

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION AND JOINT VILLAGE & TOWN OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE MEETING

held on Monday, February 9, 2026, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:00 p.m.

Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 6 PC members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	EXCUSED
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

Roll Call of Joint Village & Town of Weston Extraterritorial Zoning Committee (ETZ) by Secretary Parker.

Roll call indicated 5 ETZ members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	EXCUSED
Hull, Mark	YES
Mumper, Roy	YES

Village Staff in attendance, in-person: Gebert, Higgins, Wodalski, Maguire, Webster, and Parker

Village Staff in attendance, via Zoom: Meverden

Other Village Representatives in attendance, in-person: Marty Christiansen

Other Village Representatives in attendance, via Zoom: Lisa Beck and Katrina Clark

Audience Members in attendance, in-person: There were 2 audience members present, in-person.

Audience Members in attendance, via Zoom: There were no audience members present, via Zoom.

2. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:00:39 Zoom Recording]

None.

3. Written Communications, Disclosures, and Recusals. [0:00:56 Zoom Meeting Recording]

None.

4. Minutes from January 12, 2026, Plan Commission Meeting. [0:01:15 Zoom Recording]

Motion by Diesen, second by Hoffman: to approve the January 12, 2026, PC meeting minutes.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	----
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

5. Minutes from November 10, 2025, Plan Commission Meeting. [0:01:35 Zoom Recording]

Motion by Hull, second by Christiansen: to approve the November 10, 2025, ETZ meeting minutes.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	----
Hull, Mark	YES
Mumper, Roy	YES

6. Public Hearing – Discussion & Recommendation to the Board of Trustees on Adoption of 2025 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston [0:01:58 Zoom Recording]

a. Open Public Hearing

Cronin opened the hearing at 6:03 p.m.

b. Presentation by Staff

Higgins explained, this public hearing is being held to receive public comment on the proposed adoption of the 2026 Official Zoning Map and the 2026 Official Extraterritorial Zoning Map for the Village of Weston.

The Official Zoning Map is adopted annually for both the Village and the Extraterritorial Zoning area to document zoning classifications as close to January 1 of each year as practicable. This annual update serves an administrative and historical record-keeping function by consolidating previously approved zoning actions into a single official map. No new rezonings or parcel-specific zoning changes are proposed as part of this action. All zoning classifications shown on the 2026 maps reflect zoning decisions that were previously approved through separate, duly noticed public hearings.

This public hearing is for comment only. Following the hearing, the Plan Commission and Joint Town & Village Extraterritorial Zoning Committee may forward a recommendation to the Board of Trustees. Final action on adoption of the Official Zoning Map and Official Extraterritorial Zoning Map will be taken by the Board of Trustees at a future meeting.

c. Take Public Comment

None.

d. Close Public Hearing

Cronin closed the public hearing at 6:05 p.m.

e. Recommendation by Staff

None.

f. Discussion and Action by Plan Commission

None.

Motion by Mumper, second by Zeyghami: to recommend approval to the Board of Trustees of the Annual Update to the Official Zoning Map and Official Extraterritorial Zoning (ETZ) Map.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	----
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

g. Discussion and Action by ETZ Committee.

Motion by Hull, second by Phelps: to recommend approval to the Board of Trustees of the Annual Update to the Official Zoning Map and Official Extraterritorial Zoning (ETZ) Map.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	----
Hull, Mark	YES
Mumper, Roy	YES

7. Unfinished Business – Discussion of Cul-de-Sac Regulations. [0:06:07 Zoom Recording]

a. Discussion & Action on Resolution 2026-PC-001: A Resolution Recommending Adoption of Ordinance No. 26-002 to Amend Section 74.6.06 Street Dimensional Standards of the Subdivision Ordinance.

Higgins explained this item is a proposed amendment to Chapter 74 of the Subdivision Ordinance related to cul-de-sac streets. The Village’s current code generally prohibits permanent cul-de-sacs within Village limits. However, in practice, there have been limited situations where topography, wetlands, or other environmental constraints made street connections impractical, and exceptions were considered on a case-by-case basis.

The proposed amendment does not change the Village’s overall policy favoring interconnected street networks. Instead, it clarifies standards by allowing a limited exception where natural or physical constraints prevent reasonable connectivity. Any such exception would require a recommendation from the Public Works Director and approval by the Plan Commission. The amendment also specifies that cul-de-sacs cannot be approved solely for development convenience or increased lot yield.

This change is intended to improve clarity, consistency, and legal defensibility in how the subdivision ordinance is administered.

Diesen stated he thought what was written in here is fine, and how it allows the Village to adjust some things in the future, as you don’t always know when a future road is going to go in, or when considering different scenarios of the subdivision layout.

Higgins explained that the Village Board is who will hold the public hearing on this ordinance amendment. Tonight, Plan Commission is being asked to adopt a resolution, recommending these changes to the Board of Trustees.

Hull questioned, for the ETZ area, why is there the limitation to 1,000 feet in length measured from the centerline of the intersecting street? He brought up the scenario of if someone has an 80-acre parcel to be developed. Higgins stated this amendment will allow some flexibility. Hull questioned if the 1,000 feet limitation is needed any longer.

Wodalski stated, for planning purposes, once you start going more than a 40-acre parcel deep, you probably have enough development where there should be two access points for public safety and connectivity purposes. Hull stated that he understands but, wonders if there needs to be the restriction if developers provide a practical reason. He gave the scenarios of some of the longer dead end roads off of Townline, where the river prevents any extensions.

Motion by Diesen, second by Hoffman: for Plan Commission to adopt Resolution No. 2026-PC-001, recommending approval of the proposed amendment to Chapter 74, Section 74.6.06(e), of the Village Code, to allow limited permanent cul-de-sacs where topographic or environmental constraints prevent reasonable street connectivity, subject to Plan Commission findings as outlined in the staff report, and direct staff to forward this recommendation to the Village Board for public hearing and final action.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	-----
Hoffman, Travis	YES
Jordan, Joe	YES

Motion by Phelps, second by Mumper: for ETZ to adopt Resolution No. 2026-PC-001, recommending approval of the proposed amendment to Chapter 74, Section 74.6.06(e), of the Village Code, to allow limited permanent cul-de-sacs where topographic or environmental constraints prevent reasonable street connectivity, subject to Plan Commission findings as outlined in the staff report, and direct staff to forward this recommendation to the Village Board for public hearing and final action.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guernndt, Gary	----
Hull, Mark	YES
Mumper, Roy	YES

8. Adjourn ETZ Committee

Motion by Hull, second by Christiansen: to adjourn at 6:18 p.m.

9. Project #20260017 – Preliminary Plat Review Approval – Preliminary Plat of Hinner Springs Second Addition (Timber Ridge Builders/Riverside Land Surveying) [0:19:06 Zoom Meeting Recording]

Higgins stated this request is for Preliminary Plat approval of Hinner Springs Second Addition, submitted by Timber Ridge Builders and Riverside Land Surveying. The proposal creates 13 residential lots. This represents a change from the originally planned layout in this area, which included sites for two fourplex buildings and a larger apartment complex parcel. The revised plan replaces those multifamily sites with twin home lots and seven single-family home lots and extends Green Pastures Lane east to the property line for future connectivity.

Home values are expected to be consistent with the rest of the Hinner Springs development, generally in the \$350,000 to \$450,000 range. Preliminary engineering plans are currently under review with the Director of Public Works, and a Development Agreement and approved construction plans will be required prior to Final Plat approval.

Staff has reviewed the preliminary plat for compliance with Chapter 74 of the Village Subdivision Ordinance. The plat generally meets ordinance requirements, subject to standard conditions related to public improvements, utilities and easements, stormwater management, zoning compliance, environmental considerations, and execution of a Development Agreement with financial guarantees.

Based on the information submitted to date, staff recommends the Plan Commission forward a recommendation of approval to the Village Board, subject to the conditions listed in the report.

These conditions need to be met in some shape or form before final signatures will take place for final plat approval.

There was some clarification provided on the difference between a twin home, a duplex, and a condo, stating how a twin home, each unit is owned by its own owner, and the lot line is essentially split right down the center of the property, where each owner owns half the land. Maguire stated that these are not condos, as there is no association.

Diesen questioned the attached garages that go with these. His concern with smaller garages is that you end up with trailers, campers, other recreational vehicles/equipment parked outside, as there is no place to store those.

There was discussion on what was originally planned for this area (when owned by Denyon), versus what is planned here now (now owned by Timber Ridge Builders).

Keith Walkowski, Riverside Land Surveying, 5310 Willow Street, was present. He explained how rather than building the planned townhomes, they are making the lots bigger, and will consist of twin homes. He stated that each twin home will have a full-size two-car garage. It was pointed out that the twin homes will provide different and more affordable options.

Motion by Jordan, second by Zeyghami: for Plan Commission to recommend the Village Board's approval of the preliminary plat for Hinner Springs Second Addition, Project #20260017, submitted by Timber Ridge Builders and Riverside Land Surveying, subject to the listed conditions #1 – #10, as provided in the staff report.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	-----
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

10. Discussion and Recommendation to Board of Trustees on Comprehensive Plan Draft Public Participation Plan.

[0:29:20 Zoom Meeting Recording]

Higgins stated this item is the Draft Public Participation Plan for the Village's 10-year update of Volumes 1 and 2 of the Comprehensive Plan. Wisconsin law requires communities to update their plans at least every ten years and to adopt procedures that ensure public involvement throughout the process.

Volumes 1 and 2 — Conditions and Issues, and Vision and Directions — were last updated in 2016. The Plan Commission and Village Board will serve jointly as the Steering Committee for this update.

The draft Public Participation Plan outlines how the Village will share materials, gather public input, and respond to comments during the planning process. Please note that there are dates tied to each of the Meetings and Milestones, but they are subject to change as we progress through the plan process.

Staff recommends the Plan Commission forward a recommendation to the Board of Trustees to adopt the Public Participation Plan through Draft Resolution No. 2026-005 at their February 16 meeting.

Higgins explained that there will be a series of special meetings where the Village Board and Plan Commission will serve as the Steering Committee for the Plan Update. She stated later in February, there will be a public meeting for the Bike and Pedestrian Plan, where she will share about Plan survey. She stated that our goal is to have 20% of the adult population complete this survey (or 2,450). Currently, we are at 123.

Motion by Zeyghami, second by Mumper: for Plan Commission to recommend that the Board of Trustees adopt the Public Participation Strategy and Procedures for the 10-year update of Volumes 1 and 2, of the Village of Weston Comprehensive Plan, as presented in Draft Resolution No. 2026-005.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	-----
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

11. January 2026 Staff-Approved Certified Survey Maps and Site Plans. [0:34:33 Zoom Meeting Recording]

12. January 2026 Building Permits

Motion by Diesen, second by Zeyghami: to acknowledge Items #11 & #12.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	-----
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

13. Planning & Development Department Project Update Report. [0:35:06 Zoom Recording]

Higgins summarized her report, attached in the meeting packet. She pointed out how many of the projects are coming to a conclusion, and staff is hopeful to start closing out more of them this spring. She stated how we have been meeting with developers on some upcoming projects (such as the corner of Schofield Avenue and Camp Phillips Road and on Business Highway 51).

Diesen questioned the status of the storage unit project on Schofield Avenue. Higgins stated will keep an eye on that project, and how once the spring thaw occurs, we will see work resume there. Maguire stated there were some issues with the organization of their group, and how they have separated from some entities.

Hoffman questioned the Ryan Street storage units. Maguire explained they have completed everything to the level of what was approved. He stated the first 5 buildings are all completed, and the planned other 3 buildings will be completed sometime in the future, though the slabs are in place. Higgins stated that they revised their Conditional Use Permit to reflect this.

14. Announcements and Commissioner Remarks [0:38:50 Zoom Recording]

a. Comprehensive Plan Community Survey

None.

Diesen stated he will need to be excused from next month's meeting.

15. Next Regular Meeting Date – Monday, March 9, 2026, at 6pm.

16. Future Agenda Items or Staff Referrals [0:39:30 Zoom Recording]

a. 2025 Planning & Development Annual Report

b. Unfinished Business – Discussion of an Internal Inspection Process for Conditional Use Permits in a Wellhead Protection Zone

Maguire presented a sneak peek draft of the annual report that staff have been working on. He stated it should be finalized by the March PC meeting.

Zeyghami and Diesen requested to receive a hard copy of that report, when it's completed.

17. Adjourn Plan Commission

Motion by Diesen, second by Hoffman: to adjourn PC at 6:51 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary