

**CITY OF WAUPACA  
CITY PLAN COMMISSION**

**PUBLIC HEARING  
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, MARCH 6, 2019  
5:15 P.M.**

**Present:** Mayor Brian Smith, Chairperson, Ald. Eric Olson, Tracy Behrendt, Pat Phair, John Kneer, and Justin Berrens, Public Works Director

**Absent:** Ald. Alan Kjelland (excused)

**Others Present:** Brennan Kane, Development Director and Henry Veleker, City Administrator/Clerk

**PUBLIC NOTICE**

**SPECIAL USE PERMIT**

**CITY OF WAUPACA**

**YOU ARE HEREBY NOTIFIED** that Gold Cross Ambulance Service has made application to the City Plan Commission requesting a Special Use Permit in accordance with Section 17.230(3)(c)(19) of the Municipal Code, B-3 General Commercial District, Special Uses, to allow for the construction of an ambulance service, more fully described as follows, to wit:

500 Lakeside Parkway:

A parcel of land described in Document 812706 being part of Lot 1 CSM 1167 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, containing 34,146 Square Feet (0.7839 Acres) of land more accurately described as follows:

Beginning at the South 1/4 corner of Section 30; thence, along the South line of the Southwest 1/4 of said Section 30, N89°00'01"W, 252.05 feet; thence N00°30'01"W, 115.22 feet to the Southerly right of way line of CTH "K " as described in V801 P 647; thence, along said Southerly right of way line, N74°33'49"E, 80.03 feet; thence, continuing along said Southerly right of way as described in V345 P 470, S89°53'01"E, 175.31 feet to the East line of said Section 30; thence, along said East line, S00°13'50"W, 140.56 feet to the point of beginning, subject to all easements, and restrictions of record.

Tax Parcel No. 34-30-34-3

**YOU ARE FURTHER NOTIFIED** that the City Plan Commission will hold a Public Hearing on the request on Wednesday, March 6, 2019, at 5:15 P.M. in the Council Chambers, City Hall, 111 S. Main Street. The hearing will be for the purpose of giving an opportunity for any person interested, their attorneys or agents, to be heard.

Public Hearing  
March 6, 2019

Henry Veleker  
City Administrator/Clerk

PUBLISH: February 21, 2019

Brennan Kane, Development Director read the Public Hearing Notice into the record and explained that Gold Cross Ambulance Service has requested a Special Use Permit for the ambulance garage located at 500 Lakeside Parkway which is currently zoned B-3 General Commercial District. Their intent is to tear down the existing building and construct a new ambulance garage.

Mayor Smith asked for testimony in favor of the subject limiting comments to 3 minutes or less.

Hearing no testimony in favor of the subject Mayor Smith asked for testimony in opposition of the subject.

Hearing no further testimony in favor or testimony in opposition of the subject Mayor Smith declared the Public Hearing closed at 5:18 p.m.

Mayor Brian Smith, Chairperson

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**CITY OF WAUPACA  
CITY PLAN COMMISSION**

**REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, MARCH 6, 2019  
5:19 P.M.**

**1. ROLL CALL**

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**Present:** Mayor Brian Smith, Chairperson, Ald. Eric Olson, Tracy Behrendt, Pat Phair, John Kneer, and Justin Berrens, Public Works Director

**Absent:** Ald. Alan Kjelland (excused)

**Others Present:** Brennan Kane, Development Director and Henry Veleker, City Administrator/Clerk

**2. APPROVAL OF AGENDA**

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**MOVED** by Comm. Phair **SECONDED** by Comm. Behrendt to **APPROVE** the Agenda as printed with additional handout. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**3. APPROVAL OF CITY PLAN COMMISSION MINUTES**

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**a. February 6, 2019 Public Hearing and City Plan Commission Minutes**

**MOVED** by Ald. Olson, **SECONDED** by Comm. Phair to **APPROVE** the February 6, 2019 Public Hearing and City Plan Commission Meeting Minutes and place them on file. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**4. SPECIAL USE PERMIT – Gold Cross Ambulance Service, 500 Lakeside Parkway**

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Brennan Kane, Development Director explained that Gold Cross Ambulance Service has requested a Special Use Permit for building an ambulance garage located at 500 Lakeside Parkway, which is currently zoned B-3 General Commercial District. Their intent is to tear down the existing building that was built in 1984 and construct a new 24-hour manned ambulance garage at the same location.

**MOVED** by Comm. Phair, **SECONDED** by Comm. Behrendt to **APPROVE AND RECOMMEND TO COUNCIL** the location and Special Use Permit for Gold Cross Ambulance Service, 500 Lakeside Parkway. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**5. SITE PLAN REVIEW / GOLD CROSS AMBULANCE SERVICE, 500 LAKESIDE PARKWAY**

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Brennan Kane, Development Director described the site plan proposal and the Community & Economic Development Department's site plan recommendations for the new ambulance garage that Gold Cross Ambulance Service will be building at 500 Lakeside Parkway. Gold Cross anticipates breaking ground on April 1 weather permitting, with a three-month construction timeline.

**MOVED** by Comm. Phair, **SECONDED** by Comm. Kneer to **APPROVE** the Site Plan Review for Gold Cross Ambulance Service, 500 Lakeside Parkway. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**6. REZONING / JON & CAROL PEOTTER, HILLCREST DRIVE / W. FULTON STREET PROPERTIES (TABLED 2015)**

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Brennan Kane, Development Director explained this is a follow-up from a 2015 rezone request for Anytime Fitness, which that deal subsequently, fell through. Mr. Peotter has recently sold the office building on the property but retains the surrounding property. Mayor Smith and the Development Review Team (DRT) met with Mr. Peotter to address staff concerns and the existing/outstanding zoning issues. Their recommendation is that the Plan Commission approve the rezoning request for Jon & Carol Peotter for the properties located at Hillcrest Drive and W. Fulton Street.

**MOVED** by Comm. Kneer, **SECONDED** by Ald. Olson to **APPROVE AND RECOMMEND TO COUNCIL** the Rezoning request by Jon and Carol Peotter for their Hillcrest Drive and W. Fulton Street Properties. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**7. FI FITNESS TRAINING CENTER REQUEST LOCATED AT 506 WISCONSIN STREET** – request withdrawn.

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**8. APRIL PLAN COMMISSION**

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Brennan Kane, Development Director wanted to confirm that the April City Plan Commission meeting would be held on Wednesday April 3, 2019 since the Council meeting was moved to that date due to the Spring Election being held on Tuesday April 2, 2019. Mayor Smith confirmed that the April 3, 2019 City Plan Commission meeting would start at 5:15 p.m. and that the Common Council meeting would start at its regular scheduled time of 6:00 p.m. or immediately after the City Plan Commission meeting had adjourned.

**9. ZONING CODE REWRITE UPDATE** – informational

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**10. REPORTS:**

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- a. **February 2019 Building Permits** - informational
- b. **February 2019 Code Enforcement Status Report** - informational
- c. **Development Update** – Brennan Kane, Development Director informed the Commission that Bank First has purchased the former Verna’s property on Jefferson Street with the intent of razing the building in April. His department will be discussing green space options with Bank First for a portion of that property.

**11. ADJOURNMENT**

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**MOVED** by Comm. Kneer, **SECONDED** by Comm. Phair, to **ADJOURN** the March 6, 2019 Regular City Plan Commission Meeting. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

The meeting adjourned at 5:54 p.m.  
Mayor Brian Smith, Chairperson