

**PLAN COMMISSION MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
MONDAY, MARCH 14, 2011 – 6:00 P.M.**

**I. CALL TO ORDER**

Village President, Fred Schuster called the meeting to order at 6:00 p.m. Members present were DPW Keith Donner, Dave Diesen, John Evans, Mark Maloney, Mike Stenstrom, and Dan Froelich. Village Trustee Loren White was present. Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. There were 5 audience members present.

Lee Peterson, 5005 Sunset Street, Weston, was present as a Boy Scout member, to observe a local government meeting.

**II. PUBLIC HEARINGS**

**A. PUBLIC HEARING – ORDINANCE AMENDING SEC. 94.175(C) – PERMITTED ACCESSORY USES IN AN AG (AGRICULTURE) ZONING DISTRICT**

**1. OPEN HEARING AND SOLICIT PUBLIC COMMENT**

No opposition.

Higgins stated this was brought up in previous meetings. This is for temporary structures in the AG district. Maloney confirmed we added the 40-acre minimum.

**2. CLOSE HEARING**

Schuster closed the public hearing at 6:04 p.m.

**3. DISCUSSION AND ACTION ON ORDINANCE AMENDING SEC. 94.175(C)**

*\*M/S/P Diesen/Evans: To approve Ordinance Amending Sec. 94.175(c).*

**B. PUBLIC HEARING – ORDINANCE CREATING SEC. 94.192.1 OF THE ZONING CODE ENTITLED “TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) DISTRICT”**

**1. OPEN HEARING AND SOLICIT PUBLIC COMMENT**

Gerald Hoffman, 4104 E Everest Avenue, questioned what a Traditional Neighborhood Development (TND) is. Higgins explained that this came out of the 1999 Smart Growth Legislation. Once the Village reached a population of 12,500, we needed to provide a TND in our code. Back in 2003 through her discussions with Attorney Weber, he felt our current OPD worked for this, and staff made some minor changes to it and some TND language. In speaking with Attorney Weber within the last 6 months, he thought we should provide for this in our code. She re-iterated that the State requires communities with populations over 12,500 to have; this is basically a master planned development, where the developer would come in and have a large piece of land, and they would master plan it with a mixture of residential, commercial, multi-family, open-space, etc. This is something that the State requires to be in our zoning code (its own zoning district) in case anyone wanted to pursue it. Higgins stated that generally there is a high level of covenants that go with these, and the buildings and other structures are defined in covenants that the developer puts together, residents sign on into this as they buy in. Signage is uniform. She stated that this type of development would go through site plan and rezone process. Schuster stated this is like purchasing a large amount of land to start a new community. Probably will not get used here, but the State requires us. This is based on model ordinance that the State put together for communities to adopt.

**2. CLOSE HEARING**

Schuster closed the public hearing at 6:07 p.m.

**3. DISCUSSION AND ACTION ON ORDINANCE AMENDING SEC. 94.192.1**

*\*M/S/P Diesen/Stenstrom: To approve amending Section 94.192.1.*

**III. PUBLIC COMMENT**

None

**IV. CONSIDERATION OF PLAN COMMISSION MINUTES**

**A. FEBRUARY 14, 2011**

*\*M/S/P Stenstrom/Maloney: approve Plan Commission Minutes of February 14, 2011.*

**V. CONSENT AGENDA ITEMS**

**A. STAFF APPROVED SIGN PERMITS AND CERTIFICATES OF OCCUPANCY ISSUED**

*\*M/S/P Stenstrom/Froelich: to acknowledge the staff-approved sign permits and certificates of occupancy issued by staff.*

**VI. FUTURE MEETING TOPICS**

Evans questioned Higgins on if we still have issues to come back in, as far as building permit fee changes. Higgins stated the building permit fee issue is all done. She stated that she is still working on temporary structures and uses and is still working on signs. Higgins stated that we recently received our 2010 Census information and she will find out from the County as far as updating our Comprehensive Plan and Maps.

**VII. ADJOURN**

*\*M/S/P Maloney/Stenstrom: to adjourn at 6:11 p.m.*

Respectfully submitted,



Valerie R. Parker,  
Recording Secretary