

**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, March 13, 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 rezone of approximately 16.58 acres of land at 7007 County Road J, from B-3 (General Business) Zoning District, to LI (Limited Industrial) Zoning District, to allow the construction of a future small distribution center on the property described as follows:

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.

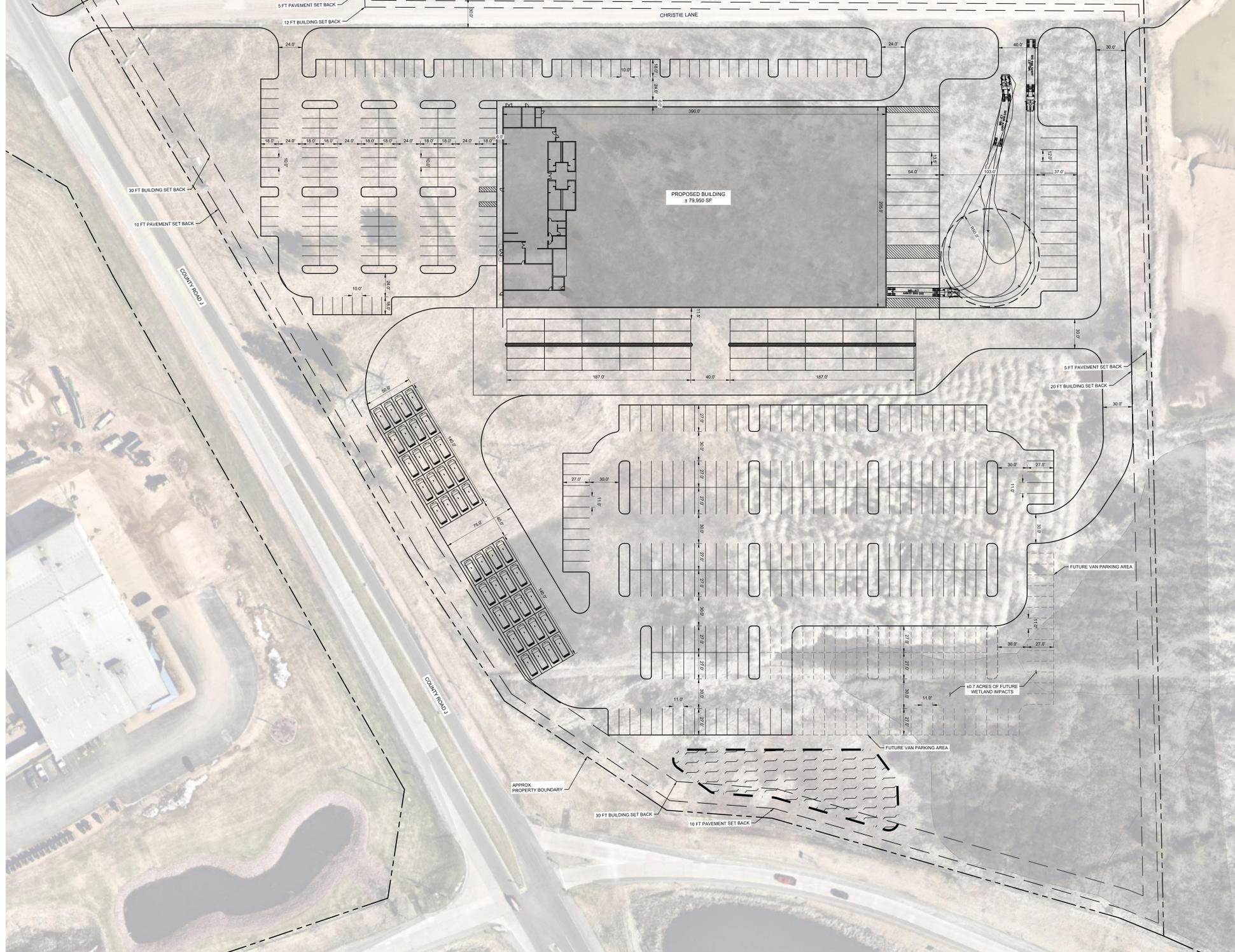
Any person with questions or planning to attend needing additional special accommodation in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of February 2023

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, February 27, 2023 and Monday, March 6, 2023.

This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Review of and approval of this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PARKING BREAKDOWN	
	PROPOSED PARKING
AUTO (9x18')	180 (6 ADA ACCESSIBLE)
VAN (27x11')	207
BOX TRUCK (37x12')	14
TRAILER (13.5x54')	13
TOTAL PARKING	234

PRELIMINARY ZONING INFORMATION	
APPROXIMATE ACREAGE	16.56
EXISTING ZONING/LAND USE	(B-3) GENERAL BUSINESS
PROPOSED ZONING/LAND USE	(LI) LIGHT INDUSTRIAL
REQUIRED PARKING	ONE SPACE PER EACH EMPLOYEE ON THE LARGEST WORK SHIFT
FRONT BUILDING SET BACK	30 FT
SOUTH SIDE BUILDING SET BACK	30 FT
NORTH SIDE BUILDING SET BACK	12 FT
REAR BUILDING SET BACK	20 FT
FRONT OR STREET SIDE PAVEMENT SET BACK	10 FT
INTERIOR SIDE OR REAR PAVEMENT SET BACK	5 FT
LA REQUIREMENTS	TBD

Kimley-Horn
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FOR INFORMATIONAL PURPOSES ONLY

MHA PROJECT: _____
 DATE: 02/13/2023
 SCALE AS SHOWN
 DESIGNED BY: JAE
 DRAWN BY: ZJC
 CHECKED BY: JAE

PROJECT TIMBERWOLF
 CONCEPTUAL SITE PLAN

COUNTY ROAD J
 & CHRISTIE LANE
 WESTON, WI 54476

WISCONSIN
 MARATHON COUNTY

SHEET NUMBER
1

February 10, 2023

Jennifer Higgins
Planning & Development Director
Zoning Administrator
Village of Weston, Wisconsin
4747 Camp Phillips Rd
Weston, WI 54476

Dear Jennifer:

We have reviewed the Village of Weston rezoning application and necessary documentation required for review. Provider herein includes our proposed designed operational summary as requested. Please note, this property located at 7007 County Rd J, Weston WI is seeking rezone from General Business 'B-3' to Light Industrial 'L'.

General Operational Summary

The property concept is designed to provide delivery of both parcel volume and heavy/bulky packages directly to customers:

- Packages are received at the inbound docks via 53' trailers for live unloading.
- Inbound trailers are unloaded in an area adjacent to the dock doors. Parcel sized packages will be sorted to routes via fixed, single level conveyance, while heavy/bulky items will be floor sorted to delivery routes in the outbound area adjacent to the inbound doors.
- Parcel volume delivery will be ground loaded into vans in cycles, in either outdoor, covered loading areas, or interior loading zones. Heavy/bulky items will be loaded into box trucks via dock doors.

This property will be staffed with full time site leadership personnel and part-time employees who work up to 30 hours weekly.

Employees are on site for induct, sort, and staging activities in one to five-hour shifts, that majority of which occur between 9:30pm and 2:00pm. For fully operational sites, there are more than ten unique shift options corresponding to the number of operation cycles.

Sincerely,

AMS 2023 BTS – Weston WI, LLC

