

**VILLAGE OF ROCHESTER
NOTICE OF HEARING
OCTOBER 12, 2020**

NOTICE IS HEREBY GIVEN by the Village Board of the Village of Rochester, Racine County, Wisconsin, of a public hearing on Ordinance No. 2020-4:

“An Ordinance to Amend Village of Rochester Municipal Code sections 35.45 "B-5 Mixed Use Business District", 35-82 "HPO Historic Preservation Overlay District"; 35-41 "Central Business District" and create section 35.47 "Mixed Use Business District", as follow up to recommendations contained in the 2050 Land Use Plan, adopted July 13, 2020, and to amend section 35.300 "Definitions" to differentiate the term "Building Height" as it applies to Residential Zoning Districts”

to be held on Monday, October 12, 2020 at 7:30 p.m. in the Rochester Village Hall, 300 West Spring Street, Rochester, Wisconsin.

The proposed amendment:

- Re-titles s. 35-45 “B-5 Mixed Use Business District” to “B-5 Planned Business District”;
- Creates s. 35-47. B-7 Mixed Business Use District. The Mixed Business Use District provides for a full range of commercial uses to be located on sites with immediate access to arterial or collector streets. It is also the intent of this District to conditionally allow multi-family residential and compatible industrial uses;
- Amends s. 35-82 HPO “Historic Preservation Overlay District” to allow setbacks in the B-1 Central Business District to be reduced to fit with the character of the neighborhood; to establish guidelines for entries and facades; and to establish buffer requirements between different uses;
- Amends s. 35-41 Central Business District to include residential uses as a permitted use when combined with another permitted use; and
- Amends s. 35-300 to repeal the current definition of “Building Height” and replace it with two definitions differentiated by residential and all other zoning districts.

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 administrator: bnovy@rochesterwi.us

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 bnovy@rochesterwi.us

Dated at Rochester, Wisconsin, this 24th day of September, 2020.

BY ORDER OF THE VILLAGE BOARD

Sandra Swan
Village Clerk

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