

**CITY OF WAUPACA  
CITY PLAN COMMISSION**

**REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY JUNE 1, 2022  
5:32 P.M.**

**1. ROLL CALL**

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**Present:** Commissioners Mayor Brian Smith, Chairperson, Ald. Eric Olson, Pat Phair, Angela LeSage, Ivan Wayne and Justin Berrens, Public Works Director

**Absent:** Ald. Henry Veleker (excused)

**Others Present:** Jarod Rachu, Community and Economic Development Director

**2. APPROVAL OF AGENDA**

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**MOVED** by Comm. Phair **SECONDED** by Ald. Olson to **APPROVE** the Agenda as amended by removing the Conditional Use Permit and Site Plan for Mount Tom LLC, Owner, Harmoni Towers LLC and AT&T Mobility, Applicant, Bailey Street. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**3. APPROVAL OF PLAN COMMISSION MAY 4, 2022 PUBLIC HEARING AND MEETING MINUTES**

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**MOVED** by Comm. Wayne **SECONDED** by Comm. LeSage to **APPROVE** the Plan Commission May 4, 2022 Public Hearing and Meeting Minutes. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**4. ZONING CHANGE / 3H BREW LLC, 804 CHURCHILL STREET, 810 CHURCHILL STREET AND 813 10<sup>TH</sup> STREET (ORDINANCE NO. 13-2022)**

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Jarod Rachu, Community and Economic Development Director said that 3H Brew, LLC, plans to combine 804 Churchill Street, 810 Churchill Street and 813 10<sup>th</sup> Street into one zoning of B3 General Commercial District. The primary use of the property will be a microbrewery, taproom, commercial entertainment space and event space.

**MOVED** by Comm. Phair, **SECONDED** by Ald. Olson to **APPROVE AND RECOMMEND TO COUNCIL** the Zoning Change for 3H Brew, LLC, 804 Churchill Street, 810 Churchill Street and 813 10<sup>th</sup> Street, Ordinance No. 13-2022. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**5. CONDITIONAL USE PERMIT / SCOTT BICKLEY, EGS PROPERTIES, LLC, OWNER, DAVID O'BRIEN, BAYLAND BUILDINGS, APPLICANT, 323 S. WESTERN AVENUE**

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Jarod Rachu, Community and Economic Development Director said that Scott Bickley, EGS Properties, LLC, Owner, David O'Brien, Bayland Buildings, Applicant is requesting a Conditional Use Permit to build a 1,178 square foot bay for auto repair onto their property located at 323 S. Western Avenue.

**MOVED** by Ald. Olson, **SECONDED** by Comm. Wayne to **APPROVE AND RECOMMEND TO COUNCIL** a Conditional Use Permit for Scott Bickley, EGS Properties, LLC, Owner, David O'Brien, Bayland Buildings, Applicant for property located at 323 S. Western Avenue. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**6. CONDITIONAL USE PERMIT / MOUNT TOM LLC, OWNER, HARMONI TOWERS LLC AND AT&T MOBILITY, APPLICANT, BAILEY STREET**

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Removed.

**7. SITE PLAN REVIEW / MOUNT TOM LLC, OWNER, HARMONI TOWERS LLC AND AT&T MOBILITY, APPLICANT, BAILEY STREET**

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Removed.

**8. CERTIFIED SURVEY MAP / WAUPACA FOUNDRY, CORNER OF TOWER ROAD AND ROYALTON STREET**

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Jarod Rachu, Community and Economic Development Director said that the Waupaca Foundry is proposing a split of 1955 Brunner Drive to create two separate parcels. The smaller parcel being split will be 3.789 acres in size and is located at the intersection of Tower Road and Royalton Street. They intend to develop multifamily housing units on the site that would assist them in housing temporary or newly hired employees of the Foundry.

**MOVED** by Comm. Phair, **SECONDED** by Comm. Wayne to **APPROVE AND RECOMMEND TO COUNCIL** Certified Survey Map for the Waupaca Foundry located at the corner of Tower Road and Royalton Street. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

**9. DISCUSSION ITEMS:**

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- a. Discussion on Signage** – The Plan Commission supports murals with some tweaks and felt murals should be separate from signage.
- b. Discussion on Permitted Uses, Conditional Uses and Prohibited Uses** – The Plan Commission discussed adjusting Conditional Use in the city’s Code to conform to the newer State Statute.
- c. Discussion on Lot Standards** – There was discussion to allow smaller lots but maybe place a limit on a maximum size.

Ald. Olson left the meeting at 6:54 p.m.

**10. REPORTS: INTERNAL SITE PLAN REVIEW REPORT / MAY 2022 PERMIT REPORT / CODE ENFORCEMENT STATUS REPORTS / DEVELOPMENT UPDATES**

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- Internal Site Plan Review Report** – informational
- May 2022 Permit Report** – informational
- Code Enforcement Status Reports** – informational
- Development Updates** – informational

Mayor Smith reminded the Plan Commission members that the next meeting is rescheduled for *Monday July 18, 2022 at 4:00 p.m.*

City Plan Commission  
June 1, 2022

## **11. ADJOURNMENT**

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**MOVED** by Comm. Wayne, **SECONDED** by Comm. LeSage, to **ADJOURN** the June 1, 2022 Regular City Plan Commission Meeting. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

The meeting adjourned at 6:57 p.m.

Mayor Brian Smith  
Chairperson

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