

WATERLOO LAND DEVELOPMENT POTENTIAL
OVERVIEW

Prepared for the Community Development Authority and
Community Development Committee

July 16, 2018

NINE CURRENTLY AVAILABLE SITES
SUM TOTAL APPROXIMATELY 191 ACRES

PLAT OF SURVEY

290 213-0531-001

-OF-

C.S.M. 3395

CERTIFIED SURVEY MAP NO. 1295 AS RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 761336, IN VOLUME 4 OF CERTIFIED SURVEY MAPS, RECORDED ON THE 23RD OF JANUARY, 1975. BEING A LAND DIVISION OF A PART OF THE OUTLOT 62 AND OUTLOT 64, ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO (NOW THE CITY OF WATERLOO) AND A PART OF LOT 2, BLOCK 3, SECOND ADDITION TO THE VILLAGE OF WATERLOO (NOW THE CITY OF WATERLOO), ALL IN THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

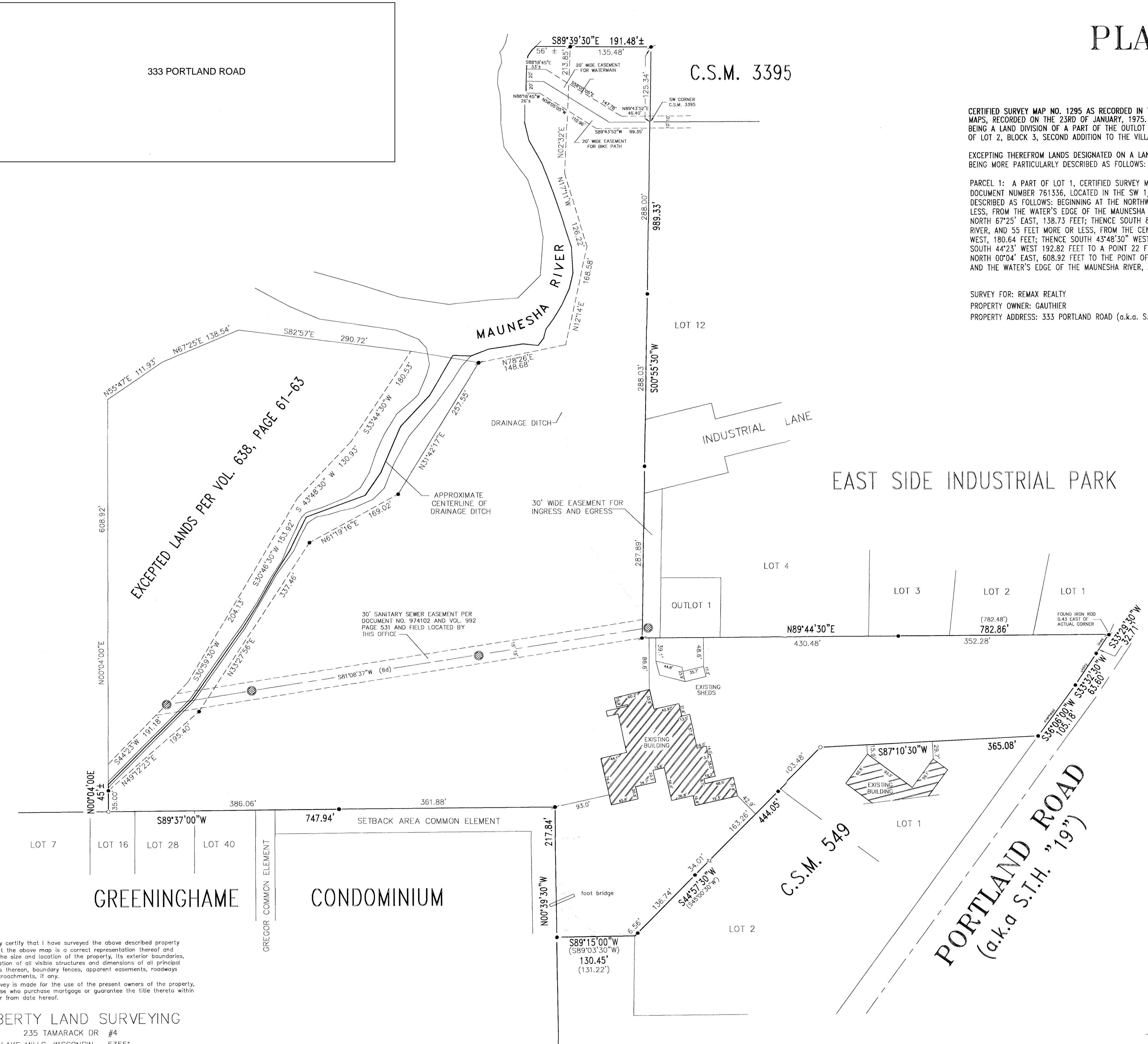
EXCEPTING THEREFROM LANDS DESIGNATED ON A LAND DIVISION MAP, RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE AS VOLUME 638, PAGE 63 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: A PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1295, RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS OF JEFFERSON COUNTY ON PAGE 243, DOCUMENT NUMBER 761336, LOCATED IN THE SW 1/4 OF SECTION 5, TOWNSHIP 8, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF THE ABOVE DESCRIBED CERTIFIED SURVEY MAP, SAID CORNER BEING 25 FEET, MORE OR LESS, FROM THE WATER'S EDGE OF THE MAUNESHA RIVER, THENCE ON A MEANDER LINE ALONG THE MAUNESHA RIVER NORTH 55°47' EAST, 111.93 FEET, THENCE NORTH 67°25' EAST, 138.73 FEET; THENCE SOUTH 82°57' EAST, 290.72 FEET TO A POINT 13 FEET, MORE OR LESS FROM THE WATER'S EDGE OF THE MAUNESHA RIVER, AND 55 FEET MORE OR LESS, FROM THE CENTERLINE OF A DRAINAGE DITCH; THENCE CONTINUING ON A MEANDER LINE ALONG SAID DRAINAGE DITCH, SOUTH 33°44'30" WEST, 180.64 FEET; THENCE SOUTH 43°48'30" WEST, 130.93 FEET; THENCE SOUTH 30°46'30" WEST, 153.92 FEET; THENCE SOUTH 30°59'30" WEST, 204.13 FEET; THENCE SOUTH 44°23' WEST 192.82 FEET TO A POINT 22 FEET, MORE OR LESS, FROM THE CENTERLINE OF SAID DRAINAGE DITCH, AND THE END OF THE MEANDER LINE; THENCE NORTH 00°04' EAST, 608.92 FEET TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES OF LAND, MORE OR LESS, INCLUDING ALL LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF THE MAUNESHA RIVER, AND ALL LAND LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF A DRAINAGE DITCH.

SURVEY FOR: REMAX REALTY
 PROPERTY OWNER: GAUTHIER
 PROPERTY ADDRESS: 333 PORTLAND ROAD (a.k.a. S.T.H. "19")

NOTES:

- 1.) RIGHT OF WAY LINE ALONG S.T.H. "19" (PORTLAND ROAD) IS PER HIGHWAY RIGHT-OF-WAY RELOCATION ORDER PROJECT NO. 3052-3-21 DATED 11-23-1979.
- 2.) THERE IS CURRENTLY NO VEHICULAR ACCESS TO SUBJECT PROPERTY FROM S.T.H. "19" (PORTLAND ROAD).
- 3.) AN APPARENT EASEMENT FOR INGRESS AND EGRESS TO SUBJECT PROPERTY FROM SAID S.T.H. "19" (PORTLAND ROAD) IS SHOWN ON AN ARCHITECT'S DRAWING DATED JUNE 13, 1979 AS DRAWING NO. 7903510. THIS APPARENT EASEMENT IS SHOWN AS A COMMON DRIVEWAY RUNNING FROM S.T.H. "19" TO BUILDINGS ON THE SUBJECT PROPERTY ACROSS THE NORTHEASTERLY PORTION OF THE PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 549. THIS OFFICE COULD FIND NO OTHER WRITTEN RECORD OF THIS APPARENT EASEMENT AND ANY PHYSICAL EVIDENCE OF SAID ASPHALT DRIVEWAY COULD NOT BE DISCERNED BY THIS OFFICE AT THE TIME OF THIS SURVEY. C.S.M. 549 WAS RECORDED ON OCTOBER 23, 1974 AND C.S.M. 1295 WAS RECORDED ON MAY 23, 1975.
- 4.) ACCESS TO SUBJECT PARCEL IS IN THE FORM OF A 30 FOOT WIDE EASEMENT ALONG THE WEST LINE OF LOT 4 AND ABUTTING OUTLOT 1 OF EAST SIDE INDUSTRIAL PARK.
- 5.) NO CONCRETE AND ASPHALT IMPROVEMENTS ON AND AROUND SUBJECT BUILDING WERE LOCATED BY THIS OFFICE DUE TO SNOW COVER.



I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.
 This survey is made for the use of the present owners of the property, and those who purchase mortgage or guarantee the title thereto within one year from date hereof.

LIBERTY LAND SURVEYING
 235 TAMARACK DR #4
 LAKE MILLS, WISCONSIN 53551
 262-767-8786 262-901-5116

THIS IS NOT AN ORIGINAL PRINT
 UNLESS THIS SEAL IS RED

Franklin J. Lehman
 FRANKLIN J. LEHMAN 5-2211

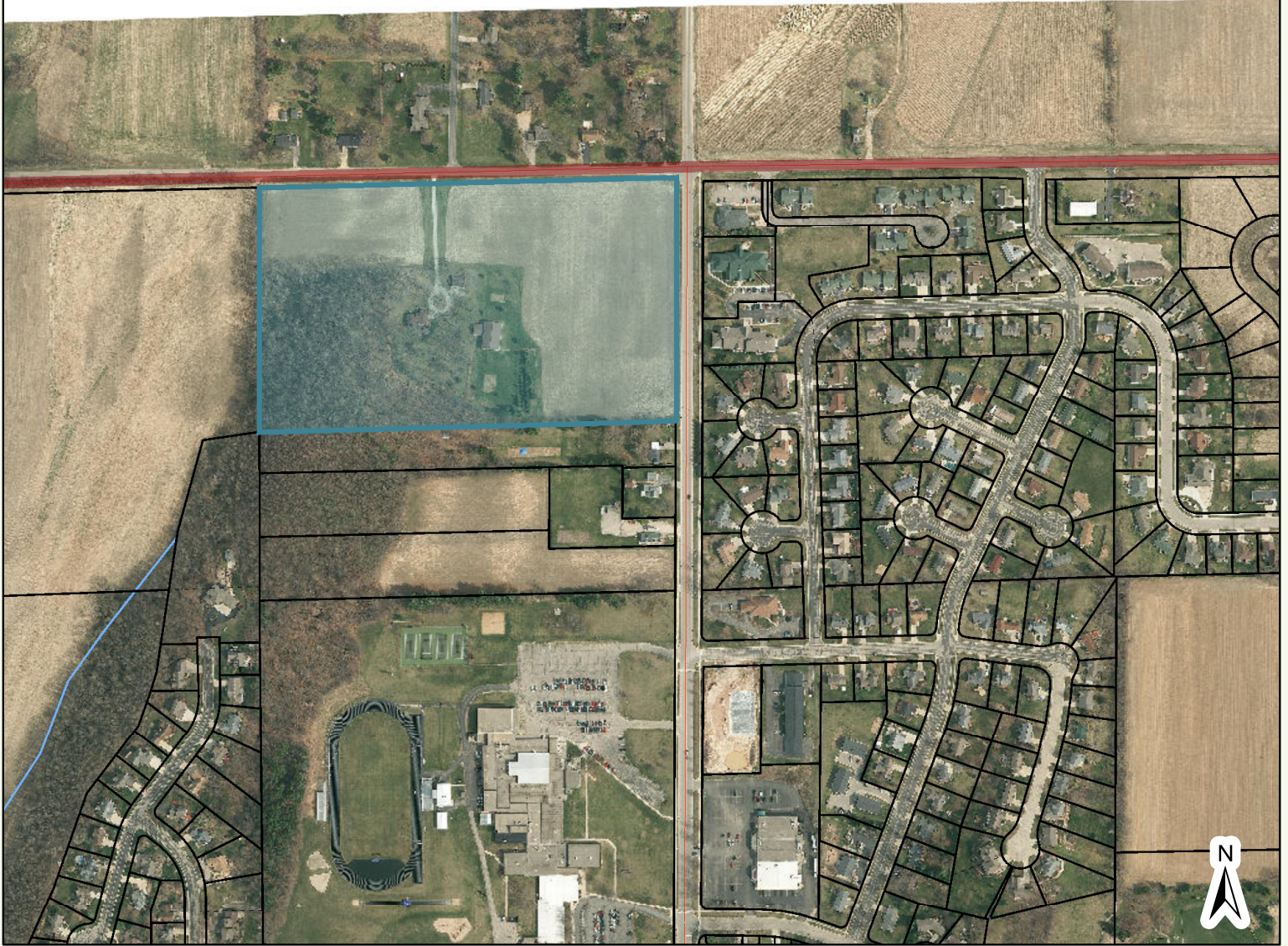
DECEMBER 29, 2015 151201 B
 DATE JOB NUMBER

- LEGEND**
- FOUND IRON PIPE
 - FOUND IRON ROD
 - SET IRON ROD
 - ⦿ SET RR SPIKE
 - ⊙ EXISTING MANHOLE
 - () RECORDED AS


SCALE: 1" = 80'


FEB 13 2016

SE corner of Clarkson Rd & N Monroe St




Search Results: Parcels

 Override 1

 Municipal Boundaries

Parcel Lines

 Property Boundary

 Old Lot/Meander Lines


 Rail Right of Ways


 Road Right of Ways

 Section Lines

 Surface Water

 Map Hooks

 Tax Parcels

 Streams and Ditches

500 250 0 500 Feet



1 inch = 500 feet

200 Block of West Madison Street



Search Results: Parcels

Override 1

Municipal Boundaries

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Rail Right of Ways

Road Right of Ways

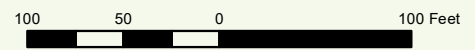
Section Lines

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SITE PARKING SUMMARY

PHASE 1:	
REQUIRED PARKING STALLS	40
PROPOSED PARKING STALLS	59
PROPOSED GARAGE PARKING STALLS	6
TOTAL DEVELOPMENT:	
REQUIRED PARKING STALLS	136
PROPOSED SURFACE PARKING STALLS	120
PROPOSED GARAGE PARKING STALLS	43
TOTAL PROPOSED PARKING STALLS	163

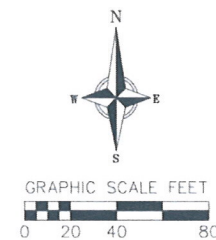
APPROXIMATE LOCATION OF PEDESTRIAN WALK
(TO BE COMPLETED BY CITY)

MAUNESHA RIVER
(WATERLOO CREEK)

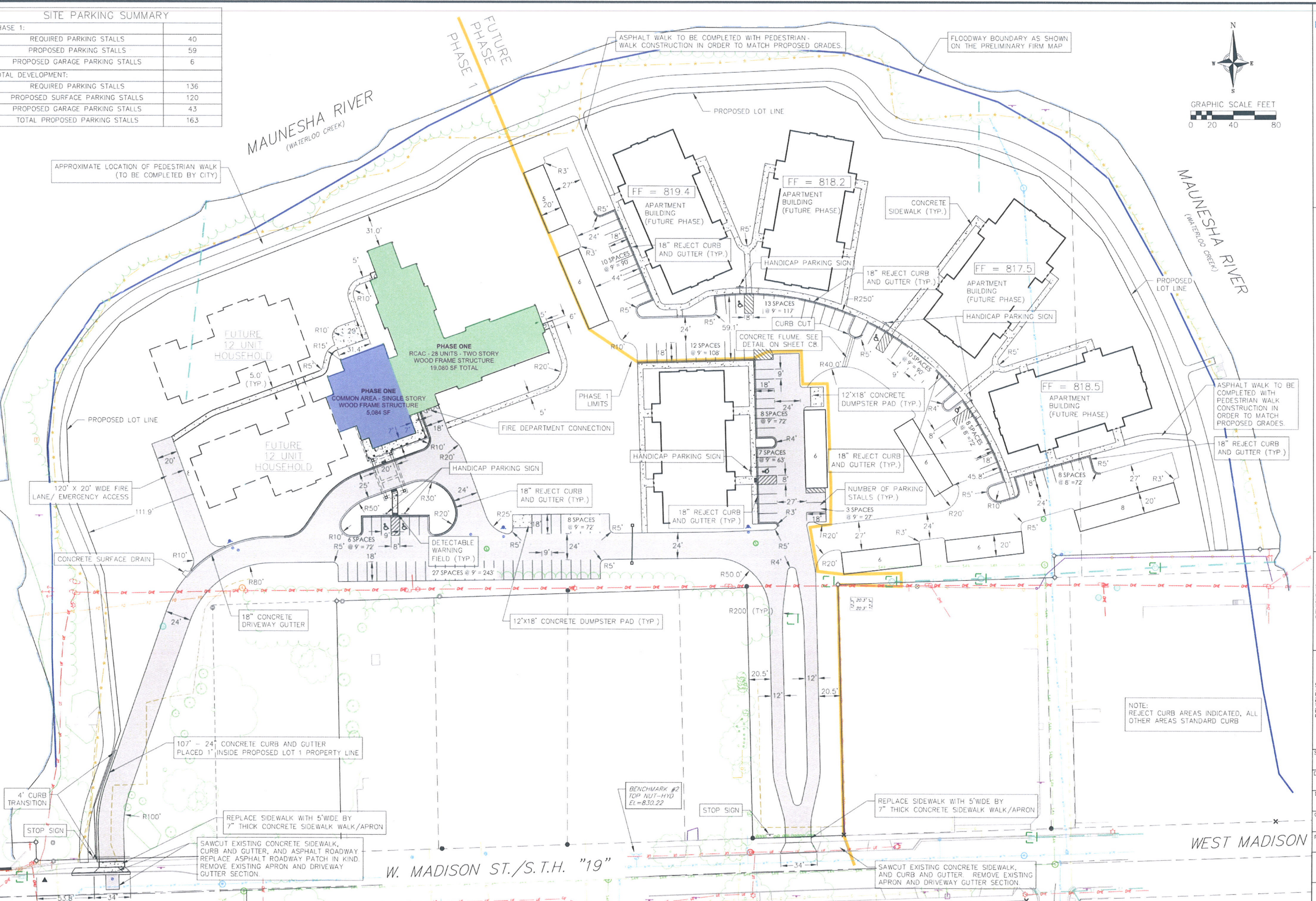
FUTURE PHASE 1

ASPHALT WALK TO BE COMPLETED WITH PEDESTRIAN-WALK CONSTRUCTION IN ORDER TO MATCH PROPOSED GRADES.

FLOODWAY BOUNDARY AS SHOWN ON THE PRELIMINARY FIRM MAP



MAUNESHA RIVER
(WATERLOO CREEK)



planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 1/2 S. KENNEDY AVE., REEDSBURG, WI 53151
Phone: (608) 824-0332 Fax: (608) 824-0335

Site Plan
Riverwalk Redevelopment
City of Waterloo
Jefferson County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 7/6/16
DRAWN DEHL/BBAR
CHECKED JOE
PROJECT NO. 130122.00


**C
4**

06 Jul 2016 - 3:05p M:\Havthorn & Stone\130122_Waterloo Concept Plan\CADD\Bare Eng - 0122.dwg by: bbar

600 block West Madison Street




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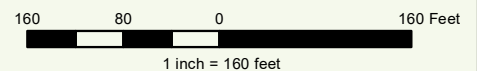
 Section Lines

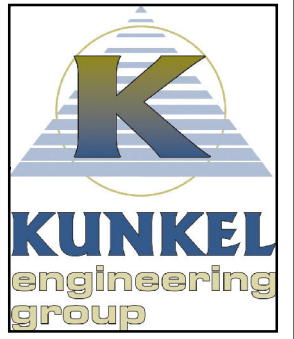
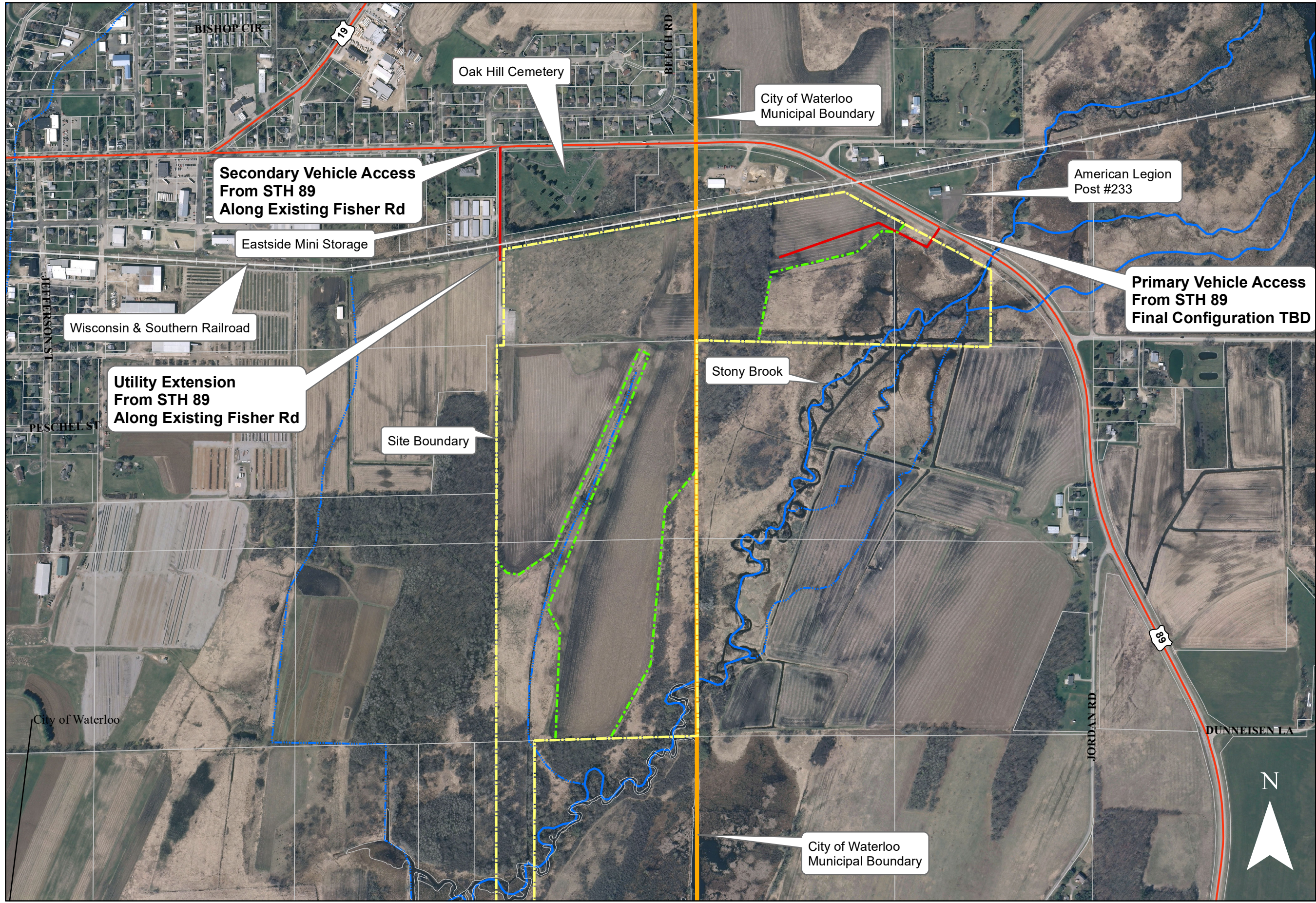
 Surface Water

 Map Hooks

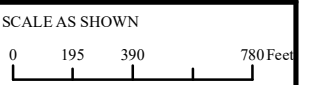
 Tax Parcels

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City of Waterloo, WI
 Project Aluminum
 Site Specifics



ENGINEER PROJ NO:


OWNER PROJ NO:

SHEET NUMBER:

Former Veridian Homes Res. Plat




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
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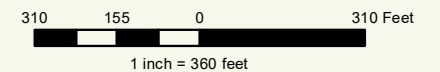
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Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.




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Author: Public User

DeYoung Farms Subdivision




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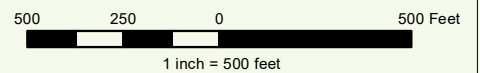
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Treyburn Farms Subdivision




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