

**TOWN & VILLAGE OF WESTON  
JOINT EXTRATERRITORIAL ZONING COMMITTEE MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
WEDNESDAY, DECEMBER 13, 2006 - 6:00 P.M.**

**I. CALL TO ORDER**

Town of Weston Chairman Milt Olson, called the meeting to order at 6:00 p.m. Randy Christiansen, Mark Thompson, also representing the Town of Weston, were present. Mary Hancock and George Oberlander representing Village of Weston, were present. Mark Strobel 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 NOVEMBER 29, 2006**

*\*M/S/P Thompson/Hancock: to approve the November 29, 2006, Joint Extraterritorial Zoning Meeting Minutes.*

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

Higgins explained the draft Town of Weston zoning map which included the new proposed zoning district (RR10), which puts all lots that are 10 acres or more into the new RR10 district. Higgins stated that she did not get the wellhead recharge area on this map yet, since that area is being worked on yet. Once the wellhead recharge area is established it will be shown on this map.

Thompson questioned the "L" shaped parcel on the southeast corner of Gusman Road and Kramer Lane, he thinks it should be RR, rather than RR10. Olson suggested leaving it RR10 so that in the future it can be subdivided and in the future utilize the public sewer and water that is nearby. Thompson questioned that we should study this map and bring comments to the next meeting.

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

Skoog then introduced the draft Article XVII. Extraterritorial Zoning ordinance. This draft ordinance included the following section numbers and titles: Sec. 94.243. General Provisions, Sec. 94.244. Extraterritorial Zoning Area, Sec. 94.245. Extraterritorial Zoning Committee, 94.246 Extraterritorial Zoning Map, Sec. and 94.247. Town of Weston Territory Outside of the Extraterritorial Zoning Area.

Members pointed out some corrections to be made to this draft ordinance: 1) under Sec. 243. General Provisions, (b) Abrogations and Greater Restrictions, change the word "City" to "Village"; and 2) throughout this draft ordinance numbers are written in numeric form and should be spelled out.

There was discussion on how to handle Sec. 94.244. Extraterritorial Zoning Area. This section gives the legal description of the Extraterritorial Zoning District in the Town. Their concern is having to amend this anytime an annexation may occur. There should be language at the end of this section that covers that.

Skoog explained, Sec. 94.245. Extraterritorial Zoning Committee, that in order for a favorable vote to go on to the Village Board a favorable majority vote of the six-member committee would have to be made, not a majority of the members present. So there would always have to be a minimum of four favorable votes at a meeting. He gave an example of if there were only five members present and if three of the five voted favorably, the issue would not go forward to the Village Board. He then discussed procedures on recommendations to the Board. If an issue is denied, it dies at this committee. If an issue is approved, it is recommended to the Village Board.

There was discussion on Sec. 94.247. Town of Weston Territory Outside of the Extraterritorial Zoning Area. Olson informed Skoog and Higgins that it now is the intention of the Town to keep its Planning Commission for the two areas of the Town that are outside of the Extraterritorial Zoning District. He questioned if issues for those two areas could still go before this committee and the Village Planning Commission. It was stated that this issue still needs to be worked out. Skoog does not see it necessary to hold two meetings. Thompson suggested changing the words in this section that state "shall replace" to "shall supplement".

Skoog pointed out the draft Article XI. District Regulations table where he added the RR10 district. He stated that we should come up with a definition of "nominal" to be placed under the definition section of the code. Skoog stated that we could insert a sample diagram with the definition showing examples of nominal acreages. He then went through what he came up with for the new RR10 district. There was discussion that OCS (County Shoreland Jurisdiction) is listed on this table, and that it does not need to be on there since the County regulates that.

Thompson commented, with regard to the statement of intent on the draft RR10 District description, that he does not know that the Village has a land use plan to cover the Extraterritorial Zoning area. There was a comment, with the first paragraph, that where it states "village plan" it should state "Village/Town plan". Skoog clarified that under (b) (5) where it states "exclusive of existing and proposed street right-of-way..." it means "not including". Thompson questioned what the relationship is that is stated here. He thought that the existing AG relationship was that you can have only dwelling unit, but here we are going to allow two, one on the 10 and then a second parcel. He stated that this relationship needs to be expanded on so that relationship is a limit of two dwellings for this 10-acre parcel. Skoog questioned if the members wanted to keep 40,000 square feet as the minimum or let them go down to 20,000 square feet. It was agreed to let them go down to 20,000 square feet as the minimum.

It was discussed that the draft zoning map can go out on the Village's website for residents to review (but marked as "draft"). Olson stated that he would prefer to have similar ordinance section numbers as what the Village uses, such as their Chapter 94. Higgins pointed out that there are items within the code that do not need to be included. Olson stated that there will be a Village ordinance book, an ETZ ordinance book, and a Town ordinance book. There was discussion on if they could have joint hearings between the Town & ETZ, rather than holding separate hearings. Olson suggested we send Skoog a copy of the upcoming newsletter. We can wait a few months and see what comments we receive from the Town residents. We could also state on the website that we will have a spring hearing. Higgins brought up that in the code under Article II. Administration and Enforcement, Sec. 94.114. Organization, the section of the ETZ should be inserted in here. In the ETZ code, the section that describes Planning Commission would be omitted. There was lengthy discussion on the different codes that will be used, and Olson and Higgins agreed that there will be three codes: Village, Town, & ETZ.

Higgins pointed out that the rural conservation subdivision needs to be added to the district regulations chart for the Town and ETZ. The only difference in the Town and Village codes would be the conservation subdivision and the new RR10 district.

**V. SET NEXT MEETING AGENDA DATE**

They discussed meeting again when Higgins gets back at the end of February. They could meet around the middle part of April and have a hearing in May. It was discussed that a copy of this will be given to the Town and Village attorneys for their input shortly before the hearing. Higgins will put the draft-zoning map online along with a description of what will occur. It was pointed out that we should actually meet before the Annual Town Meeting scheduled for April 24<sup>th</sup>. The members agreed to then meet sometime around the 15<sup>th</sup> of April.

**VI. SET NEXT MEETING AGENDA TOPICS**

**VII. SET PUBLIC HEARING DATE**

**VIII. ADJOURN**

*\*M/S/P Hancock/Oberlander: to adjourn at 7:10 p.m.*

Respectfully,

Valerie R. Parker, Recording Secretary