

VILLAGE OF WESTON  
PLAN COMMISSION REQUEST FOR CONSIDERATION

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ITEM DESCRIPTION: Conditional Use Permit for WI Baseball Academy to operate an indoor sports training and recreation facility in an LMD Light manufacturing and distribution zoning district (Tabled 4/14/14)

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ENERGOV# CU-3-14-1432

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

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REPORT DATE: July 3, 2014

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PLAN COMMISSION DATE: July 14, 2014

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STAFF RECOMMENDATION: Recommendation to approve per the specifications, conditions and limitations of this staff report and forward on to the Board of Trustees for their consideration.

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ADMINISTRATOR COMMENTS:  
No additional comments: \_\_\_\_\_  
See attached comments: \_\_\_\_\_

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REQUESTED ACTION: WI Baseball Academy has requested a conditional use permit be issued to them by the Village to allow for them to build and operate an indoor sports training and recreation facility in an LMD Light manufacturing and distribution zoning district.

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APPLICANT: Eric Greening, WI Baseball Academy

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PROPERTY OWNER: Eric Greening, WI Baseball Academy

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PROPERTY DESCRIPTION: Lot 3 of Weston Business and Technology Park - South

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ZONING: LMD Light manufacturing and distribution

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SURROUNDING LAND USES: vacant agricultural and manufacturing property

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BACKGROUND:  
WI Baseball recently purchased Lot 3 of Weston Business and Technology Park - South. The Public Hearing for the CUP was held on April 14, 2014 along with a preliminary review of a site plan. At that time, the Plan Commission chose to table the request until a complete site plan could be drafted and reviewed. There was no opposition voiced at the original hearing.

They recently submitted the final site plan for approvals and it is also on this meeting agenda for approval. Staff has no issues granting the CUP if the site plan is approved by the Plan Commission.

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	
<p>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</p>	Yes	<p>Site Plan CSIT-6-14-1461 has been submitted for final approval by the Plan Commission</p>
Sec. 94.141(b)(4) Standards	Yes	<p>See attached Conditional Use Determination for more details</p>
<p>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.</p> <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 planning commission may hold the hearing before the formulation</p>	Yes	<p>The initial hearing was held on April 14, 2014. No opposition was voiced at the hearing.</p>

<p>of draft conditions for purpose of gaining public suggestions.</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.</p>



Application for Conditional Use Permit  
**CONDITIONAL GRANT DETERMINATION BY THE VILLAGE OF WESTON  
PLAN COMMISSION**

Application/Petition #: **CU-3-14-1432**

Hearing Date: **April 14, 2014, at 6pm (Tabled)**

**July 14, 2014 Plan Commission reconsideration**

Applicant: **Eric Greening, Wisconsin Baseball Academy, LLC, 2103 Dorie Lane, Mosinee, WI 54455**

Location: **8706 Progress Way (Weston Business and Technology Park South – Lot 3)**

The Plan Commission of the Village of Weston, pursuant to the Village of Weston Zoning Code Article VI Conditional Uses (Section 94.140-94.142) hereby makes the following findings and recommendations to the Village of Weston Board of Trustees:

1. Will the implementation of the Village Comprehensive Plan be advanced? (Sec. 94.141(4)) Why or why not? **No. This area of the Village is shown to the location in the Village where manufacturing and industrial businesses are to operate in the Village. However, this proposed use would provide for an indoor sports training and recreation facility for the public to use. It also is adjacent to an area of the Village where a large sports complex is being looked at for development.**
2. Will the spirit of the Village Zoning Ordinances be upheld including those factors set forth in Sec 94.141(a) and (b)? Why or why not? **The spirit of the Village zoning ordinance will be upheld as the building, site and operational plans for the use meet code and comply with all zoning performance standards or will by the time of site plan approval. All activities of this business will take place inside and therefore will not stand out within the Business Park. The conditional use will also not be detrimental to or endanger public health, safety or general welfare; be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; will not impede normal or orderly development and improvement of the surrounding property for the uses permitted in the district; adequate utilities, access roads and streets are provided; adequate ingress and egress has been designed to minimize traffic congestion in the public streets and the conditional use conforms to all the applicable regulations of the districts it is located in.**
3. Will the establishment, maintenance, or operation of the conditional use be detrimental to or endanger the public health, safety, morals, comfort, or general welfare? (Sec. 94.141 (4)(a)) Why or why not? **No. The use of the property will be for an indoor baseball/softball training facility and a fitness training center and will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of Village residents.**
4. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor noticeably diminish and impair property values or aesthetics within the neighborhood. (Sec. 94.141 (4)(b)) Why or why not? **The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor noticeably diminish and impair property values. The use of the property will be for an indoor baseball/softball training facility and a fitness training center. All activity for the business will be conducted within the building on the property.**
5. That the establishment of the conditional use will not impede normal and orderly development and improvement of the surrounding property for uses permitted in the district (Sec. 94.141 (4)(c)) Why or why not? **No, the Village is in discussions to possibly locate a sports complex, potentially west of this Business Park, and this facility and the proposed complex would complement each other.**

6. That adequate utilities, access roads, street access that does not impede public traffic flow, drainage, and other necessary facilities are being provided. (Sec. 94.141 (4)(d)) Why or why not? **This proposed building and site plan will have adequate utilities and will have access from Progress Way. They are proposing adequate parking on this site.**
7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimum traffic congestion in the public street. (Sec. 94.141 (4)(e)) Why or why not? **Patron traffic to the site will typically be in the evening and weekend hours when the Business & Technology Park businesses are typically closed, and currently there is only one business within this Business Park.**
8. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the village board pursuant to the recommendation of the planning commission. (Sec. 94.141 (4)(e)) Why or why not? **The applicant has submitted a site and building plan that meets the regulations (CSIT-6-14-1461).**

NOTE: The Planning Commission in recommending and the Village Board in acting shall not approve an application and set conditions unless it first makes each finding positively for the Applicant.

**FURTHER REQUIREMENTS IN THE USES PERMITTED BY CONDITIONAL GRANT PURSUANT TO ARTICLE IV AND V OF THE VILLAGE ZONING CODE**

1. Whether the data required under Article V. Approval of Building Site and Operational Plans and where appropriate in Article IV Performance Standards has been supplied by the Applicant including at least the following, as may be applicable to the particular Applicant:
  - a. Is there a written description of the nature of the proposed operation including type and amount of machinery and equipment to be used; the source, quantity and disposition of water to be used, and the nature of the proposed fill materials, if any?  
 Yes or No or N/A (Circle one)
  - b. Is there a map showing existing contours at vertical intervals of at least five feet, plus existing trees?  
 Yes or No or N/A (Circle one)
  - c. Is there evidence showing the depth, by area, of proposed excavation or filling?  
 Yes or No or N/A (Circle one)
  - d. Is there evidence showing the proposed visual screening, including earth berms, fences, and plantings?  
 Yes or No or N/A (Circle one)
  - e. Is there a drainage plan or storm water management plan for the operation period?  
 Yes or No or N/A (Circle one)
2. Does the proposed restoration plan include the following:
  - a. The proposed stages of excavation and filling by area.  
 Yes or No or N/A (Circle one)

b. The estimated timetable for commencement and restoration.

Yes or **No** or N/A (Circle one)

c. The proposed contours of the land after completion.

Yes or **No** or N/A (Circle one)

d. The general use plans such as proposed roads and lots for future urban development if so zoned or planned.

Yes or No or N/A (Circle one)

e. The depth of restored topsoil and location of proposed planting or reforestation.

Yes or **No** or N/A (Circle one)

3. What is the effect of the proposed operation on existing roads and traffic movement in terms of adequacy, safety, and efficiency? **The applicant is proposing to build a building within the Weston Business and Technology Park South. Patron traffic to the site will typically be in the evening and weekend hours when the Business & Technology Park businesses are typically closed. Currently there is only one other business located within this park, traffic congestion is not anticipated.**

4. In the recommendation of a conditional grant the recommendation shall be premised on concern for:  
a. The effect of the proposed operation on existing roads and traffic movements in terms of adequacy, safety and efficiency.  
b. The effect of the proposed operation on drainage and water supply, and the possibility of soil erosion as a result of the proposed operation.  
c. The practical possibility of restoration of the site, in keeping with probable land use after restoration.

5. If there is a recommendation of a conditional grant pursuant to the above standards, is there a recommendation for a surety bond or other such method acceptable to the Village? (Sec. 94.142(h))  
**No.**

6. Is there a recommendation of conditions to be placed on the conditional grant?  
**Yes. Contingent upon an approved final site plan by Plan Commission. There could be additional items based on the discussion on Monday night and the final site plan.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

We, the Village Plan Commission have adopted the above recommendation on a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed (to approve the application with the conditions, if any, set forth above) or (recommend disapproval of the application).

Village of Weston Plan Commission

By: \_\_\_\_\_  
Loren White, its Chairman

Attest: \_\_\_\_\_  
Valerie Parker, its Secretary

*Sec. 94.141. Approval required.*

(a) *Recommendation by planning commission needed for uses permitted by conditional grant.* Uses listed as permitted by conditional grant, or uses determined by the planning commission to be so similar to listed uses that the unlisted uses may within the spirit and intent of this chapter be classified by the commission under section 94.123(c) as permissible by conditional grant in specific districts, may be permitted in the district in which listed or classified, upon petition to and after careful review and recommendation by the planning commission, as authorized by Wis. Stats. § 62.23(7)(e)1 and approval by the village board.

(b) *Basis for approval.*

(1) *Building, site and operational plan approval supplanted.* 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.

(2) *Compliance with performance standards.* Processing of a conditional use grant application shall particularly require applicant submittal and planning commission evaluation of compliance with the performance standards set forth in section 94.133.

(3) *District regulations modifiable.* Processing of a conditional use grant application shall ordinarily be in accordance with the applicable numerical regulations (lot size, open space, setbacks, side and rear yards, height, etc.) of the district in which the use is being contemplated; however, the planning commission in complying with this provision may recommend and the zoning board of appeals may grant variances in such individual numerical requirements up or down as the spirit of this chapter requires. For example, the grant may impose greater yard requirements for a large use going into a district with smaller buildings, or the grant may waive the minimum building floor area for a utility substation structure.

(4) *Standards.* The principal criteria guiding the planning commission in reaching its recommendation and the village board in acting in each case upon petitions for conditional use grants shall be whether implementation of the village plan will be advanced, and whether the spirit of this chapter will be upheld including those factors given in section 94.140. More specifically, the planning commission in recommending and the Village board in acting shall not approve an application and set conditions unless it is first found that:

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
- b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor noticeably diminish and impair property values or esthetics within the neighborhood.
- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. Adequate utilities, access roads, street access that does not impede public traffic flow, drainage and other necessary facilities have been or are being provided.

- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the village board pursuant to the recommendations of the planning commission.

(Ord. of 11-18-1991; Ord. of 6-22-2006)

94.142(h) *Guarantees and sureties*. Among the conditions the planning commission may set in approving an application for conditional use grant may include performance bonds, letters of credit, cash deposits, or similar financial sureties related to ensuring that certain conditions will be met, or that material or workmanship improvements covered by the conditions are guaranteed, as further authorized in this chapter.



## VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN a public hearing will be held before the Village of Weston Plan Commission on Monday, April 14, 2014, at 6:00 p.m., at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following requests:

CU-3-14-1432 – Eric Greening, Wisconsin Baseball Academy, LLC, of 2103 Dorie Lane, Mosinee, WI 54455, requesting a Conditional Use Permit to allow for an indoor sports training and recreation facility, to operate on property zoned LMD (Light Manufacturing & Distribution). This property is described as: Parcel 1 and Outlot 1, of Certified Survey Map #15096, Volume 68, Page 18 (Document #1503122). This property consists of 3.799 acres and is addressed as 8706 Progress Way, in the Village of Weston Business and Technology Park – South.

Ordinance to amend Article IX. Signs, Section 94.157 (b)(5) Electronic Message Unit Signs of the Village of Weston Zoning Code.

Ordinance to repeal and recreate Article XI., Division 4, Section 94.200 OFP Floodplain Overlay District of the Village of Weston Zoning Code.

Beginning March 31, 2014, the application materials and proposed ordinance changes will be available for public inspection in the office of the Village Clerk, will also be available on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

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](mailto: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 27<sup>th</sup> day of March, 2014

Sherry L. Weinkauff  
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Monday, March 31, 2014, and Monday, April 7, 2014.

**Conditional Use Application**

Planning and Development  
Village of Weston  
Date: 03/21/2014

Permit No.: CU-3-14-1432

Payment:  Cash  Check No. 1651



5500 Schafeld 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: Wisconsin Sports Properties, LLC  
Contact Name: Eric Greening  
Mailing Address: 2103 Dorie Lane  
Mosinee, WI 54455  
Phone Number: (715) 574-9518  
Email Address: eric@wisconsinbaseballacademy.com

**Owner Information:**

Business Name: Wisconsin Baseball Academy LLC\*  
Contact Name: Eric Greening  
Mailing Address: 2103 Dorie Lane  
Mosinee, WI 54455  
Phone Number: (715) 574-9518  
Email Address: eric@wisconsinbaseballacademy.com

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: Business Park South PIN: 192-2808-234-0017  
Address: 8706 Progress Way Parcel Size: 3.799 acres  
Acquisition Date: TBD (Pending Village Approval) Existing Zoning: LMD

Existing Use of Property: Vacant

Future Land Use of Property: Indoor Sports Training and Recreation Facility

Proposed Zoning Change: Recreational

Surrounding future land use/Zoning Classification/  
Existing Use: North: LMD  
South: LMD  
East: LMD  
West: AG

Is the property planned to be improved?  Yes  No Start Date: June 1, 2014

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: [Handwritten Signature] Date: 3/21/14

**APPLICANT ATTENDANCE AT THE HEARING IS MANDATORY.**

**Conditional Use Application  
Review**

Planning and Development  
Village of Weston  
Date: 03-21-2014

Permit No.: CU-3-14-1432

Payment:  Cash  Check No. 1651  
Payment Received: \$350.00



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

Hearing Notice Published in WDH on 03-31-14 and 04-07-14

Hearing Notice Mailed to Surrounding Property Owners on 04-02-14

Forwarded to the Plan Commission on: 04-11-14

Public Hearing Date: 04-14-14

Recommendation of the Plan Commission: \_\_\_\_\_

\_\_\_\_\_

Forwarded to the Village Board on: \_\_\_\_\_

Village Board Action: \_\_\_\_\_

\_\_\_\_\_

Conditional Use:  Approved  Denied

Date Conditional Use Permit recorded at the County Register of Deeds: \_\_\_\_\_

Ordinance Publication Date: \_\_\_\_\_

\_\_\_\_\_  
Chairperson Signature

PIN 192,2808,234,0017 Village of WESTON  
 Parcel 62,082200,000 003 00 00 Status: **ACTIVE**  
 Adr 2 8706 **PROGRESS WAY** WESTON **54476 0000**  
 Own 1 VILLAGE OF WESTON B

General Parcel Information:

PIN . . . . . : 37 192 4 2808 234 0017 Village of WESTON  
 Parcel Number : 62 0822 000 003 00 00 Parcel Status: ACTIVE  
 Sale Date . . . : 5/14/2007 Sale Type . . : Blank  
 Sale Amount . . : 340,000 Transfer Tax : 1,020.00  
 Deed Type . . . : Trustee Deed  
 Deed Reference: 1477296  
 MAILING ADDRESS VILLAGE OF WESTON

5500 SCHOFIELD AVE  
 WESTON WI 54476 USA

Parcel Addresses:

2 Parcel Address(es) on File

#	House	Street	Unit	City	Zip
1	8702	PROGRESS WAY		WESTON	54476 0000
2	8706	PROGRESS WAY		WESTON	54476 0000

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2009	3.799				1 WESTON BUSINESS AND 2 TECHNOLOGY PARK-SOUTH 3 LOT 3 4 N/D/A PCL 1 & OUTLOT 1 CSM 5 VOL 68 PG 18 (#15096) (DOC 6 #1503122)

Zoning

4 Zoning Records on File.

Year	Flood Plain	Wetlands	Zoning	Zone Use	Ordinance
2011			1) LMD 2) 3) 4)	LIGHT MANUFACTURING	REZN6111199
2009			1) B-P 2) CUP 3) 4)	BUSINESS PARK LIGHT MANUFACTURING	

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Additional Elevation Information

On both the North and South sides of the building, we will be adding graphics/logo/business name in the center of the building above the brick. (We are currently in the process of rebranding so there is no logo available for the drawings yet).

We are purposely leaving the East side of the building bare as this will be the side of our building that will facilitate our future expansion. We will use landscaping along this side of the building to “dress it up” that it is not just a bare wall.

This is our current logo (not same logo that will be used in the rebranding) but it gives you an idea of what we’re thinking as far as graphics on the north and south face of the building. Also, this is the type of lettering we are looking to use along with the logo on one of the faces of the building.



A handwritten signature in blue ink, appearing to be "E. M. ...".

Michael J. Sydor

STATE OF WISCONSIN - MARATHON COUNTY  
CSM FILED VOL 68 PAGE 18  
03/04/2008 11:31:27 AM  
MICHAEL J. SYDOW, REGISTER OF DEEDS



DOC# 1503122

Clg 11 LHM

MARATHON COUNTY CERTIFIED SURVEY MAP 15096

OF LOT 3 AND OUTLOT 3 OF WESTON BUSINESS AND TECHNOLOGY PARK - SOUTH, A RECORDED SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

**NOTES:**  
1.) OUTLOT -1- CREATED FOR SIGN PLACEMENT.  
2.) OUTLOT -2- (THIS MAP) IS OUTLOT -3- OF WESTON BUSINESS AND TECHNOLOGY PARK - SOUTH.

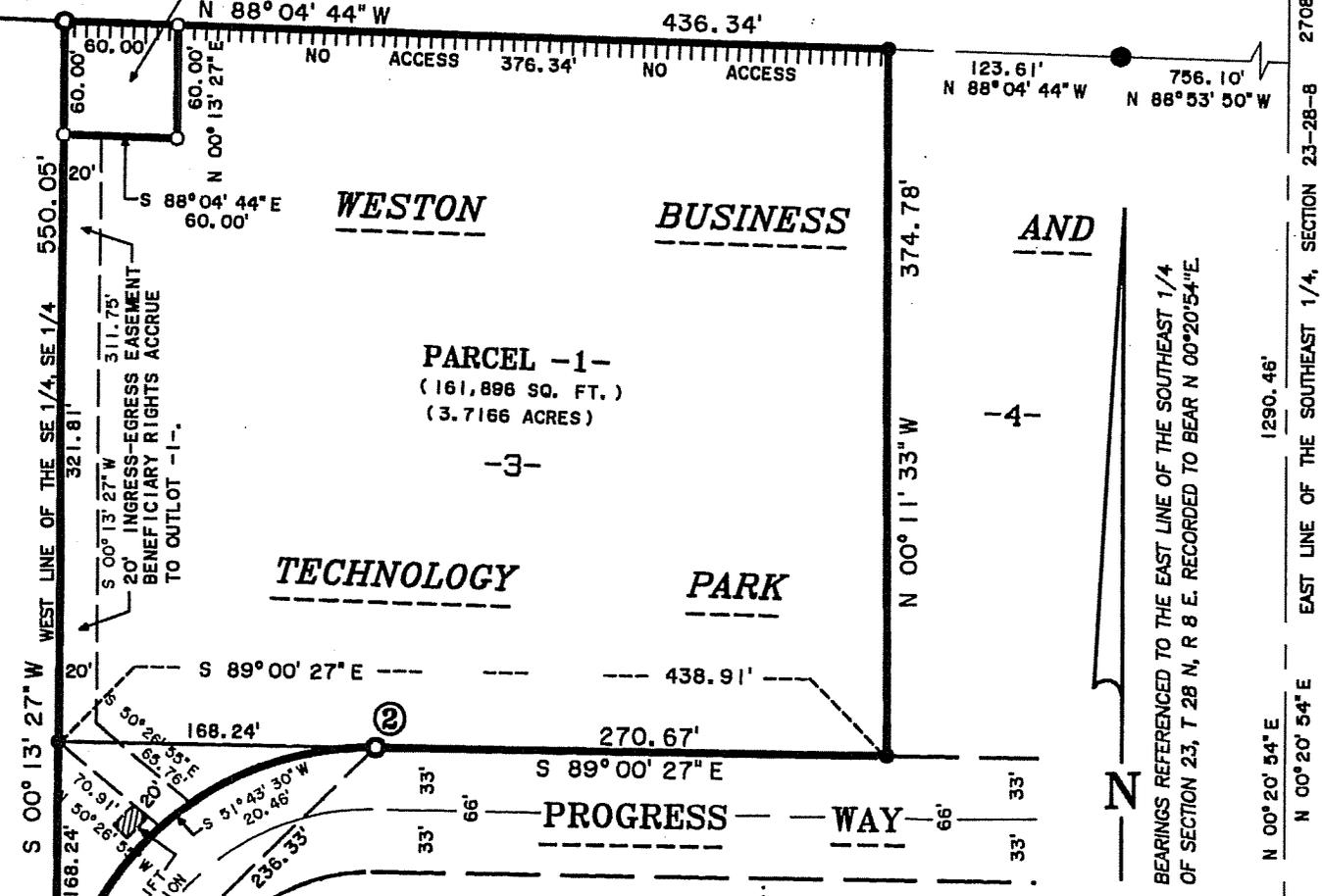
EAST 1/4 CORNER SECTION 23-28-8 STONE MONUMENT (FOUND)

**S.T.H.** EASTBOUND REFERENCE LINE "29"  
(PROJECT NO. 1054-02-21)

VARIABLES  
VARIES

THIS INSTRUMENT DRAFTED BY LAVERNE H. MOSHER

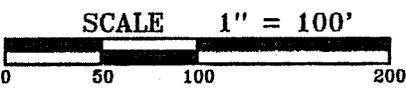
(SEE NOTES ABOVE)  
OUTLOT -1-  
(3,598 SQ. FT.)  
(0.0826 ACRES)



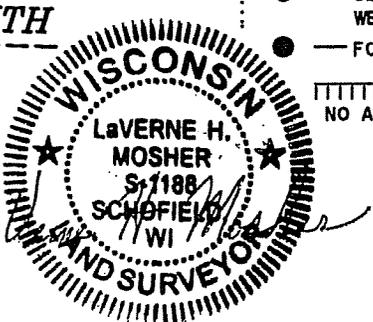
OUTLOT -2-  
(6,101 SQ. FT.)  
(0.1401 ACRES)  
(SEE NOTES ABOVE)

PROGRESS WAY

**CURVE DATA**  
CURVE 1 - 2  
RADIUS = 166.00'  
CEN. ANG. = 90° 46' 05"  
ARC LENG. = 262.98'  
TANGENT = S 00° 13' 27" W  
TANGENT = S 89° 00' 27" E  
CHORD BEARING, DISTANCE AS SHOWN



- LEGEND**
- — FOUND 1.660" O.D. ROUND IRON PIPE
  - — FOUND 3/4" O.D. ROUND IRON BAR
  - — SET 1" O.D. X 18" ROUND IRON BAR WEIGHING 2.670 LBS/LINEAL FT.
  - — FOUND 1.25" ROUND IRON ROD
  - ||||| DENOTES NO ACCESS



SOUTHEAST CORNER SECTION 23-28-8 SURVEY MARKER PIN (FOUND)

**LHM SURVEYING**  
4203 SCHOFIELD AVENUE  
SCHOFIELD, WI 54476  
PHONE (715) 359-2253

REVIEWED AND APPROVED UNDER CHAPTER 74 OF VILLAGE ORDINANCE  
BY *[Signature]*  
DATE 3/4/08

REVISED MARCH 4, 2008  
FEBRUARY 21, 2008  
SHEET 1 OF 2 SHEETS

M-3232

MARATHON COUNTY CERTIFIED SURVEY MAP 15096.

I, LaVerne H. Mosher, Registered Land Surveyor, hereby certify:  
That I have surveyed, divided and mapped Lot 3 and Outlot 3 of Weston Business and Technology Park-South, a recorded subdivision; located in the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 23, Township 28 North, Range 8 East; thence N 00° 20' 54" E along the East line of the Southeast 1/4 of said Section 23, 1290.46 feet to the South right-of-way line of S.T.H. "29"; thence N 88° 53' 50" W along the said South right-of-way line of S.T.H. "29", 756.10 feet; thence N 88° 04' 44" W along the said South right-of-way line of S.T.H. "29", 123.61 feet to the Northeast corner of said Lot 3 of Weston Business and Technology Park-South; said point also being the point of beginning of the parcel to be described; thence continuing N 88° 04' 44" W along the said South right-of-way line of S.T.H. "29", 436.34 feet to the Northwest corner of said Lot 3; thence S 00° 13' 27" W along the West line of said Lot 3 and the West line of said Outlot 3 of Weston Business and Technology Park-South, 550.05 feet to the Southwest corner of said Outlot 3; said point being a point on the Northwesterly right-of-way line of Progress Way; thence Northerly and Easterly along the said Northwesterly right-of-way line of Progress Way, along the arc of a curve, concave Southeasterly, having a radius of 166.00 feet and central angle of 90° 46' 05" and whose long chord bears N 45° 36' 30" E, 236.33 feet to a point on the South line of said Lot 3; thence S 89° 00' 27" E along the South line of said Lot 3, 270.67 feet to the Southeast corner of said Lot 3; thence N 00° 11' 33" W along the East line of said Lot 3, 374.78 feet to the point of beginning.

That I have made such survey, land division and plat by the direction of the Village of Weston.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the Village of Weston in surveying, dividing and mapping the same.

Dated this 21st day of February, 2008.

Revised this 4th day of March, 2008

*LaVerne H. Mosher*

LaVerne H. Mosher  
R. L. S. No. S-1188



Prepared by:  
LHM SURVEYING  
4203 SCHOFIELD AVENUE  
SCHOFIELD, WI 54476

SHEET 2 of 2 SHEETS

Prepared for:  
Village of Weston  
5500 Schofield Avenue  
Weston WI 54476



DOC# 1503122

## Valerie Parker

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**From:** Wehner, Kelley <KWEHNER@Wausau.Gannett.com>  
**Sent:** Friday, March 28, 2014 4:05 PM  
**To:** Valerie Parker  
**Subject:** RE: Hearing Notice to be Published as a Legal Ad

Hi Valerie – The below notice is set to run on the 31<sup>st</sup> and the 7<sup>th</sup> as requested. Thanks much for sending – Kelley

### Kelley Wehner

Regional Preprint Coordinator  
Daily Herald Media | Stevens Point Media  
News Herald Media | Rapids Tribune Media  
800 Scott St., Wausau, WI 54403  
Ph. (715) 845-0712 | Fax (715) 842-7462  
kwehner@wdhprint.com



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**From:** Valerie Parker [mailto:vparker@westonwi.gov]  
**Sent:** Thursday, March 27, 2014 1:13 PM  
**To:** Wehner, Kelley  
**Cc:** Jennifer Higgins; Sherry Weinkauf; Jessica Trautman  
**Subject:** Hearing Notice to be Published as a Legal Ad

03/27/14

Hi Kelley,

We would like the attached public hearing notice published in the Wausau Daily Herald on the following dates:

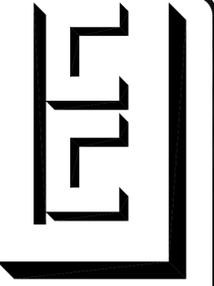
Monday, March 31, 2014, and Monday, April 7, 2014.

Please reply letting me know you received the attachment okay and that it will be published as requested.

Thanks and have a great day!!

Valerie Parker  
Administrative Specialist  
Planning & Development Department  
Village of Weston  
5500 Schofield Avenue  
Weston, WI 54476  
PH: (715) 241-2607  
FX: (715) 359-6117  
[vparker@westonwi.gov](mailto:vparker@westonwi.gov)  
[www.westonwisconsin.org](http://www.westonwisconsin.org)

REVISED  
2:03 pm, Jul 01, 2014



**URBAN  
CONSTRUCTION  
COMPANY**

5909 N 39th Avenue  
Wausau, WI 54401  
TEL: 715-675-9425  
FAX: 715-675-9781

OWNER:  
**Wisconsin Baseball  
Academy**

LOCATION:  
Weston, WI

PROJECT:  
8706 Progress Way  
Proposed 110'x155' Practice  
Facility

CONSULTANT:

REVISIONS:

#	Date	Description
0	4-22-2014	Released for Bids
1	5-5-2014	Revised Building Size
2	7-1-2014	Revised as Per Village of Weston

DRAWING #: 14-503  
PROJECT #: 14-158  
DRAWN BY: KWA  
CHECKED BY:

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PLOT DATE:  
7/1/2014  
10:49 AM

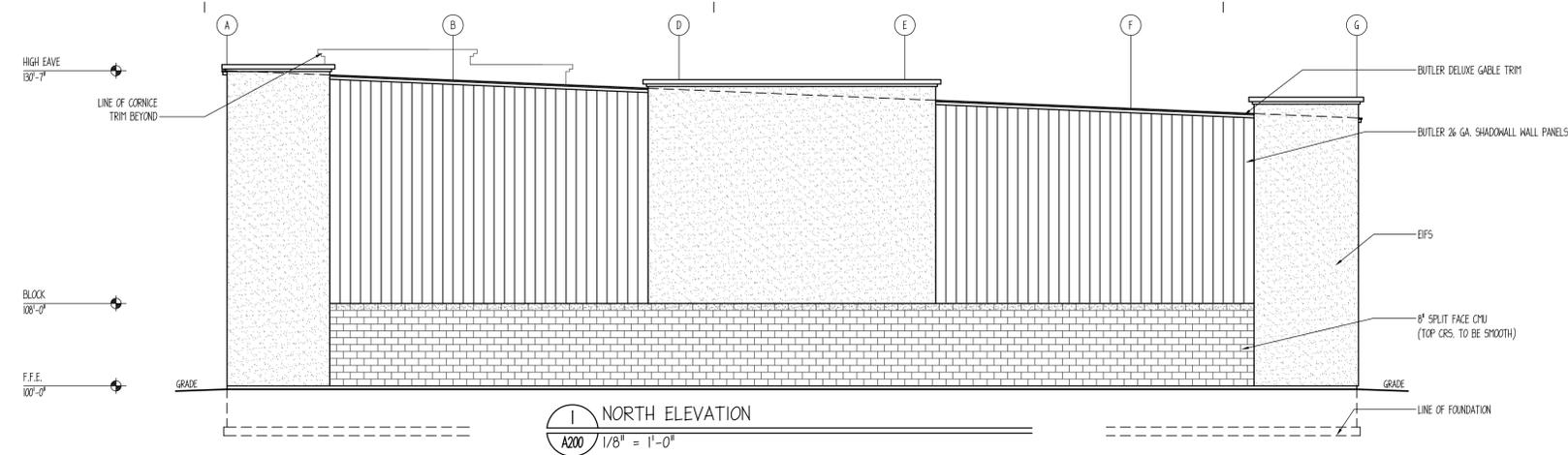
Preliminary  
 for Bid  
 for Construction

SHEET TITLE  
Exterior Elevations

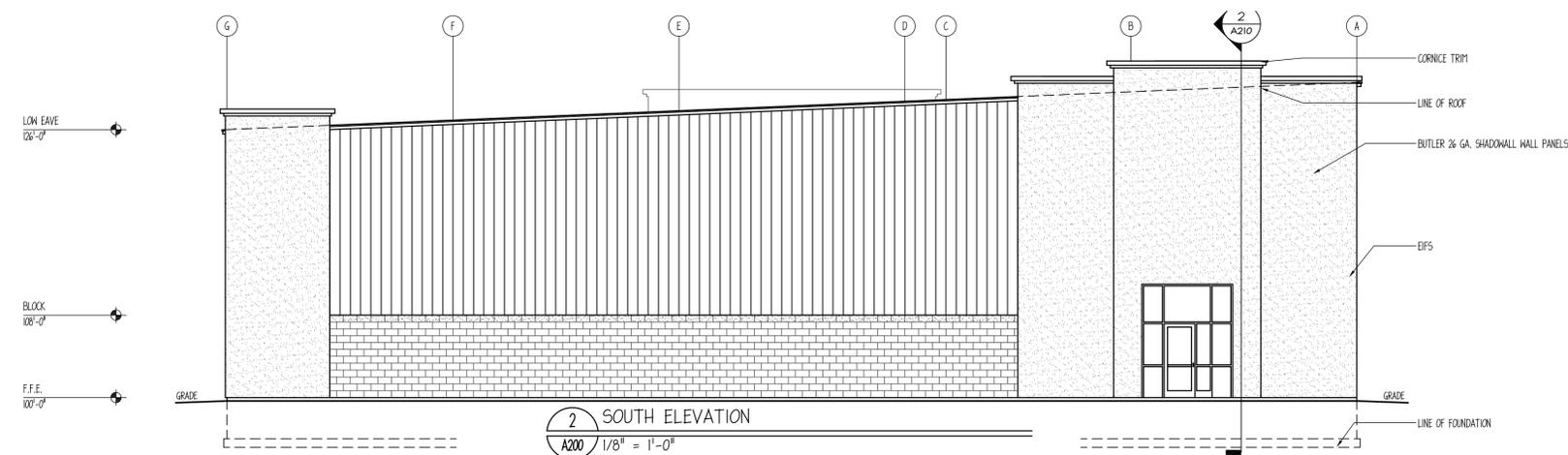
**A200**

SHEET OF

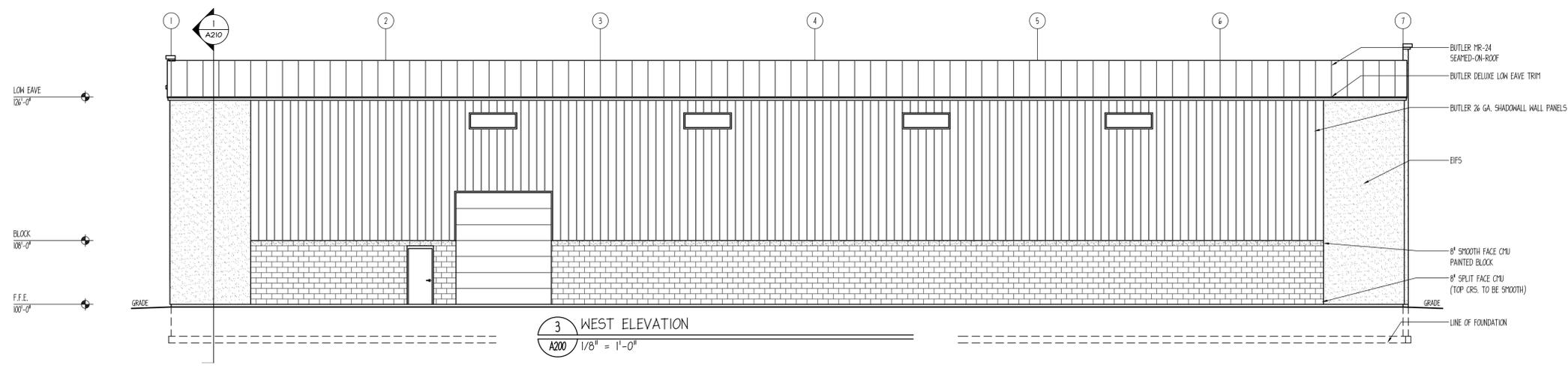
ELEVATION	TOTAL SQUARE FOOTAGE	METAL PANEL AREA	EIFS	MASONRY
NORTH ELEVATION	3,184 SQ.FT.	1,232 SQ.FT. 32%	1,205 SQ.FT. 38%	720 SQ.FT. 23%
SOUTH ELEVATION	3,200 SQ.FT.	1,327 SQ.FT. 41%	1,337 SQ.FT. 42%	536 SQ.FT. 17%
WEST ELEVATION	3,974 SQ.FT.	2,375 SQ.FT. 59%	522 SQ.FT. 14%	1,080 SQ.FT. 27%
EAST ELEVATION	4,741 SQ.FT.	4,741 SQ.FT. 100%	N/A	N/A



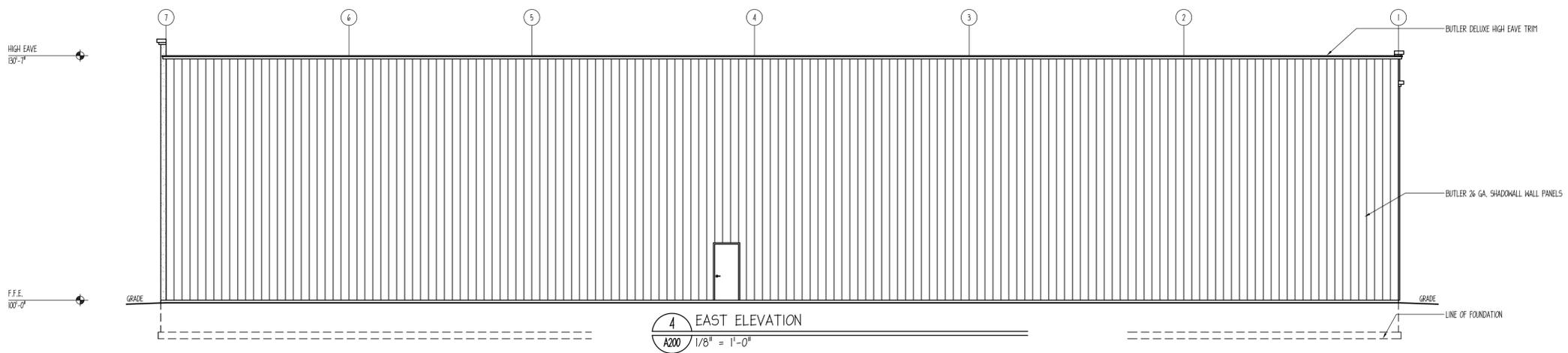
1 NORTH ELEVATION  
A200 1/8" = 1'-0"



2 SOUTH ELEVATION  
A200 1/8" = 1'-0"

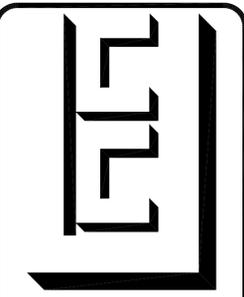


3 WEST ELEVATION  
A200 1/8" = 1'-0"



4 EAST ELEVATION  
A200 1/8" = 1'-0"

REVISED  
2:04 pm, Jul 01, 2014



**URBAN  
CONSTRUCTION  
COMPANY**  
5909 N 39th Avenue  
Wausau, WI 54401  
TEL: 715-675-9425  
FAX: 715-675-9781

OWNER:  
**Wisconsin Baseball  
Academy**

LOCATION:  
Weston, WI

PROJECT:  
8706 Progress Way  
Proposed 110'x155' Practice  
Facility

CONSULTANT:

REVISIONS:

#	Date	Description
0	5-15-2014	Original Release
1	5-19-2014	Added Office Lay-out
2	7-1-2014	Revised as Per Village of Weston

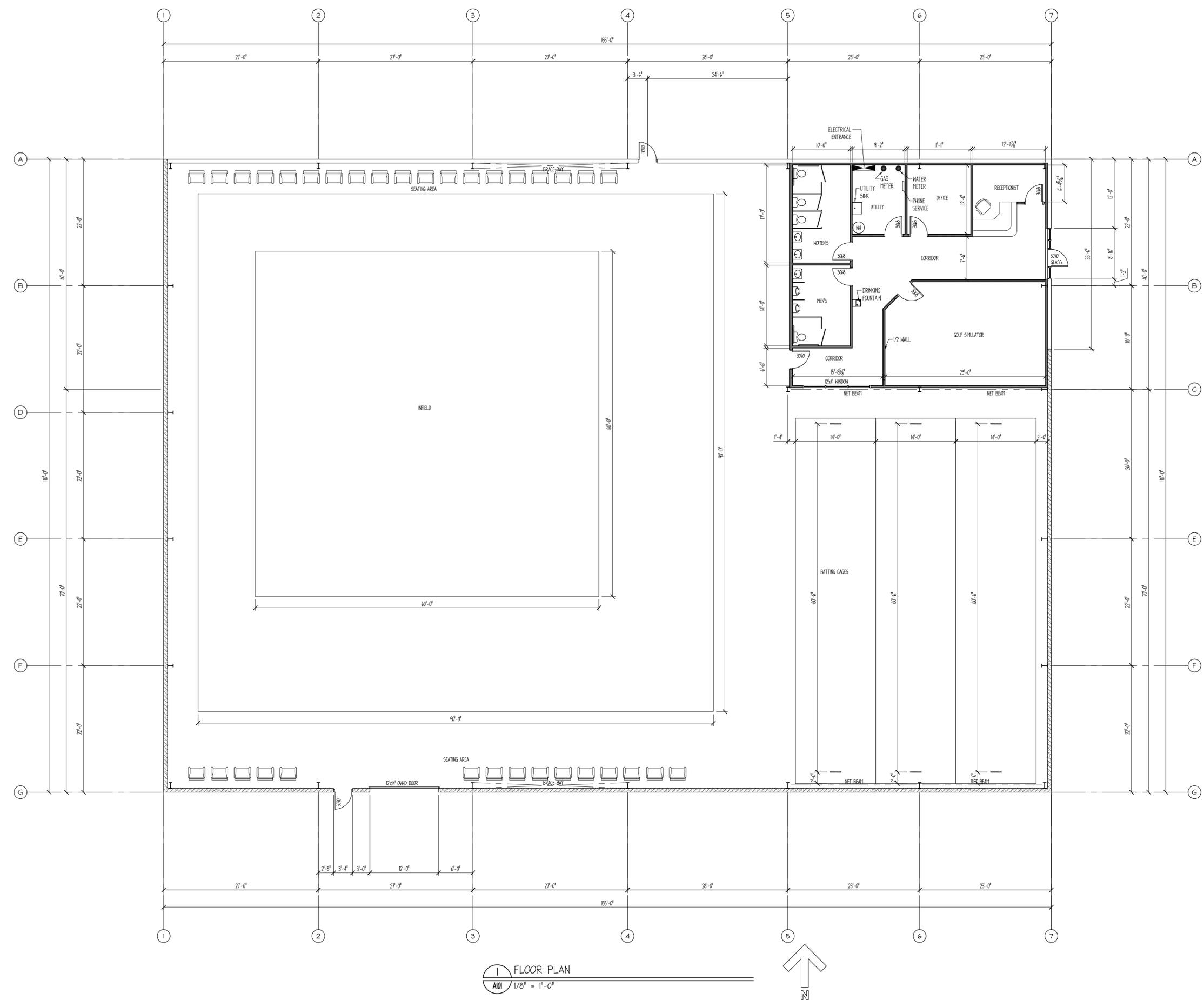
DRAWING #: 14-503  
PROJECT #: 14-158  
DRAWN BY: KWA  
CHECKED BY:

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PLOT DATE:  
7/1/2014  
10:54 AM  
 Preliminary  
 for Bid  
 for Construction

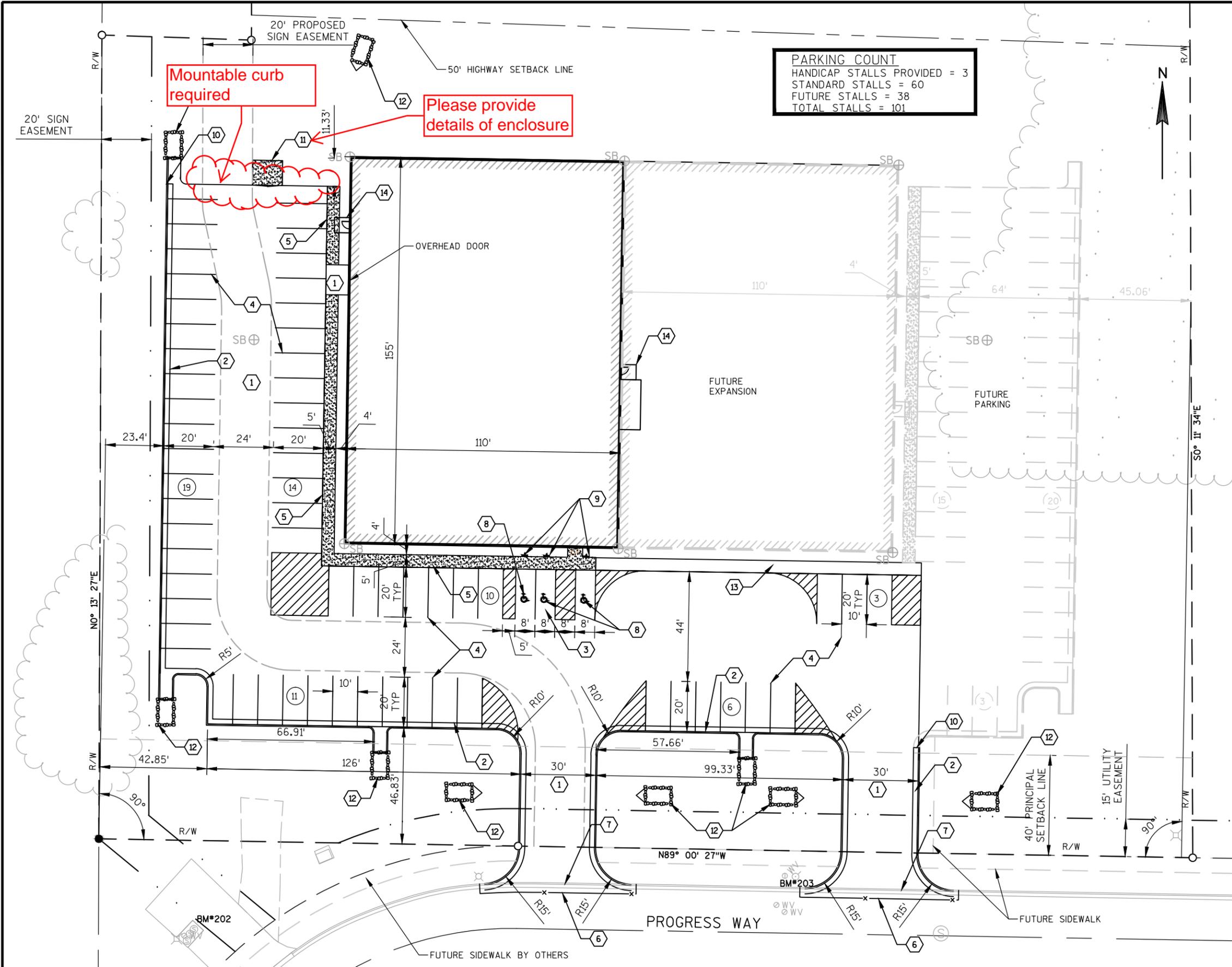
SHEET TITLE  
Floor Plan

A101  
SHEET OF



**1 FLOOR PLAN**  
A101 1/8" = 1'-0"

LAYOUT: 3.10  
 PLOT TIME: 7/1/2014 9:50 PM  
 FILE NAME: P:\2014\2014.064 - Urban Construction - Baseball Acad\CAD\Plans\2014064\_3.10\_Si.dwg  
 Copyright 2014, Becher-Hoppe Assoc. Inc.



**PARKING COUNT**  
 HANDICAP STALLS PROVIDED = 3  
 STANDARD STALLS = 60  
 FUTURE STALLS = 38  
 TOTAL STALLS = 101

- KEYED NOTES**
- HMA PAVEMENT SECTION. SEE DETAIL A/2.00.
  - CONCRETE CURB & GUTTER 30-INCH, TYPE D. SEE DETAIL B/2.00.
  - HANDICAP PARKING AREA. SEE DETAIL E/2.01.
  - PAVEMENT MARKING EPOXY 4-INCH TYPICAL.
  - INTEGRAL CURB & SIDEWALK. SEE DETAIL C/2.00.
  - SAWING ASPHALT.
  - REMOVING CURB & GUTTER.
  - PAVEMENT MARKING HANDICAP PARKING SYMBOL. SEE DETAIL A/C2.01.
  - INSTALL HANDICAP PARKING SIGN. SEE DETAIL C/2.01.
  - CURB AND GUTTER TERMINI. SEE DETAIL E/2.00.
  - 10'x12' FENCED IN DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLAN).
  - INSTALL RIP RAP APRON. SEE DETAIL D/2.01.
  - TEMPORARY ASPHALT SIDEWALK.
  - CONCRETE PAD SEE ARCHITECTURAL PLAN.

**BENCH MARKS**

NO.	DESCRIPTION	ELEV.
202	BM ON CONCRETE	1238.73
203	BURY BOLT ON HYDRANT	1238.83

- NOTE:**
- A) VERIFY BUILDING FOOTPRINT W/ARCHITECTURAL PLANS AND ADJUST ADJACENT SITE INFRASTRUCTURE IF ANY DISCREPANCIES EXIST.
- B) CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPLICABLE DEMOLITION, CONSTRUCTION, AND WORK WITHIN THE RIGHT-OF-WAY PERMITS NEEDED TO COMPLETE THE WORK.
- C) PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS). BEFORE PAVING, SUBGRADES SHALL BE PROOFROLLED. UNSUITABLE AREAS SHALL BE IMPROVED BY SCARIFICATION AND COMPACTION OR BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- D) BUILDING AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO THE PROPERTY LINE LABELED N89° 00' 27"W. AS TAKEN FROM THE SURVEY.

**REVISED**  
 7:48 am, Jul 02, 2014

**BECHER HOPPE**  
 330 Fourth Street • PO Box 8000  
 Wausau, WI • 54402-8000  
 715.845.8000 • Fax 715.845.8008  
 becherhoppe.com

DRAWN BY: MAH  
 CHECKED BY: MMH  
 PROJECT NO:  
 DATE: 6/20/14  
 REV. DATES: 7/1/14

SCALE  
 0 20 40

URBAN CONSTRUCTION  
 WISCONSIN BASEBALL ACADEMY  
 8706 PROGRESS WAY

SITE PLAN  
 SHEET 3.10