

**CITY OF WAUPACA  
CITY PLAN COMMISSION**

**PUBLIC HEARING  
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, JULY 7, 2021  
5:21 P.M.**

**Present:** Commissioners Pat Phair, Ivan Wayne, Angela LeSage and Ald. Eric Olson

**Absent:** Mayor Brian Smith, Chairperson, Justin Berrens, Public Works Director and Ald. Alan Kjelland (all excused)

**Others Present:** City Administrator Aaron Jenson, Jeff Sanders, Zoning Administrator and Steve Hudziak

**PUBLIC NOTICE**

**REZONING**

**CITY OF WAUPACA**

Daniel J. and Mary K. Schommer, owners and Steve Hudziak, applicant have made application for a Zoning Change from "B5 Planned Commercial District and RC Resource Conservation District" to "B1 Neighborhood Business District" for a parcel of land located on Royalton Street (Parcel No. 34-29-31-1, 1043 Royalton Street) more fully described as follows, to wit:

Being all of Lot 1 Certified Survey Map No. 2202, AND a part of Outlots 136 & 137 of the President and Trustee Plat of the City of Waupaca, all located in the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 29, Town 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, being more fully described as follows:

Commencing at the intersection of the West line of Harriet Street and the North Right of Way of Royalton Street; thence North 88 degrees 13 minutes 24 seconds West, along the Northerly line of Royalton Street, 99.00 feet, to the Point of Beginning (POB); thence North 01 degrees 46 minutes 36 seconds East, 175.01 feet; thence South 76 degrees 26 minutes 29 seconds West, 240.21 feet; thence South 01 degrees 46 minutes 36 seconds West, 111.48 feet, to the Northerly Right of Way of Royalton Street; thence South 88 degrees 13 minutes 24 seconds East, along said Right of Way line, 231.65 feet, to the Point of Beginning.

Said land contains 33,183 square feet 0.76 acres.

**YOU ARE HEREBY NOTIFIED** the Public Hearing for the rezoning request is scheduled for Wednesday, July 7, 2021 at 5:15 p.m. in the Council Chambers of the 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.

A map of the property may be obtained from the Community and Economic Development Department.

Sandy M. Stiebs  
City Clerk

PUBLISH: June 17 and 24, 2021

Public Hearing  
July 7, 2021

Jeff Sanders explained why this property was being rezoned from B5 Planned Commercial District and RC Resource Conservation District to B1 Neighborhood Business District as it is a rather large lot with two structures on it. The purchaser, Steve Hudziak is buying the property to the west, and in order to divide that lot it has to be rezoned to B1 because the side setback yards in a B5 district prohibit a division.

City Administrator Aaron Jenson asked for testimony in favor of the subject limiting comments to 3 minutes or less.

Hearing no testimony in favor of the subject, Mr. Jenson asked for testimony in opposition of the subject, hearing none he declared this Public Hearing closed at 5:27 p.m.

City Administrator Aaron Jenson

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