

**CITY OF WAUPACA
CITY PLAN COMMISSION**

PUBLIC HEARING

**WEDNESDAY, JULY 10, 2019
5:21 P.M.**

Present: Mayor Brian Smith, Chairperson, Pat Phair, Ald. Alan Kjelland and Justin Berrens, Public Works Director

Absent: Ald. Eric Olson, Tracy Behrendt and John Kneer (all excused)

Others Present: Andrew Dane, Interim Development Director, Kathy Kasza, Finance Director/Treasurer and Carol West Dahl

PUBLIC NOTICE

SPECIAL USE PERMIT

CITY OF WAUPACA

YOU ARE HEREBY NOTIFIED that Home and Away Ministries, Inc, has made application to the City Plan Commission requesting a Special Use Permit in accordance with Section 17.230(4)(c)(4) of the Municipal Code, B-4 Strip Commercial District, Special Uses, to allow for retail and wholesale uses that exceed 10,000 square feet in floor area, more fully described as follows, to wit:

705 W Fulton Street:

A part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, described as follows: Commencing at a point where the East line of said forty intersects the South line of West Fulton Street in the City of Waupaca; thence South along the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 396 feet; thence South 89 degrees 50 minutes 5 seconds West 398 feet; thence North parallel with the East line of said Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ a distance of 369.83 feet to an iron stake in the apparent South right of way line of State Trunk Highways 22 and 54 (West Fulton Street in the City of Waupaca); thence Northeasterly along the South right of way line of said highway to the place of beginning; intending to include all lands in the deeds recorded as follows: Volume 406 of Records, pages 347 and 348; and Volume 363 of Records, page 34; Volume 468 of Records, pages 118-120, Register's office, Waupaca County, Wisconsin, reference to which deeds is here made for all purposes. EXCEPTING therefrom lands conveyed to State Highway Commission of Wisconsin by Award of Damages recorded January 14, 1966 in Volume 369, Page 227 as Document No. 306203.

Parcel No. 34-30-22-13

YOU ARE FURTHER NOTIFIED the City Plan Commission will hold a Public Hearing on the request on Wednesday, July 10, 2019 at 5:15 p.m. in the Council Chambers, City Hall, 111 S. Main Street, Waupaca. The hearing will be for the purpose of giving an opportunity for any person interested, their attorneys or agents, to be heard.

Public Hearing
July 10, 2019

Henry Veleker
City Administrator/Clerk

PUBLISH: June 20 and 27, 2019

Andrew Dane, Interim Development Director provided an overview of the Special Use Request by Home and Away Ministries stating that they propose to use the facility for Ruby's Pantry for receiving, storing and redistributing surplus food. Ruby's Pantry has been operating a wholesale distribution facility at 717 10th Street for about 8 years. The property was previously operated as Churny cheese plant which closed in 2013, the property sold in 2013 and then again in 2014 and in 2015 at the request of the property owner it was rezoned to its current zoning classification of B-4 Strip Commercial District. This rezone also brought the property into alignment with the adopted City of Waupaca Preferred Land Use. The current owner is seeking a Special Use under Section 17.230(4)(c)4 "Retail and wholesale uses that exceed 10,000 square feet in floor area". Home and Away Ministries expects to handle about 8,000,000 pounds of food in the warehouse for distribution to Pop-Up Pantries served out of Waupaca with some stored and transferred to their warehouse in North Branch, MN.

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

Carol West Dahl, 641 W. Fulton Street, spoke in favor of the Special Use Permit saying this is a wonderful idea for use of the Churny building since it has been miss-used over the last few years and said she is in favor of utilizing this building for Ruby's Pantry.

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 5:26 p.m.

Mayor Brian Smith, Chairperson

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