



**CITY OF WAUPACA  
PUBLIC HEARING  
WEDNESDAY, FEBRUARY 1, 2023 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 | A&N Waupaca LLC, 701 S Industrial Drive (Parcel No. 34 28 41 6) and City of Waupaca (part of Parcel No. 34 28 41 8, no address assigned) Ordinance No. 01-2023**

**Conditional Use Permit | KT Real Estate Holdings LLC, 306 W Fulton Street**

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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**  
**REZONING**  
**CITY OF WAUPACA**

A & N Waupaca LLC, owner, and City of Waupaca, owner, have made application for a Zoning Change from “R-3 Multi-Family Residential District” and “B-4 Strip Commercial District” to “B-4 Strip Commercial District” for land located on South Industrial Drive and Royalton Street (Parcel No. 34-28-41-6, 701 S. Industrial Drive and Part of Parcel No. 34-28-41-8, no address assigned) more fully described as follows, to wit:

All of Lot 1 of Certified Survey Map Number 5925, recorded in Volume 20 Certified Survey Maps Page 247, and part of Lot 1 of Certified Survey Map Number 5354, recorded in Volume 17 Certified Survey Maps Page 390, being part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 28; Thence South 00 degrees 48 minutes 33 seconds East along the East line of the Southeast Quarter of said Section 28, 66.70 feet; Thence North 89 degrees 51 minutes 23 seconds West, 451.91 feet to the point of beginning; Thence South 00 degrees 12 minutes 18 seconds East, 293.60 feet; Thence North 89 degrees 51 minutes 23 seconds West, 486.02 feet to the East right-of-way line of South Industrial Drive; Thence North 00 degrees 12 minutes 18 seconds West along said East right-of-way line, 225.00 feet to the Northwest corner of Lot 1 of Certified Survey Map Number 5925, recorded in Volume 20 Certified Survey Maps Page 247; Thence North 67 degrees 59 minutes 37 seconds East along the Northwesterly line of said Lot 1, 221.73 feet; Thence South 89 degrees 51 minutes 23 seconds East along the North line of said Lot 1, 65.51 feet; Thence South 81 degrees 19 minutes 33 seconds East along said North line and the North line of Lot 1 of Certified Survey Map Number 5354, recorded in Volume 17 Certified Survey Maps Page 390, 101.12 feet; Thence South 89 degrees 51 minutes 23 seconds East along said North line of Lot 1 of Certified Survey Map Number 5354, 114.73 feet to the point of beginning.

Described parcel contains 138,909 Sq. Feet (3.189 Acres)

**YOU ARE HEREBY NOTIFIED** the Public Hearing for the rezoning request is scheduled for Wednesday, February 1, 2023 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.

Barbara J. Nowak  
Interim City Clerk

PUBLISH: January 12 and 19, 2023

**PUBLIC NOTICE**

**CONDITIONAL USE PERMIT**

**CITY OF WAUPACA**

**YOU ARE HEREBY NOTIFIED** that KT Real Estate Holdings 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 Public or private parking lots or structures (not including parking lots as accessory to a principal use) as a Conditional Use in the B-2 Central Business District, more fully described as follows, to wit:

306 W Fulton Street:

Lot 2, Certified Survey Map 7290, recorded in the office of the Register of Deeds for Waupaca County, Wisconsin in Volume 28 of Certified Survey Maps on Page 69, as Document No. 796953, located in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter, Section 30, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin

(Parcel No. 34-30-12-38)

**YOU ARE FURTHER NOTIFIED** that the City Plan Commission will hold a Public Hearing on the request on Wednesday, February 1, 2023 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.

Barbara J. Nowak  
Interim City Clerk

PUBLISH: January 19, 2023