

**CITY OF WAUPACA
CITY PLAN COMMISSION**

**PUBLIC HEARING
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, SEPTEMBER 1, 2021
5:26 P.M.**

CLERK’S NOTE: The meeting was not recorded or videotaped. The minutes are transcribed off the motion sheets provided by Justin Berrens, Public Works Director.

Present: Commissioners Mayor Brian Smith, Chairperson, Pat Phair, Ivan Wayne, Angela LeSage, Ald. Eric Olson, Ald. Alan Kjelland and Justin Berrens

Absent: none

Others Present: City Administrator Aaron Jenson, Jeff Sanders, Zoning Administrator, Andrew Dane, Senior Economic Development Specialist, Jim McCarthy and Todd Petersen

PUBLIC NOTICE

REZONING

CITY OF WAUPACA

Petersen Brothers Properties, LLC, owners, have made application for a Zoning Change from “B-5 Planned Commercial District and A-1 Agricultural District” to “B-3 General Commercial District” for parcels of land located on Royalton Street (Parcel Nos. 34-29-13-11, 1407 Royalton Street and 34-29-14-5, 1533 Royalton Street) more fully described as follows, to wit:

Being part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southeast Quarter of Section 29, Town 22 North, Range 12 East, in the City of Waupaca, Waupaca County, Wisconsin and bounded as follows;

Commencing at an Existing Cast Iron Monument at the East Quarter Corner of said Section 29. Thence North 72 degrees 11 minutes 22 seconds West, a distance of 726.40 feet to a Set 3/4" Rebar.

Said Set 3/4" Rebar being the Point of Beginning.

Thence South 86 degrees 01 minutes 20 seconds West, a distance of 275.00 feet to a Set 3/4" Rebar;

Thence South 00 degrees 15 minutes 34 seconds West, a distance of 146.91 feet to a Set 3/4" Rebar;

Thence South 86 degrees 01 minutes 20 seconds West, a distance of 76.30 feet to a Set 3/4" Rebar;

Thence South 00 degrees 15 minutes 34 seconds West, a distance of 150.00 feet to a Set 3/4" Rebar;

Thence South 86 degrees 01 minutes 20 seconds West, along the Northerly Right of way Line of Royalton Street, a distance of 141.97 feet to a Set 3/4" Rebar;

Said Set 3/4" Rebar being located along a Curve Concave to the Northwest with the following Curve Data;

Radius = 5696.58 feet, Delta = 03 degrees 16 minutes 51 seconds, Chord Bearing = South 87 degrees 39 minutes 46 seconds West, Chord Length = 326.15 feet;

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Thence Southwesterly, along the Arc of said Curve (also being said Northerly Right of way line), a distance of 326.20 feet to a Set 3/4" Rebar;
Thence North 00 degrees 16 minutes 55 seconds East, along the East Right of way Line of Harding Street, a distance of 499.30 feet to a Set 3/4" Rebar;
Thence South 89 degrees 31 minutes 39 seconds East, along the South Right of way Line of Harding Street (and it's Extension), a distance of 186.08 feet to an Existing 2" Iron Pipe;
Thence North 01 degrees 02 minutes 13 seconds East, along the Monumented West Line of the Southeast Quarter of the Northeast Quarter of said Section 29, a distance of 425.58 feet to a Point;
Thence South 89 degrees 20 minutes 25 seconds East, a distance of 305.53 feet to an Existing 1" Iron Pipe;
Thence South 61 degrees 32 minutes 29 seconds East, a distance of 210.56 feet to an Existing 1" Iron Pipe;
Thence North 78 degrees 05 minutes 06 seconds East, a distance of 137.69 feet to a Point;
Thence South 00 degrees 15 minutes 34 seconds West, a distance of 503.42 feet to the Point of Beginning.

Subject to any and all Easements and/or Deed Restrictions of Record.

Said land contains 542,576 square feet 12.456 acres.

YOU ARE HEREBY NOTIFIED the Public Hearing for the rezoning request is scheduled for Wednesday, September 1, 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: August 12 and 19, 2021

Mayor Smith called for testimony in favor of the subject and limited the time to 3 minutes or less.

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

Mayor Brian Smith, Chairperson

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