

**VILLAGE OF ROCHESTER
NOTICE OF HEARING
JUNE 6, 2022**

NOTICE IS HEREBY GIVEN by the Village Board of the Village of Rochester, Racine County, Wisconsin, of a public hearing on Ordinance No. 2022-2:

“Ordinance #2022-2 "An Ordinance to Repeal and Recreate Certain Sections of the Village of Rochester Village Zoning Code to Clarify Existing Provisions and to Amend the Zoning Map of the Village of Rochester From B-2 Limited Business District to B-3 General Business District”

to be held on Monday, June 6, 2022 at 7:30 p.m. in the Rochester Village Hall, 300 West Spring Street, Rochester, Wisconsin.

THE ORDINANCE HAS THE EFFECT OF REZONING AND CHANGING THE ALLOWABLE USE OF THE FOLLOWING PROPERTIES:

SECTION 1. The proposed amendment corrects the rezoning of Parcel Numbers 176031901040000, 176031901041000 and 176031901042000 (“Subject Property”), originally enacted by Ordinance No. 2020-6, from B-2 Limited Business District to B-3 General Business District.

All such parcels being situated in the Village of Rochester, County of Racine and the State of Wisconsin.

SECTION 2. The proposed amendment reinstates the parking of school buses, semi-tractors and trailers or other vehicles of a commercial nature provided all such uses are at least 600 feet from any residential district and 100 feet from any other residence and landscape screening to be determined on a site specific basis is in place. If the vehicles are parked inside a structure, the above distance may be reduced. Only one vehicle unit (school bus, semi-tractor AND or trailer, etc.) may be allowed on a parcel of land as a conditional use in the A-2 zoning district.

SECTION 3. The proposed amendment clarifies that Essential Services are permitted in all zoning districts. Essential Services is defined as services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, storm water drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings

The complete text of the ordinance is available upon request at the Rochester Village Hall, 300 W. Spring Street, Rochester, Wisconsin, or by emailing the village clerk: sswan@rochesterwi.gov

NOTICE IS FURTHER GIVEN that at said hearing opportunity will be given to any person or persons, whether or not represented by agent or attorney, to be heard either for or against the proposed zoning change. Written comments may be submitted at the above address or by email to sswan@rochesterwi.gov

Dated at Rochester, Wisconsin, this 19th day of May, 2022.

BY ORDER OF THE VILLAGE BOARD

Sandra Swan
Village Clerk

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