



**CITY OF WAUPACA
PUBLIC HEARING
WEDNESDAY, JUNE 1, 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.”*

**Zoning Change | 3H Brew LLC, 804 Churchill Street, 810 Churchill Street and 813 10th Street
(Ordinance No. 13-2022)**

**Conditional Use Permit | Scott Bickley, EGS Properties LLC, Owner, David O’Brien, Bayland
Buildings, Applicant, 323 S Western Avenue**

**Conditional Use Permit | Mount Tom LLC, Owner, Harmoni Towers LLC and AT&T Mobility,
Applicant, Bailey Street**

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

REZONING

CITY OF WAUPACA

3H Brew, LLC has made application for a Zoning Change from “B-1 Neighborhood Business District” and “R-1 Single-Family Residential District” to “B-3 General Commercial District” for parcels of land located on Churchill Street and 10th Street (Parcel No. 34-29-74-97, 804 Churchill Street, Parcel No. 34-29-74-78, 810 Churchill Street, and Parcel No. 34-29-74-79, 813 10th Street) more fully described as follows, to wit:

Lots 65, 66, 67, 68, 69, 70 and part of Lot 75, of COLUMBIAN Subdivision, being part of Outlots 138, 139 and 140 of President and Trustees Plat of the Village (now City of Waupaca, all in part of Northeast Quarter of the Southwest Quarter of Section 29, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, which is bounded and described as follows:

Commencing at a cast iron monument, Witness corner North 89 degrees 23 minutes 14 seconds West, 33.00 feet, from the South Quarter corner of said Section 29; thence South 89 degrees 23 minutes 14 seconds East, 33.00 feet, to said South Quarter corner of Section 29; thence North 01 degrees 09 minutes 08 seconds West, along the east line of said Northeast Quarter, 1710.29 feet, to the intersection of the easterly extension of the north right-of-way line of Columbia Street; thence South 89 degrees 48 minutes 47 seconds West, along said easterly extension, 33.00 feet, to the intersection of the west right-of-way line of Churchill Street, being the point of beginning of lands herein described; thence continuing South 89 degrees 48 minutes 47 seconds West, along said north right-of-way line of Columbian Street, 392.73 feet, to the intersection of the east right-of-way line of Tenth Street; thence North 00 degrees 20 minutes 00 seconds West, along said easterly right-of-way line of Tenth Street, 132.92 feet, to the southwest corner of said Lot 75; thence North 89 degrees 58 minutes 39 seconds East, along the south line of said Lot 75, 131.72 feet; thence North 00 degrees 09 minutes 20 seconds West, 55.00 feet, to the corner of Lot 1 of Certified Survey Map No. 6958 as recorded on the Waupaca County Registry as Document No. 765383; thence North 87 degrees 31 minutes 28 seconds East, along the south line of said Lot 1 and its easterly extension, 258.19 feet, to the intersection of said west right-of-way line of Churchill Street; thence South 01 degrees 09 minutes 08 seconds East, along said west right-of-way line, 197.87 feet, to the point of beginning.

Containing 1.550 acres (67,503 square feet) more or less.

YOU ARE HEREBY NOTIFIED the Public Hearing for the rezoning request is scheduled for Wednesday, June 1, 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: May 12 and 19, 2022

PUBLIC NOTICE

CONDITIONAL USE PERMIT

CITY OF WAUPACA

YOU ARE HEREBY NOTIFIED that Scott Bickley, EGS Properties LLC, owner, David O'Brien, Bayland Buildings, applicant, 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-4 Strip Commercial District, more fully described as follows, to wit:

323 S Western Avenue:

Lot Three (3) of Certified Survey Map No. 5601 as recorded in the office of the Register of Deeds for Waupaca County, Wisconsin in Volume 19 of Certified Survey Maps on Page 28, as Document No. 628039, located in the Southeast Quarter of the Northeast Quarter, Section 25, Town 22 North, Range 11 East, City of Waupaca, Waupaca County, Wisconsin.

Parcel No. 34-25-14-3

YOU ARE FURTHER NOTIFIED that the City Plan Commission will hold a Public Hearing on the request on Wednesday, June 1, 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: May 19, 2022

PUBLIC NOTICE

CONDITIONAL USE PERMIT

CITY OF WAUPACA

YOU ARE HEREBY NOTIFIED that Harmoni Towers LLC and AT&T Mobility, applicant, Mount Tom, LLC, owner, 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 Mobile towers as a Conditional Use in the R-1 Single-Family Residential District, more fully described as follows, to wit:

Bailey Street (no address assigned):

Lot One (1) of Certified Survey Map No. 8081 as recorded in Volume 34 of Surveys on Page 123, as Document No. 904083, located in and being part of the Southeast Quarter of the Southwest Quarter, Section 19, T22N, R12E, City of Waupaca, Waupaca County, Wisconsin.

Parcel No. 34-19-78-178 (Parent Parcel No. 34-19-78-176)

YOU ARE FURTHER NOTIFIED that the City Plan Commission will hold a Public Hearing on the request on Wednesday, June 1, 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: May 19, 2022