



AGENDA
Planning Commission
Wednesday, December 14, 2022 - 6:00 PM
Village Hall
300 W. Spring St. Rochester, WI

A meeting of the Planning Commission will be held Wednesday, December 14, 2022 in the Village Hall commencing at **6:00 PM.**

1. Roll Call by Chairperson: Patricia Gerber

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

2. Pledge of Allegiance

3. Submitted for Review and Approval

3.1. November 16, 2022 Minutes

[Planning Commission - Nov 16 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. Conditional Use Request for the continuation of a non-metallic mining (sand & gravel) operation, including crushing, washing, screening, excavation below the water table, and concrete & asphalt recycling at 31844 Washington Avenue, Rochester, Wisconsin.

Owner: Park View Sand & Gravel, LLC

Applicant: A to Z Aggregates, LLC, Bob Epping

Parcel Id# 176031903021000, 176031903025000, and 176031903028000

[Agenda Item Report - AIR-22-175 - Pdf](#)

4.2. Conditional Use Request for the continuation of a non-metallic mining (sand & gravel) operation, including the crushing of recycled concrete and asphalt at 32020 Academy Road, Rochester, Wisconsin.

Owner: Racine County Public Works

Agent: Alex Valley, County Engineering Manager

Parcel Id# 176031909024000

[Agenda Item Report - AIR-22-190 - Pdf](#)

5. Action Items

5.1. Conditional Use Request for the continuation of a non-metallic mining (sand & gravel) operation, including crushing, washing, screening, excavation below the water table, and concrete & asphalt recycling at 31844 Washington Avenue, Rochester, Wisconsin.

Owner: Park View Sand & Gravel, LLC

Applicant: A to Z Aggregates, LLC, Bob Epping

Parcel Id# 176031903021000, 176031903025000, and 176031903028000

5.2. Conditional Use Request for the continuation of a non-metallic mining (sand & gravel) operation, including the crushing of recycled concrete and asphalt at 32020 Academy

Road, Rochester, Wisconsin.
Owner: Racine County Public Works
Agent: Alex Valley, County Engineering Manager
Parcel Id# 176031909024000

6. Report from Village Board Liaison

6.1. The following items were approved at the November 16, 2022 Village of Rochester Board Meeting:

- Certified Survey Map Approval to create a parcel of land (2.25 acres) from the current property at 1503 Heritage Road
- #2022-7 "An Ordinance to Repeal and Recreate Section 36-53 and 36-56 of the Municipal Code of the Village of Rochester to Allow the Village Plan Commission to Grant or Deny Conditional Use Permits in the Shoreland-Wetland and Shoreland Zoning Districts"
- Referral of recommended amendments to the A-2 zoning district to the Ordinance Committee
- Recommended Appointment of Nicole Hintz as Plan Commission Alternate #2

7. Adjourn

Betty Novy, Village Administrator
Posted: December 8, 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: January 25, 2023