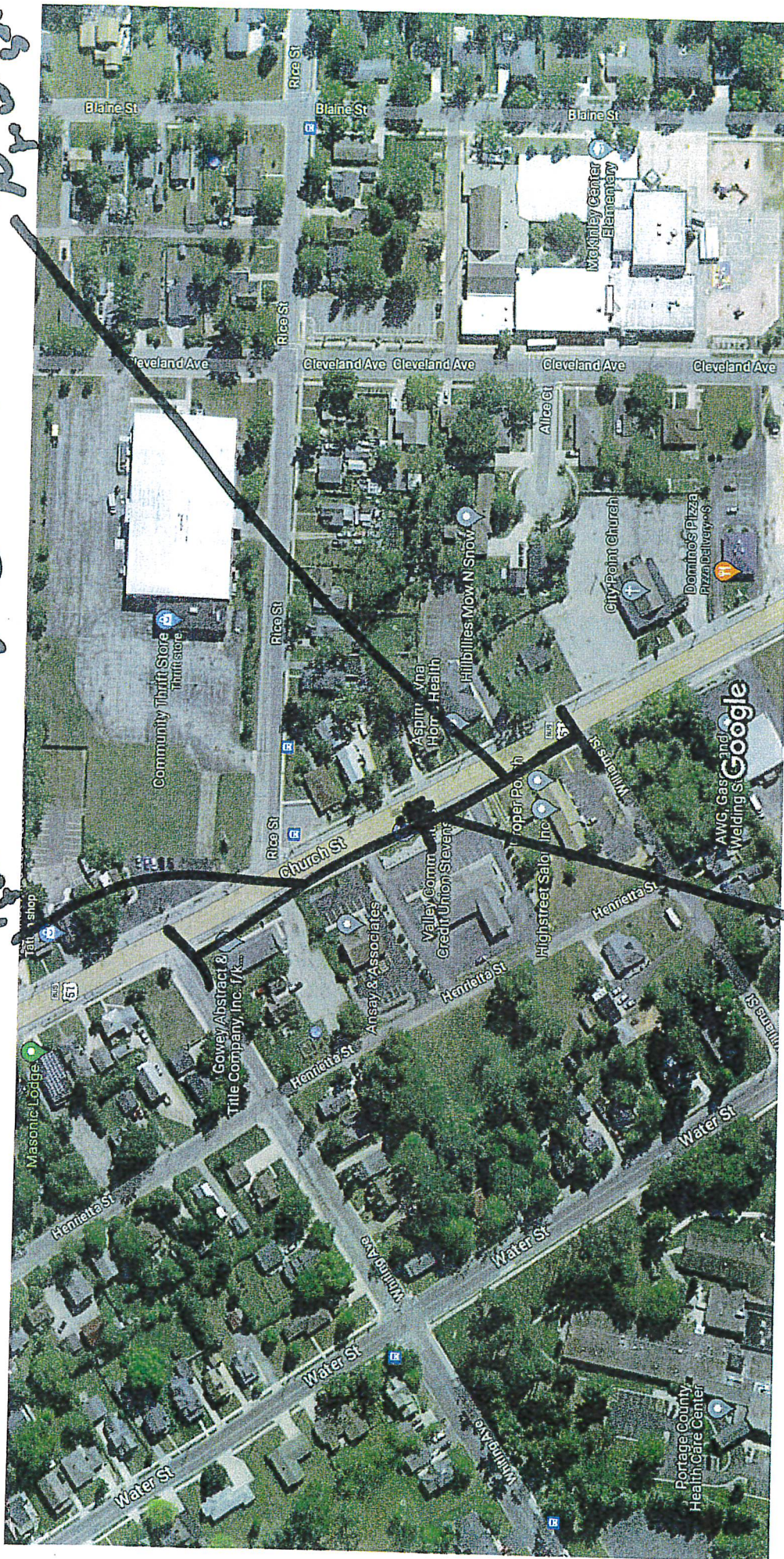
From edge of
Footings to center
Edge of curb
16'6"



From Edge of
footing to edge of
footing 116"

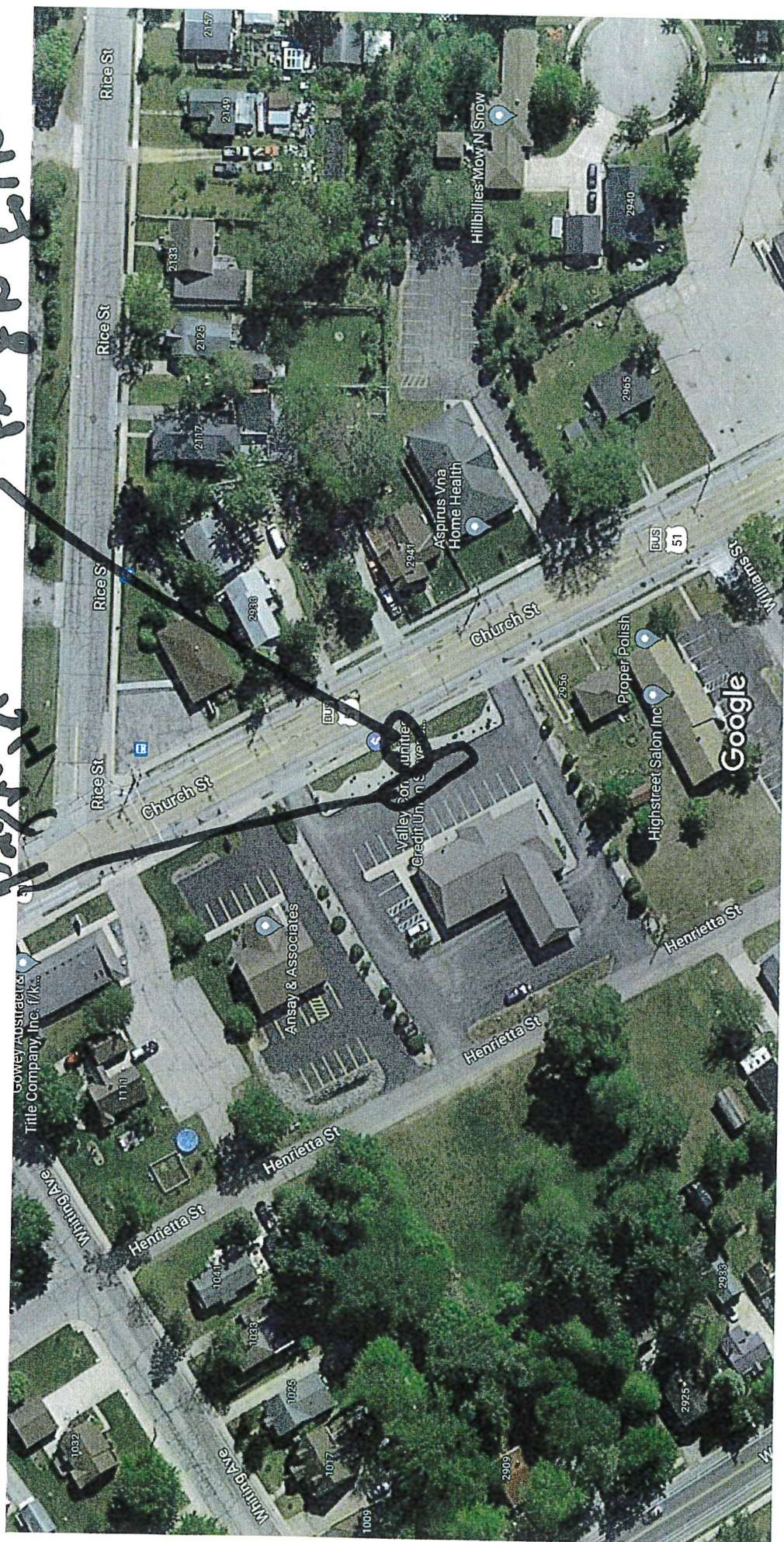
Electrical
Box

70' offset Flaring Map
prior to 2010



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 100 ft

20' offset
prior to 2010



From: [District 10](#)
To: [Adam Kuhn](#)
Subject: Fwd: Valley Community Credit Union Variance
Date: Tuesday, December 12, 2023 2:01:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Scott Jansen <scottj@graphichouseinc.com>
Sent: Tuesday, December 12, 2023 7:54:16 AM
To: District 10 <district10@stevenspoint.com>
Subject: [External] Valley Community Credit Union Variance

Good Morning Keely,

My names Scott Jansen Project Manager for Graphic House (Sign Fabrication Company).

We just filed a Variance for a sign installation request for Valley Community Credit Union.

They are looking to remove the ground monument sign and replace it with a pylon sign.

The reasoning for the sign change is to help with the visibility with coming and leaving the driveway.
(Mostly leaving)

When approaching Church St. its hard to see traffic coming due to the low monument sign and the grade of the property.

We would be removing a ground monument sign that 14' long and replacing it with a pylon sign that has 4' cladding around it.

This is decreasing the safety obstruction by 10' in total!

Please consider our variance when thing about the safety entering onto Church street.

Thank you,

Scott Jansen

Contract and Field Manager

715-842-0402 Ext. 222

715-370-9596

www.graphichouseinc.com

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