

**TOWN & VILLAGE OF WESTON  
JOINT EXTRATERRITORIAL ZONING COMMITTEE MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
TUESDAY, NOVEMBER 8, 2007 - 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 and Mark Thompson, also representing the Town of Weston, were present. Mary Hancock and Mike Stenstrom representing Village of Weston, were present. Kim Fischer was excused. Village Community Development Director, Jennifer Higgins and Recording Secretary, Valerie Parker were present. Village Trustee Loren White, was also present.

**II. CONSIDERATION OF MINUTES FROM OCTOBER 10, 2007**

Thompson pointed out that on page 2 where it reads "Thompson also questioned if the Town expands if the ETZ expands also?" that it should read if the "Village" expands.

*\*M/S/P Thompson/Hancock: to approve the October 10, 2007, Joint Extraterritorial Zoning meeting Minutes, as corrected.*

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

Higgins stated all that changed was the Christiansen area. Olson stated Christiansen will apply for an OME in May. This will give us the paper trail and operational plans that shows what they are doing and what they are allowed to do. Thompson questioned if we need to change what we are doing now in the OME language to make it easier? Higgins read the language from Sec. 94.199(e)(b.), which she explained that this dropped them having to modify to meet the new code. Higgins explained to Thompson that Christiansen has agreed to file their operational plans. There was discussion that this would be for brand new operations, not existing ones, after the date of adoption.

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

Higgins stated that the entire back section (Article XV. Extraterritorial Zoning) is redundant and the attorney had her bring it up to the front of the zoning code and add it to the jurisdiction section of the zoning code. She stated that the attorney had her put in a comment within the jurisdiction section about future annexations of the town and how that will work. Thompson questioned how the residents will be notified if a change in the ETZ area. Higgins stated we can add language explaining as of the date of this adoption, future annexations by the Village will not be reflected in this section description, but will be subject to this ordinance. The new area of the ETZ will be 1.5 miles, rounded back to existing property lines, and the properties will be notified by certified mail. As far as the boundary agreement with the City of Wausau, Higgins explained to them that the attorney stated that this was a gentleman's agreement and that we should adhere to it. It was stated that the Town will govern this area until the agreement period expires (2013) and then the ETZ will govern it. Thompson feels that there may be issues along the Camp Phillips Road corridor.

Christiansen questioned Sec. 94.176 (c)(9)(a), it states keeping or raising of hogs or fur-bearing animals shall not permitted. It was agreed to change it from "shall not" to "shall be permitted". After further discussion, it was agreed to take all of (9) Husbandry out of Section 94.176. Thompson questioned the inclusion of spreading of treated municipal sludge of this section. Higgins stated they decided to keep it in case there are issues or if the DNR does not regulate it anymore. Higgins stated that they have to first get approval from ETZ and they have to submit an operational plan.

Thompson questioned the recreational fields (Sec. 94.176.1), as far as people running a motor-cross track. Higgins stated that if they expand, they then have to come in for a conditional use. Higgins stated that the future land use map used will be the Town's. Higgins stated the major change would be the way things would come through the committee. ETZ will have a public hearing, give a recommendation, and whether it is favorable or negative, it will still go through to the Village Board. Higgins stated that everything should say "Town Plan". It was clarified that before someone could just rezone their property, if their request is not consistent to the Comp. Plan, we would need to change the Comp. Plan first.

Hancock questioned with Sec. 94.123(d) why we allow an extension of 18 months. She requested we add "if significant progress is being made or noticeable changes have been made" that people can have extensions. Hancock stated Sec. 94.124.1(i)(2) is confusing. Stenstrom explained the meaning of that paragraph and they agreed to add the word "has" in the first sentence and to take out the word "Mere". Hancock requested that we take the word "paved" (Sec. 94.153(a)(2)) out of "all weathered paved surfaces". Hancock stated that in the section of Signs, 30 seconds to display a message is too long. Higgins stated that we are changing that part of the code. Higgins clarified a few other questions that Hancock had which did not require changes.

**V. SET PUBLIC HEARING DATE**

**A. Tuesday, December 11, 2007, 6 pm (Tentative)**

It was agreed that the ETZ public hearing will be held on Tuesday, December 11, 2007, at 6:00 p.m. The members requested their final version of the draft code be without the strikeouts and that during the hearing we give a time limit for each resident to speak at 3 minutes, which would still be extensible by the ETZ members.

**VI. ADJOURN**

***\*M/S/P Stenstrom/Olson: to adjourn at 7:15 p.m.***

Respectfully,

Valerie R. Parker,  
Recording Secretary