

**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, on Monday, February 11, 2019, at approximately 6:00 p.m., or shortly thereafter, in the Village Board Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

Conditional Use Permit request by Harold Engelbright, 2402 Sarus Lane, Weston, WI 54476, to allow for the Residential Business accessory land use (as described in 94.4.09(6)) within the SF-S (Single Family Residential-Small Lot) Zoning District, addressed as 2402 Sarus Lane, Weston (19228083220051), described as Lot 51 of Crane Meadows subdivision plat. This parcel consists of 0.37 acres (Project 20190003).

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, February 5, 2019, to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing 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, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 24th day of January 2019

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, January 28, 2019, and Monday, February 4, 2019.

1) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general location for the subject property and this application. Has a written description and location been attached?

**Yes, the provided operational plan meets this requirement.**

2) Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional is appropriate, particularly as evidenced by compliance with the approval criteria set for below (as sent to you in a previous email regarding the Residential Business). Has the written justification been attached?

**I believe I have appropriate justification for conditional use. 1. The area used is less than the required 25% of total listed finished space. I still use my garage to park vehicles and for personal storage which wouldn't allow me to use more space anyhow. Also, the largest machine I would be working on is a riding lawnmower or snowblower. 2. I work alone so I have no other employees. 3. There will be no outside storage of items or equipment. 4. No retail sales other than payment for labor and parts. 5. There are no safety issues or disturbances to neighbors involved.**

3) Does the Conditional Use Permit involve building or site improvements?

**No**

4) Is the proposed conditional use (the use in general, independent of its location) in harmony with the purpose, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan (<http://westonwi.gov/DocumentCenter/View/3164/Volume-2-Visions-and-Directions-10316?bidId=>), zoning ordinance (<http://westonwi.gov/DocumentCenter/View/2330/94-Zoning-amended-August-23-2018?bidId=#page=10>), and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans. Follow the links provided.)

**Yes, the proposed use follows all standards of the village, and all laws regarding zoning ordinances. I believe my business would be a convenient and helpful asset to the community.**

5) Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or right-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? Explain how or why not?

**No, the conditional use would not have any adverse effects on my nearby community. With expected 2-3 customers maximum planned, traffic would be unchanged. There is no property change or upgrades, so visually, the only way neighbors will know that a business is even being run in my residence is with a small sign on side of garage.**

6) Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

**Yes, all work will be done inside garage, so the land impact is not an issue as far as the property. Only use being testing of equipment in my yard. (mowing lawn, trimming grass, etc.)**

7) 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? Explain how this has been evaluated.

**I would not be using any high voltage or high gas use equipment, other than tools commonly found in any other garage.**

8) What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

**I believe the community would be nicely served with a nearby small engine repair shop. I would provide a low-cost option for repairs including a pickup and delivery service only available to my nearby community. Judging from how busy other local small engine repair shops are (Ace hardware, Wausau Magnito, etc.), there is a great need for this service in this area. I have had great reviews from neighbors and friends I helped in the past and was urged to peruse a part time career in this field. I love living here, and would enjoy serving the great community of Weston, and the surrounding area.**

Thank you  
Harold Engelbright

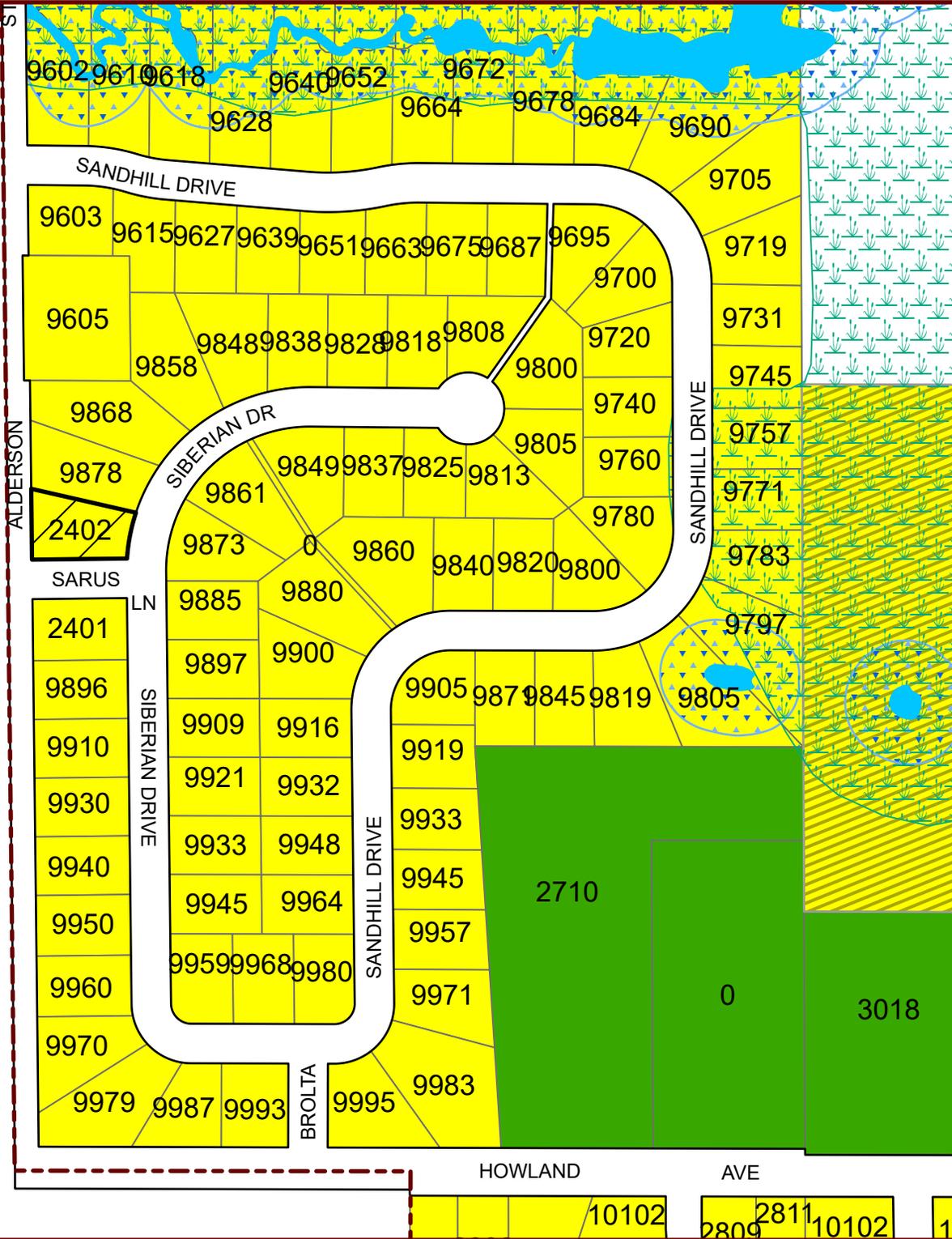
# Village of Weston Marathon County, WI



## OFFICIAL ZONING MAP



Map Date: 1/24/2019  
Adoption Date: 4/18/2018



### LEGEND

2402 Sarus Ln

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

### ZONING DISTRICTS

AR Agriculture and Residential

RR-2 Rural Residential-2 Acre

SF-S Single Family Residential-Small Lot

### OVERLAY ZONING DISTRICTS

D-CONDO Design: Condominium Overlay

Village of Weston Shoreland Overlay



HAROLD ENGELBRIGHT  
GRETCHEN ENGELBRIGHT  
2402 SARUS LANE  
WESTON WI 54476

RANDY HANSEN  
ANGELA HANSEN  
9896 SIBERIAN DRIVE  
WESTON WI 54476

SANDHILL DRIVE LLC  
9880 SANDHILL DRIVE  
WESTON WI 54476

SCOTT GORICHS  
VALERIE GORICHS  
9878 SIBERIAN DRIVE  
WESTON WI 54476

PETER XIONG  
KUE HER  
9848 SIBERIAN DRIVE  
WESTON WI 54476

ERIC VARNEY  
HEATHER VARNEY  
9858 SIBERIAN DRIVE  
WESTON WI 54476

DENISE HOWLAND  
9849 SIBERIAN DRIVE  
WESTON WI 54476

SCOTT JANSEN  
SALLY WADZINSKI  
9861 SIBERIAN DRIVE  
WESTON WI 54476

DANIEL SHERN  
9873 SIBERIAN DRIVE  
WESTON WI 54476

KATHLEEN BROSNAN  
9897 SIBERIAN DRIVE  
WESTON WI 54476

ROGER WANTA  
9909 SIBERIAN DRIVE  
WESTON WI 54476

MATT RICHMOND  
ALICIA TRANTOW  
9910 SIBERIAN DRIVE  
WESTON WI 54476

KEVIN GAST  
MEGAN BARTHA  
9838 SIBERIAN DRIVE  
WESTON WI 54476

BRETT NIEWOLNY  
9605 ALDERSON STREET  
WESTON WI 54476

WYLY SCHEIBE  
VICTORIA SCHEIBE  
9916 SANDHILL DRIVE  
WESTON WI 54476

CHRISTOPHER PELOQUIN  
SUSAN PELOQUIN  
9900 SANDHILL DRIVE  
WESTON WI 54476

JULIE WILDECK  
DANIEL WILDECK  
2401 SARUS LANE  
WESTON WI 54476

CHUEFENG HER  
KELLY HER  
9885 SIBERIAN DRIVE  
WESTON WI 54476

BEN BARWICK  
JOCELYN BARWICK  
9868 SIBERIAN DRIVE  
WESTON WI 54476

VILLAGE OF ROTHSCHILD  
ELIZABETH FELKNER, CLERK  
211 GRAND AVENUE  
ROTHSCHILD WI 54474