

**TOWN & VILLAGE OF WESTON
JOINT EXTRA-TERRITORIAL ZONING COMMITTEE MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476**

MONDAY, SEPTEMBER 27, 2006 - 6:00 P.M.

I. CALL TO ORDER

Mark Thompson, representing the Town of Weston called the meeting to order at 6:05 p.m. Randy Christiansen and Walter John Chilsen (sitting in for Milt Olson), also representing the Town of Weston, were present. Mark Strobel and George Oberlander representing Village of Weston were present. Milt Olson and Mary Hancock were excused. Village Community Development Director, Jennifer Higgins, and Recording Secretary, Valerie Parker were present. Chuck Sulik, and Kirk Skoog, of MSA Professional Services, were also present.

II. CONSIDERATION OF MINUTES FROM AUGUST 28, 2006

**M/S/P Strobel/Christiansen: to approve August 28, 2006, Joint Extra-Territorial Zoning Meeting Minutes. Q: Thompson questioned the last paragraph on the first page where it reads "Once the plan is adopted the Village takes on responsibility to administer the ordinances". He thought there was some discussion made on this on that there may be some flexibility in that. He then questioned the first paragraph on the second page where it reads "He stated this is adopted formerly by the Village only... can take to the Town for their review...but not required." Thompson stated that from what he has read from other things, that the Town can object, so to him that means the Town gets a vote on it. Sulik commented that there are three members from the Town and from the Village here. Higgins clarified that this is stating that when it gets past this committee, it then goes to the Village Board only. The Town objection is by the three Town members here. Higgins then explained that when something comes before this committee, the Village staff will be getting it similar to like how we set up our Village Planning Commission. We will convene this committee with all the information we receive from the applicant. This committee will review it, and if it is a rezone, hold a public hearing, etc. They will have the opportunity, or even beforehand, to discuss at the Town Board level before this gets to this committee, and this committee has to decide on it before it goes on to the Village Board. It was explained that this issue has to get passed at this committee, before it can go to the Village Board. This process will be better defined in the resulting zoning ordinance for the Joint Extra-Territorial Zoning. Motion carried.*

III. UPDATE & DISCUSSION ON PREVIOUS TOWN/VILLAGE BOUNDARY AGREEMENT WITH CITY OF WAUSAU

Higgins stated the Big Sandy Creek is the boundary agreement with City of Wausau from 1993. Essentially, that area along Townline Road would not be part of this extra-territorial zoning. We are only looking at the east portion of the Town for extra-territorial. We may have to go back (after-the-fact) and change our original boundary and language on this, because right now we do include that. But, from our standpoint we will just be following what we can, based on this boundary agreement. Skoog re-explained the boundary agreement. It was stated that Wausau has the agreement, but has never exercised their extra-territorial review rights. It was pointed out that the agreement goes until year 2013 and that the Village was not incorporated yet at that time of adoption. Thompson discussed the Town making an incorporation agreement with the City. Kirk stated if the agreement terminates in 2013, we could still review areas within the City's boundary agreement, but that those would not take affect until 2013 in the boundary agreement area. The Village agreed not to annex until 2013. Sulik stated the zoning could still apply, but we need to check with the attorney. It was

discussed that we know the boundary line but not sure of applicability for rezoning. We could later delete this area from the map. Unless the City challenges us, we could go ahead. **<<Higgins will talk with the Village and Town attorney>>**. Thompson clarified that Camp Phillips Road will be our dividing line.

IV. DISCUSSION OF TOWN CONSERVATION SUBDIVISION ORDINANCE

Skoog stated that the Town has a conservation subdivision ordinance. He handed out some note sheets from a previous meeting recently held by Marathon County. The handouts compared conventional subdivisions to conservation subdivisions and advantages of conservation subdivisions over conventional subdivisions. Thompson discussed using an easement for common open spaces. Chilsen stated that they have had problems finding developers to go along with conservation subdivisions. The developers feel future property owners would prefer larger lots. He stated that the Town has even offered to help out with roadway costs. Skoog stated an area to be built as a conservation subdivision would require a rezone, since it is a district classification. This provides the Town with more control. There was discussion on incentives to offer for conservation subdivision. It was discussed that they want to include conservation subdivisions in their ordinances.

V. DISCUSSION OF TOWN SUBDIVISION ORDINANCE

It was discussed that the Town's subdivision ordinance has not been updated in a long time. Their subdivision regulations are more for performance standards than the zoning district. Skoog stated we need to be sure the subdivision ordinance is not contradicting the conservation subdivision.

Thompson stated after the incorporation, the Town and Village recodified the ordinances, and the ordinances were renumbered (with the exception of Chapters 16 & 17). We want to get the Town's code similar with numbering & titling to the Village's code.

<<Thompson will go through the Town subdivision ordinance to look for conflicting info>>.

VI. DISCUSSION OF LOT SIZE OPTIONS FOR TOWN ZONING CODE & MAP

Skoog stated at the last meeting there was discussion of lot sizes and that they were looking at a way to promote a conservation subdivision or preserve the area for future sewer and water. He showed a map that showed area for potential construction (subdivisions or urban development). Skoog explained for a conservation subdivision, the land would get rezoned by a hearing and Town's approval.

Thompson questioned what about the residential areas next to the area that gets rezoned to AG. It was discussed that they could consider creating a new district.

Thompson stated a topic for a future meeting is what to do with balance of Town that is not under extra-territorial review, and questioned if it is practical for the Town to operate Planning Commission for this small of an area.

There was discussion on a minimum lot size. Higgins stated with sewer and water, we struggle with lot sizes for subdivisions and what size lot is feasible. Thompson discussed how this affects the developers and homebuyers. Higgins commented about condo developments. Christiansen commented on residents maintaining their lots whether .5 acres or 2.75 acres.

Higgins stated to promote a conservation subdivision we may want to go with larger lots. Thompson stated that we could set it at 20 acres, where we make people come in and decide

on what type of development. It was suggested to use "nominal" 20 acres, in the case of a roadway.

Skoog suggested talking at the Town Board level to discuss this, and they will bring in a model. Thompson will have Milt Olson put on the next Town Board meeting agenda (Tuesday, October 10, at 6:30 p.m., at the Public Safety Building) for discussion. Skoog & Sulik will try to attend that Town meeting to help explain the conservation subdivision.

It was discussed that we want to see lot sizes where for the Town it preserves rural character, and for the Village is economical lot sizes. Having lot sizes that can be subdivided and are easy to service. There was discussion as to if the conservation subdivision ordinance district went through the County or not for approval. <<**Higgins stated that she can call Nan at the County to see**>>.

VII. SET NEXT MEETING AGENDA TOPICS

Thompson wants to discuss lot sizes. Higgins stated that DPW, Keith Donner wants to come to our next meeting to discuss the wellhead protection district. Thompson will report on any conflicts on the subdivision ordinance. Higgins will get more information from the attorney on the boundary agreement. Chilsen asked if tonight's agenda items IV and V will be on the next meeting. Skoog stated that agenda item IV will come out of the lot size discussion. Thompson questioned the how Town will operate in the areas that are not under the extra-territorial review. He also asked if the Town should abandon its Town Planning Commission and take it all to this committee

There was discussion of other municipalities that have had successful extra-territorial zoning. It was stated that as long as the Town and Village are cooperative, this one can be successful.

VIII. SET NEXT MEETING DATE

The next meeting is scheduled for October 25th, at 6:00 p.m.

IX. ADJOURN

**M/S/P Chilsen/Oberlander: to adjourn at 7:30 p.m.*

Respectfully,

Valerie R. Parker
Recording Secretary