

**Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT TOWN & VILLAGE
EXTRATERRITORIAL ZONING COMMITTEE**

held on Monday, March 12, 2018, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. ETZ Committee Meeting called to order by Chairman Lawrence.

Lawrence called the meeting to order at 6:01 p.m. This meeting was held in the Village's Large Conference Room, as there was another meeting finishing up in the Village Board Room.

2. Welcome, introductions, and acknowledgement of guests.

Present in the audience were Village President Barb Ermeling, Trustee/Plan Commission Chairperson Loren White, Plan Commission Member Duane Gau. Also present were Mike Lewandowski, of Riverside Land Surveying, 6304 Kelly Place, Weston, and Thomas and Diane Costa, 3502 County Road J, Weston.

Staff present were Wehner and Parker.

3. Roll Call by Recording Secretary.

Roll call indicated 5 Joint Town & Village of Extraterritorial Zoning Committee members present.

<u>Member</u>	<u>Present</u>
Christiansen, Randy	YES – In Person
Diesen, Dave	NO
Hull, Mark	YES – In Person
Kollmansberger, Tina	YES – Via Phone
Lawrence, Dennis	YES – In Person
Olson, Milt	YES – Via Phone

4. ETZ Approval of minutes from the previous meeting: February 12, 2018.

Motion by Kollmansberger, second by Hull: to approve the ETZ meeting minutes of February 12, 2018.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Christiansen, Randy	YES
Diesen, Dave	---
Hull, Mark	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Olson, Milt	YES

5. Public Comments.

None.

EDUCATIONAL PRESENTATIONS AND REPORTS.

6. Staff Report re: ETZ-REZN-2-18-1681 Request by Tom & Diane Costa to rezone a 4.398-acre parcel from AR (Agriculture and Residential) to RR-5 (Rural Residential 5-Acre) and a 4.787-acre parcel from RR-5 (Rural Residential 5-Acre) to AR (Agriculture and Residential), east of Skrzypchak Lane, Town of Weston

Wehner displayed a map and explained how the Costa's would like to move property lines around to reconfigure their lots to allow them to sell some of their land.

There was discussion on the buildability of these lots. Thomas Costa stated it is not his intention to build on these lots. He is planning to sell the proposed Lot 1 to the neighbor to the south east.

It was explained that the access driveway from County Road J, which is being combined to proposed Lot 1 in this CSM, is only 66' wide, and in order to build on this lot, they would need 100' of frontage to County Road J. Unless they can make that driveway wider, they would need a variance in order to build on Lot 1 in the future. [Staff Note: the variance requirement would also apply to proposed Lot 2, as it's access driveway to Clearview Drive is only 66', when it would require 100' of frontage.

Costa explained he plans to keep proposed Lot 2 and the 40-acre parcel to the east.

PUBLIC HEARINGS.

7. Public Hearing - ETZ-REZN-2-18-1681 Request by Tom & Diane Costa to rezone a 4.398-acre parcel from AR (Agriculture and Residential) to RR-5 (Rural Residential 5-Acre) and a 4.787-acre parcel from RR-5 (Rural Residential 5-Acre) to AR (Agriculture and Residential), east of Skrzypchak Lane, Town of Weston

Lawrence opened the ETZ public hearing at 6:07 p.m.

No further comments.

No one was opposed.

Lawrence closed the ETZ public hearing at 6:08 p.m.

POLICY ISSUES – DISCUSSION/RECOMMENDATIONS.

8. ETZ Discussion and recommendation to the Village Board on ETZ-REZN-2-18-1681, Draft Ordinance No. 18-009.

Motion by Hull, second by Kollmansberger: to recommend approval to the Village Board ETZ-REZN-2-18-1681 Draft Ordinance No. 18-009.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Christiansen, Randy	YES
Diesen, Dave	---
Hull, Mark	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Olson, Milt	YES

FUTURE ITEMS.

9. Next meeting date(s):

a. Monday, April 9 @ 6 p.m.

Wehner stated the next regular Extraterritorial Zoning Committee meeting date is April 9th, at 6:00 p.m.

10. Topics for future meetings.

a. Adoption of 2018 Official Map for the Village and ETZ area (April)

Wehner stated this will be for the annual adoption of the zoning map.

11. Remarks from Staff.

None.

12. Remarks from Committee members.

None.

Kollmansberger thanked staff for the allowance to call in to the meeting, as she could not make it in person.

13. Adjournment.

Motion by Christiansen, second by Hull, to adjourn ETZ at 6:11 p.m.

Dennis Lawrence, Chairman for Joint Extraterritorial Zoning Committee
Jared Wehner, Assistant Planner
Valerie Parker, Recording Secretary