



## 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	

+

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. ...".



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,

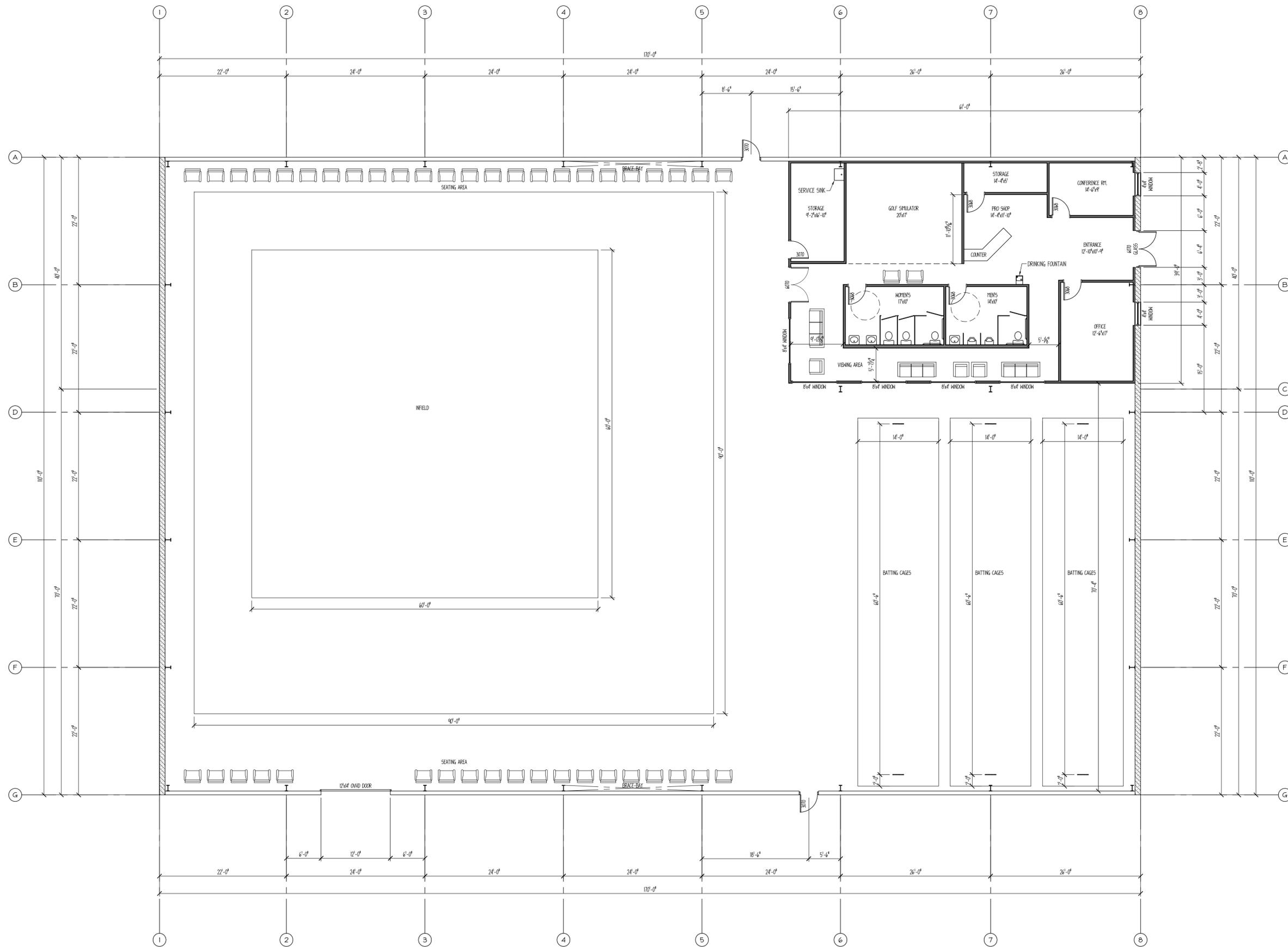
We would like the attached public hearing notice published in the Wausau Daily Herald on the following dates:

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

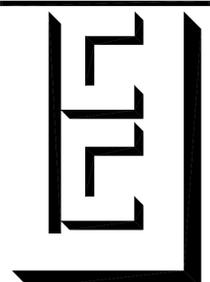
Please reply letting me know you received the attachment okay and that it will be published as requested.

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)



1 FLOOR PLAN  
A100 1/8" = 1'-0"



**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:

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CONSULTANT:

REVISIONS:

#	Date	Description
0	3-19-2014	Original Release

DRAWING #: 14-702

PROJECT #: Preliminary

DRAWN BY: KJM

CHECKED BY:

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PLOT DATE:

3/20/2014  
11:48 AM

Preliminary

for Bid

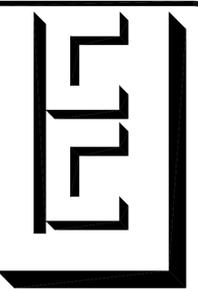
for Construction

SHEET TITLE

Floor Plan

A100

SHEET OF



**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:

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CONSULTANT:

REVISIONS:

#	Date	Description
0	3-19-2014	Original Release

DRAWING #: 14-702

PROJECT #: Preliminary

DRAWN BY: KWI

CHECKED BY:

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PLOT DATE:

3/20/2014  
11:50 AM

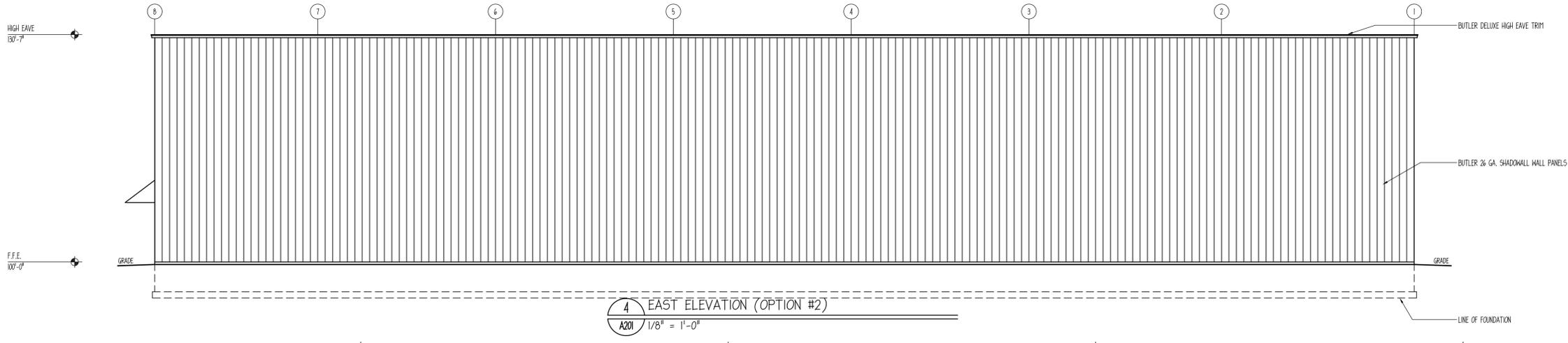
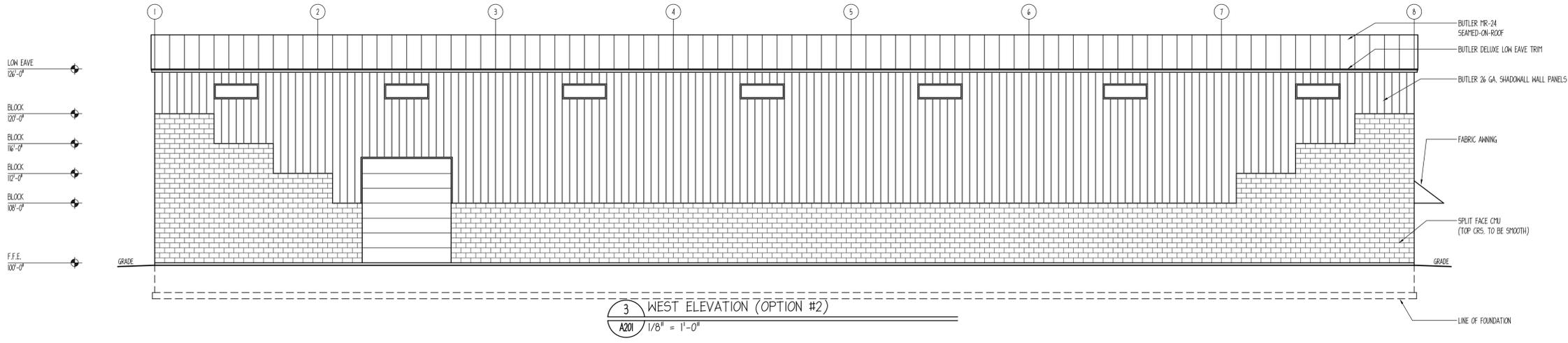
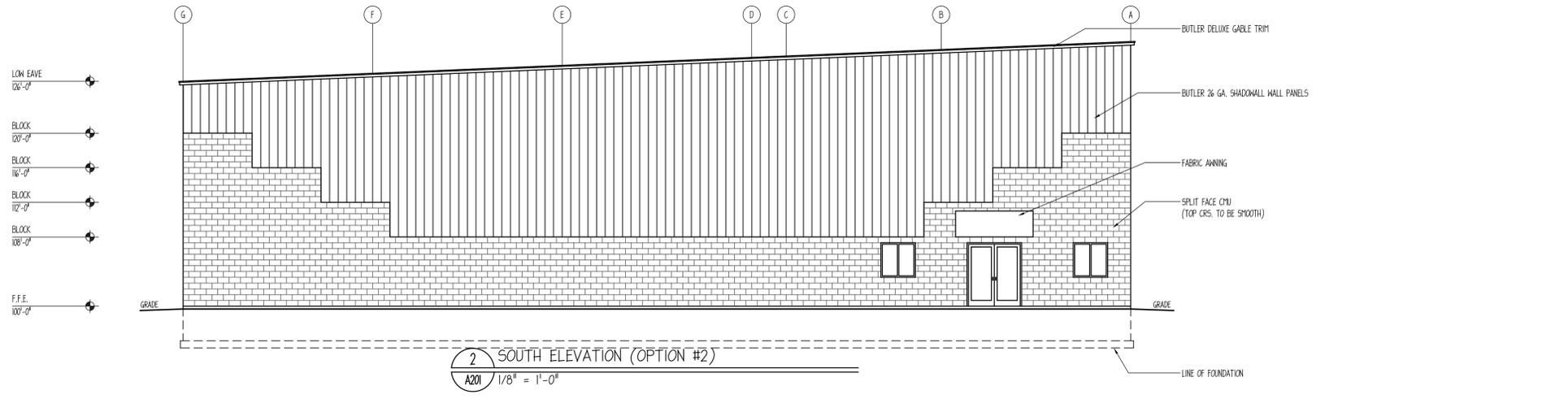
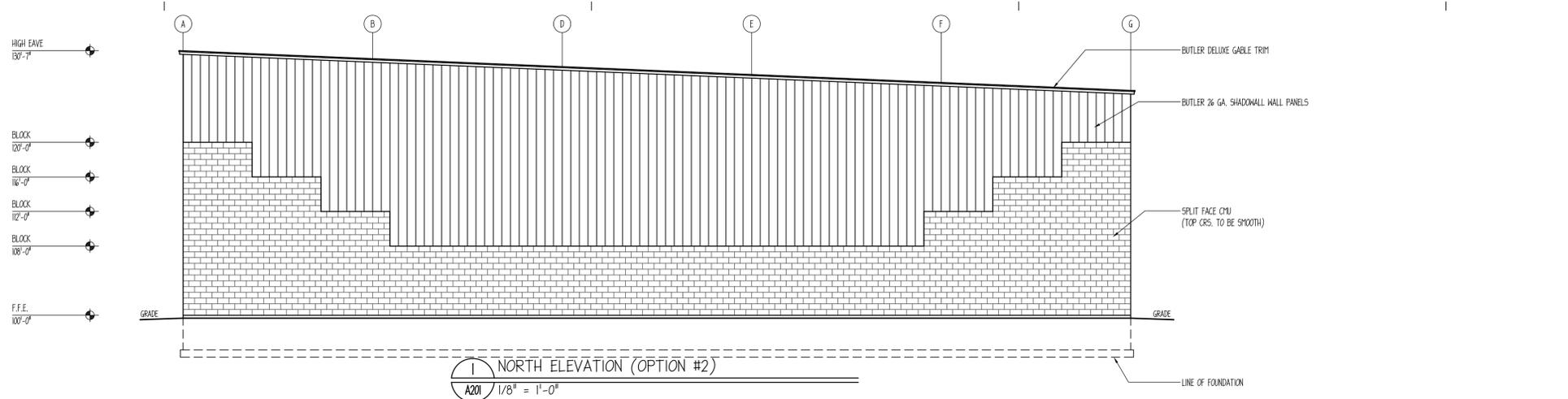
- Preliminary  
 for Bid  
 for Construction

SHEET TITLE

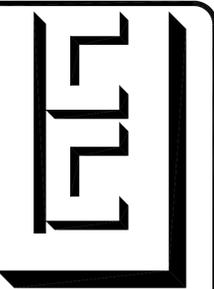
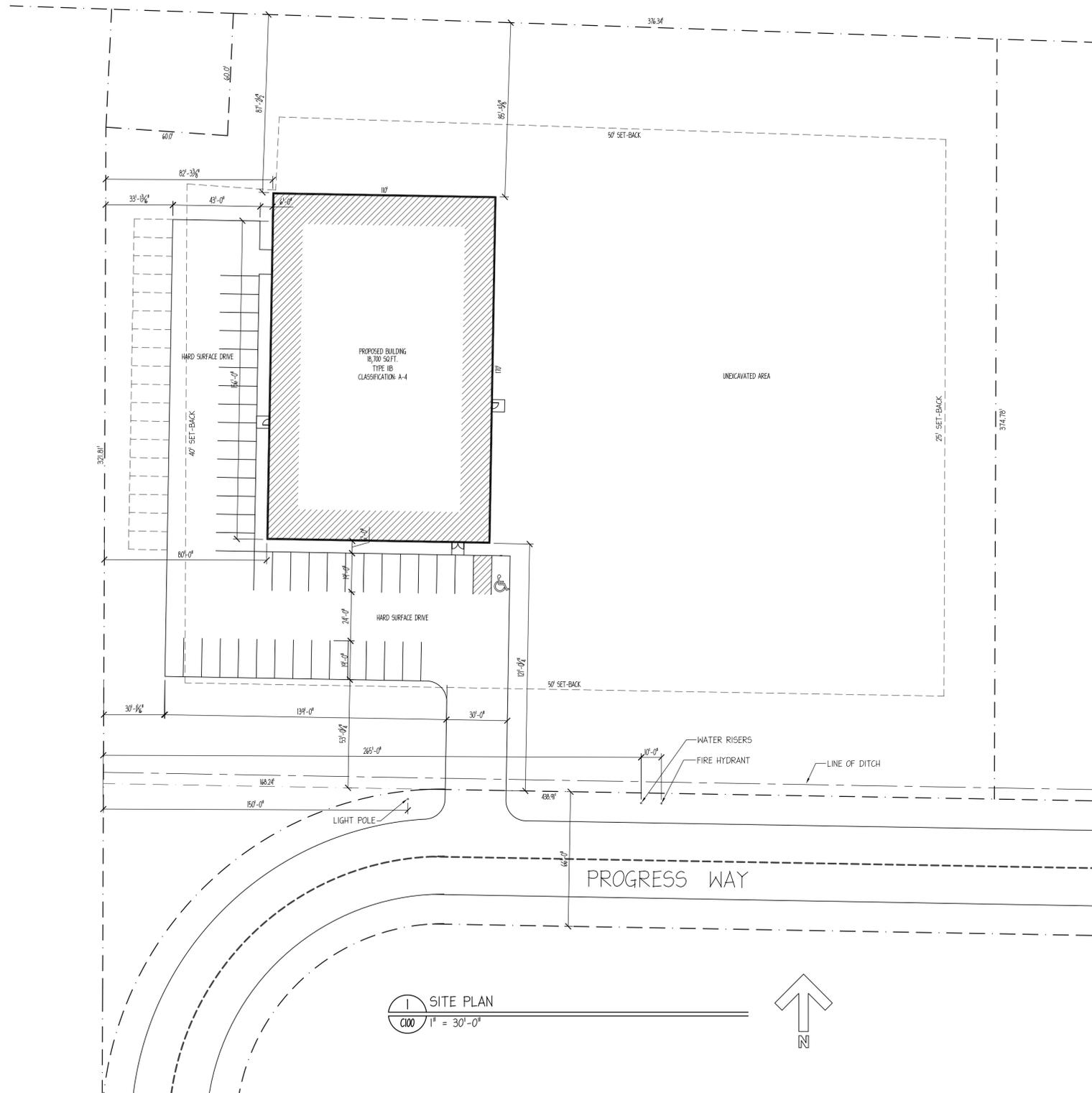
Exterior Elevations

**A201**

SHEET OF



STATE HIGHWAY 29



**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:  
----

CONSULTANT:

REVISIONS:

#	Date	Description
0	1-30-2014	Original Release
1	3-11-2014	Located Building on Property

DRAWING #: 14-702  
PROJECT #: Preliminary  
DRAWN BY: KJA  
CHECKED BY:

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PLOT DATE:  
3/20/2014 11:47 AM  
 Preliminary  
 for Bid  
 for Construction

SHEET TITLE  
Site Plan

C100  
SHEET OF