

**CITY OF WAUPACA
CITY PLAN COMMISSION**

**PUBLIC HEARING
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, JUNE 1, 2022
5:15 P.M.**

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

Absent: Ald. Henry Veleker (excused)

Others Present: Jarod Rachu, Community & Economic Development Director

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

Public Hearing
June 1, 2022

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

Jarod Rachu read the Public Hearing notice into the record and said that 3H Brew LLC is requesting a Zoning Change Request to combine 804 Churchill Street, 810 Churchill Street and 813 10th Street into one parcel zoned as B-3 General Commercial.

Mayor Smith asked for testimony in favor of the subject limiting comments to 3 minutes or less.

- 1) Linda Holtebeck, E2294 Circle Drive, Waupaca, spoke in favor of the requested zoning change for 3H Brew LLC saying she is the President of the Board of the Waupaca Area Food Pantry and commended 3H Brew LLC for being great neighbors.

Hearing no further testimony in favor of the subject, Mayor Smith asked for testimony in opposition of the subject.

- 1) Tim Brokish, 915 Columbia Street, Waupaca, is opposed to the rezoning because he does not know what will happen with the property and does not want it zoned to become unfriendly with the neighborhood.
- 2) Nicky Powell, 904 10th Street, Waupaca, is opposed to the rezoning because she does not know what will happen with the property and is unhappy with patrons of 3H Brew LLC that park in front of her mailbox and the extra noise generated when they have an event.
- 3) Beth Brokish, 910 Columbia Street, Waupaca, is opposed to the rezoning because she lives across the street from 3H Brew LLC in a residential neighborhood and is not happy with the extra noise that is generated.
- 4) Douglas Wilke, 810 Berlin Street, Waupaca, is opposed to the rezoning because there is a lot of uncertainty right now and wondered if 3H Brew LLC would convert to a 2:00am closing bar. He also wondered if the house located at 813 10th Street was demolished if it would become a parking lot or green space and if wedding tents would be eventually installed, causing more late night noise in the neighborhood.
- 5) Kelly Yewer-Jones, 803 10th Street, Waupaca is unsure of the rezoning because she does not know what will happen in the neighborhood.

Public Hearing
June 1, 2022

Hearing no further testimony in favor of or in opposition to the subject, Mayor Smith declared this Public Hearing closed at 5:29 p.m.

Mayor Brian Smith
Chairperson

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