



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC MEETING

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held to consider the following:

MEETING: PLAN COMMISSION
DATE: Tuesday, September 23, 2025 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER
2. PUBLIC COMMENTS ON Remnant Property & Hush Property
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING MINUTES: April 22, 2025
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) NEW BUSINESS
 - a. Hush Property Vacating Road
 - b. Thomas property remnant land
 - c. Archie property remnant land
 - d. Authorizing a CSM for the Split of 333 Portland Rd
- 5) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 6) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Kuhl, Crosby, Chadwick, Empey & Renforth

Posted, Distributed & Emailed: 09/18/2025

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noted. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

PUBLIC HEARING NOTICE

City of Waterloo, Wisconsin

Notice of Public Hearing on Proposed Right-of-Way Vacation

Notice is hereby given that the **City of Waterloo Plan Commission** will hold a **Public Hearing** on:

September 23, 2025 at 6:00 PM

Waterloo Municipal Building – Council Chambers

136 North Monroe Street, Waterloo, WI 53594

The purpose of the hearing is to receive public comments regarding the **proposed abandonment (vacation) of a portion of public right-of-way** located adjacent to the property at:

318 E Polk Street, Waterloo, WI 53594

(290-0813-0822-071)

The area proposed for abandonment is a portion of the unimproved right-of-way that lies in front of the subject property. If approved, this action would vacate the City's interest in that section of right-of-way, and it may revert to the adjacent property owners in accordance with state law.

Interested parties are encouraged to attend the public hearing to provide input.

A map and description of the affected area are available for public inspection at City Hall during regular business hours.

Dated: 09/10/2025

Jeanne Ritter, City Clerk

NOTICE OF PUBLIC HEARING

CITY OF WATERLOO, WISCONSIN

Proposed Sale of Remnant City-Owned Land to Adjacent Property Owners

NOTICE IS HEREBY GIVEN that the **Plan Commission** will hold a **Public Hearing** at the meeting to consider the proposed sale of certain **remnant parcels of City-owned land** to adjacent property owners.

Date of Hearing: September 23, 2025 6:00 PM

Location: Waterloo City Hall – Council Chambers
136 North Monroe Street
Waterloo, WI 53594

Purpose of the Hearing:

The City has identified parcels of land that are considered *remnant parcels*—typically small, irregularly shaped, or leftover from previous municipal projects. These parcels are not suitable for independent development and are proposed to be sold to owners of adjoining properties to:

- Improve property maintenance and use
- Reduce City maintenance obligations
- Return the land to the property tax roll

Parcels Proposed for Sale Include:

- [290-0813-0714-076] – Adjacent to Timothy & Wanda Thomas 434 S Jackson Street Waterloo, WI 53594
- 290-0813-0714-006] – Adjacent to Joseph Archie 408 S Jackson Street Waterloo, WI 53594

Public Input Invited:

All interested people are encouraged to attend the Public Hearing and provide input. Maps and legal descriptions of the proposed remnant parcels are available for review during normal business hours at City Hall.

Dated: 09/10/2025

Jeanne Ritter
City Clerk

WATERLOO PLAN COMMISSION – Minutes April 22, 2025
[a digital meeting recording also serves as the official record]

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER – Mayor Quimby called the public hearing to order at 6:00p.m.
2. PUBLIC COMMENTS ON 425 Cleveland St.
3. ADJOURN PUBLIC HEARING 6:02p.m.

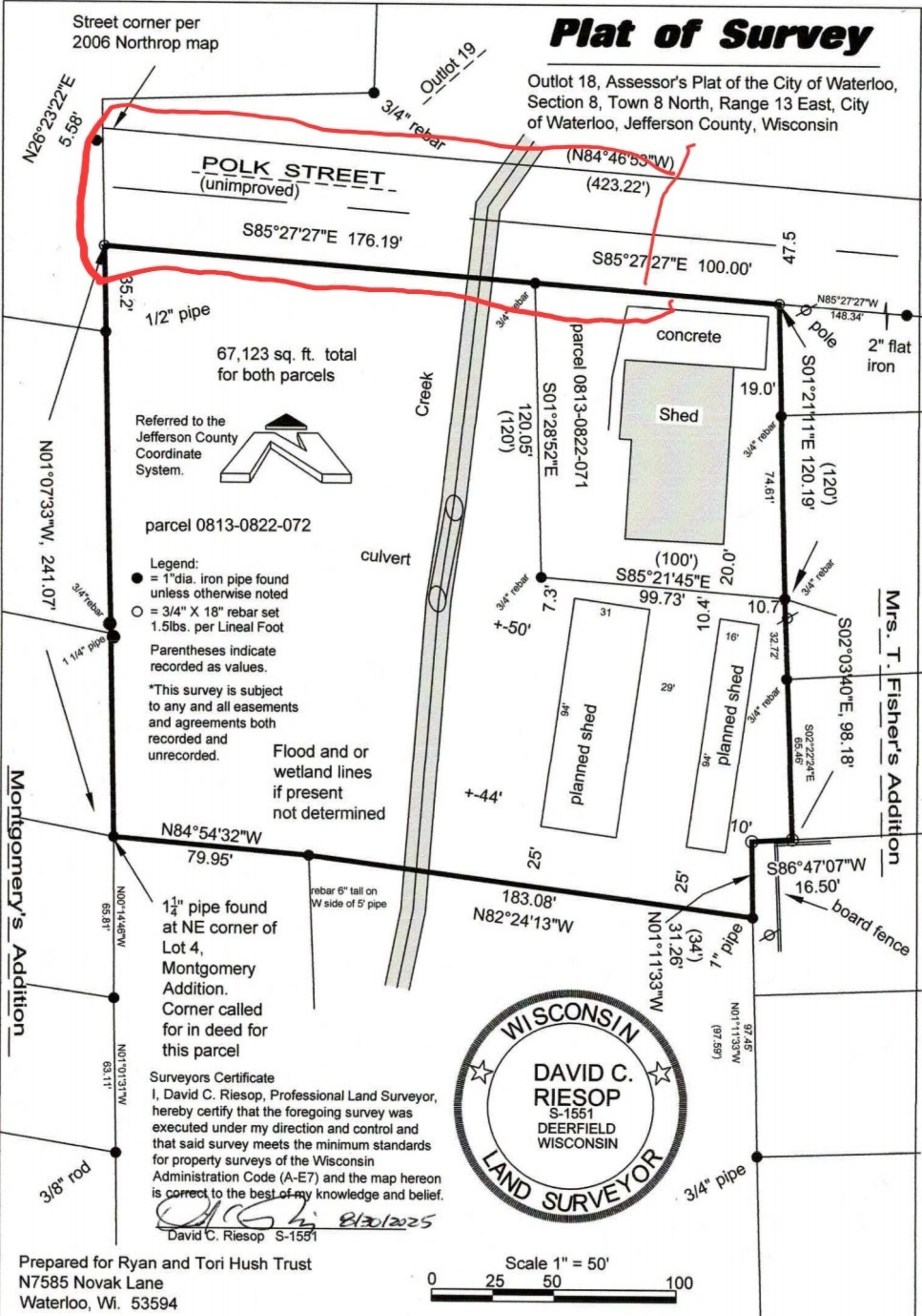
PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL Mayor Quimby called the meeting to order at 6:02p.m.. Commissioners attending: Renforth, Crosby, C.Kuhl, Empey, and Chadwick. Absent Leisses. Others in attendance: P. Kuhl, J. Morris, P. Morris, A.Morris, and Clerk Ritter.
- 2) APPROVAL OF MEETING MINUTES: February 25, 2025 Motion [Empey/Crosby] VOICE VOTE: Motion carried.
- 3) CITIZEN INPUT (3-Minute Time Limit)- none
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - a. Conditional Use 425 Cleveland Motion to send to Council on May 1, 2025 [C.Kuhl/Chadwick] VOICEVOTE: Motion carried.
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 7) ADJOURNMENT Motion [C.Kuhl/Crosby] VOICE VOTE: Motion carried. 6:20p.m.

Jeanne Ritter, Clerk/Deputy Treasurer

Plat of Survey

Outlot 18, Assessor's Plat of the City of Waterloo,
Section 8, Town 8 North, Range 13 East, City
of Waterloo, Jefferson County, Wisconsin



Wisconsin Mapping, LLC
*surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6434-25 Date 8/30/2025
Sheet 1 of 1

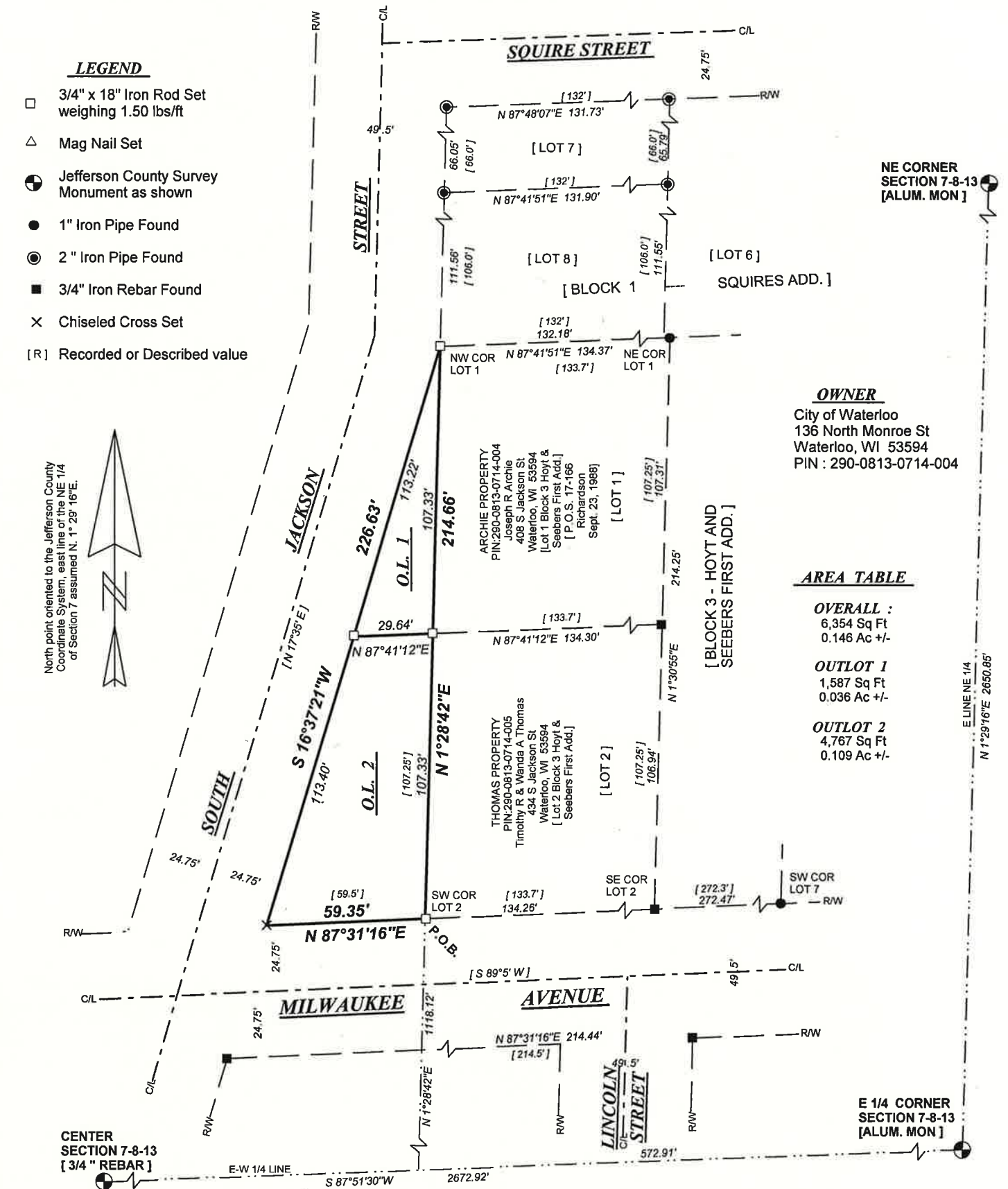
JEFFERSON COUNTY
CERTIFIED SURVEY MAP NO.

A PART OF BLOCK 3 OF HOYT AND SEEBERS FIRST ADDITION TO THE VILLAGE (NOW CITY) OF WATERLOO AS RECORDED MAY 5, 1893 IN VOLUME 101 ON PAGE 22, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

LEGEND

- 3/4" x 18" Iron Rod Set weighing 1.50 lbs/ft
- △ Mag Nail Set
- Jefferson County Survey Monument as shown
- 1" Iron Pipe Found
- 2" Iron Pipe Found
- 3/4" Iron Rebar Found
- × Chiseled Cross Set
- [R] Recorded or Described value

North point oriented to the Jefferson County Coordinate System, east line of the NE 1/4 of Section 7 assumed N. 1° 29' 16"E.



OWNER
City of Waterloo
136 North Monroe St
Waterloo, WI 53594
PIN : 290-0813-0714-004

AREA TABLE

OVERALL :
6,354 Sq Ft
0.146 Ac +/-

OUTLOT 1
1,587 Sq Ft
0.036 Ac +/-

OUTLOT 2
4,767 Sq Ft
0.109 Ac +/-

NOTE : These lots were created to be transferred to an adjoining owner and cannot be sold to non adjacent properties.



New Frontier Land Surveying
P.O. Box 576 - Beaver Dam, WI 53916
p(920)296-3904 f(920)885-3905
email : newfrontier@powercom.net



Dated this 16TH day of DECEMBER, 2024

Mark R Tomashek WI PLS - 2340 at Beaver Dam Wisconsin

Job No. 24-2571
Sheet 1 of 2

JEFFERSON COUNTY CERTIFIED SURVEY MAP NO.


A PART OF BLOCK 3 OF HOYT AND SEEBERS FIRST ADDITION TO THE VILLAGE (NOW CITY) OF WATERLOO AS RECORDED MAY 5, 1893 IN VOLUME 101 ON PAGE 22, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Kunkel Engineering Group, agent for the City of Waterloo, owner, I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 380-20 of the Subdivision Regulations of the City of Waterloo, Wisconsin in surveying and mapping the same to the best of my knowledge and belief said parcel being more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 3 of Hoyt and Seebers First Addition; thence N.1°28'42"E. along the west lines of Lot 2 and Lot 1 in said Block 3 of Hoyt and Seebers First Addition to the northwest corner of said Lot 1, Block 3 and the easterly right-of-way line of South Jackson Street ; thence S.16°37'21"W. along the easterly right-of-way line of South Jackson Street and the west line of said Block 3 Hoyt and Seebers First Addition, 226.63 feet to the southwest corner of said Block 3 of Hoyt and Seebers First Addition and the north right-of-way line of Milwaukee Avenue; thence N.87°31'16"E. along the south line of Block 3 Hoyt and Seebers First Addition and the north right-of-way line of Milwaukee Avenue, 59.35 feet to the Point of Beginning.

Said parcel contains 6,354 square feet or 0.146 acres more or less.
This survey is subject to easements and restrictions of record.

Dated this 16TH day of DECEMBER, 2024 
at Beaver Dam, Wisconsin Mark R. Tomashek WI PLS S-2340

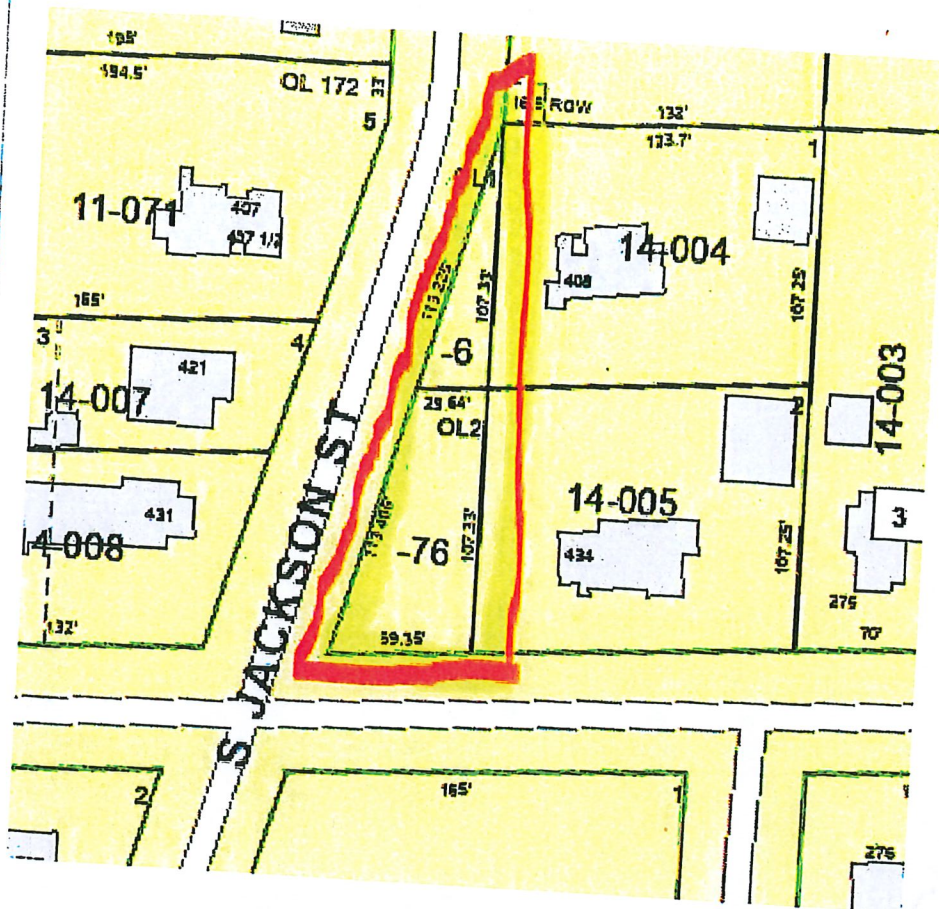


CITY OF WATERLOO CERTIFICATE:

This Certified Survey Map is approved for recording and accepted per City of Waterloo Plan Commission action

of _____ and City of Waterloo Common Council action of _____.

Dated this _____ day of _____, 202_____
Authorized Representative (Title)



A redivision of Lot 1 of Certified Survey Map Number 1295. Located in the SE 1/4 of the SW 1/4 of Section 5, Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin.

Note: This parcel is described in doc 335432 to centerline of Watneho Creek.
CSM #1295 goes to East and South water's edge
Land on both sides of river are owned by City of Watneho

Butlot 77

Bridges

MAUNESHHA RIVER

1 and Division

Land Division
Map,
W638, P.63

CREEK

72

social placement

1

42-008 easement, on pla

INDUSTRIAL

EAST SIDE INDUSTRIAL PARK

Prepared for the City of Waterloo
136 North Waterloo Street

Water main & Bike Path
Easement.doc 1086990

1.534 acres of 66,809 s
to meander line, +2.25
acres for +98,000 sq. ft.

C. 1/4 COR
SEC. 5,
1-1/4" ROD
FOUND

Scale 1" = 200'

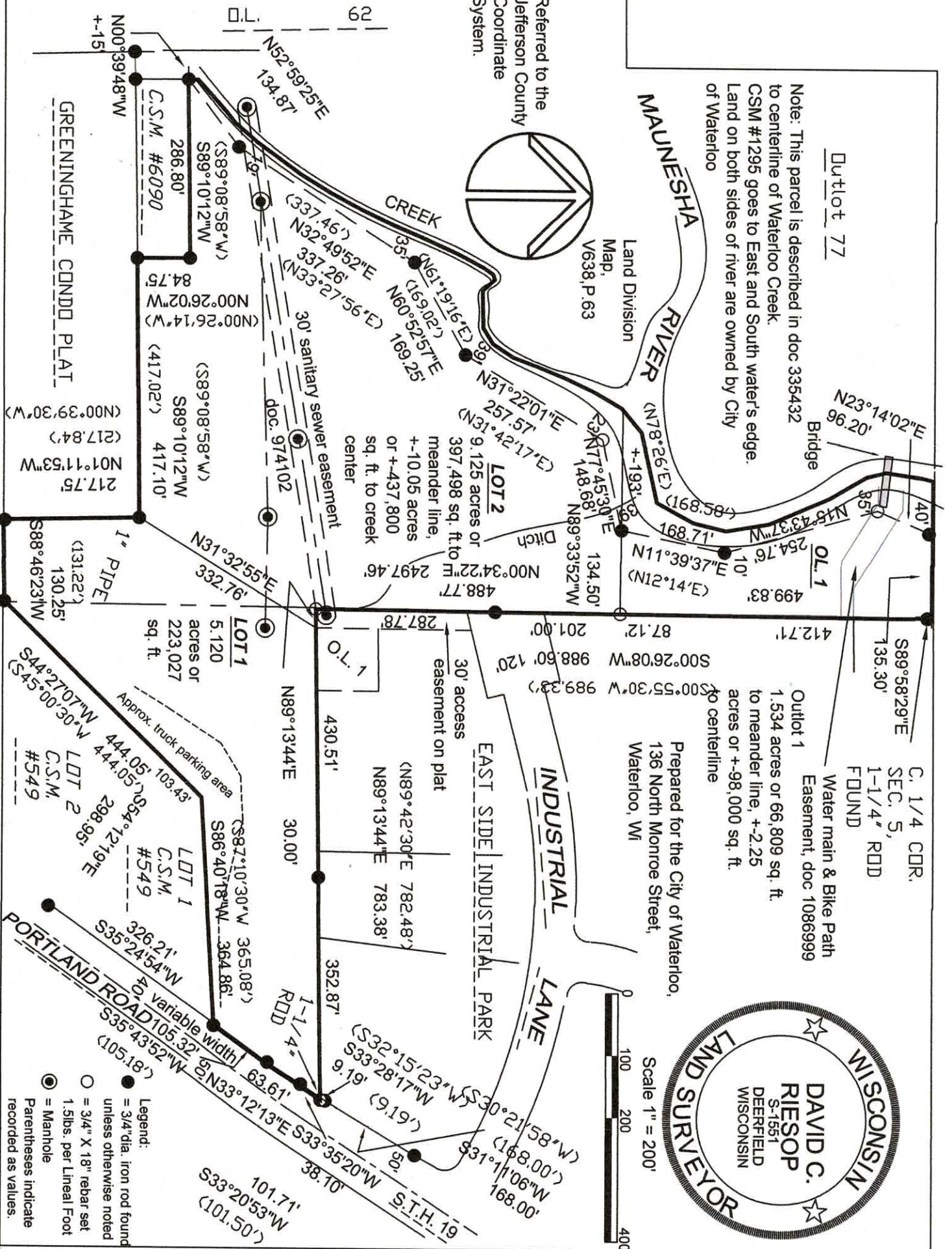
Legend:

unless otherwise noted
= 3/4" X 18" rebar set
1.5lbs. per Lineal Foot
= Manhole
Parentheses indicate
recorded as values.

Preliminary Certified Survey Map

A redivision of Lot 1 of Certified Survey Map Number 1295, Located in the SE 1/4 of the SW 1/4 of Section 5, Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin.

Referred to the
Jefferson County
Coordinate
System.



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6472-25 Date 9/17/2025
Sheet 1 of 2
Document No.
C. S. M. No. V. P.