



# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> STREET • WHEATLAND • WYOMING  
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: YESCO, LLC, representing Wyoming National Guard

Request: Sign Permit

Location: Part of the NW4SE4, Section 24, Township 24 North, Range 68 West, 1257 Cole Street, Wheatland, WY 82201.

Meeting: Planning and Zoning Commission – February 1<sup>st</sup>, 2024

### Proposal Details

According to Town of Wheatland Municipal Code (WMC) 18.90.020(b), the Town of Wheatland Planning and Zoning Commission must review and approve or disapprove all sign building permit applications. YESCO would like to place a 10'-11", double faced, internally illuminated, free standing sign, mounted to two concrete footings. There will be three sections of the sign where the total dimensions of all three sections are 8'-5" x 8'-3". Internally illuminated cabinets will be the top and bottom sections and are 2'-0" x 8'-3". An electronic message center will be the middle section and is 4'-5" x 8'-3". This sign will be placed on the northeast lawn approximately 20' from the curb of Cole Street. The sign will be placed so traffic going east and west on Cole Street can view the sign. The total square footage this sign will use is approximately 36.44'. This sign would be in accordance with WMC 18.90.050, allowable signs.

### Agency Comments

Clerk Candy Wright with the Town of Wheatland: I have no concerns.

City Attorney Doug Weaver with the Town of Wheatland: How bright will the lighting be? It is in a neighborhood and if it is too bright it can distract drivers.

Electrical Superintendent Preston Meier with the Town of Wheatland: No issues with the electrical side of things.

No other agency comments were received for this application.

### Neighbor Comments

None were received.

### Analysis

**Pros:**

1. **Compliance with Regulations:** The proposed sign application by YESCO, LLC, adheres to the regulations outlined in the Town of Wheatland Municipal Code (WMC) 18.90.050, which governs allowable signs. This indicates that the proposal aligns with the town's zoning requirements.
2. **Enhanced Visibility:** Placing the sign approximately 20 feet from the curb of Cole Street allows for optimal visibility to traffic traveling east and west along the street. This increased visibility can benefit both the Wyoming National Guard and the local community by providing pertinent information and announcements.
3. **No Objections from Agencies:** The comments received from the Town Clerk and Electrical Superintendent indicate no concerns regarding administrative or technical aspects of the proposed sign installation. This suggests that the project is technically feasible and administratively sound.

#### **Cons:**

1. **Potential Light Disturbance:** The inquiry raised by the City Attorney regarding the brightness of the lighting is a valid concern. Excessive brightness from the internally illuminated sign could potentially distract drivers and cause disturbances to nearby residents, especially if the sign is located in a residential neighborhood.

#### **Possible Stipulations:**

1. **Lighting Controls:** The Planning and Zoning Commission could stipulate specific lighting controls to ensure that the brightness of the internally illuminated sign remains within acceptable limits. This may include installing dimmers or timers to adjust the brightness based on the time of day.
2. **Neighborhood Impact Assessment:** Prior to final approval, YESCO, LLC, could be required to conduct a neighborhood impact assessment to evaluate the potential visual and environmental impact of the proposed sign on nearby residences. This assessment could address concerns related to light pollution and visual intrusion.
3. **Periodic Review:** The Commission may consider implementing a provision for periodic review of the sign's operation and impact, allowing for adjustments or modifications, if necessary, based on feedback from the community or regulatory departments.

#### **Conclusion:**

The proposed sign permit application by YESCO, LLC, presents several advantages, including compliance with zoning regulations and enhanced visibility for the Wyoming National Guard. However, concerns regarding potential light disturbance raised by the City Attorney can be addressed through appropriate stipulations and considerations for neighborhood impact. Given the absence of objections from agencies and neighbors, the Planning and Zoning Commission should evaluate the proposal and impose stipulations if necessary to ensure that the sign installation aligns with the town's regulations while mitigating potential adverse effects on the surrounding environment and community.

## **Attachments**

1. Site Plans and engineering schematics.

## **Requirements for Approval**

A four-member agreement from the Planning and Zoning Commission for one of the five options below is required for a quorum.

## **Planning and Zoning Commission Options**

1. Approve the request as proposed.
2. Approve the request with stipulations recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request.

Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

# Wyoming National Guard

Presented By



## Salt Lake Region

Salt Lake Office  
1605 South Gramercy Road  
Salt Lake City, UT 84104  
801-487-8481

## Version

OPY-58933-R0 / 2023.09.11  
OPY-58933-R1 / 2023.09.28  
OPY-58933-R2 / 2023.10.23  
OPY-58933-R3 / 2023.10.26  
OPY-58933-R4 / 2023.12.14

## Address

Wyoming National Guard - Wheatland  
A. Pleasant Construction, Inc.  
1257 Cole St  
Wheatland WY 82201-3405

### TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



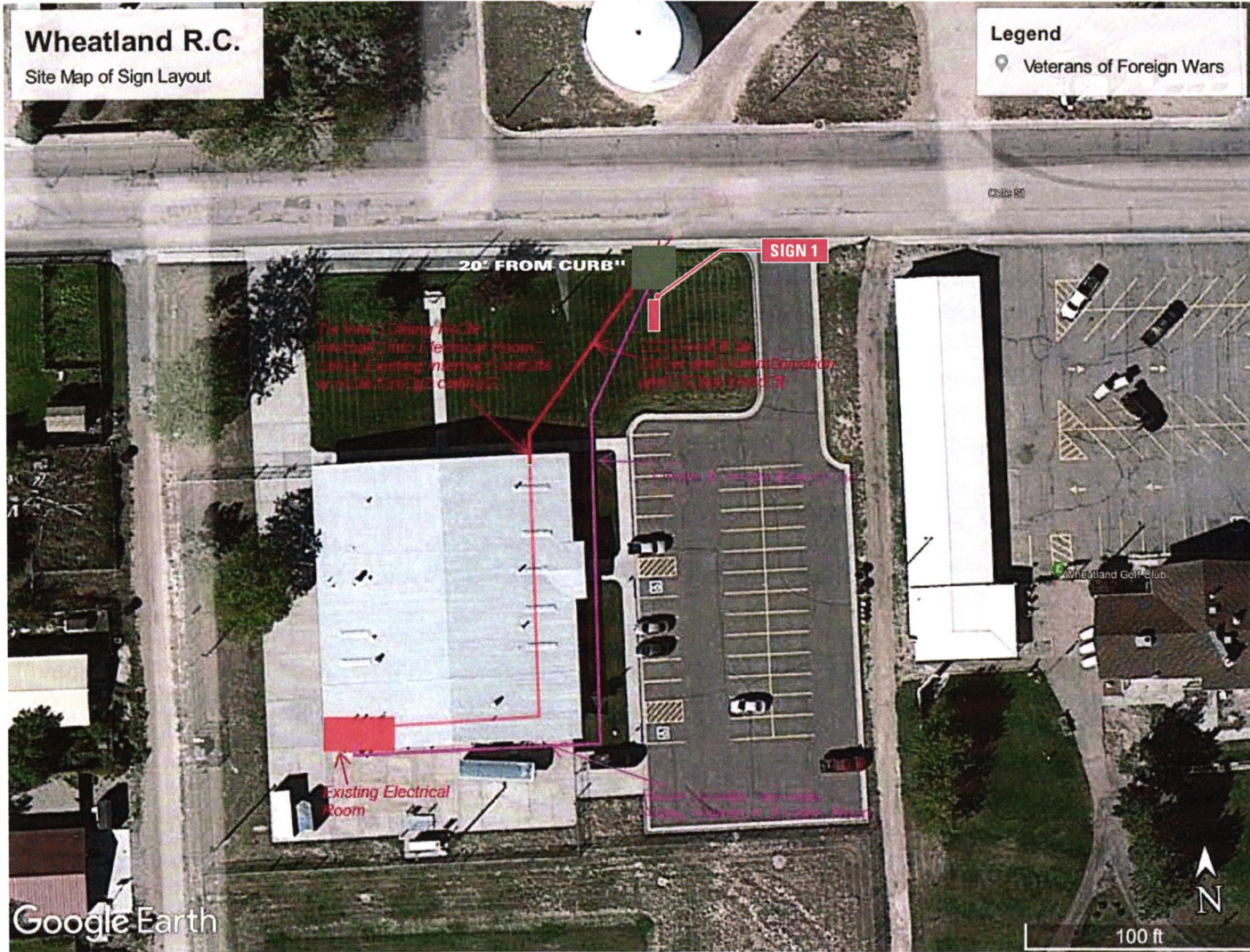
### COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

### PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.





**DESIGN**

1605 South Gramercy Rd.  
Salt Lake City, UT 84104  
801.487.8481

www.yesco.com  
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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.  
The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



**Revisions**

No.	Date / Description
Org.	09.11.2023
R1	09.28.2023 /no chg [LC]
R2	10.24.2023 /add map to pkg [LC]
R3	10.26.2023 /sign perp to rd [LC]
R4	12.14.2023 /sign to be 20' fr curb [LC]
R5	---
R6	---
R7	---
R8	---
R9	---

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Wyoming National Guar**

1257 Cole St  
Wheatland WY 82201-3405

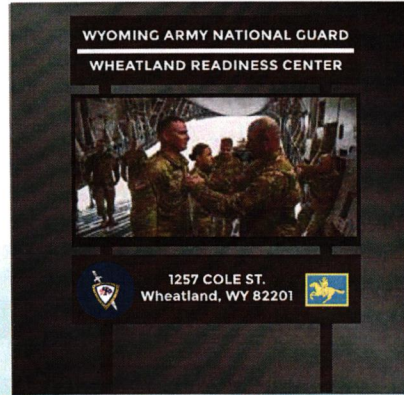
Acct. Exec: Dan Pace  
Designer: Julie Keating

**OPY-58933 R4**

**ART 1.0**



SCOPY IS VISIBLCE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.



**4 NIGHT RENDERING**  
SCALE: NTS



**3 3D MODEL**  
SCALE: NTS

**SCOPE OF WORK**  
MANUFACTURE & INSTALL *ONE(1)* D/F MONUMENT SIGN W/ EMC UNITS.

PERMITTING SIGN AREA: 69.4 FT<sup>2</sup>

FINAL ELECTRICAL CONNECTION:  
CUSTOMER TO PROVIDE POWER TO SIGN LOCATION. YESCO TO CONNECT.

**COLOR KEY**

P1	SW # YESCO Duranodic - Satin	■
V2	3M # 3630-69 Duranodic - Translucent	■
V3	3M # 3635-228 Black - Blockout	■

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



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Revisions

No.	Date / Description
Org.	09.11.2023
R1	09.28.2023 / add vector graphics [LC]
R2	10.24.2023 / add vector graphics [LC]
R3	10.26.2023 / grow left logo [LC]
R4	12.14.2023 / no chg [LC]
R5	---
R6	---
R7	---
R8	---
R9	---
JO #	

Approval

A/E Sign / Date

Client Sign / Date

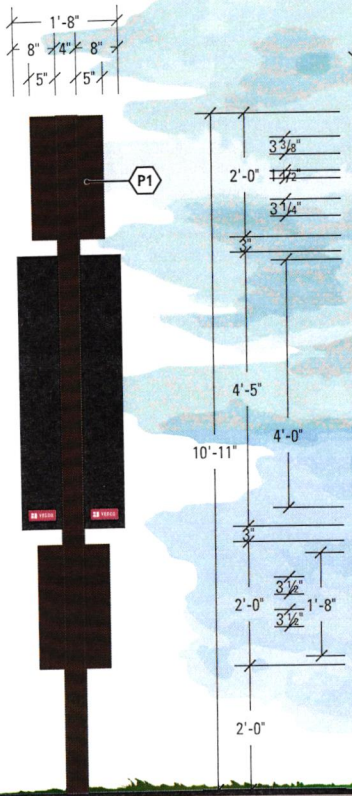
Wyoming National Guard

1257 Cole St  
Wheatland WY 82201-3405

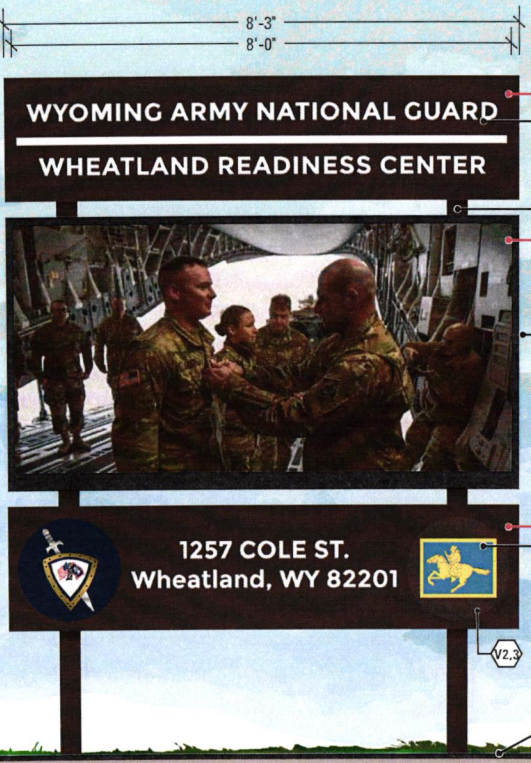
Acct. Exec: Dan Pace  
Designer: Julie Keating

OPY-58933 R4

ART 1.0



**2 SIDE VIEW**  
SCALE: 1/2" = 1'-0"



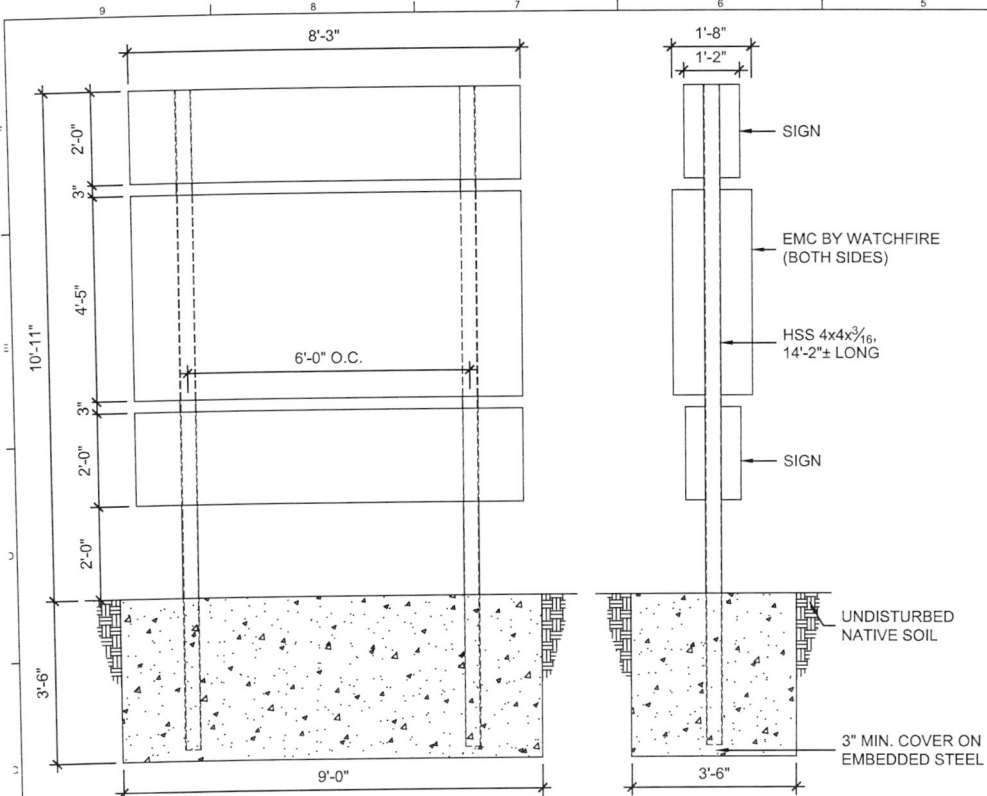
**1 SIGN TYPE 1 - FRONT VIEW**  
SCALE: 1/2" = 1'-0"

- Sign Area: 16.5ft<sup>2</sup>
- S/F internally illuminated cabinet w/ painted finish. Aluminum face w/ routed out text / logos & White backup acrylic. Two (2) req.
- 4" square tube w/ painted finish.
- Sign Area: 36.4ft<sup>2</sup>
- S/F Electronic Message Center :  
WF - 10mm RGB 120 x 240 w/ pre-painted Black finish. Front Ventilation.
- Sign Area: 16.5ft<sup>2</sup>
- S/F internally illuminated cabinet w/ painted finish. Aluminum face w/ routed out text / logos & White backup acrylic. Logos to have 1st surface digital print w/ UV protection. Logo on right side, to have Duranodic Bronze 1st surface & Blackout vinyl on the 2nd surface (behind Duranodic only), surrounding the logo. Two (2) req.
- Concrete pad @ grade.



**5 LOGO SIZE COMP**  
SCALE: NTS





1 ELEVATIONS

SCALE: 3/8" = 1'-0"

GENERAL STRUCTURAL NOTES

- DESIGN CRITERIA
- BUILDING CODE: IBC 2021
  - DEAD LOAD:
    - ALUMINUM EXTRUSION SIGN CABINET ≤ 10 PSF
    - LED VIDEO DISPLAY ≤ 12.5 PSF PER UNIT
  - WIND LOAD:  $V_{67} = 115$  MPH (3 SECOND GUST), RISK CATEGORY II, EXPOSURE C

- STRUCTURAL STEEL
- DESIGN AND FABRICATION ACCORDING TO ANSI/AISC 360
  - SQUARE & RECTANGULAR TUBE (HSS): ASTM A500 GRADE B,  $F_y = 46$  KSI
  - STEEL PLATE (PL): ASTM A36
  - ANCHOR RODS: ASTM F1554 GRADE 36 W/ F436 WASHERS
  - ALL ANCHOR RODS, BOLTS, WASHERS AND NUTS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153
  - SEPARATE ALL ALUMINUM FROM FERROUS METALS AND CONCRETE WITH A CONTINUOUS URETHANE OR OTHER NON-CONDUCTIVE INSULATOR (PRIME AND PAINT) TO PREVENT METAL DECAY BY ELECTROLYSIS.

- WELDING (STEEL)
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
  - E70XX ELECTRODES FOR SMAW PROCESS
  - ER70S-X, E70C-XC ELECTRODES FOR GMAW PROCESSES
  - E7XT-X OR E7XT-XM ELECTRODES FOR FCAW PROCESSES
  - $\frac{3}{16}$ " MIN FILLET WELD UNLESS OTHERWISE NOTED

- FOOTING NOTES
- CONCRETE COMPRESSIVE STRENGTH,  $f'_c = 3000$  PSI AT 28 DAYS MIN. DESIGN BASED ON  $f'_c = 2500$  THEREFORE PER IBC SECTION 1705.3, EXCEPTION 2.3, NO SPECIAL INSPECTION REQUIRED.
  - CONCRETE POURED AGAINST UNDISTURBED NATIVE SOILS
  - NATIVE SOILS ASSUMED TO BE IBC CLASS 5, WORST CASE PRESCRIPTIVE IBC 2021/CBC 2022 TABLE 1806.2
  - ALLOWABLE BEARING AT GRADE = 1500 PSF

- SPECIAL INSPECTIONS
- NOT REQUIRED

- STRUCTURAL OBSERVATION
- NOT REQUIRED

- OTHER NOTES
- REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS.



ENGINEERING

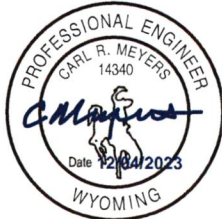
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Revisions

No.	Date	Description
Orig.	10/31/2023	
1	11/13/2023	spread flg)
2	12/4/23	direct buired

Carl Meyers  
Digitally signed by Carl Meyers  
 DN: cn=Carl Meyers, o=Carl Meyers, email=CMEyers@yesco.com, c=US  
 Date: 2023.12.04 11:58:35-0700



Drawn by..... Ben K  
 Checked by..... Carl M

Wyoming National Guard

1257 Cole Street  
 Wheatland, WY 82201

Account Exec..... Dan P.  
 Designer..... Larry C.

Date: 12/4/2023

Project No.

OPY-55200

S1

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# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> STREET • WHEATLAND • WYOMING  
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Shane Hansen with Steil Surveying, representing Dan Olind  
Request: Re-Plat of lots within a High-Density Residential District  
Location: Part of the NW4NW4, of Section 24, Township 24 North, Range 68 West, 54 and 58 16<sup>th</sup> Street, Wheatland, WY 82201  
Meeting: Planning and Zoning Commission – February 1<sup>st</sup>, 2024

### Proposal Details

The location of Headgate Apartments is on lots one through three of the Country Club Addition Subdivision. Dan Olind would like to combine lots one through three and re-plat them as lot one. The reasoning for this request is so the apartments/condos can change from rentals to individually owned units. The units are too intertwined to sell while on three lots. If all units are on one lot, units can be sold as a portion of the lot, where all owners would have a shared common area, and expense for the structure.

According to Wheatland Municipal Code (WMC) 18.95.040, replat, boundary adjustments, and vacations - all petitions to make changes to platted subdivisions, record of surveys, platted lot lines, easements, and/or rights-of-way shall be initiated by filing an application with the planning office; the recommendation of the planning commission shall be transmitted to the town council prior to the council action.

### Agency Comments

City Attorney Doug Weaver for the Town of Wheatland: In a sale how are the condo's going to be described and will it be recorded in the courthouse? I am sure Building Inspector Walter Martin will let us know whether the units meet building requirements so they can be sold as individual units. Is there enough parking for the units?

Building Inspector Walter Martin with the Town of Wheatland: In response to Attorney Weaver's concern about International Residential Code requirements, 2021 IRC Section R302 does not differentiate between Townhouses built on a single lot, or Townhomes having a lot line established between units. Therefore, assuming all building codes were met at the time of construction, I have no concern about how the ground is platted under these existing structures.

No other agency comments were received for this application.

### Neighbor Comments

None were received.



## Analysis

### Pros:

1. **Facilitates Property Ownership:** Allowing the conversion of apartments to individually owned units can enhance community involvement and pride in ownership.
2. **Streamlines Sale Process:** Consolidating units onto one lot simplifies the sales process, potentially attracting more buyers and boosting property values.
3. **Promotes Neighborhood Stability:** Individual ownership may lead to increased investment in property maintenance and community involvement, fostering a stable neighborhood environment.

### Cons:

1. **Potential Parking Issues:** The proposal does not address whether the existing parking provisions are adequate to accommodate the increased demand from individually owned units.
2. **Legal and Administrative Considerations:** Questions arise regarding how the condominiums will be legally described and recorded, including compliance with building codes and courthouse recording requirements.

### Stipulations and Considerations:

1. **Parking Assessment:** Prior to approval, a comprehensive assessment of parking availability and adequacy can be conducted to ensure that the increased number of individually owned units does not strain existing parking facilities.
2. **Legal Compliance:** The applicant must provide assurances that the condominiums will be legally described and recorded in accordance with applicable laws and regulations, including compliance with building codes and courthouse recording requirements.
3. **Long-Term Implications:** Consideration should be given to the long-term implications of converting rental units to individually owned condominiums, including potential impacts on property values, community dynamics, and maintenance responsibilities.

### Conclusion:

The proposal to re-plat lots within a High-Density Residential District in Wheatland presents opportunities for enhanced property ownership and community stability. However, consideration of parking provisions, and legal compliance is essential to ensure the successful implementation of the request while mitigating potential drawbacks and addressing concerns.

### Attachments

1. Aerial View of Properties
2. Preliminary Re-Plat Map created by Steil Surveying

### Requirements for Approval

A four-member agreement from the Planning and Zoning Commission for one of the five options below is required for a quorum.

### **Planning and Zoning Commission Options**

1. Approve the request as proposed.
2. Approve the request with stipulations recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request.

Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.



# Platte County, Wyoming

Aerial View of Headgate Apartments



- Township Line
- 2022 Aerial Photography (hi res, limited areas)
- Railroad
- US Highway/Interstate
- State Highway
- County Road
- Municipal Limits
- Bureau of Land Management
- Department of Defense
- Forest Service
- State of Wyoming
- Bureau of Reclamation



This data has been prepared from the best records available to Platte County. It is presented "AS IS" and there is no express or implied warranty of any kind by Platte County for completeness, accuracy, currency or correctness of this information, including, but not limited to, warranties of title, merchantability, satisfactory quality or fitness for a particular purpose. This data is not necessarily accurate by surveying standards, and is not to be used for legal conveyance. Platte County shall not be liable for damages of any kind arising out of use of this product or for any errors or inaccuracies.

printed 1/12/2024



TOWN OF WHEATLAND WATER SUPPLY SYSTEM - TOWN OF WHEATLAND WHEATLAND CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY TOWN OF WHEATLAND - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE -

NW COR SECTION 24

16TH STREET (R/W VARIES)

COLE STREET (60' R/W)

LOT 1  
BLOCK ONE  
(30,346 SQ.FT. ±)

20' ALLEY

LOT 9

LOT 10

LOT 11

LOT 12

REARLY VALUE BY  
S88° 30' 46"E 126.63' (M)

REARLY VALUE BY  
N67° 02' 37"W 216.83' (M)

REARLY VALUE BY  
S89° 05' 17"E 216.83' (M)

REARLY VALUE BY  
S89° 57' 01"W 139.82' (M)

LOT 4

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Headgate, LLC, a Wyoming close limited liability company, owner in fee simple of:  
Lots 1, 2 and 3, Country Club Addition, Town of Wheatland, Platte County, Wyoming.  
Has caused the same to be surveyed, wooded and replanted and known as Country Club Addition 2nd Filing, and does hereby declare the subdivision of said land as it appears on this plat, to be their fee set and deed and in accordance with their desires.  
Don O'Brien, Member, Headgate, LLC, a Wyoming close limited liability company

**OWNER ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF PLATTE } ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Don O'Brien, Member, Headgate, LLC, a Wyoming close limited liability company.  
History Public, Laramie County, Wyoming  
My Commission Expires \_\_\_\_\_

**CERTIFICATES OF APPROVAL**

APPROVAL BY THE TOWN OF WHEATLAND ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
CITY ENGINEER, JOHN WEISTEN P.E.  
APPROVAL BY THE TOWN OF WHEATLAND PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
PLANNING DIRECTOR, DOUG DUMONT  
APPROVAL BY THE TOWN OF WHEATLAND PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
PLANNING AND ZONING CHAIRMAN, PATRICK HOLT  
APPROVAL BY THE MAYOR OF THE TOWN OF WHEATLAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
MAYOR, BRANDON GRAVES

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOTS 1, 2 AND 3, COUNTRY CLUB ADDITION, TOWN OF WHEATLAND, COUNTY OF PLATTE, WYOMING, EXISTING EASEMENTS TO REMAIN.

**NOTES**

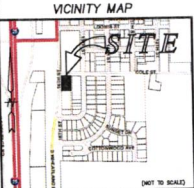
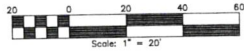
1. No portion of this subdivision falls within a 100 year floodplain as shown on FEMA Panel #850043003B, effective on 4/18/1978.

**LEGEND**

- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5810" ON 1/2" x 24" REBAR
- FOUND ALUMINUM CAP
- FOUND 3/4" IRON PIPE

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.



FILING RECORD



**FINAL PLAT FOR COUNTRY CLUB ADDITION, 2ND FILING,**

A Replat of Lots 1, 2 and 3, Country Club Addition, Town of Wheatland, Platte County, Wyoming  
PREPARED 12/27/2023



**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 ☎ (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 ☎ (307) 528-5789  
www.SteelSurvey.com ☎ info@SteelSurvey.com