

STAFF REPORT
VILLAGE OF WESTON/CORPORAAL
(8205 RYAN STREET (10.328 ACRES)¹ AND PARCEL # 62.272808.4.2 -
69.820 ACRES LOCATED BEHIND²)
COMPREHENSIVE PLAN MAP AMENDMENT REQUEST FROM
PUBLIC-QUASI-PUBLIC TO RESIDENTIAL¹
AND RECREATIONAL TO RESIDENTIAL²
CPA2006-002

Date: July 17, 2006

Report Prepared By: Jennifer Higgins, Community Development Director

Action Requested: To change the Comprehensive Plan Future Land Use Map Future Land Use Designations from Public/Quasi-Public and Recreational to Residential.

Applicant Name: Jennifer Higgins, Community Development Director, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476

Property Owner: Village of Weston, 5500 Schofield Avenue and Gerrit & June Corporaal, 8205 Ryan Street, Weston¹
Village of Weston, 5500 Schofield Avenue, Weston²

Date of Public Hearing: August 14, 2006 at 6 pm Village Municipal Center

Summary: In 2000, the Village of Weston purchased these two properties from the Corporaals to be used to develop a new community park for the Village. The Corporaals were given a life estate for the 10 acres in which their homestead was originally on and currently still live at the property. This past year, the Village began work designing the new park and during this process discovered that much of it would be unusable due to wetlands. The Village is currently looking for more suitable land to develop the park and would like to sell this property to allow for them to purchase new land for the park. The potential buyers would most likely utilize the land for residential purposes. The applicants have requested that the Comprehensive Plan Future Land Use Map be amended to show these two properties as future residential so that they can proceed with rezoning the property to AG (Agriculture) or RR (Rural Residential).

General Location of subject Property:

¹Pt of SE1/4 NE1/4 PCL 2 CSM Volume 48 Page 111 (#11429) Section 27, Township 28 North Range 8 East. This property is also known as 8205 Ryan Street and consists of 10.328 acres.

²Pt of SE1/4 NE1/4 & SW1/4 NW1/4 Section 27, Township 28 North Range 8 East and PCL 1 CSM Volume 48 Page 111 (#11429) Section 26, Township 28 North Range 8 East. This property is not currently addressed and consists of 69.820 acres.

Existing Zoning: The current zoning on the two properties is PUL (Public and Utility Land).

Surrounding Zoning: AG (Agriculture) to the North, South, West and East, RR (Rural Residential) to the Southwest.

Existing Land Use: The existing land use of the property is residential and agricultural. There is currently a single-family home located on the smaller property. The remainder of the properties is old farmland and woodlands.

Surrounding Land Use: The properties are adjacent to large lot rural residential properties to the north, south, east and west. The Village stump dump is located directly across the street to the west.

Parcel Size: The parcels are 10.328¹ acres and 69.820² acres in size.

Comprehensive Plan Map designation: The two properties are currently designated as future public/quasi public¹ and recreational² lands on the comprehensive plan future land use map.

Relevant Policies:

- **See Section 94.239 Approval Criteria (1) through (12)**
- **Sec. 94.239 (a) (8) – There is a change in Village actions or neighborhood characteristics that would justify a change.** It was found that the land was not suitable for use as a Village park.
- **Sec. 94.239 (b) (1) – To change a designation, the proposed Future Land Use map amendment must respond to a substantial change in conditions beyond the property owner’s control applicable to the area within which the subject property lies.** It was found that the land was not suitable for use as a Village park.
- **Sec. 94.239 (c) Comprehensive Plan amendment shall be consistent with Village Planning Policies and the Village of Weston Comprehensive Plan goals, objectives and policies.**

Future Actions that will need to be taken for the property: If approved, the Planning Commission will need to approve a resolution recommending the comprehensive plan amendments for approval at an upcoming meeting. The Village Board will then need to hold a 30-day public review period followed by a public hearing on the entire amended plan. For the amended plan to be approved, the Village Board will need to adopt the amended plan by ordinance. If the comp plan amendment is approved, Village staff will then need to follow the rezoning process to initiate the rezone to rural residential or agricultural zoning.