



## VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that public hearings will be held before the Village of Weston Plan Commission, on Monday, July 11, 2022, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

1. **Project #20220188** – Hunter Sawitzke, 143612 County Road C, Mosinee WI, 54455, requesting a Conditional Use Permit to allow an expansion of a Personal Storage Facility within the LI (Limited Industrial) Zoning District, at 7804 Service Lane, Units 6 and 9 described as:  
Units 6 & 9 of Wausau 29 Commercial Condominium Plat 1<sup>st</sup> Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-233-0024)
2. **Project #20220213** – Matthew Wesenick, 3605 Howland Ave, Weston, requesting a Conditional Use Permit to allow a holding tank for a Single-Family Residence within the RR-5 (Rural Residential – 5 Acre) Zoning District, at 8902 Wesenick Street, per Section 94.3.03(13)c. The property is described as:  
Lot 1 of CSM #19190 Doc #1856343, Part of the NE ¼ of the SE ¼ of Section 25 T28N R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-254-0993)
3. **Project #20220214** Matt Keeney, W17015 Maple Road, Wittenberg WI, 54499, requesting a Conditional Use Permit at 5102 Look St to allow for Section 94.4.02(1) G & H to be waived and modified, within the SF-S (Single Family Residential – Small Lot) Zoning District as described as:  
Lot 12 of the Misty Pines Subdivision, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-172-0059)
4. **Project #20220215** Mike Mohr, 4080 N 20<sup>th</sup> Ave, Wausau, WI, 54401, on behalf of DC Everest Area School District, requesting a Conditional Use Permit to allow a proposed principal structure where the structure would exceed the maximum allowed height of 45 feet (by 27.75 feet), on property known as 6400 Alderson St, described as Lot 1 of proposed CSM to be recorded in 2022 located in the NE ¼ of the NE ¼ and Part of the SE ¼ of the NE ¼ of Section 19, T28N, R8E, Village of Weston, Marathon County, Wisconsin. (PIN 192-2808-191-0999). The building is proposed to be 72.75 feet tall.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon on Tuesday, July 5, 2022, to be included in the Plan Commission Meeting Packet.

**All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Interested persons who are unable to attend the meeting in-person have the option to attend the meeting via a Zoom link that will be provided on the meeting agenda, where they can still participate and comment.**

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of June 2022

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 27, 2022, and Sunday, July 3, 2022.

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission, July 11, 2022
<b>Description:</b>	Public Hearing – Project #20220215– Mike Mohr, 4080 N 20 <sup>th</sup> Ave, Wausau WI, on behalf of DC Everest Area School District, requesting a Conditional Use Permit to allow the construction of a Principal Structure exceeding 45 feet in height, on a property within the INT (Institutional) Zoning District at 6400 Alderson Street (PIN 192 2808 191 0999).
<b>From:</b>	Emily Wheaton, Assistant Planner
<b>Question:</b>	Should the Plan Commission approve the Conditional Use Permit application as requested by Mike Mohr for a Principal Structure exceed 45 feet in height at 6400 Alderson Street?

## BACKGROUND

DC Everest School District is in the final planning stages for a future community center at their property at 6400 Alderson Street. The proposed building will be approximately 135,000 square feet which will include a full size field, jump pit, batting cages, and golf area. It will provide an indoor artificial turf facility for the region. Construction is proposed towards the end of 2022 to 2023.

The community center is proposed to be 72.75 feet in height. This exceeds the maximum of 45 feet for principal structures in the INT Institutional Zoning District. The code does allow property owners to request a conditional use permit to exceed this maximum.

Additional parking will be added to the site for this project.

<b>Attached Docs:</b>	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20220215, Site Plan and Building Elevations.
<b>Committee Action:</b>	None to date.
<b>Fiscal Impact:</b>	None
<b>Recommendation:</b>	Staff recommends approval of the Conditional Use Permit with the attached conditions.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to [approve / deny] Conditional Use Permit #20220215, allowing a Principal Structure exceeding 45 feet in height at 6400 Alderson Street.**

<b>ADDITIONAL ACTION:</b>	Notify applicant of [approval / denial] [Staff]  If approved, record CUP with the Marathon County Register of Deeds (MCROD) [Staff]
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Application for Conditional Use Permit  
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON  
 PLAN COMMISSION**

Application/Petition No.: **20220215** Hearing Date: **July 11, 2022**  
 Applicant: **Mike Mohr, 4080 N 20<sup>th</sup> Ave, Wausau WI on behalf of DC Everest Area School District**  
 Location: **6400 Alderson Street, Weston, WI 54476**  
 Description: **A conditional use permit application proposing the construction of a Principal Structure at the above stated property, which is proposed to exceed 45 feet.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Zoning: **Institutional (INT) Zoning District**

Definition: The **INT** district enables a range of public, semi-public, educational, religious, and other “gathering” type uses generally intended for non-commercial purposes, subject to performance standards to ensure compatibility between institutional uses and surrounding uses, zoning districts, and infrastructure. Development within this district is generally served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The INT district is intended for areas planned for public/quasi-public uses within the Comprehensive Plan, and for other non-residential, non-agricultural use. (Predecessor district: PUL Public and Utility Lands; OIP Institutional and Public Service overlay)

Definition: **Indoor Institutional-Intensive.** Indoor facilities that generally serve the community and (a) include over 20,000 square feet of indoor Gross Floor Area, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, funeral homes, non-profit clubs, non-profit fraternal organizations that exceed this size threshold, and (b) all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region.

**Performance Standards:**

1. Shall provide a deliberately designed area exclusively for drop-offs and pick-ups of persons that is outside of the public right-of-way.
2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
3. Minimum Required Off-Street Parking: Per Figure 4.04(1).

Use Category	Parking Requirement
Church	One space per four seats at maximum capacity
Community/Recreation Center	One space per 300 SF of GFA or one space per four patrons at maximum capacity, whichever is greater, plus one space per employee on the largest work shift.
Funeral Home	One space per three patron seats, plus one space per employee on the largest work shift
Hospital	One space per two hospital beds, plus one space per staff doctor, and one space per two staff on the largest work shift
Library, Museum	One space per 300 SF of GFA, or one space per four seats at maximum capacity, whichever is greater, plus one parking space per employee
Elementary or Middle School	One space per employee on the largest work shift
High School	One space per employee on the largest work shift, plus one space per three students at maximum school capacity
University, College, or Trade School	One space per employee on the largest work shift, plus one space per three students at maximum school capacity
Other Uses	One space per three expected persons at maximum capacity

**DETERMINATION (To be completed by the Plan Commission):**

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village.
3. Does the proposed conditional use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

**BACKGROUND INFORMATION:**

DC Everest School District is in the final planning stages for a future community center at their property at 6400 Alderson Street. The proposed building will be approximately 135,000 square feet which will include a full size field, jump pit, batting cages, and golf area. It will provide an indoor artificial turf facility for the region. Construction is proposed towards the end of 2022 to 2023.

The community center is proposed to be 72.75 feet in height. This exceeds the maximum of 45 feet for principal structures in the INT Institutional Zoning District. The code does allow property owners to request a conditional use permit to exceed this maximum.

**CURRENT PROPERTY CONDITIONS:**

The property is a 64.2 acre parcel that houses the DC Everest Area School District offices and high school. It is also home to the existing Greenheck Fieldhouse.

**PLAN COMMISSION ACTION OPTIONS:**

**1) Approve the Conditional Use Permit for the use of a Principal Structure exceeding 45 feet in height, at 6400 Alderson Street, with the following conditions:**

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;"
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the detached accessory structure shall be in accordance with the building site plan approved by the Village Approval Authority within two years of the signing of this conditional use permit. Any future

additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;

4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

**2) Deny the Conditional Use Permit for the use of Principal Structure exceeding 45 feet in height exceeding 45 feet in height, at 6400 Alderson Street.**

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #20220215**

This CONDITIONAL USE PERMIT is issued as of 11<sup>th</sup> day of July 2022, by the PLAN COMMISSION of the VILLAGE OF WESTON to DC EVEREST AREA SCHOOL DISTRICT of 6300 Alderson Street, Weston, Wisconsin, 54476.

WHEREAS, DC EVEREST AREA SCHOOL DISTRICT is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby DC EVEREST AREA SCHOOL DISTRICT intends to build thereon a PRINCIPAL STRUCTURE EXCEEDING 45 FEET IN HEIGHT, related use. The said property upon which said activity is to take place is more particularly described as follows:

Lot 1 of proposed CSM to be record in 2022 located the NE ¼ of the NE ¼ and Part of the SE ¼ of the NE ¼ of Section 19, T28N, R8E, Village of Weston, Marathon County, Wisconsin. (192-2808-191-0999)

WHEREAS, the property described above is in the INT INSTITUTIONAL Zoning District of the Village of Weston, which permits the use of a PRINCIPAL STRUCTURE EXCEEDING 45 FEET IN HEIGHT in said zoning district by conditional use permit; and

WHEREAS, DC EVEREST AREA SCHOOL DISTRICT has requested a conditional use permit for the property, per Section 94.5.05(1)b Exceptions to Maximum Height Regulations of the Village of Weston Zoning Ordinance, so as to allow the construction of a PRINCIPAL STRUCTURE EXCEEDING 45 FEET IN HEIGHT on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held July 11, 2022, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a PRINCIPAL STRUCTURE EXCEEDING 45 FEET IN HEIGHT on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant DC EVEREST AREA SCHOOL DISTRICT a conditional use permit for the property described above, for the use of a PRINCIPAL STRUCTURE EXCEEDING 45 FEET IN HEIGHT as defined in 94.5.05(1)b of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the structure thereon shall be for those uses defined within and shall be constructed per the attached site plan and building plans as attached as "Exhibit A;"
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the detached accessory structure shall be in accordance with the building site plan approved by the Village Approval Authority within two years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly

constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

- 5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the INT (INSTITUTIONAL) Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein

Dated this 11<sup>th</sup> day of July 2022

WESTON PLAN COMMISSION

By: \_\_\_\_\_  
Steve Cronin, its Chair

ATTEST:

\_\_\_\_\_  
Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)  
) ss.  
COUNTY OF MARATHON)

Personally, came before this \_\_\_\_\_ day of July 2022, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

My Commission expires on \_\_\_\_\_.

THIS INSTRUMENT DRAFTED BY:  
Emily Wheaton, Village of Weston  
Assistant Planner, Planning and Development  
Weston, WI 54476

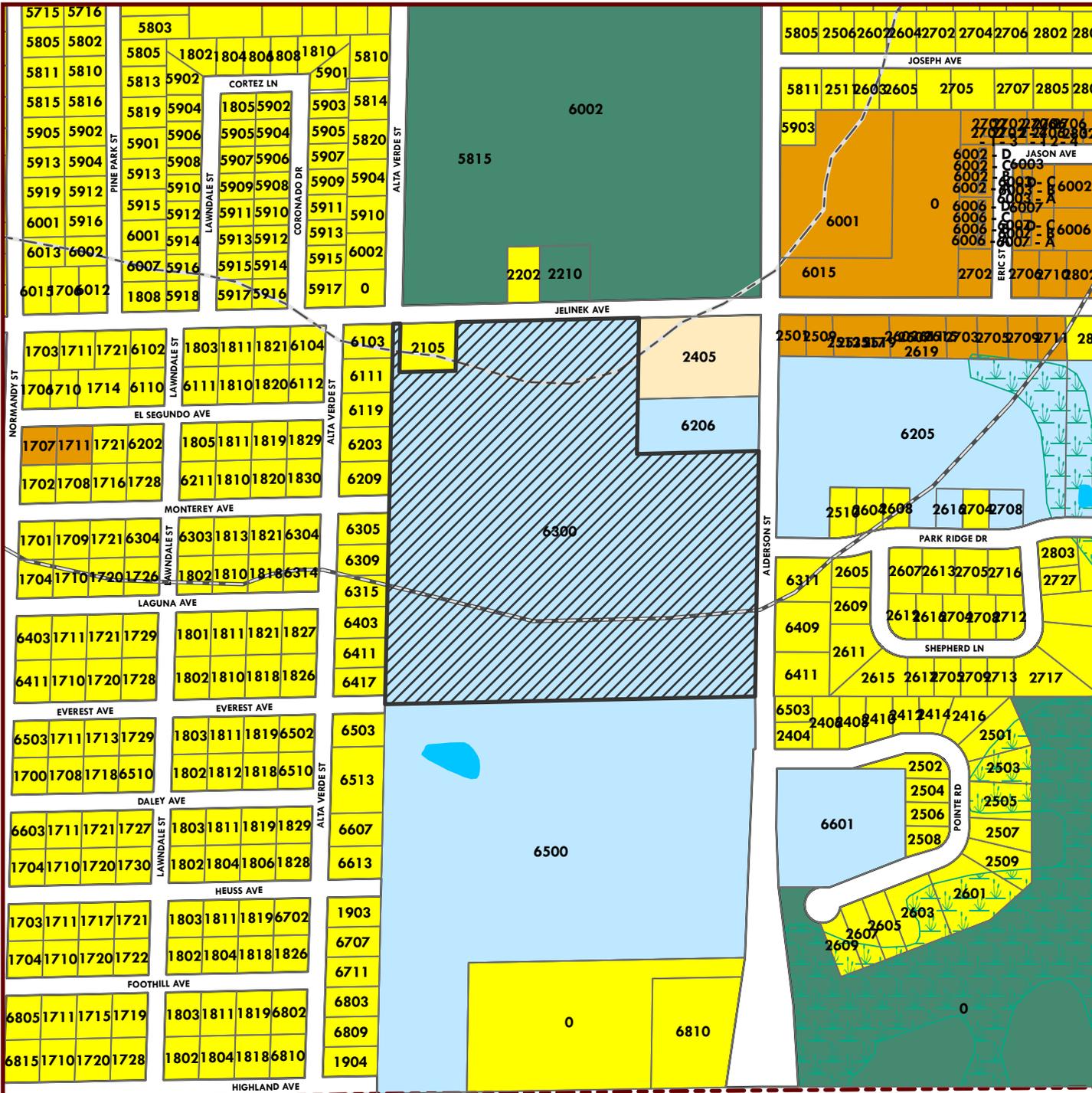
# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 6/28/2022  
Adoption Date: 2/14/2022



### LEGEND

6400 Alderson Street

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

### ZONING DISTRICTS

PR - Parks and Recreation

SF-S - Single Family Residential-Small Lot

MF - Multiple Family Residential

INT - Institutional

B-1 - Neighborhood Business

### OVERLAY DISTRICTS

D-CO

D-R

D-RT

D-WM

Village of Rothschild

# GREENHECK TURNER COMMUNITY CENTER



## PROJECT VISION

The Greenheck Turner Community Center at D.C. Everest is a \$29M, 135,000sq ft indoor artificial turf facility that accommodates a wide variety of user groups by having a full size field, track, jump pit, batting cages and golf area. This includes but is not limited to youth and high school activities of soccer, football, lacrosse, softball, baseball, golf, track & field, band and dance. It also will have the ability to host tournaments, camps, community events and individual user groups. This year-round facility will be located on the campus of the D.C. Everest Area Senior High School.

## OPERATIONS & MANAGEMENT

Once completed, this facility will be professionally managed and operated by Greenheck Fieldhouse Community Services which is a branch of the D.C. Everest Area School District. . Currently, community services has 3 gymnasium courts, a fitness center, ice arena, and youth programming that it operates. Having the existing community services structure, personnel and operating procedures in place will ensure the additional facility will be scheduled, programmed and maintained to industry standards.



## FACILITY FUNDING

The D.C. Everest Area Education Foundation, a 501(c)(3) nonprofit organization, is leading the fundraising effort. All funds will be privately contributed - no public money from the district or taxes will be used for the capital campaign. Once in operation, the facility will run at cost via facility use fees for user groups. Any individual or entity may rent the space for their desired use - just as Greenheck Fieldhouse currently operates.

## TIMELINE

Fundraising started in 2021 and will continue through 2022 and into 2023 or until all funds have been secured. Construction will begin once 100% funding is eminent.

# GREENHECK TURNER COMMUNITY CENTER

## IMPACT

The GTCC will fill community and regional needs for year-round surfaces to enhance the health and wellness of all ages. It will accommodate a wide variety of user groups by having a full-size field of a minimum of 120 yards by 70 yards that can be divided into spaces suitable for rental by user groups. It will be the only full-sized facility within a 90 mile radius. Because there are no other comparable facilities nearby, it is projected many regional teams, competitors and events will be hosted in addition to local persons.

The GTCC Committee has met with local sports clubs and organizations who have expressed their support for the project and are eager to rent and use the facility. Weekend tournaments, games, events and festivals will attract people regionally and statewide.

The projected number of visits to the facility are around 25,000 with at least 15% of those visits originating from outside a 50-mile radius; visits for each of the next five years are expected to average a 5% increase. An overnight visitor averages \$178 spent in the area they are visiting according to Travel Wisconsin. This would mean a positive tourism impact of nearly \$700,000 from overnight visitors. That, along with the additional economic impact of local and day visitors, it is projected the GTCC will generate over \$1 million additional economic impact each year to the area.

**25,000  
Visits**

It is projected the months of October-April will see the largest volume of visits from youth sports groups and adult and youth leagues, who will host clinics, games, leagues and tournaments for competitors.

**\$1 Million+ Economic  
Impact Each Year**



# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 6/28/2022  
Adoption Date: 2/14/2022



### LEGEND

6400 Alderson Street

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

### ZONING DISTRICTS

PR - Parks and Recreation

SF-S - Single Family Residential-Small Lot

MF - Multiple Family Residential

INT - Institutional

B-1 - Neighborhood Business

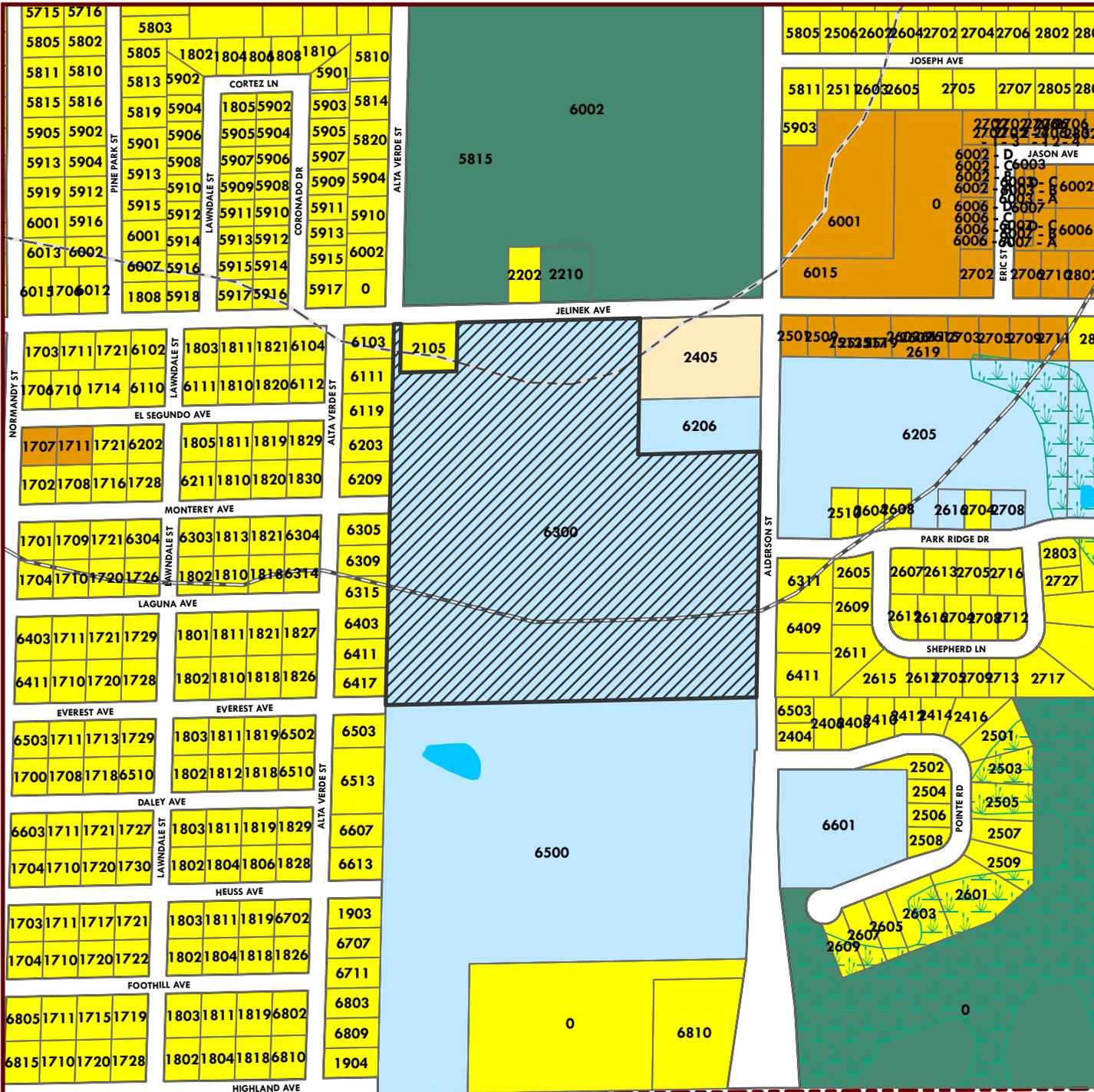
### OVERLAY DISTRICTS

D-CO

D-R

D-RT

D-WM



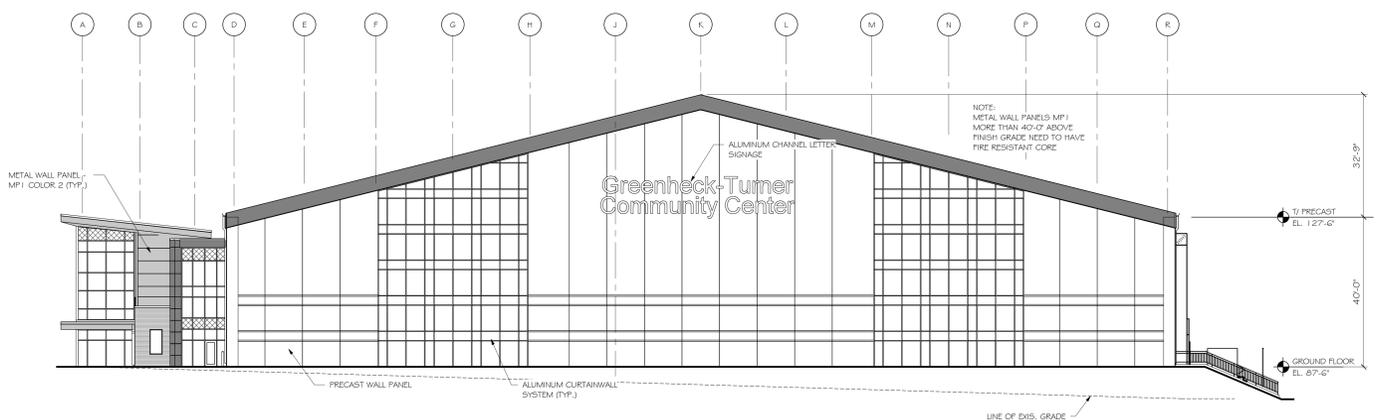
Village of Rothschild

**METAL WALL PANEL SCHEDULE**

MP1 = ALUMINUM COMPOSITE PANEL  
 (2' COLOR REQUIRED)

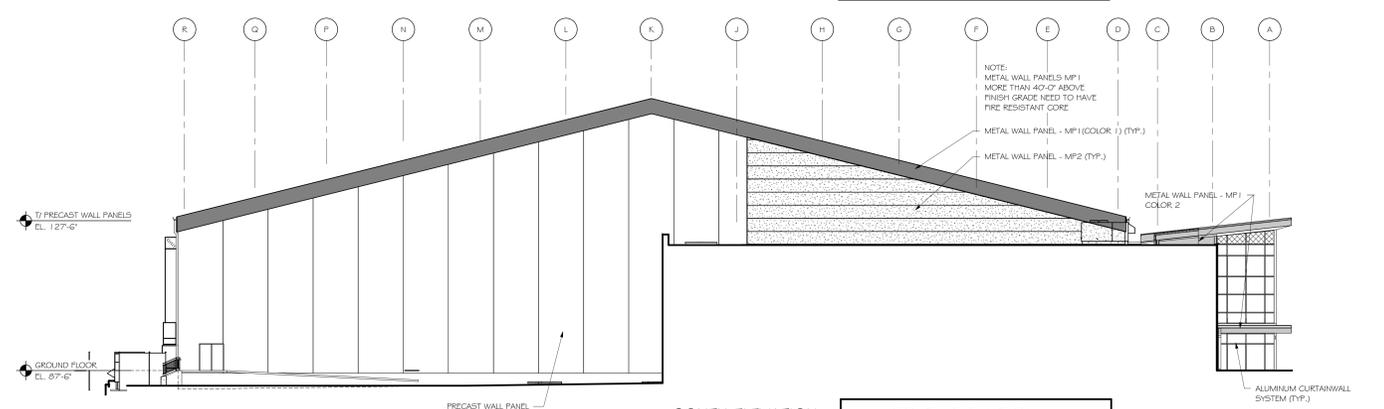
MP2 = 3" INSULATED METAL WALL PANEL  
 METALSPAN OR SANTA FE OR EQUAL

MP3 = STANDING SEAM PANEL  
 PROFILE TO MATCH ROOFING  
 MICRO BATTENOK HS OR EQUAL



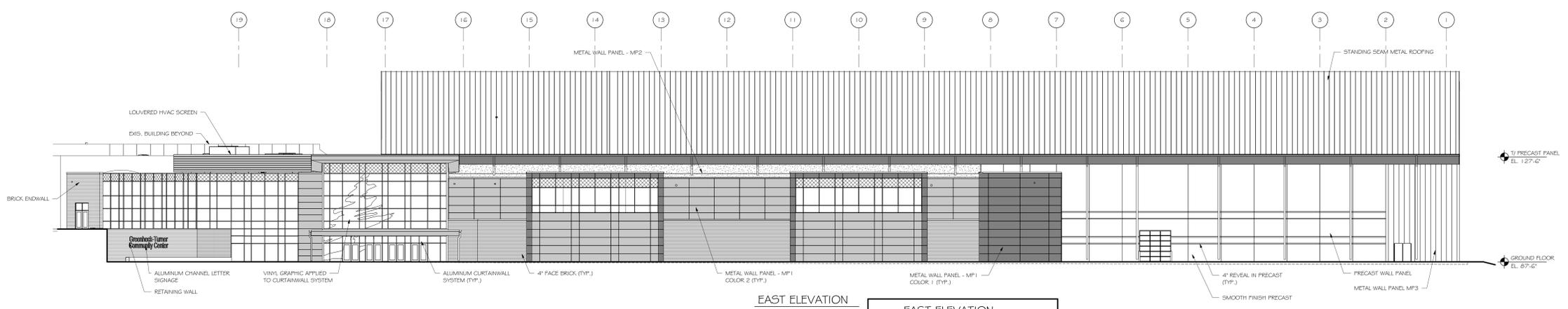
**NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

MATERIAL	S.F. OF MATERIAL
METAL WALL PANEL	6445 S.F. (14%)
PRECAST WALL PANEL	3156 S.F. (21%)
BRICK	174 S.F. (1%)
GLASS STOREFRONT / CURTAINWALL	5108 S.F. (34%)



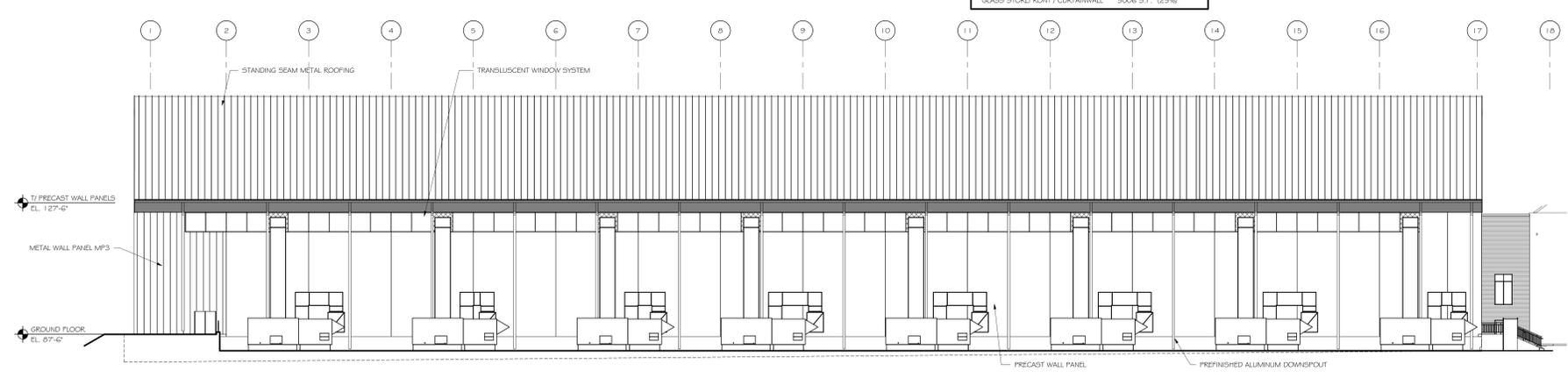
**SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

MATERIAL	S.F. OF MATERIAL
METAL WALL PANEL	2778 S.F. (25%)
PRECAST WALL PANEL	7665 S.F. (70%)
BRICK	---
GLASS STOREFRONT / CURTAINWALL	542 S.F. (5%)



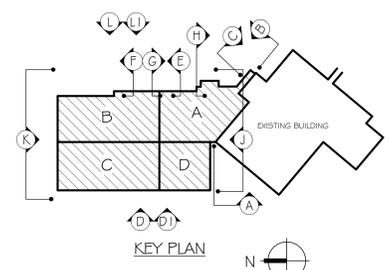
**EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"

MATERIAL	S.F. OF MATERIAL
METAL WALL PANEL	6777 S.F. (43%)
PRECAST WALL PANEL	4513 S.F. (22%)
BRICK	2132 S.F. (10%)
GLASS STOREFRONT / CURTAINWALL	5006 S.F. (25%)



**WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"

MATERIAL	S.F. OF MATERIAL
METAL WALL PANEL	2400 S.F. (14%)
PRECAST WALL PANEL	12,142 S.F. (70%)
BRICK	510 S.F. (3%)
GLASS STOREFRONT / CURTAINWALL	2311 S.F. (13%)



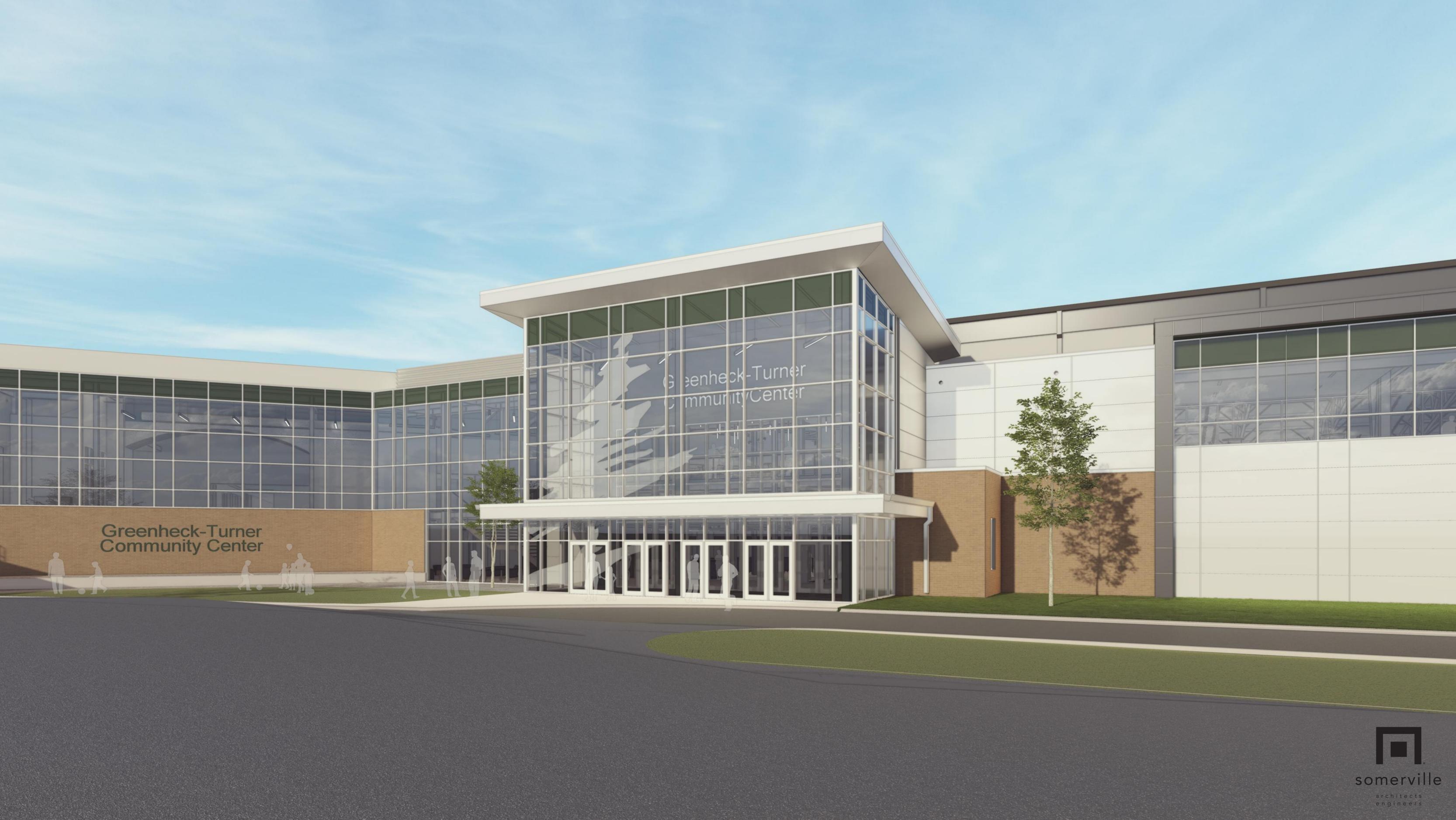
**SCALE VERIFICATION**

1" AT FULL SCALE

Date: \_\_\_\_\_

Drawn by: \_\_\_\_\_

Checked by: \_\_\_\_\_



Greenheck-Turner  
Community Center

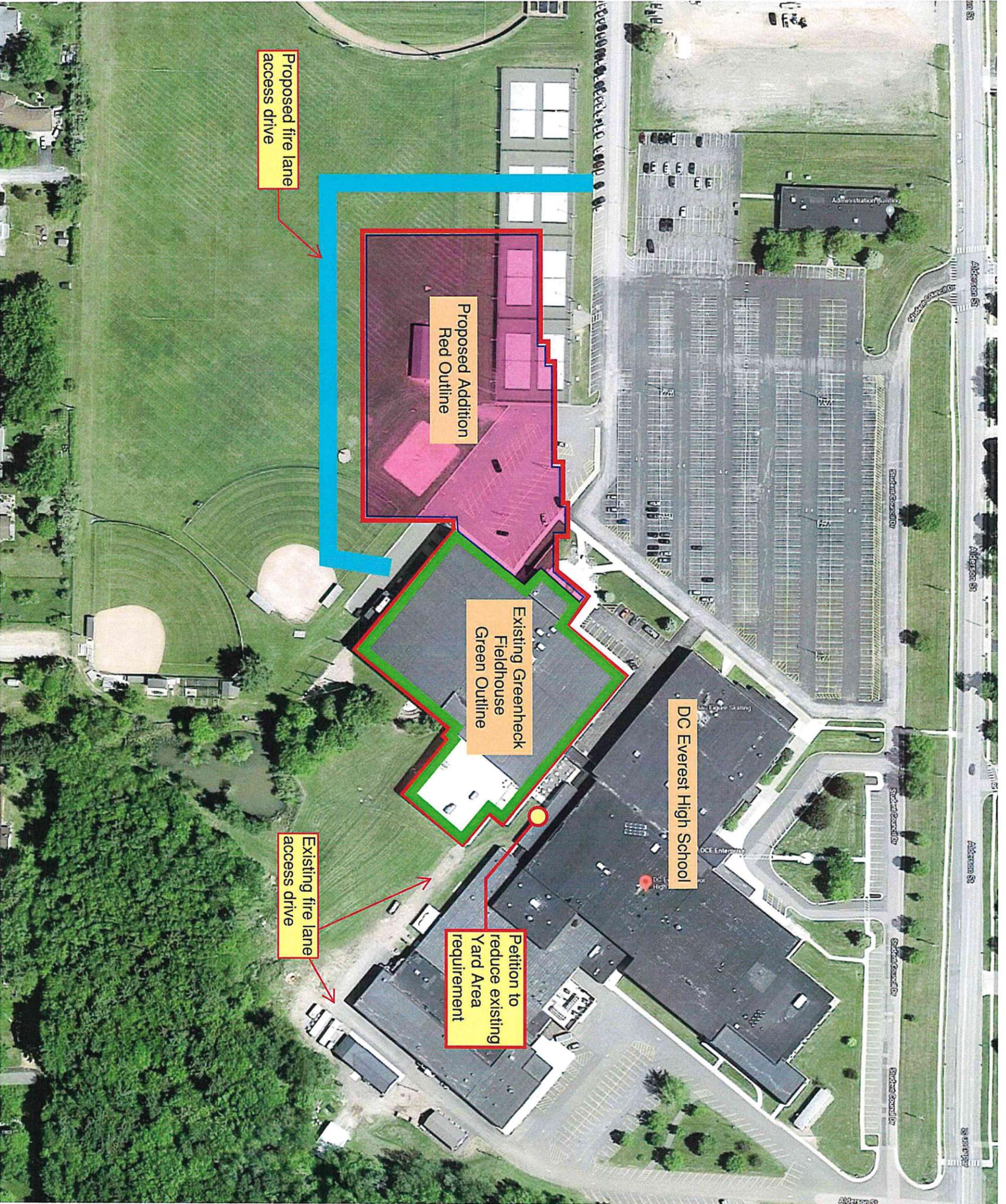
Greenheck-Turner  
Community Center



Greenheck-Turner  
Community Center

Greenheck-Turner  
Community Center





PETITION FOR VARIANCE  
 GREENHECK TURNER COMMUNITYCENTER  
**DC EVEREST SCHOOL DISTRICT**  
 WESTON, WISCONSIN

Project: 7640 Date:  
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EXHIBIT  
 A



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