



AGENDA
Planning Commission
Wednesday, June 22, 2022 - 6:00 PM
Village Hall
300 W. Spring St. Rochester, WI

A meeting of the Planning Commission will be held Wednesday, June 22, 2022 in the Village Hall commencing at **6:00 PM**.

1. Roll Call by Chairperson: Patricia Gerber

Plan Commissioners: Gary Beck, Ed Chart, Maureen Eckert, Patricia Gerber, George Olen, Mark Tamblyn, Doug Wearing, Marc Morgan (Alternate 1), and Patricia Edwards (Alternate 2).

2. Pledge of Allegiance

3. Submitted for Review and Approval

3.1. May 25, 2022 Minutes

[Planning Commission - May 25 2022 - Minutes - Pdf](#)

4. Public Hearings

(Be advised it is necessary to register in advance of the public hearing in order for your comments to be heard. Registration forms are available at the meeting and must be turned in to the Plan Commission Secretary prior to the start of the hearing. Pre-registered Citizens will be called by name by the Plan Commission Chairperson and are subject to a three minute time period, per person, with time extensions granted at the Plan Commission's discretion.)

4.1. Application for a Conditional Use Permit to continue a non-metallic mining (sand & gravel) extraction operation, including an existing asphalt plant, and modification to hours of operation, located at 36404 Washington Avenue. Parcel ID Nos. 176031906-010000, -018000, -011000.

Owner: Payne & Dolan, Inc.

Applicant: Clint Weninger

[Agenda Item Report - AIR-22-096 - Pdf](#)

5. Action Items

5.1. Application for a Conditional Use Permit to continue a non-metallic mining (sand & gravel) extraction operation, including an existing asphalt plant, and modification to hours of operation, located at 36404 Washington Avenue. Parcel ID Nos. 176031906-010000, -018000, -011000.

Owner: Payne & Dolan, Inc.

Applicant: Clint Weninger

5.2. Pre-application conference to discuss a conceptual plan to create a two (2) lot certified survey map, located at 1503 Heritage Road, in Section 9, Township 3 North, Range 19 East, Village of Rochester, Racine County, Wisconsin. Parcel ID # 176031909023001 Approx. 5.94 Acres

Owner: Kempken Trust James L. & Diane K.

[Agenda Item Report - AIR-22-097 - Pdf](#)

- 5.3. Review and recommendation to the Village Board for a shoreland conditional use permit to raze an existing residence and to construct a new single family residence with a full basement, and covered porch at 35118 Wisconsin Street, Section 18, Township 3 North, Range 19 East, Village of Rochester. Parcel ID Nos. 176031918204000 & 176031918205000.

Owner: Patricia Levandoski

Agent: Greg Ingersoll- Wausau Homes

[Agenda Item Report - AIR-22-098 - Pdf](#)

6. Report from Village Board Liaison

- 6.1. The following items were approved by the Village Board on June 6, 2022:
- Ordinance #2022-2 Repealing and Recreating Certain Sections of the Village Zoning Code to clarify existing provisions and to amend the zoning map
 - Ordinance #2022-3 Repealing and Recreating Section 30-14A.2. of the Land Division Code concerning Wetland Setbacks and Private Onsite Wastewater Treatment Systems
 - Ordinance #2022-4 Amending the 2050 Land Use Plan for Approximately 8.68 Acres of Land Located at 135 N. River Road
 - A one-lot Extraterritorial Plat Review Certified Survey Map land division located directly south of 3235 Honey Creek Road, Town of Waterford
 - A four-lot Certified Survey Map land division located at 135 N. River Road, Village of Rochester

7. Adjourn

Betty Novy, Administrator/Treasurer

Posted: June 17, 2022

It is possible that members and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Hall at 262-534-1180.

Next Meeting: July 27, 2022