



**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**  
**OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION &**  
**JOINT VILLAGE & TOWN OF WESTON EXTRATERRITORIAL ZONING COMMITTEE.**  
**APRIL 16, 2018**

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**AGENDA ITEMS**

1. Meeting called to order by Plan Commission Chair Loren White at 6:03PM.
2. Meeting called to order by ETZ Committee Chair Dennis Lawrence at 6:03PM.
3. Roll Call of Village Plan Commission – L WHITE {C}, H ZEYGHAMI {VC}, D DIESEN, D GAU, T KOLLMANSBERGER, D LAWRENCE, R MUMPER

Roll Call indicates 5 Members present.

<u>Member</u>	<u>Present</u>
Diesen, Dave	YES
Gau, Duane	NO
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	NO
	(excused)

Clerk's note: Gau arrived late further on in agenda.

4. Roll Call of Joint ETZ Committee – D LAWRENCE {C}, M HULL {VC}, R CHRISTIANSEN, D DIESEN, T KOLLMANSBERGER, M OISON

Roll Call indicates 4 Members present

<u>Member</u>	<u>Present</u>
Christiansen, Randy	NO
	(excused)
Diesen, Dave	YES
Hull, Mark	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Olson, Milt	NO
	(excused)

Village Staff in attendance: Guild, Higgins, Wehner, Tatro, Maguire, and Donner. President Barbara Ermeling and new Board Members Wally Sparks and Mark Maloney was also present.

5. Welcome, Introductions and Acknowledge of guests.

Guests: NONE



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6. Opportunity for citizens to be heard.

Citizens: NONE

**VILLAGE PLAN COMMISSION CONSENT ITEMS**

7. Plan Commission Approval of minutes from the previous regular meeting: February 12, 2018.

***Motion by Kollmansberger, second by Diesen: to approve the regular PC Minutes of February 12, 2018.***

Yes Vote: 5    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	--
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

**JOINT ETZ CONSENT ITEMS**

8. ETZ Approval of minutes from the previous meeting: March 12, 2018.

***Motion by Diesen, second by Hull: to approve the ETZ meeting minutes of March 12, 2018.***

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

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

**JOINT ETZ COMMITTEE & PLAN COMMISSION BUSINESS**



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9. Request for text amendment by Steve and Anne Kluge re: Sec. 94.3.04 *Allowable Uses in Rural, Open Space & Residential Zoning Districts* to allow a Tourist Rooming House land use in the SF-S and SF-L Zoning districts.

Discussion: The Kluge's would like to utilize their home as a tourist rooming house. Currently, the land use is not allowed in the SF-S or SF-L zoning districts but is allowed as a conditional use in some of the other ag and residential zoning districts. They have requested a text amendment to add the use to the allowable uses table in the zoning code. Wehner is recommending that the item be brought to the Zoning Steering Committee for further study.

Barb Ermeling, President, does not understand what the exact use is within the Tourist Rooming House, and therefore uneasy with the concept.

Steven Kluge, 4404 Brook Court, intent of the proposal is that they have a large house, their kids have moved out, and now they have opportunity to bring in traveling nurses or other professionals for a 1 to 4-week periods. The AirBnB group the Kluges are signed up with has rules and regulations for renters and property owners. It would appear that they are just having visitors. Anne Kluge, 4404 Brook Court, stated they have 1 bedroom to rent. They know someone else who is doing this in their neighborhood, and they want to try. They would be living on the premise while the guest is staying.

Higgins explained that the use was put into the code more for the rural area due to a Town resident requesting it during the original zoning code update project in 2013-2015. There is currently one in the ETZ area off of Gusman. There are performance standards already in place [Clerk's Note: Section 94.4.05(17)]. They have to be licensed by the State and are already allowed as CUPs in the AR, RR, 2F, MF. They are looking to add this use to the SF-S and SF-L districts. Staff would recommend that this would be a CUP if allowed.

Guild stated to the Kluges that no one wants to come to a public meeting to hear that staff is recommending that this is to go before another committee, but due to changes in state laws, we are reviewing our entire code. That is why the decision is being referred to the Zoning Steering Committee.

White explained that there are performance standards listed for the land use and asked if they saw this? The Kluges responded that they did not and were not aware of the changes [Clerk's Note: Wehner had given them all the performance standards for the use at the time when they filed for a Conditional Use Permit and when they had filed for a request for the text amendment].



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Guild explained that it was known that the State was working on this, which is why the Village did not make any changes, but now that the State has passed their legislation, the Village can now tackle this issue.

***PC: Motion by Mumper, second by Diesen: to approve the requested for text amendment to be forwarded onto the Zoning Steering Committee on April 17.***

Yes Vote: 5      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	--
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

***ETZ: Motion by Diesen, second by Kollmansberger: to approve the requested for text amendment to be forwarded onto the Zoning Steering Committee on April 17.***

Yes Vote: 4      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

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

**JOINT ETZ COMMITTEE & PLAN COMMISSION PUBLIC HEARINGS**

10. Annual Adoption of the Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.
  - a. Open Public Hearing.
  - b. Presentation from Staff.
  - c. Public Hearing/Public Comment Period.
  - d. Close Public Hearing.
  - e. Discussion by Plan Commission and ETZ
  - f. Recommendation from Staff
  - g. Action by Plan Commission
  - h. Action by ETZ Committee



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Presentation: This is an annual process. It is late because we did not receive the parcel information from the county on time. It establishes the map for 2018 going forward. The only special thing is the map is removing the D-CC Overlay. Higgins wants to work with Roffers to redesign the overlay zoning district.

Adopting the map annually helps going forward creating a historical perspective.

In favor: NONE  
In opposition: NONE

PC Discussion: Lawrence, asked about new street names from the County Addressing project. Staff will need to bring the map back when the County gives us this information as right now it is not available, and staff has not heard the exact date of implementation.

ETZ Discussion: NONE

***PC: Motion by Lawrence, second by Mumper: to approve the recommendation to the Village Board of Trustees for annual adoption of the Official Zoning Map.***

Yes Vote: 5      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	--
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

***ETZ: Motion by Diesen, second by Kollmansberger: to approve the recommendation to the Village Board of Trustees for annual adoption of the Official Zoning Map.***

Yes Vote: 4      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

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



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- 11. Proposed Amendments to Section 94.17.04 *Definitions*.
  - a. Open Public Hearing.
  - b. Presentation from Staff.
  - c. Public Hearing/Public Comment Period.
  - d. Close Public Hearing.
  - e. Discussion by Plan Commission and ETZ
  - f. Recommendation from Staff
  - g. Action by Plan Commission
  - h. Action by ETZ Committee

Presentation: Higgins explained that Staff worked with the Humane Officer to make changes to the Animal Ordinance back in summer 2017, but the changes to the definition section of the zoning code was not brought to the PC to make it consistent between the zoning code and the animal ordinance.

In favor: NONE  
In opposition: NONE

PC Discussion: NONE  
ETZ Discussion: NONE

***PC: Motion by Diesen, second by Mumper: to approve the recommendation to the Village Board of Trustees to amend Section 94.17.04 Definitions.***

Yes Vote: 5      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	--
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

***ETZ: Motion by Kollmansberger, second by Diesen: to approve the recommendation to the Village Board of Trustees to amend Section 94.17.04 Definitions.***

Yes Vote: 4      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

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

12. Proposed Amendments to Section 94.13.04(4) *Variable Message Signs (VMS)*.
- a. Open Public Hearing.
  - b. Presentation from Staff.
  - c. Public Hearing/Public Comment Period.
  - d. Close Public Hearing.
  - e. Discussion by Plan Commission and ETZ
  - f. Recommendation from Staff
  - g. Action by Plan Commission
  - h. Action by ETZ Committee

**Gau entered the meeting at 6:23 p.m.**

Presentation: Higgins stated that this proposal came from working with our new variable message sign which was recently installed at the Municipal Center. Staff is recommending a change from 10 to 6 seconds in the code. This will make our current businesses who use a VMS compliant and is an industry standard. This has always been a contentious issue since this type of signage came into existence. Mumper asked why there was even any standards in place. Higgins replied that the regulations give staff something to work with and enforce when there is a violation or a complaint. Staff only gets involved when a sign is in major violation.

In favor: NONE  
In opposition: NONE

PC Discussion: NONE  
ETZ Discussion: NONE

***PC: Motion by Lawrence, second by Kollmansberger: to approve the recommendation to the Village Board of Trustees to amend Section 94.13.04(4) Variable Message Signs (VMS).***

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

<u>Member</u>	<u>Voting</u>
Diesen, Dave	Abstain



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Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

**ETZ: Motion by Kollmansberger, second by Hull: to approve the recommendation to the Village Board of Trustees to amend Section 94.13.04(4) Variable Message Signs (VMS).**

Yes Vote: 3      No Votes: 0      Abstain: 1      Not Voting: 2      Result: PASS

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

**REMARKS FROM ETZ COMMITTEE MEMBERS**

No remarks from Committee Members

**ADJOURN ETZ COMMITTEE**

**ETZ: Motion by Diesen, second by Hull: to adjourn the meeting**

Yes Vote: 4      No Votes: 0      Abstain: 0      Not Voting: 2      Result: PASS

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

**Meeting adjourned at 6:31 PM**

**VILLAGE PLAN COMMISSION PUBLIC HEARINGS**





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13. Conditional Use Permit Request by John Penrose, to allow for a proposed Accessory Structure (for Residential Use) exceeding 1,000 square feet in an SFL Zoning District at 6604 Peninsula Lane (CU-3-18-1687).
- Open Public Hearing.
  - Presentation by Applicant.
  - Public Hearing/Public Comment Period.
  - Close Public Hearing.
  - Discussion by Plan Commission
  - Recommendation from Staff.
  - Determination and Action by Plan Commission.

Discussion: John Penrose, is requesting an outbuilding. Wants to match roofline and is building it close. Wants to match the house including finishes. It's a weird shaped lot, so it is on the side of the lot. There are a few trees that will come down, some being dead. Does not want to take down more trees than needed. White indicated that there are many constraints on the lot such as wetlands, floodplain, and shoreland setbacks. The lot has been surveyed and staked to ensure that the building is meeting all setbacks on the lot, including the wetlands, creek and other shorelands.

Wehner explained that this is a special situation where the code is written. The Plan Commission would approve accessory structures that are proposed to be constructed in front of the principal structure and when the accessory structure is proposed to be larger than what is stated within the code [Clerk's Note, which requires a CUP, as it is in this situation].

White pointed out the application that accessory structure will match the house. Penrose stated his covenants stated that the roof line must be a 5:12 pitch or greater.

In favor: Mark Maloney, 5207 River Front Place, says that there are 2 such garages on River Meadow Dr. that are gorgeous and is in support.

Opposition: NONE

PC Discussion: NONE

***PC: Motion by Diesen, second by Mumper: to approve Conditional Use Permit request by John Penrose to allow for a proposed Accessory Structure (for Residential Use) exceeding 1,000 sq. ft. in an SF-L Zoning District at 6604 Peninsula Lane (CU-3-18-1687), as presented.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

Member

Voting



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Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

**VILLAGE PLAN COMMISSION BUSINESS**

14. Request by John Davel, Davel Engineering, to allow the Eastgate Apartment Development to resubmit a conditional use permit and site plan application per Sec. 94.16.06(9) Effect of Denial for the property at 6905, 7007, 7103, & 7205 Schofield Avenue.

***PC: Motion by Gau, second by Kollmansberger: for John Davel, Davel Engineering, to allow the Eastgate Apartment Development to resubmit a conditional use permit and site plan per Section 94.16.09(9) Effective Denial for the property at 6905, 7007, 7103, and 7205 Schofield Avenue.***

Discussion: John Davel, stated the developer decided that the Village’s performance standards for multi-family residential development caused the project to be too expensive and could not support the rent at this location. Since then, the indication is that the rent has increased with the cost of construction staying the same. The developer and owner believe that the project can be built per the Village performance standards. Higgins stated the zoning code states that there is a timeline for conditional use permit applications and required action that must be met. To meet that timeline, Staff requested the applicant withdrawal their application; however, one was not received in time for that PC meeting. At that PC meeting the application was denied.

White pointed out the new plan shows a 50-foot buffer between the neighbors to the south and the apartment complex. Higgins explained that the preliminary site plan attached is just showing a new concept. Mumper asked why they could not move the buildings before. Davel said there was a berm suggested, but that would not work with the drainage and that moving the buildings was always an option. Diesen is concerned that the construction processes will kill some of the existing trees and asked if the developer would replace the those at a 1:1. Diesen wants language for the developer to have a statement regarding the replacement of the trees.

Gau is glad to see the developer come back and with the changes he sees on the new plans. Kollmansberger asked about the rent. Chris Slatter, President of the Development company, appreciative of the consideration. Listed numerous developments in the area. Market factors have changed, and the numbers are more in their favor 975 to 1050 per month, which would be competitive with other developments in the area. There is no specific market for this development, all market rate.



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Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

15. Revised Landscape Plan for Greenheck Fan, 4545 Alderson Street (CSIT-17-1655/CU-7-17-1655).

***PC: Motion by Gau, second by Lawrence: approving the revised landscape plan for Greenheck Fan at 4545 Alderson Street (CSIT-7-17-1655/CU-7-17-1655) as presented.***

Discussion: Higgins stated this was for the CUP for 4545 Alderson street. A landscape plan was previous submitted and approved. Greenheck has a new landscape contractor, Susan Murphy. The landscaper wants to bring in new tree species and proposing an updated landscape plan. Higgins stated that this is a better plan than what was initially submitted and approved. Guild stated that she was a consultant on the Landscaping Plan for the Schofield Avenue Corridor. Diesen asked about the fence and Higgins replied that the fence will be removed and there is additional landscaping to screen the area. There is currently not a fence. Wehner stated that was what Greenheck wanted to do originally. Maguire and Higgins read off the list of trees that will be planted on the site. Higgins stated that they will also replace some of the scrub brush on the north side of the railroad tracks. White questioned as to where they are going to store their snow.

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

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	Abs
White, Loren	YES
Zeyghami, Hooshang	--

**ACKNOWLEDGE VILLAGE WORK PRODUCT TRANSMITTALS**

16. Acknowledge Report re: Staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies



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***PC: Motion by Gau, second by Diesen: acknowledging staff approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permit and Certificates of Occupancy.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

17. Acknowledge Report re: January (revised) and February 2018 Building Permits.

***PC: Motion by Gau, second by Diesen: acknowledging building permits issued in the months of January (revised) and February of 2018.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

18. Acknowledge Report re: March 2018 Building Permits.

***PC: Motion by Gau, second by Diesen: acknowledging building permits issued in the month of March of 2018.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES



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White, Loren	YES
Zeyghami, Hooshang	--

**EDUCATIONAL PRESENTATIONS & REPORTS**

19. Presentation & Report re: Draft Planning & Development Department Audit.

Discussion: Guild stated that we did an audit of the services of the Planning and Development department. There was a survey that was conducted with applicants from March of 2015 to present. There were interviews and roundtable discussion. The audit was conducted by Mark Roffers or MDRoffers. The draft report has been submitted to the PC. There are several recommendations, the zoning code items have been passed to the Zoning Steering committee. There was great participation and good feedback from stakeholders from the community.

Lawrence asked if there were any surprises by staff in the report. Higgins stated the report has a lot of things that the department was already working towards. The issues are with the new website and the time. It was also explained about the large number of homes that went up in January, which also caused a few issues. Higgins also discussed how easy the new Evolve software works and that staff is working to smooth things out with more to come. There is a lot of time constraint on staff which is the major limiting factor. Lawrence acknowledged staff's large work load and questioned if there could be items that are engaged without adding staff.

Higgins also explained that there are things that staff has found that do not work within the zoning code and that there will be items that come from the zoning steering committee. The zoning code is not a static document and that the Village is in a better place since the adoption of the new zoning code. White also agreed that the zoning code is a living document. Higgins states that the zoning code effects the entire Village and that changes made should be weighed heavily.

Gau questions the creation of the Economic Development position and what is the procedure in creating a new position. Guild replied that the process is laid out in the Employee Handbook and Procedure. Guild also explained that a position similar to this was already approved by the Village Board. There were two issues that prevented the hiring in that position, 1) the number of turnover and 2) space for personnel. Guild also stated that there were items in this report that the Village Board also identified that they needed to do.

Guild explained that there was not a motion needed for this item, but that this is a draft and wanted the PC to see the contents before it goes to the Village Board.



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Mumper stated that several people made comments that there was not any business experience on the Plan Commission, and that he would be willing to put his experiences to the contrary out there.

Guild stated that it was identified that there was a disconnect between what applicants wanted and what State Statute requires and stated that education of citizens on the required processes is important. Gau stated that Weston is more conscious than other neighboring communities and that the Village has stronger regulations and pointed out that the report talks about that.

**POLICY ISSUES – DISCUSSIONS/RECOMMENDATIONS.** The following projects will be discussed by the Commission, to determine whether they should be recommended to other committees and/or the Board of Trustees for additional review.

- 20.** Recommend Developer’s MOU with Forward Development Group for the Construction of Camp Phillips Centre to Board of Trustees.

***PC: Motion by Gau, second by Mumper: recommending the Developer’s Memorandum of Understanding with Forward Development Group for the construction of Camp Phillips Centre to the Village Board of Trustees.***

**Question:** Diesen questioned the resiliency of the retail sector. Also stated that we should be quite selective to ensure that the development is not a problem in the future and is done correctly.

**Discussion:** Guild stated that the Village is working with Forward Development Group to move on the Camp Phillips Centre, south of STH 29 and CTH X. The Village will need to enter into a developer’s agreement. The Village would provide the public infrastructure. MOU is a best practice and addresses the large item issues and is non-binding, which saves time in the future. This memo was presented to CDA, Finance, Public Works and the Village Attorney, and Financial Advisor. In 4 weeks there will be a solicitation of comments on the memo, which then will be brought to the Village Board of Trustees. White asked if the information was received from Zeyghami and Guild said that they were and are being addressed. These items will be attached to these minutes as public record. Guild stated this document simplifies the legal processes and the understanding. Gau stated he is in favor of this document, very well written.

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	Y
Gau, Duane	Y
Kollmansberger, Tina	Y
Lawrence, Dennis	Y



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Mumper, Roy	Y
White, Loren	Y
Zeyghami, Hooshang	--

21. Recommend initiating Eminent Domain process for street extension, i.e.: Transport Way.

***PC: Motion by Gau, second by Diesen: recommending initiating the Eminent Domain Process for the street extension of Transport Way to Weston Avenue to the Village Board of Trustees.***

**Discussion:** Donner explained that this dated back to 2015 for access control on arterial streets. As development occurs the access to the lots on the corner of Weston Avenue and Camp Phillips road to limit the access onto Weston Avenue. The owner of Lot X at the end of Transport Way is not able to develop this lot due to wetland constraints. Donner also stated that this situation is on the cusp of being a taking. Donner explained that there is a state process and that it is there to protect both parties. Gau questions if the remaining lot would still be buildable. Higgins replied that the lot would still be buildable and meets the requirements of the lot dimensions of the current zoning district. Lawrence asked if the lots are all in the TIF district, Higgins stated that they are. Donner stated that we have had permission from all but one of the properties, with one property owner being against. Mumper asked why. The owner of 4205 and 4307 was against due to wetlands being an issue. Gau asked if these lots would have access restriction, Donner stated they would.

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	Y
Gau, Duane	Y
Kollmansberger, Tina	Y
Lawrence, Dennis	Y
Mumper, Roy	Y
White, Loren	Y
Zeyghami, Hooshang	--

**RESOLUTIONS/ORDINANCES**

22. Approve Resolution 2018-PC-002 re: support for economic development.

***PC: Motion by Lawrence, second by Kollmansberger: approving Resolution 2018-PC-002 supporting economic development.***

**Discussion:** Guild thanks the Commission for their work throughout this year. Guild acknowledged the work of Diesen and Lawrence, as they will no longer be on the





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Commission. Guild explained this is 1<sup>st</sup> of 3 resolutions summarizing the work of the Plan Commission. They are non-binding.

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

- 23.** Approve Resolution 2018-PC-003 re: Camp Phillips Centre development.

***PC: Motion by Lawrence, second by Kollmansberger: approving Resolution 2018-PC-003 supporting Camp Phillips Centre Development.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	--

- 24.** Approve Resolution 2018-PC-004 re: County Road X Corridor plan.

***PC: Motion by Lawrence, second by White: approving Resolution 2018-PC-004 supporting County Road X Corridor Plan.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Gau, Duane	YES
Kollmansberger, Tina	YES
Lawrence, Dennis	YES
Mumper, Roy	YES





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White, Loren	YES
Zeyghami, Hooshang	--

**FUTURE ITEMS**

- 25. Next meeting date(s):
  - a. Tuesday, April 17 @ 6 p.m. – 2<sup>nd</sup> Annual Leadership & Service Awards Banquet.
  - b. Monday, May 14 @ 6 p.m.Guild is in the process to try to schedule a special meeting of the Board to set the new appointments for committees and commission.
  
- 26. Topics for future meetings.
  - a. TID #1 & TID 2 Project Plan.  
Higgins stated there is a draft for staff to meet on for TID 1 and TID 2 will be coming later this year.
  
  - b. Adoption of new FEMA Maps.  
Higgins stated the Village needs to revise the floodplain maps in the code to reflect the updated FEMA maps in September. That will be brought to the PC next month.
  
  - c. Tourism Plan
  - d. Wayfinding Plan.
  
- 27. Remarks from Staff  
  
*No remarks from Staff.*
  
- 28. Remarks from Commission Members  
  
Gau, Kollmansberger and Mumper were sad to see some of the faces go and are happy to serve with Diesen and Lawrence.  
Lawrence stated it was a pleasure to work with the Commission and Staff and would like to stay engage.  
Diesen said he is going to miss working with the great people of this great organization and he is ready to move on.  
White thanks the Plan Commission and Staff for their hard work.
  
- 29. Announcements  
  
None
  
- 30. Adjournment of Village Plan Commission



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***PC: Motion by Diesen, second by Lawrence: adjourning the meeting.***

Yes Vote: 6      No Votes: 0      Abstain: 0      Not Voting: 1      Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	Y
Gau, Duane	Y
Kollmansberger, Tina	Y
Lawrence, Dennis	Y
Mumper, Roy	Y
White, Loren	Y
Zeyghami, Hooshang	--

**Adjournment at 7:48**