

### 136 North Monroe Street, Waterloo, Wisconsin 53594-1198 Phone (920) 478-3025 Fax (920) 478-2021

### NOTICE OF A CITY OF WATERLOO PLAN COMMISSION 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:

MEETING:

PLAN COMMISSION

DATE:

TUESDAY, AUGUST 22, 2017

TIME: 7:00 p.m.

LOCATION:

136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

to consider the following:

#### **PUBLIC HEARING**

1. CALL TO ORDER -- CONDITIONAL USE PERMIT - JOHN & STACEY MEYER - PROPERTY LOCATED AT 550 EAST MADISON STREET.

The Applicants, John & Stacey Meyer, Owners Of The Property Located At 550 East Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 22' X 26' (572 Sq. Ft.) Accessory Building In A R-2 Single Family Residential District.

2. ADJOURN PUBLIC HEARING

#### PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1. CALL TO ORDER AND ROLL CALL
- 2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES
- 3. CITIZEN INPUT
- 4. UNFINISHED BUSINESS
  - a. Uniform & Effective Enforcement Of The Building & Zoning Code: Policies To Achieve Desired Outcomes
- 5. NEW BUSINESS
  - a. Conditional Use Permit, John & Stacey Meyer Property Located At 550 East Madison Street, To Allow For Construction Of An Additional 22' X 26' (572 Sq. Ft.) Accessory Building In A R-2 Single Family Residential District
- 6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
- ADJOURNMENT

Mo Hanson Clark Traceur

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: August 17, 2017

Members: Leisses, Thompson, Crosby, Butzine, Reynolds, Lannoy and Springer

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. 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.



#### 136 North Monroe Street, Waterloo, Wisconsin 53594-1198

Phone (920) 478-3025 Fax (920) 478-2021

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS OF CHAPTER §385-10(B)(7) OF THE ZONING CODE OF THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-10(B)(7) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application for a conditional use permit received from John & Stacey Meyer, owners of the property located at 550 East Madison Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of an additional  $22' \times 26'$  (572 sq. ft.) accessory building. A conditional use permit is required for an additional garage or accessory building in a residential district.

The property is described as follows:

Tax Parcel: #290-0813-821-019

Legal Description: LOT 1, BLK 1, Rood's Addition, 0.2 acres, City of Waterloo, Jefferson County, Wisconsin

Also known as 550 East Madison Street.

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning this conditional use permit application at a public hearing. The public hearing will be held at 7:00 p.m. on Tuesday, August 22, 2017 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.

Subsequent to the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, September 7, 2017.

Mo Hansa

Morton J. Hansen City Clerk/Treasurer

Pub: The Courier: August 17, 2017

### City of Waterloo

Morton Hansen Clerk/Treasurer 136 North Monroe Street

Waterloo, WI 53594 Email: cityhall@waterloowi.us Phone: 920.478.3025 Fax: 920.478.2021

TO:

PLAN COMMISSION

FROM:

CLERK/TREASURER

SUBJECT:

POLICY OUTLINE FOR CONSIDERATION - UNIFORM & EFFECTIVE ENFORCEMENT OF THE BUILDING & ZONING CODES TO ACHIEVE

**DESIRED OUTCOMES** 

DATE:

JUNE 23, 2017

UPDATED WITH 6/27 MEETING NOTES BELOW

#### POLICY DIRECTIVES FOR PLAN COMMISSION CONSIDERATION ACHIEVING UNIFORM & EFFECTIVE ENFORCEMENT OF THE BUILDING & ZONING CODE

#### **DESIRED OUTCOMES**

- 1. Clearly and succinctly defining and articulating the "rules of the game" to the public.
  - a. Ensuring complete applicant submittal information is in-hand prior to Plan Commission consideration.
  - b. Completing staff reviews prior to legislative consideration.
  - c. A public information campaign about the value of meeting building code and zoning code standards.
  - d. Recognizing/acknowledging/highlighting those that exceed compliance standards.
- 2. Minimizing the negative consequences of "Complaint Base Enforcement."
  - a. Establish a recurring inspections regime for commercial property and multi-unit residential properties.
  - b. Institute a multi-department coordinated response to residential & commercial blight.
- 3. Prompt enforcement.
- 4. Recurring review of standards by policy-makers (i.e. Why are Waterloo standards the way they are? What is the current day justification/necessity for a given standard?)

#### **TOOLS NEEDED TO ACHIEVE OUTCOMES**

- 1. Online checklists & easy-fill forms for applicants.
- 2. Online access to applicant submittals for all contract service providers (Building Inspection Official, Engineer and Attorney) to aid in minimizing review turnaround time.
- 3. Large screen visual presentations to Plan Commission & Council when consideration applications.
- 4. Deadlines associated with permit issuance and penalties/consequences for failure to meet deadlines.
- Simple GIS mapping tools to better analyze issues the Commission, City Council or others may want researched.

#### 6/27 PLAN COMMISSION DISCUSSION NOTES

#### ADDITIONAL DESIRED OUTCOMES:

- (1) Strong focus on City cleaning-up & maintaining city areas (streets, public areas). City should lead on setting maintenance standards. [Reynolds]
- (2) Beaver Dam example: contract out for services relating to mowing and/or cleaning up private lands in non-compliance, rather than DPW time. Services billed back to those in non-compliance. [Leisses]
- (3) Devote tax levy \$\$ and/or fines & fees from non-compliance towards hours for inspections. Currently none budgeted. Prioritize enforcement. [Lannoy]
- (4) Citation penalties relatively low, payment of citations split between multiple recipients consider raising citation amounts. [Springer] Devote additional revenue to address enforcement gaps. [Reynolds & Lannoy] Note: 2018 budget recommendation from Plan Commission?
- (5) Establish part-time funding or similar for professional staff to address issues listed in report. [Reynolds]

Summary of discussion themes: Diligent enforcement with penalties that are meaningful and compel compliance.

Property

Category	Address	Owner	Desired Outcome	Link To Ord.	Notes
_Property Maintenance	Commonly corner lots	- The state of the	Annual inspection to ensure corner lot vision triangles are maintained for pedestrian & vehicle safety	§261-2 Public nuisance defined - vision clearance	Typically complaint based or enforce in non-uniform manner.
_Property Maintenance	Multiple	multiple	Recurring inspection for unclean lots, deteriorate structures or other blighting influences	§219-5 Safe and sanitary maintenance of property	Typically complaint based or enforce in non-uniform manner.
Absentee owner	122 S. Monroe St	Tom Bussan	Improved property owner care for property	261-3 Public nuisance affecting health	Property serves as dumping grounds for mattresses, and junk, etc in downtown because all know no eyes are watching property
Blight	104 East Madison St	Nick Sharron	Eliminate recurring dumping of trash/appliances & furniture on Monroe St side of property	§219-5 Safe and sanitary maintenance of property	Mattresses & debris dumped on site without owners consent on recurring basis.
Blight	362 W. Madison St	Robert Janek	Improved property owner care for property	§219-5 Safe and sanitary maintenance of property	Junk/trash in yard, recurring
Blight	multiple	Owners of vehicles or recreational equipment	Recurring uniform contact & follow-up	§261-6 Nuisances - Storage of vehicles, recreational equipment & firewood	Police Department makes contact on complaint basis & reviews the community in Spring & Fall; primarily relates to unlicensed vehicles
Code compliance	100 McKay Way	Carl Butzine	Sump pump code compliance	§283-8 Clear waters	discharge of sump pump to curb line
Code compliance	120 W. Madison St	Todd Strauss	100% of final inspections completed	§140-7 Building Inspector	Owner does not call-in for final inspection. How many incomplete final inspections do we have?
Code compliance	129 N Monroe St	Keri Sellnow	Complete 1st floor build-out to code per conditional use	§140-19 Violations and penalties	Owner granted conditional use to reside on a portion of 1st floor; has not complied with building code with shared commercial & residential floor
Code compliance	1326 Oak	Vic Bauer	Peaceable operation of an in- home business owner must seek and be granted an in-home occupation permit in this residential district	§385-10.2 Home occupations in residential districts	noise complains of mechanical repairs in R-1 District
Code compliance	143 Portland Rd	Walter Hensler & tenants	Outdoor storage of vehicles limited to three	261-6 Nuisances Storage of vehicles	recurring violation; no citations issued

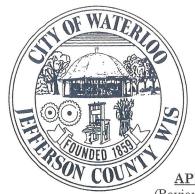
Property

		Property	Desired Outcome	Link To Ond	Blotos
Category		Owner	Desired Outcome	Link To Ord.	Notes
Code	213 West Madison St	Bill Hart	Non-warehousing use conforming		Use changed from printing to
compliance			use in C-1 District	General	warehousing, no conditional use granted therefore an illegal use
				Commercial	therefore all megal use
				<u>District</u>	
Code	258 Polk St	Dan Knapton	Prompt enforcement. Raze	§219-5 Safe and	4 years and running, citation and notices
compliance			property due to blighting	sanitary	have no effect on compliance
		2.	influence	maintenance of	
		-		property	
Code	341 Portland Rd	Ron Griffin	Outdoor storage of vehicles	261-6 Nuisances -	recurring violation; no citations issued
compliance			including truck bodies or trailers	Storage of	
			limited to three	vehicles	
Code	347 Crestview	Daniel Gorder	One-family dwelling	§385-8 R-1 Single-	Report of for-profit dwelling
Compliance		Trust		Family	arrangement rather than nonprofit
				Residential	housekeeping unit as stated in ordinance
				District	
Code	437 Minnetonka	Bruce	Pay utilities bills to remedy	219-9 Unfit	Property owner residing in an unfit
compliance		Braunschweig	dwelling being deems an	Dwelling	dwelling unit. Water & sewer
compliance			uninhabitable dwelling	DWeiling	disconnected due to past due utility bills
Code	Multiple commercial	multiple	Compliance with the sign	§385-26 Signs	Commercial signs require a permit; some
compliance	locations		ordinance with focus on repair of	and billboards	existing have not been issued a permit;
			damaged signs and removal of	and binbourds	other temporary advertising signs on
			outdated signs		private property also have not been
>				B	issued a permit. Encouraging creative
					use of signage to promote commerce is
					an implementation item of the economic
					development plan
Code	601 Mohawk Ct	Hogan	Code Compliance	§385-8 R-1 Single-	Neighbors complaining that property is
compliance		residence		Family	not used as a single-family dwelling.
				Residential	
				District	
Naighbau	100 block of Hickory	Old National	Improved property owner care		terminus of Hickory Ln a former park
Neighbor	Ln	Bank	for property which was originally	§ 377-7	reverted to private property when the
complaints			intended to be public space	Postconstruction	plat was voided in 2008. Former park
			The face to be public space	Stormwater	space is design to receive and convey
				<u>Performance</u>	storm water from public street. It now
				<u>standards</u>	discharges to private ditch which is silted
			* · · · · · · · · · · · · · · · · · · ·		in.
Neighbor	1300 block Oak St	Fugate/Bauer	Compliance with law	§ 385-10.2 Home	neighbor reports operation of business
complaints				occupations in	without home occupation permit
				residential	
				districts	
1					

-		
Pro	na	PT\
FIU	vc	IFA

Category	Address	Owner Owner	Desired Outcome	Link To Ord.	Notes
<u> </u>		Corey Besl	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
Neighbor complaints	200 block of Beech Rd	Old National Bank	Improved property owner care for property which was originally intended to be public space	§ 377-7 Postconstruction Stormwater Performance standards	terminus of Beech Rd (private property) collects storm water from street leading to ponding of stagnant water
Neighbor complaints	348 & 362 E Madison St	Seidl & Uttech	Prompt enforcement		Neighbors make recurring complaints and counter-complaints against one another; one property owner is moving out-of-town due to lack of prompt enforcement
Neighbor complaints	362 E. Madison St.	Jeremy Uttech	Property owner maintaining clean property; no dangerous work garage	§219-5 Safe and sanitary maintenance of property	A residential property formerly zoned commercial; owner has long history of selling items on lawn. Repeated combustion incidents in garage.
Neighbor complaints	505 Indian Hills & 901 W Madison St	Marten residence & Briess Malting	Ability to enforce credible noise complaints	§385-24 Performance standards - Noise	Recurring complaint about noise from Briess Malting plant creating excess noise in back yard. Multiple municipal attempts to remedy; property owner moved away due to noise
Neighbor complaints	McKay Way	Waterloo Properties Inc	Improved property owner care for property	§261-8 Weed control	Neighbor complaint: undeveloped R-1 land infrequently mowed exaccerbating health concerns
Neighbor complaints	Multiple locations in public right-of-way	City of Waterloo	Unsafe public right-of-ways examples: poor quality road surfaces; tree branches embedded in utility lines; unsafe sidewalks; sidewalks submerges with turf (Portland Rd); sidewalk deadend; walk-off hazard @ 203 E Madison St, etc		"Why should I invest in my property when the City doesn't maintain public property?" Applying standards for private property to public places a recurring, common citizen complaint
Neighbor complaints: foreclosure or similar	143 Adams St	Cascade Investment Group	Improved property owner property maintenance	§ 219-5 Safe and sanitary maintenance of property	
Neighbor disputes	1042 & 1110 E. Madison St	Cook & Weihert	Neighbor behavior towards one another not leading to repetitive filed complaints		Multiple issues relating to storm water management; property line location; equipment travel on ROW, etc complaints date back more than an decade.

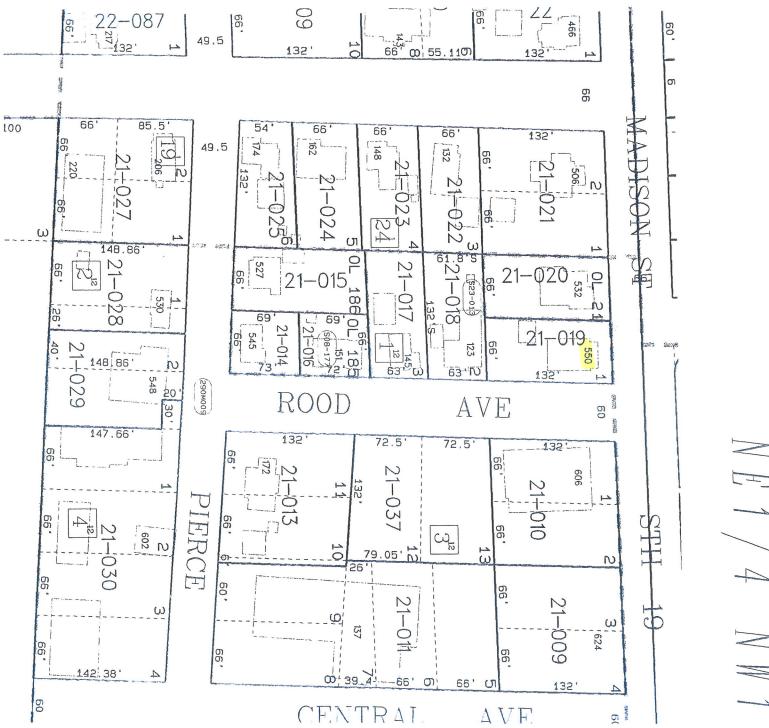
		Property			
Category	Address	Owner	Desired Outcome	Link To Ord.	Notes
Property Maintenance	133 Harrison St	Brent Voelker	Complete improvement project to code	§140-7 Building Inspector	Permit not initially pulled; contractor work not to code; SafeBuilt requires remedy; remedy incomplete due to legal dispute between contractor & owner
Property Maintenance	275 S. Jackson St	Paul Marty	Property owner investment in warehouse repairs after sale of property from City to property owners	§219-5 Safe and sanitary maintenance of property	west end of property is blighted, unsafe and in need of repair



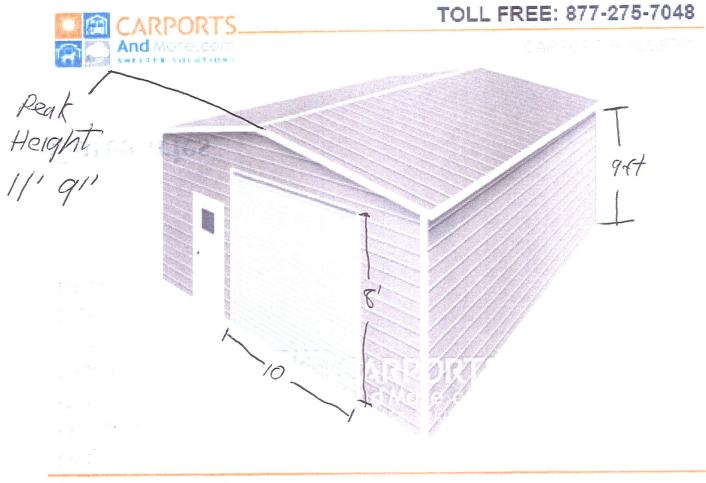
136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198 Phone (920) 478-3025 Fax (920) 478-2021 cityhall@waterloowis.com

APPLICATION FOR CONDITIONAL USE PERMIT

(Rev	riew and Action by	City Plan Commission	n/Common Council)	120d
Number:	Date Filed:	\$ 10 2017	Fee Paid:	3285
Location of Property: 550	€ Mad18	on st, wat	er/00	
Applicant: John + Sta	cry Me	yer		
Address: 550 6 Mad 150	h st wa	terloo	Telephone: 608)	2252536
Owner of Property: John +	Stacey,	Meyer	jet 19687	@ yahow cel
Address: 550€ Madi	son st		Telephone:	
Contractor:				
Address:			Telephone:	
Architect or Professional Engine	eer:			
Address:			Telephone:	
Legal Description of Property: _				
Land Parcel Size: 0.2	acres Presen	t Use: <u>residential</u>	Zoning District	2-2
Type of Existing Structure (if ar	ny): 13x 20 g	79rage		
Proposed Use of the Structure of	- 1			
Terms of Municipal Code	2	Con	ditional Use Reque	sted
		allow	2nd accesse	ny structure
			6	,
Specify Reason(s) for Application: (	for example, insuff			
ATTACH THE FOLLOWING: 1. Adjoining owners, all names and	addresses of all ab	outting and opposite of	ronerty owners within	200 feet
2. Site Plan showing the area invol adjacent structures within 200 fe	ved, its location, di	mensions, elevations,	drainage, parking, etc	and location of



221264 11 St 9 in high to part 129 Steel Sandstone Color Wad SON Cliff BatzIne 544 DWG 24 pwh 22426 13x20 LEXISTING Jonna Deple O puse 123 April Aloe 60¢ Road K+BAuto MAN F



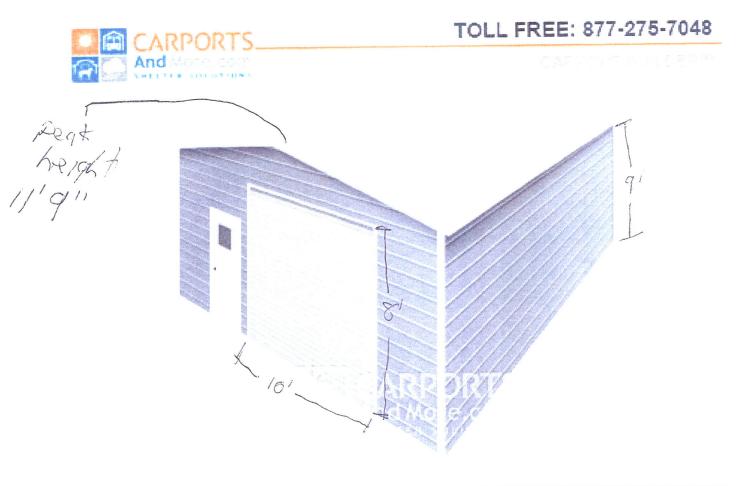
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AUG 1 4 2017
CITY OF WATERLOO



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\$6,060.00



+ TAX \$909.00 Save Your Project

You can save your project for later use

-or-

Checkout& pay only \$909.00 today Specification

WidthLengthHeight

22'26'9'

Roof:A-Frame Vertical

Gauge:12g

Surface:Concrete

Options:

Sides:Both Sides - Horizontal Siding

Gables:none selected



Ends:Front and Back - Horizontal

Colors:

Roof

Trim

Sides, Gables, Ends

Extra Panels:none selected

Augers:none selected

Doors & Windows

Front

Back

Left

Right

1 Roll Up Door 10x8

none selected none selected 1 Walk-In Door 72" tall

Share My Carport or Garage:

232

Extra Metal Panels

### Do you Need Extra Metal Panels?

Customers typically order extra panels to have partially open sides for extra weather protection. Click the INFO button for complete details



EXISTING Garage 13×20 = De 206 260 \$

Impaced 24×21 = De 504 \$

385-8 B. (7) Cond. Low Permit

8' wall

1. She Plan - Show location + Det backs

2. Plans Showing Elevation and materials + colors

- Replace temp 10'×10' Shed

608-688-0997		WI UNIFO	RM	PERM	IIT AI	PPLI	CATIO	ON	PERMIT NO	).			
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ISSUING MUNICIPALITY	of _	TOWN VILLAGE Water/00 TY: JEFFERS	PROJI		OJECT L (Building A	1		SSO € madison st water Garage 24 ×21					
Owner's Name	<u>.                                    </u>	^	Mailing	Address - Inclu	ide City & Zir	,		COMMERO	AL Telephone -	Include Ar	ONE & TVea Code		
Construction Contractor (DC Lic No.)	<u>' [[</u>	16 X 61 550	61	MGd 15 6A	st u	vate	100 6	F 5350	7/ 60 Telephone -		<u>√2</u>	<u>536</u>	_
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Dwelling Contractor dualiller (DCd Fic)	NO.)			ontractor Qualifie 3, or employee of E					Telephone -	Include, Ar	ea Code		
Plumbing Contractor (Lic No.)			Mailing	Address - Incl	ude City & Zi	p			Telephone -	Include Ar	ea Code		
Electrical Contractor (Lic No.)			Mailing	Address - Inclu	ide City & Zip	)			Telephone -	Include Ar	ea Code		
HVAC Contractor (Lic No.)			Mailing	g Address - Incl	ude City & Zi	р			Telephone -	Include A	ea Code		
PROJECTINF	ORN	MATION	Subdiv	rision Name				1	ot No.		Block No	).	
Zoning District	Lot Ar	ea Sq. Ft.	i	.S.E.W.	Front 100	Ft.	Rear 5	Ft.	9	Ft.	Righ	'A	Ft.
1a.PROJECT		3.TYPE	6.STC	RIES	9. HVA	EQUIP	MENT	,	12.ENERGY	SOUR	CE		_
New □Addition □ □ Alteration □ Repair □	Raze Move	☑ Single Family ☐ Two Family ☐ Multi	1-S 2-S	tory tory	🔲 Radi	ed Air Fu ant Basel Pump	rnace board or		Fuel G	at. L.P.	<u> </u>	Solid S	
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1b. GARAGE		<b>4. CONST. TYPE</b> ✓ Site Constructed	7. FOL	INDATION	the	er	onditionin		*☐ Dwelling u				<u>—</u> е
☐ Attached <b>M</b> Detac	hed	☐Mfd. UDC ☐Mfd. HUD	Cor Ma		10. PLUMBING				installed electrical capacity.	c space h	eater equip	ment	
2. AREA		5.ELECTRICAL	☐ Treated Wood		Sewer Municipal								
BasementS	a Ft	Entrance Panel Size:amp	Other Septic No							alculate	d)	_	
Living AreaS	Sq. Ft.	Service:NewRewire	8.USE		11.WATER				TotalBTU//Hi			-IR	
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TOTAL		——Overhead Power Company:				Private On-Site Well			\$6000,00				
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I understand that I: am subject to conditions of this permit; unders information is accurate. If one amanagement and the owner shapermission to enter the premise I vouch that I am or will be tor Certification and have read	stand the cre or mall sign to s for whe	at the issuance of this pender of soil will be disturt the statement on the Novich this permit is sought ner-occupant of this defined.	ermit creat bed, I und tice to Pe at all rea welling f	ates no legal li derstand that t ermit Applicant asonable hours or which I am	ability, expre his project is s form. I exp s and for any applying for	ess or implies subject to oressly gran y proper pu or an erosi	ed, on the s ch. NR 151 at the building rpose to instantion	state or munical regarding and inspector, spect the wor	sipality; and ce dditional erosion or the inspector k which is bein tion permit w	rtify that a on control or's autho og done.	II the abov and storm rized agen	e water t,	
APPLICANT (PRINT):	_	/			-	Λ	M	UK J		re: &	-/-/	17	
APPROVAL CONDITIO		This permit is issued other penalty. Owner	d pursua	nt to the attach	ned condition	ns. Failure			suspension or	revocation	n of this pe		
INSPECTIONS NEEDE	D Bu	ilding Footing	☐ Fou	indation [	Rough	☐ Insul	ation 🔲	Bsmt. Fl.	Final				
Electric Rough	Servi	ce 🗌 Final Plun	nbing	Rough	Unde	rfloor 🗌	Final	HVAC		Fir	nal		
FEES:		PERMIT(S) ISSUED		SEALNO				ipality N	lo.				
Building Fee Zoning Fee		Bldg. # At top of form		RECE	IPT		ATION:	PER	MIT ISSUED	BY MUNI	CIPAL AG	ENT:	
WI Seal	- 1	Zoning #	i i	CK#		Permit e two year	xpires rs from Name						
Plumbing Fee		Elec. # Plmb. #	1	Amount \$		date issi unless							
HVAC Fee		HVAC #		Date		municip							
Other Total			From Rec By		I moro roctrictiv								_
1													

### REAL ESTATE PAYMENT RECEIPT JEFFERSON COUNTY

8/11/2017 TAX YEAR: 2016

MORTON J HANSEN CITY OF WATERLOO 136 N. MONROE WATERLOO, WI 53594

Total Tax: Less Lottery Credit Claimed: Less Tax Paid:

Balance Due:

\$2,898.29 \$119.05 \$2,779.24 \$0.00 Legal Description
LOT 1, BLK 1, ROOD'S ADD

Parcel Number: Bill Number: 29008130821019

ber: 00

001248 550 F MADISON S

Physical Address: 550 E MADISON ST

Improvement Assessment: Total Assessment: EFMV:

Land Assessment:

\$19,800.00 \$103,300.00 \$123,100.00 \$127,900.00

JOHN MEYER 550 E MADISON ST WATERLOO, WI 53594 EFMV:
Special Assessments:
MFL/FCL:
Acreage:

\$0.00 \$0.00 \$0.00 0.2

Receipt Date Receipt Number	Operator Paid By	Check #	Batch #	Tax Paid	Refund	Other	Total Paid
12/30/2016 876	RB JOHN MEYER	1591	13	\$440.24	\$0.00	\$0.00	\$440.24
12/30/2016 877	RB JOHN MEYER	1184	13	\$2,339.00	\$0.00	\$0.00	\$2,339.00

THANK YOU

### Raynelle

# Mitch Leisses Comments

From: Mitchell Leisses <mleisses@kunkelengineering.com>

Sent: Wednesday, August 16, 2017 1:08 PM

To: 'Mo Hansen'; Barry Sorenson; Chris Butschke; dpw@waterloowi.us

Subject: RE: City of Waterloo Conditional Use application available for internal review - Meyer

conditional use application, 550 E. Madison St

Attachments: 2017-08-10MeyerCUAppSubmittal JKB Review.pdf

Mo,

I couldn't make all of the markups on the DropBox site so I've attached a pdf with some markups.

That said, I have indicated a couple of small notes on the application. The size of the building is not consistent throughout the application and the distance from the proposed building to Rood Street is incorrect. Other than those things, it appears that the rest of the application is in order and the proposed location meets setback requirements. I would also ask where is this property owner directing the storm water from the roof/downspouts???

Have a good day!

Mitchell Leisses, Project Manager *Kunkel Engineering Group, LLC*Beaver Dam, WI 53916
(920) 356-9447 Office (920) 210-6330 Cell mleisses@kunkelengineering.com

From: Mo Hansen [mailto:cityhall@waterloowi.us]

Sent: Monday, August 14, 2017 11:20 AM

**To:** Barry Sorenson <br/> Sorenson@wppienergy.org>; Mitchell Leisses <mleisses@kunkelengineering.com>; Chris Butschke <CButschke@safebuilt.com>; dpw@waterloowi.us

**Subject:** City of Waterloo Conditional Use application available for internal review - Meyer conditional use application, 550 E. Madison St

The Clerk/Treasurer's office has received an application for internal municipal review – - Meyer conditional use application, 550 E. Madison St.

NOTE:

As requested by Chris Butschke, today, the applicant submitted additional information.

- 1. LINK TO: Submittal Info & Application
- 2. Please route review comments to me by August 21, 2017. If you find information missing or other review challenges, please call or email me ASAP.
- 3. This matter will be before the Plan Commission on August 22, 2017.
- 4. Link goes to an online DropBox.com folder containing this application (and perhaps others also). The applicant submittals are PDF files.

Thank you.

Mo Hansen
Clerk/Treasurer
City of Waterloo

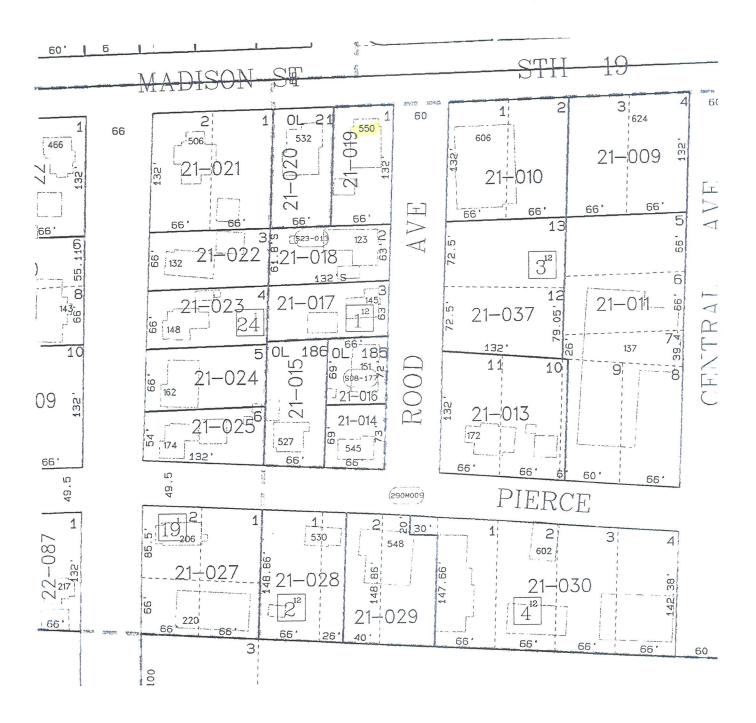


136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198 Phone (920) 478-3025 Fax (920) 478-2021 cityhall@waterloowis.com

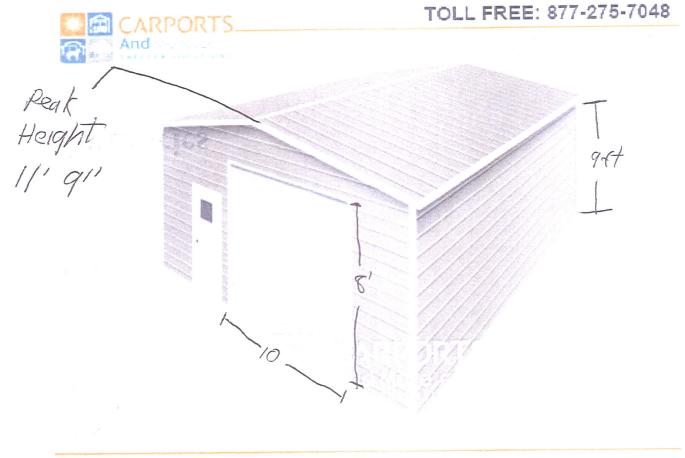
APPLICATION FOR CONDITIONAL USE PERMIT

,		Oity I lan Commission		1785
Number:				
Location of Property: 550	E Mad 15	on st, wat	erloo	
Applicant: John + 5tg	cey Me	Yer		
Address: 550 € Mad 150	5 st wa	terloo	Telephone: 608 2	252536
Owner of Property: John +	Stacey,	Meyer	jet 196871	D yahoo ca
Address: 550€ Mad 15	on st		Telephone:	l .
Contractor:				
Address:		7	Telephone:	
Architect or Professional Engine	eer:			
Address:		1	Telephone:	
Legal Description of Property: _				
Market Control of the				
Land Parcel Size: 0.2	Presen	it Use: residential	Zoning District: _	12-2
Type of Existing Structure (if an	y): 13x 20	garage		
Proposed Use of the Structure o				
Terms of Municipal Code	,		ditional Use Requeste	
	R.P. STATE OF THE	allow	2nd accessor	1 structure
			6	
Specify Reason(s) for Application: (1	or example, insuff	ficient lot area, setback,	, etc.)	
ATTACH THE FOLLOWING:	. 1.1	1	'.1.' 0/	00 C - 4
<ol> <li>Adjoining owners, all names and</li> <li>Site Plan showing the area invol- adjacent structures within 200 fe</li> </ol>	ved, its location, di			
Date: Aug 9 20 1 7		gust Me	Ups .	
		Signature of Applica	nt	

# NE1/4 NW1



221264 11Et 9in high to Part 129 Steel Sandstore Color Cliff ButzIne 544 DWG 24 pwh 22426 13/20 EXISTING Jonns pase 123 Road Ave Measurement is incorrect. According to GIS Rood the property has a total width of 66'. K+B Auto  $\Theta' \in$ 

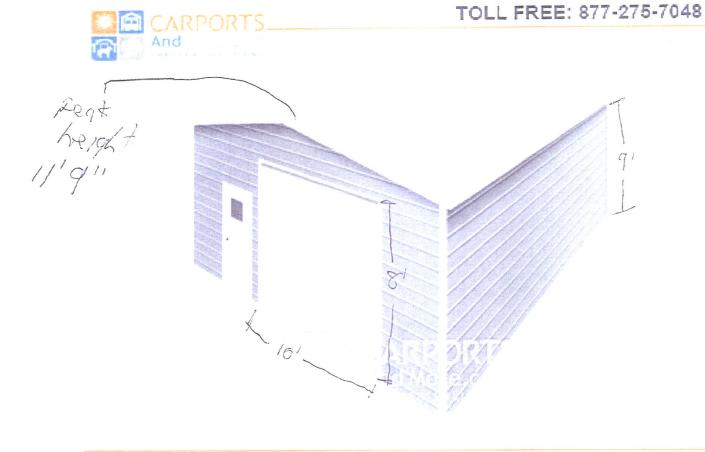


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+ TAX \$909.00 Save Your Project

You can save your project for later use

-or-

Checkout& pay only \$909.00 today Specification

WidthLengthHeight

22'26'9'

Roof: A-Frame Vertical

Gauge:12g

Surface:Concrete

Options:

Sides:Both Sides - Horizontal Siding

Gables:none selected

AUG 14 201/

Ends:Front and Back - Horizontal

Colors:

Roof

Trim

Sides, Gables, Ends

Extra Panels:none selected

Augers:none selected

Doors & Windows

Front

Back

Left

Right

1 Roll Up Door 10x8

none selected none selected 1 Walk-In Door 72" tall

Share My Carport or Garage:

232

Extra Metal Panels

### Do you Need Extra Metal Panels?

Customers typically order extra panels to have partially open sides for extra weather protection. Click the INFO button for complete details



Existing Garage 13×20 = De 206-2600

Proposed 24×21 = De 504 \$

385-8 B. (7) Cond. Loc Permit

Does not match proposed size indicated elsewhere on application and building notes.

1. She Plan - Show location + act backs 2. Plans Showing Elevation and materials + colors

- Replace femp 10'x 10' Shed

608-688-0997		WI UNIFORM PERMIT APPLICATION madisoninspections@safebuilt.com										
SAFE <b>built</b> .	Ins	<b>madis</b> spections need to be						pections.	TAXKEY#			
ISSUING MUNICIPALITY	OF	TOWN VILLAGE	Xc		OJECTL (Building A	ddress)	0		madisor		vater	100
		UNTY: TOFfers			JECT DE		ION	COMMERC	GR 24	▼ ON	E & TWO FAM	VILY
Owner's Name  Mailing Address - Include City & Zip  Telephoner- Include Area Code  Total + Stacky Mexic 550 & Mad K 6i, St. Waterloo (SF 5359) 68-225-2536  Construction Contractor (DC Lic No.)  Mailing Address - Include City & Zip  Telephone - Include Area Code											6	
TBD  Dwelling Contractor Qualifier (DCQ Li	TBD /											
	CEO, COB, oren Does not match application or											
Plumbing Contractor (Lic No.)  Mailing Add design notes.  Telephone - Include Area Code												
Electrical Contractor (Lic No.)	F	Revise to correc	t	Address - Inclu	ide City & Zip	Set	backs		elephone - Inclu	ide Area Co	de	
HVAC Contractor (Lic No.)		measurement. Sketch is incorre		Address - Incl	ude City & Zi	, ma	tch ske	tch.	elephone - incl	ude Area Co	ode	
PROJECTINE				ision Name					Lot No.	Bloc	k No.	
	Lot A		N.	S.E.W.	Front ,	?	Read	7	(eff) A	Rigi		
Zoning District		Sq. Ft.	Setba		- w		5	Ft.	9	Ft.	MA	Ft.
1a.PROJECT  New ☐ Addition [	TRaze	3.TYPE  e Single Family	6.STO			CEQUIPI			12. ENERGY SO	-	Elec. Solid	Solar
Alteration Repair	Mov	ve Two Family	1-St	ory	Radi	ant Basel	rnace board or		Fuel Gas Space Htg			
Other		Commercial	Oth	1-9"	☐ Boile		onditionin	ŀ	Water Htg		님님	님
1b. GARAGE		4. CONST. TYPE  Site Constructed		NDATION	the	er		9	* Dwelling unit	vill have 3 k	ilowatt or m	nore
☐ Attached <b>M</b> Deta	ched	□Mfd. UDC □Mfd. HUD	Cor ☐ Mas	asonry				installed electric sp capacity.	ace neater	equipment		
2. AREA		5.ELECTRICAL	☐ Trea	☐ Treated Wood Sewer Municipal								
Basement	Sq. Ft.	Entrance Panel Size:amp		Other Septic No				13. HEAT LOSS (Calculated)				
Living Area				easonal 11.WATER				TotalBTU//HR				
Other	. Sq. Ft. . Sq. Ft.	Phase Volts Underground Overhead	Per	ermanent Municipal Litility				14.ESTIMATED COST				
TOTAL		Power Company:		Private On-Site Well				\$ 600000				
I understand that I: am subject	t to all a	Revise to mate	ch ap	plication	and	se describ	ed on the N	lotice to Peri	mit Applicants form	am subjec	t to any	
conditions of this permit; unde information is accurate. If one management and the owner s permission to enter the premis	rstand t acre or hall sigr	th design notes.  In the statement on the Noti	ice to Pe	rmit Applicant	s form. I exp	ess or implications subject to pressly gran	ed, on the s ch. NR 151 nt the building	state or muni 1 regarding a ng inspector	cipality; and certify additional erosion c , or the inspector's	that all the ontrol and a uthorized	above stormwater	
☐ I vouch that I am or will I	be an o	wner-occupant of this dv	velling fo	or which I am	applying f	or an eros	on control	or constru	ction permit witho		ing Contra	iC-
tor Certification and have re		1				1				8-1	-17	)
APPLICANT (PRINT):		This permit is issued							DATE:			
APPROVAL CONDITI		other penalty. Owne	r/Builder	solely respon	sible for cor	npliance wi	th all applic	able State 8	Local Building and			
INSPECTIONS NEEDI									☐ Final ☐ Rough ☐	<b>T</b> Final		
FEES:		PERMIT(S) ISSUED	Т	SEALNO.				cipality !				
Building Fee Bldg # At top of form				RECE		PERM	Т	<del>i i</del>	RMIT ISSUED BY	MUNICIPA	L AGENT:	:
Zoning Fee		Zoning #	- 1	CK#		Permit e		1				
Electric Fee		Elec. #		Amount \$_		two yea	rs from	Name_		***************************************		
HVAC Fee		Plmb. #		Date		unless		Date_				
Adm. Fee		HVAC #		From		ordinan		Certifica	ation No			
Total				Rec By		I IIIOI E I B	strictive.		**************************************			

# Chris Butschke Comments

### Raynelle

From:

Chris Butschke < CButschke@safebuilt.com>

Sent:

Thursday, August 17, 2017 8:41 AM

To:

Mitchell Leisses

Cc:

Mo Hansen; Barry Sorenson; dpw@waterloowi.us

Subject:

Re: City of Waterloo Conditional Use application available for internal review - Meyer

conditional use application, 550 E. Madison St

Hi Mo,

The setback from Rood Ave based on my calculation is 35'. We would want to confirm that the accessory building is 35' from Rood and that the from of the structure is behind the front of the dwelling from the Rood Ave setback.

R-1 setbacks for accessory buildings:

Front 30', proposed from Rood appears to be 35'. Need to confirm.

Side yard 5', proposed is 5'

Rear yard 5', proposed is 9'

Height max 15', proposed is 11'-9"

Max area is 864, proposed is 572 square feet.

From a zoning standpoint as long as we can confirm the setback from Rood this application is conforming to the zoning requirements.

Please feel free to contact me with any questions.

Thank you,

Chris Butschke Building Official

608-576-6371

www.SAFEbuilt.com



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you need us

CORE VALUES: Integrity – Improvement – Service – Teamwork - Respect

On Aug 16, 2017, at 1:07 PM, Mitchell Leisses <mleisses@kunkelengineering.com> wrote:

Mo.

I couldn't make all of the markups on the DropBox site so I've attached a pdf with some markups.

That said, I have indicated a couple of small notes on the application. The size of the building is not consistent throughout the application and the distance from the proposed building to Rood Street is incorrect. Other than those things, it appears that the rest of the application is in order and the proposed location meets setback requirements. I would also ask where is this property owner directing the storm water from the roof/downspouts???

Have a good day!

Mitchell Leisses, Project Manager