

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, at 6:00 p.m., or shortly thereafter, on Monday, June 12, 2023, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20230040 Greg Koziol, Ambrose Property Group, 8888 Keystone Crossing, Suite 1150 Indianapolis, IN, on behalf of Anthony and Diane Morice, 710 W Azalea Dr, Chandler, AZ, requesting a conditional use permit at 7007 County Road J, to place temporary relocatable buildings per Section 94.4.10(6) in an LI (Limited Industrial) Zoning District to be used as an early deployment hub for the proposed distribution facility operations while the main facility is being constructed.

The property is described as Marathon County Certified Survey Map of part of Parcel 2 of Certified Survey Map Number 3475, recorded in Volume 13 of Certified Survey Maps, page 70, located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; All in Section 24, Township 26 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. (PIN 192 2808 244 0991)

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 submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

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

Dated this 24th day of May 2023

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Sunday, May 28, 2023 and Monday, June 5, 2023.

From: [Greg Koziol](#)
To: [Jennifer Higgins](#)
Cc: [Aaron Anklam](#)
Subject: RE: Project Timberwolf - Early Deploy Inquiry
Date: Wednesday, May 24, 2023 3:50:45 PM
Attachments: [2023-0328 EARLY DEPLOY PLAN.pdf](#)

Jennifer,

Please see the attached site plan for our conditional use permit submission on Project Timberwolf.

This operation summary would be as follows:

In an effort to accelerate the users needed service to the Weston community, Project Timberwolf is seeking approval to provide early onsite operations through the construction of an Early Deploy Operational Hub. These temporary operations will be separated from the overall site construction and will be protected for private use of the tenant's traffic. Two non-occupied storage containers will be in use to support receiving and delivery of small packages. The site will be secured with 8ft tall fencing, lighting, power and facilities to support onsite operations. The site will be constructed to local code minimums for traffic flow and safety."

Thanks,

GREG KOZIOL | Ambrose Property Group
Senior Development Manager | 708.207.7505 | gkoziol@ambrosepg.com
8888 Keystone Crossing, Suite 1150, Indianapolis, IN 46240
Ambrosepg.com

THIS INFORMATION IS PROVIDED TO YOU AT THE REQUEST OF OUR CLIENT AND IS SOLELY FOR YOUR INFORMATION AND CONVINCE. THESE PLANS ARE PRELIMINARY ONLY AND SUBJECT TO SIGNIFICANT REVISION BEFORE CONSTRUCTION PLANS ARE ISSUED. NEITHER KIMLEY-HORN NOR KIMLEY-HORN'S CLIENT WILL BE RESPONSIBLE FOR ANY LOSSES OR COSTS ASSOCIATED WITH RELIANCE ON THIS PRELIMINARY INFORMATION OR CHANGES IN THE INFORMATION PRIOR TO FINAL DESIGN.

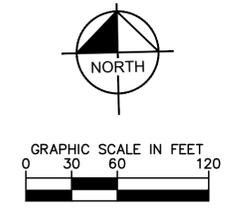
K:\TWC_LDEVAmbrose\WW16_Weston, WI\3 Design\CAD\PlanSheets\EARLY DEPLOY PLAN.dwg March 28, 2023 - 2:50pm

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	PROPOSED FENCE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED COVERED UNLOAD AREA
	PROPOSED SHIPPING CONTAINER STORAGE
	PROPOSED TEMPORARY FACILITIES



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT
TIMBERWOLF
 PREPARED FOR
AMBROSE PROPERTY GROUP
 WESTON WI

EARLY DEPLOY PLAN

KHA PROJECT	161002000
DATE	03/24/2023
SCALE	AS SHOWN
DESIGNED BY	JTL
DRAWN BY	JTL
CHECKED BY	MJS

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-452-4197
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
E0.1