



**CITY OF WAUPACA  
PUBLIC HEARING  
WEDNESDAY, JANUARY 5, 2022 5:15 P.M.  
COUNCIL CHAMBERS, CITY HALL**

**CITY OF WAUPACA MISSION STATEMENT:** *“The City of Waupaca’s mission is to provide services that ensure a safe, vibrant and connected community.”*

**Conditional Use Permit | Carol A Hutchinson Killy, et al, 822 Bartlett Street**

**Conditional Use Permit | Matthew Krisel, Krisel’s Automotive LLC, applicant, Joseph E and Charles R Golke, owners, 230 Grand Seasons Drive**

**Conditional Use Permit | Petersen Brothers Properties LLC, 1407 Royalton Street**

**Zoning Change | Agape Help Center Inc., 1401 Churchill Street (Ordinance No. 01-2022)**

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Mayor Brian Smith, Chairperson  
City Plan Commission

PLEASE ADVISE THE CITY CLERK’S OFFICE IF YOU REQUIRE SPECIAL ACCOMMODATIONS. THE CITY OF WAUPACA PROVIDES EQUAL OPPORTUNITIES FOR PUBLIC MEETINGS.

## PUBLIC NOTICE

### CONDITIONAL USE PERMIT

#### CITY OF WAUPACA

**YOU ARE HEREBY NOTIFIED** that Carol A Hutchinson Killy, et al, has made application to the City Plan Commission requesting a Conditional Use Permit in accordance with Section 17.104(3) of the Municipal Code, Permitted Uses and Conditional Uses, to allow Outdoor storage as a Conditional Use in the I-2 Heavy Industrial District, more fully described as follows, to wit:

822 Bartlett Street:

A parcel of land located in all of Lots 27, 28, 29 and also part of Lot 26 of Bartletts Addition to the City of Waupaca, all being part of the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 12 East in the City of Waupaca, Waupaca County, Wisconsin and is bounded by a line described as follows:

Commencing at the South Quarter corner of said Section 20 thence North 88 degrees 57 minutes 16 seconds West along the South line of the Southeast Quarter of the Southwest Quarter of said Section 20, a distance of 864.91 feet; thence North 00 degrees 36 minutes 51 seconds West, a distance of 165.10 feet; thence North 00 degrees 36 minutes 51 seconds West along the East line of Balch Street, a distance of 132.09 feet to the Northwest corner of Lot 29 of Bartletts Addition to the City of Waupaca; thence South 88 degrees 56 minutes 40 seconds East along the South line of Bartlett Street, a distance of 98.98 feet to the Point of Beginning of the following described parcel; thence continuing South 88 degrees 56 minutes 40 seconds East along the South line of Bartlett Street, a distance of 117.63 feet; thence along the arc of a curve turning to the right with an arc length of 87.80 feet, with a radius of 310.68 feet, with a chord bearing of South 08 degrees 46 minutes 27 seconds East, with a chord length of 87.51 feet; thence South 00 degrees 40 minutes 41 seconds East, a distance of 45.81 feet to a point on the South line of Lot 26 of Bartletts Addition to the City of Waupaca; thence North 88 degrees 56 minutes 58 seconds West, a distance of 130.05 feet; thence North 00 degrees 38 minutes 17 seconds West, 132.08 feet to the Point of Beginning.

Parcel No. 34-20-70-26

**YOU ARE FURTHER NOTIFIED** that the City Plan Commission will hold a Public Hearing on the request on Wednesday, January 5, 2022 at 5:15 p.m. in the Council Chambers, City Hall, 111 S. Main Street, Waupaca, Wisconsin. The hearing will be for the purpose of giving an opportunity for any person interested, their attorneys or agents, to be heard.

Sandy M. Stiebs  
City Clerk

PUBLISH: December 23, 2021

**PUBLIC NOTICE**

**CONDITIONAL USE PERMIT**

**CITY OF WAUPACA**

**YOU ARE HEREBY NOTIFIED** that Matthew Krisel, Krisel's Automotive LLC, applicant, Joseph E and Charles R Golke, owners, have made application to the City Plan Commission requesting a Conditional Use Permit in accordance with Section 17.104(3) of the Municipal Code, Permitted Uses and Conditional Uses, to allow Sales, service, and repair: 'Category M' light duty vehicles (passenger vehicles) as a Conditional Use in the B-4 Strip Commercial District, more fully described as follows, to wit:

230 Grand Seasons Drive:

Lot One (1) of Certified Survey Map No. 6212 as recorded in Volume 22 of Surveys on Page 19, as Document No. 688636, located in and being part of the Southwest Quarter of the Southwest Quarter, Section 24, T22N, R11E, City of Waupaca, Waupaca County, Wisconsin.

Parcel No. 34-24-33-1

**YOU ARE FURTHER NOTIFIED** that the City Plan Commission will hold a Public Hearing on the request on Wednesday, January 5, 2022 at 5:15 p.m. in the Council Chambers, City Hall, 111 S. Main Street, Waupaca, Wisconsin. The hearing will be for the purpose of giving an opportunity for any person interested, their attorneys or agents, to be heard.

Sandy M. Stiebs  
City Clerk

PUBLISH: December 23, 2021

**PUBLIC NOTICE**

**CONDITIONAL USE PERMIT**

**CITY OF WAUPACA**

**YOU ARE HEREBY NOTIFIED** that Petersen Brothers Properties, LLC has made application to the City Plan Commission requesting a Conditional Use Permit in accordance with Section 17.104(3) of the Municipal Code, Permitted Uses and Conditional Uses, to allow Sales, service, and repair: 'Category M' light duty vehicles (passenger vehicles) as a Conditional Use in the B-3 General Commercial District, more fully described as follows, to wit:

1407 Royalton Street:

Lot One (1) of Certified Survey Map No. 8056 as recorded in Volume 34 of Surveys on Page 98, as Document No. 901031, located in and 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, all being in Section 29, T22N, R12E, City of Waupaca, Waupaca County, Wisconsin.

Parcel No. 34-29-14-8 (FKA 34-29-13-11 and 34-29-14-5)

**YOU ARE FURTHER NOTIFIED** that the City Plan Commission will hold a Public Hearing on the request on Wednesday, January 5, 2022 at 5:15 p.m. in the Council Chambers, City Hall, 111 S. Main Street, Waupaca, Wisconsin. The hearing will be for the purpose of giving an opportunity for any person interested, their attorneys or agents, to be heard.

Sandy M. Stiebs  
City Clerk

PUBLISH: December 23, 2021

**PUBLIC NOTICE**  
**REZONING**  
**CITY OF WAUPACA**

Agape Help Center Inc. has made application for a Zoning Change from “I-1 Light Industrial District and R-3 Multi-Family Residential District” to “R-3 Multi-Family Residential District” for a parcel of land located on Churchill Street (Parcel No. 34-32-12-22, 1401 Churchill Street) more fully described as follows, to wit:

Lot One (1) of Certified Survey Map No. 6625 as recorded in Volume 24 of Surveys on Page 68, as Document No. 730986, located in and being part of the Northwest Quarter of the Northeast Quarter, Section 32, T22N, R12E, City of Waupaca, Waupaca County, Wisconsin.

**YOU ARE HEREBY NOTIFIED** the Public Hearing for the rezoning request is scheduled for Wednesday, January 5, 2022 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: December 16 and 23, 2021