

VILLAGE OF WESTON
PLAN COMMISSION REQUEST FOR CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit for Redeemer Lutheran Church to obtain conditional use status of an existing religious facility in an (R1) Residential Single Family with (WPD) Wellhead Protection District

ENERGOV# CU-6-14-1454

REQUEST PREPARED BY: Jennifer Higgins; Director of Planning and Development

REPORT DATE: June 12, 2014

PLAN COMMISSION DATE: July 14, 2014

STAFF RECOMMENDATION: Recommendation to approve.

ADMINISTRATOR COMMENTS:

No additional comments: _____

See attached comments: _____

REQUESTED ACTION: Redeemer Lutheran Church has requested conditional use status per Sec. 94.142(k) as they are an existing use which has never received the required CUP to allow them to operate a religious facility in an (R1) Residential Single Family with (WPD) Wellhead Protection District.

APPLICANT: Matthew Woller, Graphic House, Inc.

PROPERTY OWNER: Pastor Robert Jordon, Redeemer Lutheran Church

PROPERTY DESCRIPTION: Part of the northwest quarter of the northwest quarter, commencing 210 feet north of the southeast corner of said forty, north 300 feet, west 435.6 feet, south 300 feet, east 435.6 feet, to the point of beginning, located in Section 22, Township 28 North, Range 8 East, Village of Weston Marathon County, Wisconsin. This parcel consists of 3 acres and is also known as Redeemer Lutheran Church, addressed as 6404 Old Costa Lane.

ZONING: (R1) Residential Single Family with (WPD) Wellhead Protection District

SURROUNDING LAND USES: Residential

BACKGROUND:

Redeemer Lutheran Church contacted the Village regarding replacing their current message board sign with a digital message board sign. During discussions it was found that their facility had never received conditional grant status to operate their religious facility within an (R1) Residential Single Family with (WPD) Wellhead Protection District. Signs in residential areas are very rare so there are no regulations to guide their approval. Per Sec. 94.164 Signs for conditional or overlay district uses would apply. Since the church was in existence prior to the code going into effect, the church never received a CUP. Per. Sec. 94.142(k), a use that

existed lawfully on a lot at the time the lot was placed in a district where such use would only be allowed per CUP, may be granted conditional use status under the procedures of the Conditional Use Article of the Zoning Code.

They are now requesting to receive the conditional grant status of their existing religious facility so they are able to install the sign per PC approvals later in the agenda.

CRITERIA FOR REVIEW:

Article VI Conditional Uses	Meets Criteria?	Notes
1. All standards of this chapter and other village regulations are met.	Yes	
2. Adequate public facilities and utilities are provided.	Yes	
3. Adequate stormwater and erosion control measures.	Yes	
Sec. 94.141 (b) basis for approval (1) (1) <i>Building, site and operational plan approval supplanted</i> . Processing of a conditional use grant application under this article shall require applicant submittal and village evaluation particularly by the planning commission, of at least the same information as required by review and approval under article V approval of building site and operational plans; therefore separate processing under article V shall not be required unless certain issues not critical to the permissibility of the grant are treated for staged approval under article V as permitted by section 94.138, in which case the grant shall be contingent upon satisfying fully article V	Yes	This religious facility has been in operation for many years. They are not proposing any changes to the building, though are looking to replace their current message board sign with a digital message board sign.
Sec. 94.141(b)(4) Standards	Yes	See attached Conditional Use Determination for more details
Sec. 94.142 (d) <i>Hearing</i> . Before concluding its findings and decision on each application, the planning commission shall hold a public hearing on the petition, following the same notice provisions contained in this chapter for petition to rezone a property.	Yes	The hearing has been properly scheduled in the Wausau Daily Herald with publication dates of June 30, 2014 and July 7, 2014. All adjacent property owners will also be mailed a direct notice of public hearing via the US Postal Service.

<p>(1) The planning commission may have the draft conditions completed by the time of the hearing in order to gain public input, or the <u>planning commission may hold the hearing before the formulation of draft conditions for purpose of gaining public suggestions.</u></p> <p>(2) Where the planning commission holds a hearing prior to the drafting of conditions, or where the planning commission in its judgment makes substantial revisions to the conditions as drafted and presented at public hearing, the planning commission may, at its sole discretion, hold a second public hearing for the purpose of learning public opinion.</p>		
<p>Sec. 94.142 (e) <i>Determination.</i> Following necessary staff and planning commission review, investigation, public hearing and discussion with the petitioner, the planning commission, as soon as practical, shall render its recommendation to the village board in writing. The village board shall then approve, approve with additional or differing conditions, or deny the petition. Such decision shall include an accurate and complete description of the use as permitted, including all the applicable conditions, or if disapproved, the principal reasons for disapproval.</p>		<p>Staff recommends approval of this conditional use permit.</p>



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, July 14, 2014, at 6:00 p.m.**, to hear testimony relative to Application #CU-6-14-1454 having been filed with the Village Clerk by Matthew Woller, of Graphic House, Inc, 9204 Packer Drive, Wausau, WI, 54401, on behalf of Pastor Robert Jordon, of Redeemer Lutheran Church, 6404 Old Costa Lane, Weston, WI 54476 **requesting a Conditional Use Permit to obtain conditional use status of their existing religious facility in a Single-Family (R-1) Zoning District with Wetland Protection Overlay District (WPD)** on the following property described as:

Part of the northwest quarter of the northwest quarter, commencing 210 feet north of the southeast corner of said forty, north 300 feet, west 435.6 feet, south 300 feet, east 435.6 feet, to the point of beginning, located in Section 22, Township 28 North, Range 8 East, Village of Weston Marathon County, Wisconsin. This parcel consists of 3 acres and is also known as Redeemer Lutheran Church, addressed as 6404 Old Costa Lane.

Per Section 94.179 (d) religious facilities are permitted within the R-1 Zoning District by conditional grant. Per Section 94.142(k), "*Application to existing uses. (1) A use that existed lawfully on a lot at the time the lot was placed in a district where such use would be permitted only as a conditional grant, may be granted conditional use states under the procedures of this article.*" The applicant is now seeking conditional use status to bring their property into compliance.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, **by noon on the day of the public hearing**. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 12th day of June, 2014

Sherry L. Weinkauff
Village Clerk

Conditional Use Application

Planning and Development
Village of Weston
Date: 06-09-14

Permit No.: CU-6-14-1454

Payment: Cash Check No. 13525



5500 Schofield Avenue
Weston, WI 54476
(715) 359-6114

Conditional Use

\$350.00 FEE

[48/4820]

-- ALL FIELDS MUST BE FILLED OUT TO BE PROCESSED PLEASE PRINT LEGIBLY --

Applicant Information:

Business Name: Graphic House Inc
Contact Name: Matthew Woller
Mailing Address: 9204 Packer Drive
Wausau WI 54401
Phone Number: (715) 842-0402 ext. 228
Email Address: Matthewwoller@graphichouseinc.com

Owner Information:

Business Name: Redeemer Lutheran Church
Contact Name: Pastor Robert Jordan
Mailing Address: 6404 Old Costa Lane
Weston WI 54476
Phone Number: (715)
Email Address: _____

Applicant is: Owner Agent Other: _____

If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Property Information:

Property Site Address: 6404 Old Costa Lane PIN: 192-2808-222-0996
Parcel Size: 3 acres
Acquisition Date: _____ Existing Zoning: R1 w/ NPD

Existing Use of Property: Religious Institution

Future Land Use of Property: same

Proposed Zoning Change: N/A

Surrounding future land use/Zoning Classification/
Existing Use: North: vacant property
South: Residential
East: Residential
West: residential

Is the property planned to be improved? Yes No Start Date: N/A

Please provide the following on separate documents:

- One copy of a registered surveyor's plat of survey or legal description.
- The complete details of the conditional use and the reasoning behind the request.
- Detailed site operational plan and the plan for site improvements along with timeframes.

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Signature: [Signature] Date: 6-5-14

APPLICANT ATTENDANCE AT THE HEARING IS MANDATORY.



Redeemer Evangelical Lutheran Church

Wisconsin Evangelical Lutheran Synod

6404 Old Costa Lane

Weston, Wisconsin 54476

Robert W. Jordan, Pastor

redeemerweston@gmail.com 715-359-4433

Jesus Christ gave himself for us to redeem us from all wickedness and to purify for himself a people that are his very own; eager to do what is good.

Titus 2:13-14

June 5, 2014

To Whom It May Concern:

Matthew Woller, of Graphic House Inc., has been assigned the right to represent Redeemer Evangelical Lutheran Church in the matter of obtaining necessary permits for the purpose of erecting a sign/message board at the above address.

Robert W. Jordan, Pastor
Redeemer Ev. Lutheran Church

TAX EXEMPTION REPORT FOR 2014

(Year)

62.222808.006.001.00.00

Sherry Weinkauf
 VILLAGE OF WESTON CLERK
 5500 SCHOFIELD AVE
 WESTON WI 54476-0000

THIS FORM MUST BE FILED WITH THE LOCAL CLERK NO LATER THAN MARCH 31 in even numbered years (sec. 70.337, Wis. Stats.)
 (See instructions on Reverse Side)

1. Name of Organization
 REDEEMER EVANGELICAL

2. Address of Organization
 6404 OLD COSTA LN
 WESTON WI 54476

3. Purpose of Organization

4. Location of Property Town Village City of WESTON, MARATHON County

5. Street Address of Property
 6404 OLD COSTA LN

6. Date Acquired (mm/dd/ccyy)

7. Number of Acres
 3.000 ACRES

8. Parcel Number
 192-2808-222-0996

9. Legal Description
 SEC 22-28-08 PT OF NW 1/4 NW 1/4
 COM 210' N OF SE COR OF SD FORTY N 300' W 435.6' S
 300' E 435.6' TO BEG

10. Purpose of Property Check the box that best describes the property. See instructions if parcel has more than one building put to different uses.

Exemption Under Wis. Stat.

CHURCH/RELIGIOUS

PLACE OF WORSHIP s.70.11(4)

OTHER s.70.11 ()
 (Explain)

EDUCATIONAL (Incl. religious)

GRADES K-12 s.70.11(4)

PRIVATE COLLEGE s.70.11(3)

OTHER s.70.11 ()
 (Explain)

MEDICAL FACILITY

NON-PROFIT HOSPITAL (Incl. religious) s.70.11(4m)

MEDICAL RESEARCH FOUNDATION s.70.11(25)

OTHER s.70.11 ()
 (Explain)

HOUSING

NURSING HOME (Incl. religious) ss. 70.11(4), (19)

RETIREMENT HOME (Incl. religious) ss. 70.11(3a),(4)

OTHER ss. 70.11(3a),(18),(19),()
 (Explain)

PUBLIC BENEFIT

YMCA/YWCA, SCOUTS, BOYS' CLUB, YOUTH HOCKEY, LIONS ss. 70.11(10),(12),(32)

CAMP, BIBLE CAMP, CAMP FOR HANDICAPPED, WOMEN'S CLUB, as. 70.11 (10m),(11),(22)

HISTORICAL SOCIETY, LIBRARY ASSOC., ss. 70.11(4),(31m)

FRATERNAL, LABOR/FARMERS' TEMPLE, AGRI FAIR, ss. 70.11(4),(5),(16),(17)

NONPROFIT RADIO, THEATRE, ART GALLERY, SPORTS ss. 70.11(14),(29),(29m)

AND ENTERTAINMENT FACILITY/STADIUM, ss. 70.11(31)(36)

HUMANE SOCIETY, ss. 70.11(28)

HISTORICAL SITE, PUBLIC TRUST ss. 70.11(9),(20),(34),(35)

OTHER ss. 70.11 ()
 (Explain)

11. Estimated Fair Market Value of Parcel Check box that best approximates the value of all improvements and land of property described in Question 10.

1. \$1.00 - \$10,000

6. \$1,000,001 - \$3,000,000

2. \$10,001 - \$100,000

7. \$3,000,001 - \$6,000,000

3. \$100,001 - \$200,000

8. \$6,000,001 - \$12,000,000

4. \$200,001 - \$500,000

9. \$12,000,001 - \$25,000,000

5. \$500,001 - \$1,000,000

10. OVER \$25,000,000

12. Leasing of Property Was any portion of this property leased during the preceding two years?

YES NO

If yes, describe portion leased, percentage of property, lessee, and how lease payment was used.

13. Unrelated Trade or Business

Was this property used in an unrelated trade or business for which the owner was subject to taxation under section 511 to 515 of the Internal Revenue Code?

YES NO

14. Name and Title
 JON GRIGSBACH, PRESIDENT

15. Signature


16. Telephone
 (715) 571-1235

17. Address
 R15071 RINGLE AVENUE, RINGLE

State
 WI

Zip
 54471

18. Date (mm/dd/ccyy)
 03/14/2014

INSTRUCTIONS

- This form should be completed by the property owner or representative and filed with the municipal clerk by March 31, in even numbered years (sec. 70.337, Wis. Stats.)
- Only properties exempt under sec. 70.11, Wis. Stats. are required to file this form (review list of properties at bottom of this page that are not required to be reported).

1. NAME OF ORGANIZATION – Enter the organization that owns the exempt property.
2. ADDRESS OF ORGANIZATION – Enter the address of the administrative office or headquarters.
3. PURPOSE OF ORGANIZATION - State the primary purpose of this organization.
4. LOCATION OF PROPERTY – Enter the taxation district and county in which the exempt property is located.
5. ADDRESS OF PROPERTY – Enter the number and street name at which the exempt property is located.
6. Enter date property was acquired.
7. Enter number of acres of exempt property.
8. PARCEL NUMBER – Enter the parcel number as shown in the assessment roll.
9. LEGAL DESCRIPTION – Enter the description of the property as shown on the deed or in the assessment roll.
10. PURPOSE/USE OF PROPERTY – Check the appropriate box that describes the use of the property. REVIEW ALL CATEGORIES BEFORE SELECTING APPROPRIATE BOX. Check only 1 box. If the parcel has more than 1 building put to different uses, report each use in a separate form. If all buildings on parcel are put to same use, submit only 1 report. If a parcel has a single building that is put to more than one use, report the predominant use.

EXAMPLE: A parcel with 3 buildings – a church, parsonage and school – would submit 3 forms since the parcel has 3 different uses: Place of Worship, Housing (Other), Educational (K-12).

EXAMPLE: A parcel with 2 buildings – a church and a separate fellowship hall – would file 1 form since the fellowship hall serves the same purpose as the place of worship.

EXAMPLE: A parcel with a retirement home and a nursing home in the same building would indicate predominant use.

EXAMPLE: A parcel with 2 buildings – a nursing home and a separate retirement home – would file 2 forms – one for the nursing home and one for the retirement home.

11. ESTIMATED FAIR MARKET VALUE OF PROPERTY – Check the box that best approximates the value of the buildings and land described in Question 10.
12. LEASING OF PROPERTY – Indicate if the property was leased during the preceding 2 years. Describe the portion leased, the name of lessee, and how the organization used the lease payments. Attach additional sheets if necessary.
13. UNRELATED TRADE OR BUSINESS – Indicate if the property was used in a trade or business for which the owner was subject to taxation under Sections 511 to 515 of the IRC as defined in sec. 71.22(4m), Wis. Stats.

NOTE: If you check yes, you must also complete form PC-227.

- 14-18. NAME, TELEPHONE, ADDRESS – Enter the name, title, telephone number, and address of the person completing this form. Sign and date the form. File with local clerk by March 31 in even numbered years.

THE FOLLOWING TAX EXEMPT PROPERTIES ARE NOT REQUIRED TO BE REPORTED:

- Property owned by the Federal Government, State Government, County Government, Municipal Government
- Cemeteries, exempt under sec. 70.11(13), Wis. Stats.
- Archeological sites, exempt under sec. 70.11(13m), Wis. Stats.
- Manure storage facilities, exempt under sec. 70.11(15), Wis. Stats.
- Secondary containment structures used to prevent leakage of liquid fertilizer or pesticides, exempt under sec. 70.11(15m), Wis. Stats.
- Treatment plant and pollution abatement equipment, exempt under sec. 70.11(21), Wis. Stats.
- All perennial plants that produce an annual crop, exempt under sec. 70.11(30), Wis. Stats.
- Property of housing authorities exempt under sec. 70.11(18), Wis. Stats. if a payment in lieu of taxes is made for that property.
- Lake beds owned by the State
- Highways, as defined in sec. 340.01(22), Wis. Stats.
- Utility property assessed under Chapter 76
- State and county forests
- School districts
- Technical college districts

LRS10801
LRS108I

Land Records
Browse

6/10/14
14:10:31

PIN 192, 2808, 222, 0996 Village of WESTON
Parcel 62, 222808, 006 001 00 00 Status: **ACTIVE**
Adr 1 6404 OLD COSTA LN WESTON 54476 0000
Own 1 REDEEMER EVANGELICAL B

General Parcel Information:

PIN.: 37 192 4 2808 222 0996 Village of WESTON
Parcel Number : 62 222808 006 001 00 00 Parcel Status: ACTIVE
Sale Date. . . : Sale Type. . : Blank
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Blank
Deed Reference: M273-458
MAILING & PARCEL REDEEMER EVANGELICAL
LUTHERAN CHURCH
6404 OLD COSTA LN
WESTON WI 54476 0000 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to Address: 06404 OLD COSTA LN +

LRS10801
LRS108I

Land Records
Browse

6/10/14
14:10:47

PIN 192, 2808, 222, 0996 Village of WESTON
Parcel 62, 222808, 006 001 00 00 Status: **ACTIVE**
Adr 1 6404 OLD COSTA LN WESTON 54476 0000
Own 1 REDEEMER EVANGELICAL B

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1987	3.000				
				1	SEC 22-28-08
				2	PT OF NW 1/4 NW 1/4
				3	COM 210' N OF SE COR OF SD
				4	FORTY N 300' W 435.6' S
				5	300' E 435.6' TO BEG

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More



5500 Schofield Ave
Weston, WI 54476

Permanent Sign

Permit #: SIGN-6-14-5257

Permit

Village of Weston

Date: 10-9-14

Payment Type: Cash Check _____

FULL COMPLETION OF FORM IS REQUIRED FOR PROCESSING

-- PLEASE PRINT --

Permanent Sign Type:

Face Replacement of Existing Sign

NO FEE – Existing Businesses only

-Replacing equal or less square footage

-No new electrical work

New Signs [44/4463] – Including re-facing [44/4461]

\$50.00 + \$1.00/foot after 50ft² = \$ 50.00

-Both sides must be included.

Electric Sign

+\$30.00 FEE

Total Fee: \$ 80.00

Business Name: Redeemer Lutheran Church

Contractor Name: Graphic House Inc

Business Owner: _____

Contact Name: Matthew Walker

Physical Address: 6404 Old Costa Lane
Weston WI 54476

Address: 9204 Pecker Drive
Wausau WI 54401

Mailing Address: " " "
" " "

Phone: (715) 842-6402

Email: MatthewWalker@graphichouseinc.com

Contact Name: Pastor Robert Jordan

Property Owner: Redeemer Lutheran Church

Business Phone: (715) 359-4433

Address: 6404 Old Costa Lane

Business Email: _____

Weston WI 54476

Property Zone: _____

Phone: (715) 359-4433

Email: _____

Sign Classification: Article IX: Section 94.156 through 94.168

Flat Wall Sign

Ground Sign (Equal to or less than 6ft)

-Landscape Site Plan REQUIRED per Section 94.137(7)(d).

Projecting Sign

Freestanding (Pylon) Sign (Greater than 6ft)

-Landscape Site Plan REQUIRED per Section 94.137(7)(d).

Electric Message Unit Sign

Sign Specifications:

Width: 6'2" ft Height: 4'8" ft

Single Sided

Double Sided

Total Height of Sign on building or pylon: _____

Total Square Footage: 28.77

Will the sign be illuminated? Yes No Type of illumination: LED

Composition of Sign: Metal Wood Vinyl Other: _____

Total cost of sign: \$ 9100

Text on Sign: Redeemer Lutheran Church - "WELS"
w/ digital (amber) message center

Legal Description of property on which the sign is located, including Highway or Street. A SITE PLAN IS REQUIRED to show placement of the sign on the property. All signs must be 5 FEET from ROW (Right-of-way) and 10 FEET from any structure, side and rear setbacks: _____

What is the square footage of the building's front façade on said property? _____
***Signs CANNOT exceed 10% of the building façade.

Is the business located in a strip mall? Yes No

What other business are located in the strip mall? N/A

Is there an existing sign on the property? Yes No

Width: 9'0" Sign Height: 3'0" Double sided? Yes No Square Ft: 27

Total Sign Height: ~~_____~~

-Please provide pictures of ALL existing signs on the property.

-Sign specification, schematics and building elevations must be provided in order to show placement and scale.

I have read and understand Section 94.156 through Section 94.168 of the Village of Weston Municipal Code and the information attached to this application and shall be in accordance with said Sections of the Village of Weston Municipal Code.

Applicant Signature: [Signature] Date: 6-5-14

Contractor Signature: [Signature] Date: 6-5-14

-- OFFICE USE ONLY --

Contingencies placed on approval: Per Sec 94.164 requires PC Approvals PERMIT NUMBER: _____

Approved By: _____ Date: _____

Staff Approval Only Plan Commission notified via PC consent agenda on: _____

Requires Plan Commission Approval Date of Approval: _____

Requires Village Board Approval Date of Approval: _____

**If sign is illuminated, a copy of approved permit forwarded to Electrical Inspector on: _____

Applicant notified of approval on: _____

GRAPHIC HOUSE INC.

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
REDEEMER LUTHERAN CHURCH
WESTON, WI

SALES REP:
MATTHEW W

DATE:
4-23-2014

JOB NUMBER:
MW-6222

SALES AUTHORIZATION:

REVISED:
06-09-2010

SALES APPROVED: REDEEMER LUTHERAN CHURCH, WESTON, WI 54487, WASHINGTON ST
redeemer.weston@2222-91-1.jpg

SIGN SPECIFICATIONS

- (1) S/F INTERN. ILLUM. CABINET & EMC MOUNTED TO EXISTING SUPPORTS
- * SIGN CABINET IS TO BE FORMED OF ALUM. PAINTED LIGHT TAN TO MATCH BUILDING (19D). FACES ARE TO BE WHITE POLYCARBONATE.
- * REDEEMER LUTHERAN CHURCH GRAPHICS ARE TO BE #8500-006 INTENSIVE BLUE VINYL & #8500-007 DARK BLUE VINYL. "WELS" LOGO GRAPHIC IS TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE TO MATCH PMS #2767c BLUE & PMS #188c BURGUNDY.
- * LED GREYSKALE MESSAGE CENTER IS TO HAVE (3) LINES OF 22mm PIXELS (24 x 80 MATRIX).



CLIENT HAS 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.

ALL RIGHTS RESERVED

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, REPRODUCE OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH:

DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PRINTS OR THE VINYL COLORS THAT WILL BE USED ON OR IN THE SIGNS SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT.

Existing single face cabinet
will be removed & disposed of -
New single face sign will be
installed in same position.



**Redeemer
Lutheran Church**

SUNDAY SCHOOL 9:00 AM	WORSHIP 9:00	PASTOR ROBERT JORDAN
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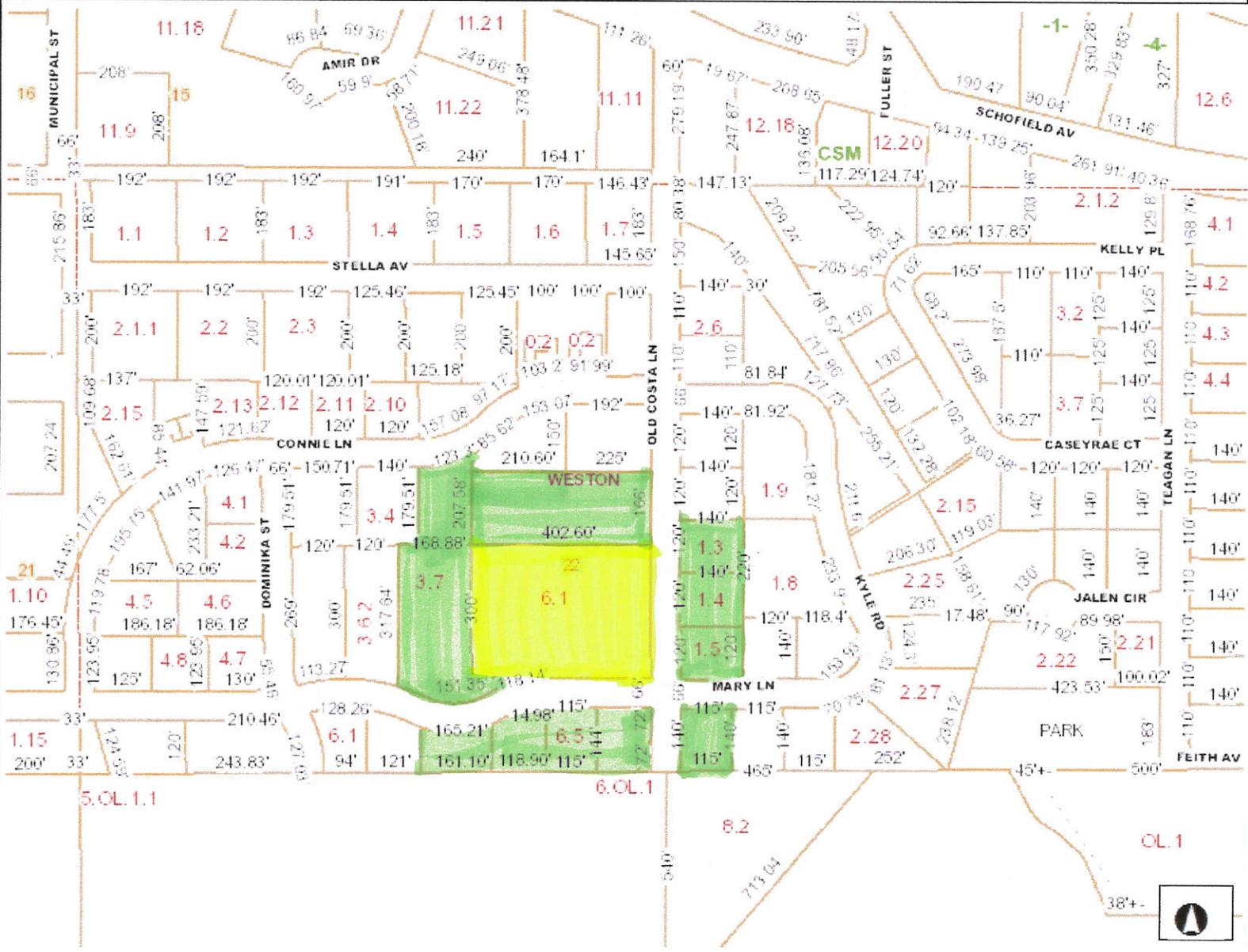
6404
WISCONSIN AVE

Photo of existing
building s/n

Redeemer
LUTHERAN CHURCH

6404





- Legend**
- Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Road Names
 - Named Places
 - Municipalities

Neighbors
Notified

Redeemer
Lutheran
Church

165.69 0 165.69 Feet



User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

REDEEMER LUTHERAN CHURCH
PASTOR ROBERT JORDON
6404 OLD COSTA LANE
WESTON WI 54476

LOUIS CARTER
3316 SCHOFIELD AVENUE
WESTON WI 54476

RICHARD BRUNS
WENDY BRUNS
5807 CONNIE LANE
WESTON WI 54476

ROBERT BEAUCHENE
LISY PYE
5808 MARY LANE
WESTON WI 54476

JAMES MOERMOND
DEBORAH MOERMOND
5807 MARY LANE
WESTON WI 54476

SCOT THOMPSON
SARA THOMPSON
5903 MARY LANE
WESTON WI 54476

JEFFREY WICKERSHAM
TAMMY WICKERSHAM
5905 MARY ALNE
WESTON WI 54476

DONALD JOSWICK
CONNIE JOSWICK
5909 MARY LANE
WESTON WI 54476

GOLD KEY INVESTMENTS
2215 SCHOFIELD AVENUE
WESTON WI 54476

RONALD KORDUS
ELIZABETH KORDUS
6103 MARY LANE
WESTON WI 54476

JOHN SUKUP
CAROLYN SUKUP
6102 MARY LANE
WESTON WI 54476

CHRISTOPHER LANNOYE
6407 OLD COSTA LANE
WESTON WI 54476

BRIAN PENSINGER
SARA PENSINGER
6405 OLD COSTA LANE
WESTON WI 54476



5500 Schofield Ave
Weston, WI 54476

Permanent Sign

Permit #: SIGN-6-14-5257

Permit

Village of Weston

Date: 10-9-14

Payment Type: Cash Check _____

FULL COMPLETION OF FORM IS REQUIRED FOR PROCESSING

-- PLEASE PRINT --

Permanent Sign Type:

Face Replacement of Existing Sign

NO FEE – Existing Businesses only

-Replacing equal or less square footage

-No new electrical work

New Signs [44/4463] – Including re-facing [44/4461]

\$50.00 + \$1.00/foot after 50ft² = \$ 50.00

-Both sides must be included.

Electric Sign

+\$30.00 FEE

Total Fee: \$ 80.00

Business Name: Redeemer Lutheran Church

Contractor Name: Graphic House Inc

Business Owner: _____

Contact Name: Matthew Walker

Physical Address: 6404 Old Costa Lane
Weston WI 54476

Address: 9204 Pecker Drive
Wausau WI 54401

Mailing Address: " " "
" " "

Phone: (715) 842-6402

Email: MatthewWalker@graphichouseinc.com

Contact Name: Pastor Robert Jordan

Property Owner: Redeemer Lutheran Church

Business Phone: (715) 359-4433

Address: 6404 Old Costa Lane

Business Email: _____

Weston WI 54476

Phone: (715) 359-4433

Property Zone: _____

Email: _____

Sign Classification: Article IX: Section 94.156 through 94.168

Flat Wall Sign

Ground Sign (Equal to or less than 6ft)

-Landscape Site Plan REQUIRED per Section 94.137(7)(d).

Projecting Sign

Freestanding (Pylon) Sign (Greater than 6ft)

-Landscape Site Plan REQUIRED per Section 94.137(7)(d).

Electric Message Unit Sign

Sign Specifications:

Width: 6'2" ft Height: 4'8" ft

Single Sided

Double Sided

Total Height of Sign on building or pylon: _____

Total Square Footage: 28.77

Will the sign be illuminated? Yes No Type of illumination: LED

Composition of Sign: Metal Wood Vinyl Other: _____

Total cost of sign: \$ 9100

Text on Sign: Redeemer Lutheran Church - "WELS"
w/ digital (amber) message center

Legal Description of property on which the sign is located, including Highway or Street. A SITE PLAN IS REQUIRED to show placement of the sign on the property. All signs must be 5 FEET from ROW (Right-of-way) and 10 FEET from any structure, side and rear setbacks: _____

What is the square footage of the building's front façade on said property? _____
***Signs CANNOT exceed 10% of the building façade.

Is the business located in a strip mall? Yes No

What other business are located in the strip mall? N/A

Is there an existing sign on the property? Yes No

Width: 9'0" Sign Height: 3'0" Double sided? Yes No Square Ft: 27

Total Sign Height: ~~_____~~

-Please provide pictures of ALL existing signs on the property.

-Sign specification, schematics and building elevations must be provided in order to show placement and scale.

I have read and understand Section 94.156 through Section 94.168 of the Village of Weston Municipal Code and the information attached to this application and shall be in accordance with said Sections of the Village of Weston Municipal Code.

Applicant Signature: [Signature] Date: 6-5-14

Contractor Signature: [Signature] Date: 6-5-14

-- OFFICE USE ONLY --

Contingencies placed on approval: Per Sec 94.164 requires PC Approvals PERMIT NUMBER: _____

Approved By: _____ Date: _____

Staff Approval Only Plan Commission notified via PC consent agenda on: _____

Requires Plan Commission Approval Date of Approval: _____

Requires Village Board Approval Date of Approval: _____

**If sign is illuminated, a copy of approved permit forwarded to Electrical Inspector on: _____

Applicant notified of approval on: _____

GRAPHIC HOUSE
INC.

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT
REDEEMER LUTHERAN CHURCH
WESTON, WI

SALES REP:
MATTHEW W

DATE:
4-23-2014

JOB NUMBER:
MW-6222

SALES AUTHORIZATION:

REVISED:
05/01/2014

SALES SHEET FOR REDEEMER LUTHERAN CHURCH WESTON, WI 54401, 4/23/2014, 12:00 PM
redeemer wels01a 6122-01 1.jpg

SIGN SPECIFICATIONS

- (1) S/F INTERN. ILLUM. CABINET & EMC MOUNTED TO EXISTING SUPPORTS
- * SIGN CABINET IS TO BE FORMED OF ALUM. PAINTED LIGHT TAN TO MATCH BUILDING (18D). FACES ARE TO BE WHITE POLYCARBONATE.
- * "REDEEMER LUTHERAN CHURCH GRAPHICS ARE TO BE #8500-006 INTENSIVE BLUE VINYL & #8500-007 DARK BLUE VINYL. "WELS" LOGO GRAPHIC IS TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE TO MATCH PMS #2767c BLUE & PMS #188c BURGUNDY.
- * LED GREYSCALE MESSAGE CENTER IS TO HAVE (3) LINES OF 22mm PIXELS (24 x 80 MATRIX).



CLIENT HAS 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.

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RELEASE AUTH:

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Existing single face cabinet
will be removed & disposed of -
New single face sign will be
installed in same position.

**Redeemer
Lutheran Church**

SUNDAY SCHOOL 9:00 AM WORSHIP 9:00 PASTOR ROBERT JORDAN

WELLS
LUTHERAN CHURCH

6404
WELLS LUTHERAN CHURCH

Photo of existing
building sign

Redeemer
LUTHERAN CHURCH

6-104



GRAPHIC HOUSE

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
REDEEMER LUTHERAN CHURCH
WESTON, WI

SALES REP: **MATTHEW W**
DATE: **4-23-2014**
JOB NUMBER: **MW-6222**

SALES AUTHORIZATION:

REVISION:
00-00-0000

SALES DRAWINGS: REDEEMER LUTHERAN CHURCH, WESTON, WI (12/21) 10/10/14/13 SIGN
redeemer-matthew-6222-91-1.jpg

SIGN SPECIFICATIONS

- (1) S/F INTERN. ILLUM. CABINET & EMC MOUNTED TO EXISTING SUPPORTS
- * SIGN CABINET IS TO BE FORMED OF ALUM. PAINTED LIGHT TAN TO MATCH BUILDING (180). FACES ARE TO BE WHITE POLYCARBONATE.
- * REDEEMER LUTHERAN CHURCH GRAPHICS ARE TO BE #8500-006 INTENSIVE BLUE VINYL & #8500-007 DARK BLUE VINYL. "WELS" LOGO GRAPHIC IS TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE TO MATCH PMS #2767c BLUE & PMS #188c BURGUNDY.
- * LED GREYSCALE MESSAGE CENTER IS TO HAVE (3) LINES OF 22mm PIXELS (24 x 80 MATRIX).



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Valerie Parker

From: Matthew Woller <MatthewWoller@graphichouseinc.com>
Sent: Friday, June 20, 2014 3:30 PM
To: Jennifer Higgins
Cc: Valerie Parker
Subject: RE: Redeemer Lutheran Church
Attachments: Redeemer Lutheran Church--Sign Information.pdf

Jennifer,

I have attached some additional information for the sign project at Redeemer Lutheran Church. Per your request, I obtained information regarding the lighting on the digital message center. This information does vary a great deal depending on the brightness setting of the digital message center which is controlled by the end user. I can example this further at the Planning Commission meeting. I also provided information regarding the placement of the sign. The new sign will be placed in the exact same position as the current sign. I am unsure of the right of way or lot line for this property. I identified the placement of the sign compared to the edge and the center line of the road. Please review the attached information and let me know if you have any questions or need any further information.

Thank you

Matthew Woller
Graphic House Inc.
(P) (715) 842-0402 ext. 228
(F) (715) 848-9108

Visit us at
www.graphichouseinc.com

From: Jennifer Higgins [mailto:jhiggins@westonwi.gov]
Sent: Friday, June 13, 2014 4:00 PM
To: Matthew Woller
Cc: Valerie Parker
Subject: Redeemer Lutheran Church

Matthew,

Since the electronic message board at Redeemer Church will be going into a residential area, could you please provide some additional lighting details for staff to provide the Plan Commission. They are going to ask the potential foot candles this sign will give off at the lot line and if there will be an vertical light trespass into neighboring homes. Any type of assurance there will not be glare or light trespass would be appreciated.

Also, the total height of the sign or the exact sign location on the property was not stated on the application. Please provide the overall height and a drawing of the site showing sign location and setbacks to structures and property lines.

Please provide this updated information by 6/25/14 so it can be included in the Plan Commission meeting packet.

Thanks!

Jennifer

JENNIFER HIGGINS

Director of Planning & Development
Village of Weston, WI
5500 Schofield Avenue, Weston, WI 54476

Matthew Woller

From: Gabriel Rodriguez <grodriguez@optec.com>
Sent: Thursday, June 19, 2014 1:29 PM
To: Matthew Woller
Cc: Chad Engstrom
Subject: Brightness
Attachments: 2011-011115-057 GV 22mm R 24x80 SF.pdf; Optec Brightness Control Features.pdf

Hello Matt,

The total NITs when the display is operating at 100% brightness is 5,000 Nits. Converted to Candela/sq ft that's about 465.

We can accommodate any requirements set forth for brightness using several management utilities all of which are outlined on the brightness control document attached.

Thanks!

GABRIEL RODRIGUEZ

Optec Displays, Inc
716 S. Nogales St, City of Industry, CA, 91748

Tel: 800-876-1668 x 136 | Fax: 626-369-7858

Email: Grodriguez@optecdisplays.com

Web: <http://www.optec.com>

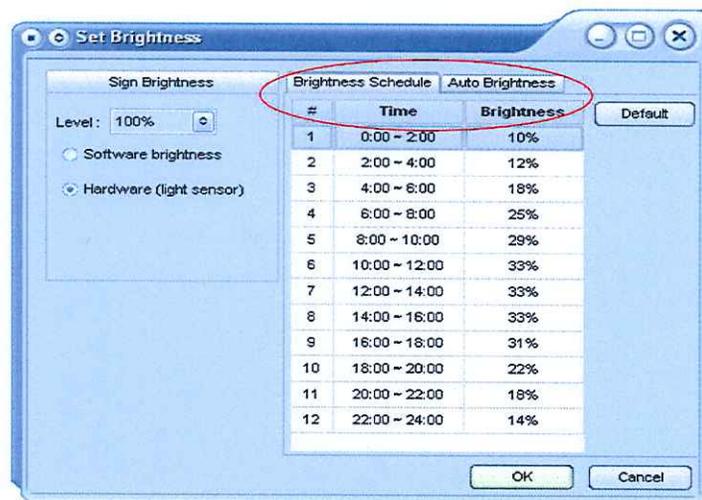
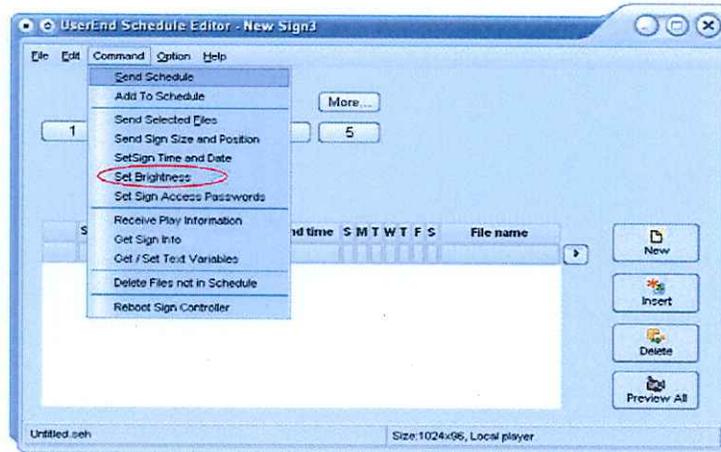
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Dimming/Brightness Control Features

Optec LED message board is quipped with brightness dimming features. Brightness can be adjusted manually, by schedule or automatically through Optec software and dimming sensor.

1. **Auto Dimming** Each of display comes with a dimming/temperature sensor in a radiation shield kit. This sensor provides feature to auto sense the luminosity of the surrounding environment and provides information to the controller to adjust the brightness of the display according to its reading. There are 10 levels of auto dimming.
2. **Schedule Dimming** Our software consists of a feature to schedule brightness level of the display by different time period throughout the day. It has 100 level of dimming capability.
3. **Manual Dimming** Direct manual adjustment of brightness through software.



Optec Displays, Inc.
www.optec.com

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