

**TOWN & VILLAGE OF WESTON  
JOINT EXTRATERRITORIAL ZONING COMMITTEE MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
WEDNESDAY, AUGUST 14, 2007 - 5:30 P.M.**

**I. CALL TO ORDER**

Town of Weston Chairman Milt Olson, called the meeting to order at 5:30 p.m. Randy Christiansen and Mark Thompson, also representing the Town of Weston, were present. Kim Fischer and Mike Stenstrom representing Village of Weston, were present. Mary Hancock was excused. Village Community Development Director, Jennifer Higgins and Recording Secretary, Valerie Parker were present. Kirk Skoog, of MSA Professional Services, was also present.

**II. CONSIDERATION OF MINUTES FROM DECEMBER 13, 2006**

*\*M/S/P Thompson/Christiansen: to approve the December 13, 2006, Joint Extraterritorial Zoning Meeting Minutes.*

**III. CONSIDERATION OF MINUTES FROM MAY 29, 2007**

*\*M/S/P Fischer/Stenstrom: to approve the May 29, 2007, Joint Extraterritorial Zoning Meeting Minutes.*

**IV. REVIEW AND DISCUSSION OF DRAFT EXTRATERRITORIAL TOWN ZONING MAP**

Higgins showed everyone the draft extraterritorial zoning map. Higgins pointed out that the wellhead protection overlay is now shown on this map. They compared the previous minutes to the map to look for other possible changes. They pointed out the right-of-way area that is still showing up at RR along Highway J. They changed the two parcels at the north end of Skrzypchak Lane from RE to half RR (east) and half SR (west). There was lengthy discussion on the pit overlay. They located on the map the two OME's in the Town. It was emphasized to be sure to include language in the OME to reflect what Christiansen (legally non-conforming) is doing now. The members discussed a conservancy area up in the northwest corner of the town and how it should be shown on the map. It was pointed out that part of Sunset Avenue, connecting to Thanksgiving Road, where they are going to vacate, should be shown as R1. Other notations made included showing the wellhead protection area in the Village, adding in the legend 25,000 next to RE and 40,000 next to SR, adding the OME district on the legend, and taking out the ROW on the legend.

**V. REVIEW AND DISCUSSION OF TOWN OF WESTON OFFICIAL MAP (ROAD MAP)**

They compared the minutes to the proposed official road map to see that the suggested proposed roads were shown on the map. All seemed to be there. This is just in case there is development occurring in those areas, we would suggest developers put those roads there. They discussed the ROW on Ross Avenue. After lengthy discussion the members agreed to change the proposed 100-foot ROW to 80 feet. Higgins brought up where the Village would like to have bikers travel (through Sandy Meadow Subdivision). Thompson explained that when someone comes in with a CSM or plat we can tell them of the future map. He stated that we can sweeten it by trading ROW for parkland dedication.

**VI. REVIEW AND DISCUSSION OF DRAFT EXTRATERRITORIAL ZONING CODE**

Higgins explained that this draft is based off of the Village of Weston's zoning code, but taking out language that do not pertain to the extraterritorial zoning area and adding language that pertains to the extraterritorial zoning area that were not included in the Village of Weston's zoning code. Skoog discussed the changes that he saw that needed to be made. The members then went page by page through the draft extraterritorial zoning code and pointed out for Higgins and Skoog the changes that should be made in this draft. Some of the discussed changes were on changing titles such as "Planning Commission" to "Extraterritorial Zoning Committee". They discussed adding the section that explains duties of the ETZ committee and adding the RR10 District. There was discussion on the comprehensive plan and how it will affect landowners in the future. There were discussions on adding a definition of "nominal" when discussing acreages, and changing the terms "Zoning Administrator" and "Building Inspector" to "Village Staff". It was pointed out that the fee schedule should be the same as the Village's. Some other topics that were discussed were outdoor wood burners, parking of trucks and recreational vehicles, signs, ponds, and Zoning Board of Appeals. It was stated that we could plan to hold the ETZ meetings "as needed" on the 2<sup>nd</sup> Mondays of each month, prior to the Village Planning

Commission meetings. Cut off dates for agenda items to be submitted would be the same as the Villages, which is the 15<sup>th</sup> of the month (prior to the meeting).

The members discussed the possibility of have a hearing to adopt this ETZ zoning code next spring. If not done then, we should get an extension.

**VII. REVIEW AND DISCUSSION OF DRAFT TOWN OF WESTON ZONING CODE**

Higgins stated right now this is the same as the Village code but with Town wording. Olson is hoping for one hearing to go over the ETZ zoning code and the Town zoning code at the same time. We are hoping to have this done by December.

**VIII. SET NEXT MEETING AGENDA DATE**

The members discussed trying to meet again at the end of September. Then the Town Planning Commission will meet in October, which then we could try to hold a hearing in November or December. They discussed when to have the hearing on the official map. It was stated that the official map hearing should be separate and with the Town Planning Commission.

**IX. SET NEXT MEETING AGENDA TOPICS**

See above.

**X. SET PUBLIC HEARING DATE**

See above.

**XI. ADJOURN**

*\*M/S/P Fischer/Stenstrom: to adjourn at 8:20 p.m.*

Respectfully,

Valerie R. Parker,  
Recording Secretary