

ORDINANCE NO. 2025-3

**AN ORDINANCE AMENDING THE VILLAGE OF ROCHESTER
2050 LAND USE PLAN FOR APPROXIMATELY 2.79 ACRES OF LAND
LOCATED AT 705 S. FRONT ST.**

WHEREAS, the Village of Rochester, Racine County, Wisconsin, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has established a Plan Commission; and

WHEREAS, on June 17, 2009, the Village of Rochester adopted, as Ordinance No. 2009-3, a comprehensive plan (the "Plan") pursuant to the provisions of 66.1001 of the Wisconsin Statutes, such Plan being formally titled "A Multi-Jurisdictional Comprehensive Plan for Racine County, Wisconsin: 2035"; and,

WHEREAS, Section 66.1001(4) of the Wisconsin Statutes allows the Plan to be amended from time to time, by the Village of Rochester under and pursuant to the provisions and procedures contained in such Section 66.1001(4); and,

WHEREAS, on July 20, 2020, the Village of Rochester adopted, as Ordinance No. 2020-1, a Comprehensive Plan amendment entitled "2050 Land Use Plan, Village of Rochester, WI"; and

WHEREAS, the Village of Rochester wishes to so amend the Plan as expressly described below (the "Plan Amendment") and the procedures specified on Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes for the Plan Amendment have been fully complied with by the Village of Rochester; and

WHEREAS, the Plan Amendment pertains to the real property (the "Real Property") located at 705 S. Front Street in the Village of Rochester and which is more specifically described in attached Exhibit A, such Exhibit A being hereby incorporated herein by reference; and

WHEREAS, the Village of Rochester Plan Commission held a public hearing on April 2, 2025, which was properly noticed by a Class 1 notice under Chapter 985 of the Wisconsin Statutes and was duly published on February 27, 2025, at least thirty (30) days before the public hearing was held, in order to receive input on this Plan Amendment from citizens in attendance; and

WHEREAS, on or about April 2, 2025, the Village of Rochester Plan Commission recommended the Plan Amendment to the Village Board by Plan Commission Resolution 2025-1, adopted by a majority vote of the entire Plan Commission; and

WHEREAS, the Village of Rochester received as a donation the Real Property, parcel ID 176031911336000, on November 5, 2024; and

WHEREAS, the terms of the donation indicate that the Real Property is to be used to create the Kate Shaffer Riverside Park; and

WHEREAS, the Village Board of the Village of Rochester hereby finds and determines that:

- a) The Plan Amendment is consistent with the goals, objectives, and policies of the Plan.

- b) The Plan Amendment will not lead to any detrimental environmental effects.
- c) The Plan Amendment is compatible with surrounding land uses.
- d) The Plan Amendment will not overburden existing local and County facilities and services, and such facilities and services are adequate to serve the type of development associated with the Plan Amendment.
- e) The Plan Amendment will enhance economic development within the Village and County.
- f) The Plan Amendment is in substantial agreement with the recommendations of the regional land use plan.

NOW, THEREFORE, the Village Board of the Village of Rochester, Racine County, Wisconsin, does hereby ordain as follows:

Section 1: The "2050 Land Use Plan, Village of Rochester, WI" is hereby amended by changing the "Commercial" land use designation applicable to the approximately 2.79 acres of land so designated located at 705 S. Front Street, as described in attached Exhibit A incorporated herein by reference, as follows:

Such property is removed from its current land use designation of "Commercial" in the Plan and placed in the new land use designation of "Recreational" as described in the Land Use Map Categories and Year 2050 Land Use Plan Map of the "2050 Land Use Plan, Village of Rochester, WI" in order to allow for the creation of the Kate Shaffer Riverside Park. This amendment applies only to that portion of the property that is currently designated as "Commercial."

Section 2: FILING

The Village Clerk is directed to provide a copy of this ordinance and a copy of the Village of Rochester Comprehensive Plan Amendment that is hereby adopted to the persons and entities described in Wisconsin Statutes Section 66.1001(4)(b), as required by Wisconsin Statutes Section 66.1001(4)(c).

Section 3: SEVERABILITY

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 4: EFFECTIVE DATE

This ordinance shall take effect on APRIL 14, 2025 after passage and posting and/or publication as provided by law.

Passed and adopted this 14TH day of APRIL, 2025.

VILLAGE OF ROCHESTER

ATTEST:



Daniel Colwell, Village Clerk


Nick Ahlers, Village President