



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

**ADOPTION OF 2025 OFFICIAL ZONING MAP AND OFFICIAL EXTRATERRITORIAL
ZONING MAP FOR THE VILLAGE OF WESTON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning (ETZ) Committee, on **Monday, February 10, 2025, at approximately 6:00 p.m.**, or shortly thereafter, in the Village Board Room, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to hear testimony relative to the adoption of the Official Zoning Map and the Official ETZ Map for the Village of Weston. All persons owning property, and all interested parties in the Village of Weston and ETZ Area of the Town of Weston, are invited to attend the public hearing. Persons may file written or verbal statements concerning discrepancies with the proposed Official Zoning Map and Official ETZ Map at, or prior to, the public hearing. No decision will be made at the public hearing on these discrepancies until a rezoning application is filed with the Village, and neighboring property owners are properly notified of a future public hearing for the specified property before the Commission.

The hearing notice and applicable application materials are available for public inspection at the Village Municipal Center during normal business hours or can be found on the Village's website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of January, 2025

Valerie Parker
Plan Commission and ETZ Committee Secretary

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission/ETZ Committee, February 10, 2025
Description:	Public Hearing - Discussion and recommendation to the Board of Trustees on Adoption of 2025 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.
From:	Jennifer Higgins, Director of Planning & Development
Question:	Should the Plan Commission/ETZ recommend approval to the Board of Trustees the annual update to the Official Zoning Map for 2025?

Background

Annually, the Village usually adopts the Official Zoning Map for both the Village and the Extraterritorial Zoning District, so we have a historical record depicting the zoning as close to 1/1 of that year (or as close to it as we can get). This helps for record keeping purposes as we will only have to go back to this map/ordinance for historical purposes until we adopt the map again in 2026, not all the previous rezone applications on file. We did not get a chance to do this in 2024 with the County updating their Land Records System and GIS.

Attached Docs:	Draft Official Zoning Map for the Village and Town ETZ Area
Committee Action:	None
Financial Impact:	None
Recommendation:	Staff recommends approval.

Recommended Language for Official Action

I move to recommend [approval / denial] to the Board of Trustees the annual update to the Official Zoning Map for 2025.

Additional action:	Forward recommendation to the Board of Trustees (Staff) Adoption of Ordinance (Board) Publication of Ordinance (Staff) Posting of new Zoning Map (Staff)
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OFFICIAL ZONING MAP - DRAFT

Map Date: 12/20/2024
Adoption Date (Village): 2/27/2023
Adoption Date (ETZ): 2/27/2023
Adoption Date (Town): 1/22/2019



Map by Nate Crowe of the Technology Services Department
Village of Weston



LEGEND

MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Town of Weston Unincorporated Boundary
- Sections (Polygons)
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay

WELLHEAD PROTECTION OVERLAY

- Zone A 1-Year Municipal Well Recharge Area
- Zone B 5-Year Municipal Well Recharge Area

ZONING DISTRICTS

- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial
- RM - Rural Mixed
- PD - Planned Development
- AR-Cluster (Number of building symbols equals maximum units allowed)

OVERLAY DISTRICTS

- D-CO

