



136 North Monroe Street
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A MEETING OF THE WATERLOO COMMUNITY DEVELOPMENT AUTHORITY - AGENDA

Agenda Revised 10/19/2020 11:49 AM

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

Date: October 20, 2020
Time: 6:00 p.m.
Location: Municipal Building, 136 North Monroe Street (via remote phone conference for participants and public)

Remote Access Instructions

Join Zoom Meeting: <https://us02web.zoom.us/j/86200320822?pwd=YkI2TlNnejl5M0tuREFmMnVzdXNmZz09>
Meeting ID: 862 0032 0822
Passcode: 953877

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Meeting ID: 862 0032 0822
Passcode: 953877

1. ROLL CALL AND CALL TO ORDER
2. MEETING MINUTES APPROVAL: September 15, 2020
3. CITIZEN INPUT
4. UPDATES & REPORTS
 - a. School District Liaison (verbal)
 - b. Economic Development Plan Implementation Progress Including 333 Portland Road Site Interest List
 - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600
 - d. Grant Tracking (verbal)
 - e. Treyburn Farms (verbal)
5. UNFINISHED BUSINESS
 - a. 203 East Madison Street, Phase 3 - Plan Refinement
 - b. Future Year Planning (see draft revised implementation list, 4b above)
 - c. Review And/or Council Recommendation Regarding The Clerk/Treasurer's Blight Policy Recommendation
6. NEW BUSINESS
 - a. Clarifying The Citywide Policy For Collection Of Building Permit Fees For Multi-Unit Residential Construction
 - b. **Recommending A Municipal Acquisition Strategy For 122 South Monroe Street Prioritizing The Site's Commercial Reuse Opportunities**
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Calendar

8. ADJOURNMENT

Mo Hansen
Clerk/Treasurer

Community Development Authority:

Stinnett, Lewandowski, Petts, Kuhl and Weihert with two vacancies
School District Superintendent Brian Henning as School District liaison

Posted, Mailed and E-mailed: 09/16/2020

Revised 9/19/2020

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.

WATERLOO COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES: September 15, 2020

Digital audio files are archived with these written minutes additionally serving as the official record.

1. ROLL CALL AND CALL TO ORDER. CDA Chair Stinnett called the meeting to order at 6:00 p.m. which was remotely accessed by all participants. CDA members present Petts, Stinnett, Kuhl, Lewandowski and Weihert. Absent: non-voting member Henning with two vacancies. Others present Clerk/Treasurer Hansen with a short visit by Mike Lannoy.
2. MEETING MINUTES APPROVAL: August 18, 2020. Moved by Weihert, seconded by Kuhl to approve the meeting minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. UPDATES & REPORTS
 - a. School District Liaison: None.
 - b. Economic Development Plan Implementation Progress Including 333 Portland Road Site Interest List: Noted.
 - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600: \$1,000 in unanticipated revenue was received due to a two month rental of the Maunessa Business Center.
 - d. Grant Tracking. Hansen said a resolution authorizing an application for new lead service replacement grant dollars was before the City Council on 9/17.
 - e. Treyburn Farms: Hansen said five lots had been closed and sold leaving only Lot #2 absent either an accepted offer to purchase or being sold.
5. UNFINISHED BUSINESS
 - a. 203 East Madison Street, Phase 3 - Plan Refinement: Hansen said notice was received that one of the grants applied for by Whitebird and Haberkorn would not be awarded with others remaining unknown. He said the local match for a grant award was an open question. Lewandowski spoke in favor of prioritizing the project such that it would not lead to the defunding of other areas such as Parks or Library. Petts favored prioritizing the project high being a CDA priority. Kuhl said momentum was gained and finishing the parking lot would benefit the downtown. Kuhl said funding would short other services. Weihert valued having it paved saying it had sat idle too long.
 - b. Future Year Planning
 - i. Align CDA Progress Measures And Reaffirm Or Jettison Active Programs And Projects: Hansen read through the Plan Implementation Progress Report list. Petts, Kuhl and others added Hedtcke Project; Hawthorn & Stone Phase 2; the Dempsey bare ground at the corner of Clarkson and Monroe; and the DeYoung Farm Phase 2. Hansen referenced non-residential concepts discussed by the Mayor. Petts asked that they be added also. Noting that not much CDA interest had been generated by some deferred list items, Hansen said he would submit a revised list with strikes for final CDA consideration.
 - c. Review And/or Council Recommendation Regarding The Clerk/Treasurer's Blight Policy Recommendation. Petts spoke in favor of bidding out the work. She said Chris Butschke would not be a good candidate. Lewandowski spoke in favor of the documented option of working with a Watertown employee. Hansen said the primary initiative could be to commit to funding specific, professional non-compliance officer services. Lewandowski asked for a revised recommendation. MOTION: Moved by Kuhl, seconded by Petts to table the matter until the next meeting. VOICE VOTE: Motion carried.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.
 - a. Calendar. Noted.
7. ADJOURNMENT. MOTION: Moved by multiple, seconded by others to adjourn. VOICE VOTE: Motion carried. Approximate time was 6:57 p.m.

Attest:



Mo Hansen
Clerk/Treasurer

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

10/16/2020 2:11 PM

FOCUS: Industrial & Commercial

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
IC1	Ready 17 acre industrial site (333 Portland Rd) for reuse	Pursue funding for remediation of blighted site with focus on future industrial reuse and job creation	Site ready with for reuse 1/1/2018		2016 site research; 2017 remediation; 2018 marketing
	Task	Status	Due Date	Assignee	Notes
	Acquire Site	Completed		Clerk/Treasurer	
	EPA Site Remediation	Completed	12/1/2017	Clerk/Treasurer	
	Site Demo Funding	Completed	12/1/2017	Clerk/Treasurer	
	Site Demo Contractor Bidding	Completed	6/7/2018	Clerk/Treasurer	
	Site Demo	Completed	6/8/2018	Contractor	
	Close Out Open DNR/EPA Files	Completed	5/1/2019	EPA / DNR contractor	
	Ready 17 acre industrial site (333 Portland Rd) for reuse	Completed	5/1/2019	Clerk/Treasurer	
	Publish Site Reuse RFP	Completed	10/12/2018	Clerk/Treasurer	
	Get eyes on Reuse RFP	In Progress	4/1/2019	Clerk/Treasurer	see site interest list
	Wetland delineation	Completed	6/15/2019	Clerk/Treasurer	Heartland Ecological
	Preliminary geotechnical engineering	Completed	6/15/2019	Clerk/Treasurer	SCS Engineering
	Sell land to Parker Dow	Completed	8/15/2020	Clerk/Treasurer	
	Sell land to Ron Griffin	Aborted	8/15/2020	Clerk/Treasurer	Offer and counter offer expired
	Execute Developer Agreement	Not Started	TBD	Clerk/Treasurer / Attorney	

FOCUS: Aesthetics & Infrastructure

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
AES4	Offer free garden space, surplus produce to food pantry	Re-establish seasonal public-community garden space	Make available ten garden plots each March	Approved Concept	?????
	Task	Status	Due Date	Assignee	Notes
	No action	Deferred			

FOCUS: Communication & Organizational Capacity

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG1	Engage residents with expanded online presence	Expand social media with focus on new residents	2,000 FB likes by August 2018	As of 8/20 = 1250	2016-2020
	Task	Status	Due Date	Assignee	Notes
	Weekly use of FB	On Going	On-going	Mo, Gabe, Kelli	DP & Library page also exists; all purposefully not coordinated.
	Promote use of Waterloo Events Button	Used mostly by Library	On-going	Kelli, Mo	Alder Rhynes completed test of calendar tool

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

10/16/2020 2:11 PM

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG2	Make available New Resident Welcome Packet	Annually update digital and printed welcome material		100% of new residents reached by August 2018		2016-2020
	Task	Status	Due Date	Assignee	Notes	
	2017 Packets Assembled & Distributed	Completed	12/31/2017	Library Staff	Approximately 50 packets distributed	
	2018 Packets Assembled & Distributed	Completed	12/31/2018	Library Staff	Material from a variety of sources	
	2020 Packets Info Assembled & Distributed	No project lead	TBD	EDA	Material from a variety of sources	

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
PRO2	Marketing databases & outreach to market area	PROJECT NEIGHBOR - Build digital market area lists for promotional opportunities		12 creative digital/social media outreach efforts		2019-2020
	Task	Status	Due Date	Assignee	Notes	
	Concept review	Completed		Working Group	Stressed need for opt-in	
	Set-up sign-up box	Completed		Clerk/Treasurer	Used at elections; utility commission and other locations'	
	Assemble public data	Completed	4/10/2018	Clerk/Treasurer	Voters, property owners, dog owners, others	
	Create outreach communications	Completed	4/30/2018	Clerk/Treasurer	Mill / Cleveland contacts; Street Market; Park Events	
	Update data & create outreach communications 2019-2020	Aged data; progress halted	Data used for elections & dog license reminder robo-calls & letters	Clerk/Treasurer		

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG4	Broaden funding sources for economic development capacity	Explore funding options		New support dollars source in 2017, 2018 and 2019		One new funding source each year
	Task	Status	Due Date	Assignee	Notes	
	2017 discussions	Completed	12/31/2017	Clerk-Treasurer	No from Junginger-Foundation	
	2019 discussions	Dormant; other priorities taking precedence	revised to 12/1/2019	Clerk-Treasurer	RFP for consulting services REISSUED 10/14/19; No interest expressed; Dollars consumed by match for 223 East Madison Street?	

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

10/16/2020 2:11 PM

FOCUS: Housing

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
HOU1	Incentivize new home construction	Waive all fees for new single-family home construction	Development agreement(s) with residential builder/developers	Approved Concept	2019-2020
	Task	Status	Due Date	Assignee	Notes
	Consider continuing for 2019	Completed	12/31/2018	City Council	
	2018 outreach efforts	Completed	3/31/2018	Sue Moe	Flyer to real estate agents
	2019-2020 Outreach (Treyburn Farms Project)	Completed	monthly reports	Mayor / Clerk-Treasurer / Summer Intern	19 of 19 lots either sold, accepted offer, or under contract in some fashion

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
HOU2	Increase investment in improving existing housing stock focused along state highways	Market existing programs directly to property owners in targeted areas along state highways.	10% annual increase in residential projects per permitting application		?????
	Task	Status	Due Date	Assignee	Notes
	No action	Deferred			

FOCUS: Fostering Entrepreneurial Opportunity

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
ENT1	Provide easy access to locally based information for those starting, expanding or relocating a business	Create a "Doing Business in Waterloo" information set with charts describing ease of local development	500 page views per year	Approved Concept	?????
	Task	Status	Due Date	Assignee	Notes
	No action	Not Started			

FOCUS: 203 East Madison Street Redevelopment

ITEM	GOAL	ACTION	GOAL/TASK METRICS	NOTES	PHASE / YEAR
2016A	Construct 2015 CDA-CDC concept plan for 203 East Madison Street	Construct concept plan in phases	Riparian area completed by May 1, 2016	Riparian area completed 2017	
	Task	Status	Due Date	Assignee	Notes
	Contractor riparian area improvements	Completed	1/1/2017	Clerk-Treasurer	need to close out DNR grant for this phase
	Install Permanent wooden fence for safety purposes	Completed	6/1/2020	Public Works Dept.	CDA-CDC votes at Nov 2018 meeting to proceed
	DNR Stewardship Grant App submittal seeking funding for remaining build-out per approved concept plan	Completed	Parks Coordinator / Garry Whitebird	Parks Coordinator / Garry Whitebird	Grant submitted; will know in August if awarded
	Complete site surface improvements per adopted plan	In Progress	Parks Coordinator	(1) Parks Coordinator; (2) Clerk/Treas	Stewart closed 9/11; Bergan delayed
	Kunkel Engineer Group with revised concept plan for CDA review	In Progress	Kunkel Engineer Group	(1) Mitch Leisses	See 1/21 meeting materials



Community Development Authority

Financial Reports By Fund

Balance Sheet and Budget vs. Actual

Funds 412 - Tax Incremental District #2

Funds 413 - Tax Incremental District #3

Funds 414 - Tax Incremental District #4

Funds 600 - Community Development Authority

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2020

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	866,077.71	
	TOTAL ASSETS		<u>866,077.71</u>

LIABILITIES AND EQUITY

FUND EQUITY

412-34300	FUND BALANCE	946,953.18	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(80,875.47)	
	TOTAL FUND EQUITY		<u>866,077.71</u>
	TOTAL LIABILITIES AND EQUITY		<u>866,077.71</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TIF DISTRICT 2 FUND</u>					
412-41-4111-000 TAX INCREMENTS	.00	51,248.47	60,894.00	9,645.53	84.2
TOTAL TIF DISTRICT 2 FUND	.00	51,248.47	60,894.00	9,645.53	84.2
<u>INTERGOVERNMENTAL REVENUE</u>					
412-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	783.22	.00	(783.22)	.0
412-43-4366-000 STATE AID PERSONAL PROPERTY	.00	2,036.19	.00	(2,036.19)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	2,819.41	.00	(2,819.41)	.0
<u>MISCELLANEOUS REVENUES</u>					
412-48-4830-000 SALE OF CITY PROPERTY	(100.00)	3,800.00	.00	(3,800.00)	.0
TOTAL MISCELLANEOUS REVENUES	(100.00)	3,800.00	.00	(3,800.00)	.0
TOTAL FUND REVENUE	(100.00)	57,867.88	60,894.00	3,026.12	95.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
412-51-5112-320	.00	8.25	.00	(8.25)	.0
412-51-5112-325	.00	150.00	.00	(150.00)	.0
TOTAL LEGISLATIVE SUPPORT	.00	158.25	.00	(158.25)	.0
<u>ATTORNEY</u>					
412-51-5130-211	1,240.00	1,380.00	.00	(1,380.00)	.0
TOTAL ATTORNEY	1,240.00	1,380.00	.00	(1,380.00)	.0
<u>DEPARTMENT 5142</u>					
412-51-5142-110	2,215.08	19,935.72	.00	(19,935.72)	.0
TOTAL DEPARTMENT 5142	2,215.08	19,935.72	.00	(19,935.72)	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
412-51-5151-214	.00	418.00	.00	(418.00)	.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	418.00	.00	(418.00)	.0
<u>ENGINEERING AND ADMINISTRATION</u>					
412-53-5310-215	.00	3,372.00	.00	(3,372.00)	.0
412-53-5310-380	72.61	72.61	.00	(72.61)	.0
TOTAL ENGINEERING AND ADMINISTRATION	72.61	3,444.61	.00	(3,444.61)	.0
<u>CAPITAL PROJECT</u>					
412-57-5701-800	.00	7,557.25	.00	(7,557.25)	.0
412-57-5701-806	2,500.00	2,500.00	.00	(2,500.00)	.0
TOTAL CAPITAL PROJECT	2,500.00	10,057.25	.00	(10,057.25)	.0
<u>TRANSFER TO DEBT SERVICE</u>					
412-59-5929-000	.00	103,349.52	103,350.00	.48	100.0
TOTAL TRANSFER TO DEBT SERVICE	.00	103,349.52	103,350.00	.48	100.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
TOTAL FUND EXPENDITURES	6,027.69	138,743.35	103,350.00	(35,393.35)	134.3
NET REVENUE OVER(UNDER) EXPENDITURES	(6,127.69)	(80,875.47)	(42,456.00)		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2020

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	39,369.64	
	TOTAL ASSETS		<u>39,369.64</u>

LIABILITIES AND EQUITY

FUND EQUITY

413-34300	FUND BALANCE	(749,472.31)	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	788,841.95	
	TOTAL FUND EQUITY		<u>39,369.64</u>
	TOTAL LIABILITIES AND EQUITY		<u>39,369.64</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>					
413-41-4111-000 TAX INCREMENTS	.00	89,162.82	102,403.00	13,240.18	87.1
TOTAL TAXES	.00	89,162.82	102,403.00	13,240.18	87.1
<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	319.95	.00	(319.95)	.0
413-43-4365-000 STATE AID PERSONAL PROPERTY	.00	903.84	.00	(903.84)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	1,223.79	.00	(1,223.79)	.0
<u>MISCELLANEOUS REVENUES</u>					
413-48-4830-000 SALE OF CITY PROPERTY	.00	530.00	.00	(530.00)	.0
TOTAL MISCELLANEOUS REVENUES	.00	530.00	.00	(530.00)	.0
<u>OTHER FINANCING SOURCES</u>					
413-49-4910-000 LONG TERM DEBT PROCEEDS	.00	1,656,224.90	.00	(1,656,224.90)	.0
TOTAL OTHER FINANCING SOURCES	.00	1,656,224.90	.00	(1,656,224.90)	.0
TOTAL FUND REVENUE	.00	1,747,141.51	102,403.00	(1,644,738.51)	1706.1

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
413-51-5112-320	.00	34.17	.00	(34.17)	.0
413-51-5112-325	.00	150.00	.00	(150.00)	.0
TOTAL LEGISLATIVE SUPPORT	.00	184.17	.00	(184.17)	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214	.00	5,418.00	.00	(5,418.00)	.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	5,418.00	.00	(5,418.00)	.0
<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215	.00	1,370.00	.00	(1,370.00)	.0
TOTAL ENGINEERING AND ADMINISTRATION	.00	1,370.00	.00	(1,370.00)	.0
<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000	.00	951,327.39	89,148.98	(862,178.41)	1067.1
TOTAL TRANSFER TO DEBT SERVICE	.00	951,327.39	89,148.98	(862,178.41)	1067.1
TOTAL FUND EXPENDITURES	.00	958,299.56	89,148.98	(869,150.58)	1074.9
NET REVENUE OVER(UNDER) EXPENDITURES	.00	788,841.95	13,254.02		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2020

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	66,976.78	
	TOTAL ASSETS		<u>66,976.78</u>

LIABILITIES AND EQUITY

FUND EQUITY

414-34300	FUND BALANCE	41,415.83	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	25,560.95	
	TOTAL FUND EQUITY		<u>66,976.78</u>
	TOTAL LIABILITIES AND EQUITY		<u>66,976.78</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 414 - TIF DISTRICT 4 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TIF DISTRICT 4 FUND</u>					
414-41-4111-000 TAX INCREMENTS	.00	25,890.92	22,007.00	(3,883.92)	117.7
TOTAL TIF DISTRICT 4 FUND	.00	25,890.92	22,007.00	(3,883.92)	117.7
<u>SOURCE 43</u>					
414-43-4364-000 STATE AID COMPUTERS	.00	238.03	229.00	(9.03)	103.9
TOTAL SOURCE 43	.00	238.03	229.00	(9.03)	103.9
TOTAL FUND REVENUE	.00	26,128.95	22,236.00	(3,892.95)	117.5

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 414 - TIF DISTRICT 4 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
414-51-5112-325 LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	150.00	.00	100.0
TOTAL LEGISLATIVE SUPPORT	.00	150.00	150.00	.00	100.0
<u>SPECIAL ACCTG AND AUDITING</u>					
414-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	418.00	500.00	82.00	83.6
TOTAL SPECIAL ACCTG AND AUDITING	.00	418.00	500.00	82.00	83.6
TOTAL FUND EXPENDITURES	.00	568.00	650.00	82.00	87.4
NET REVENUE OVER(UNDER) EXPENDITURES	.00	25,560.95	21,586.00		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2020

600-COMMUNITY DEVELOP AUTHORITY

<u>ASSETS</u>			
600-11100	TREASURER'S CASH	45,360.66	
	TOTAL ASSETS		<u>45,360.66</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
600-25607	DEFERRED REVENUE	3,460.39	
600-26100	DEFERRED REVENUE	(3,460.39)	
	TOTAL LIABILITIES		.00
<u>FUND EQUITY</u>			
600-34300	FUND BALANCE	18,204.76	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	<u>2,155.90</u>	
	TOTAL FUND EQUITY		<u>45,360.66</u>
	TOTAL LIABILITIES AND EQUITY		<u>45,360.66</u>

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>SOURCE 41</u>						
600-41-4111-000	LOCAL TAX-GENERAL FUND	.00	4,650.00	4,650.00	.00	100.0
	TOTAL SOURCE 41	.00	4,650.00	4,650.00	.00	100.0
<u>PUBLIC CHARGES FOR SERVICE</u>						
600-46-4674-000	MBC BUILDING RENTAL	200.00	2,600.00	2,400.00	(200.00)	108.3
	TOTAL PUBLIC CHARGES FOR SERVICE	200.00	2,600.00	2,400.00	(200.00)	108.3
	TOTAL FUND REVENUE	200.00	7,250.00	7,050.00	(200.00)	102.8

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020
FUND 600 - COMMUNITY DEVELOP AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>DEPARTMENT 5151</u>					
600-51-5151-399 SPECIAL ACCTNG COSTS - MISC	.00	.00	375.00	375.00	.0
TOTAL DEPARTMENT 5151	.00	.00	375.00	375.00	.0
<u>MAUNESHA BUSINESS CENTER</u>					
600-51-5162-221 MAUNESHA BUSINESS ELECTRIC	96.52	481.65	1,000.00	518.35	48.2
600-51-5162-222 MAUNESHA BUSINESS HEAT	10.23	524.74	750.00	225.26	70.0
600-51-5162-223 MAUNESHA BUSINESS WATER/SEWER	241.20	698.87	698.00	(.87)	100.1
600-51-5162-290 MAUNESHA BUSINESS CLEAN CONTRA	.00	90.00	1,160.00	1,070.00	7.8
600-51-5162-351 MAUNESHA BUSINESS REPAIRS/MAIN	.00	3,291.34	.00	(3,291.34)	.0
TOTAL MAUNESHA BUSINESS CENTER	347.95	5,086.60	3,608.00	(1,478.60)	141.0
<u>ENGINEERING AND ADMINISTRATION</u>					
600-53-5310-215 ENG & ADMIN PROF FEES	.00	7.50	.00	(7.50)	.0
TOTAL ENGINEERING AND ADMINISTRATION	.00	7.50	.00	(7.50)	.0
<u>PLANNING AND CONSERVATION</u>					
600-56-5630-220 PROJECT CDA PROGRAMS	.00	.00	250.00	250.00	.0
TOTAL PLANNING AND CONSERVATION	.00	.00	250.00	250.00	.0
TOTAL FUND EXPENDITURES	347.95	5,094.10	4,233.00	(861.10)	120.3
NET REVENUE OVER(UNDER) EXPENDITURES	(147.95)	2,155.90	2,817.00		

Mo Hansen

From: Mo Hansen
Sent: Friday, October 16, 2020 8:53 AM
To: Leisses, Mitchell
Cc: Andrew Lewandowski (ajlewandowski@uwalumni.com); City of Waterloo, Mayor; HenningB@waterloo.k12.wi.us; Kuhl Charles (alderatlargea@waterloowi.us); Petts Jeanette (alder4-5@waterloowi.us); Rich Weihert (richweihert1911@gmail.com); Stinnett Angie (alderatlargeb@waterloowi.us); Mike Tschanz; Chad Yerges; Gabe Haberkorn
Subject: FW: Waterloo follow-up / 203 East Madison St - preparing for 10/20 CDA meeting
Attachments: 2020-09-15CDAMeetingMaterial.pdf

Mitch,

At a 10/15 Finance, Insurance & Personnel Committee meeting, the Committee voted to include application of TID #2 fund balance to fund 203 East Madison Street improvements. The Committee work is very close to done.

- At that meeting I shared:
 - Your concept of pairing asphalt work for 203 East Madison Street with the WFD parking lot resurface (also in the 2021 budget).
 - A project status update of there being no design work *started* for this phase of 203 East Madison Street.
- Because the proposed path area is not located in TID #2, the Mayor indicated an interest in segmenting the project with work within the parcel being funded by TID #2 dollars.
 - At this time we don't have a cost breakout by segment as she outlined. I will fashion a budget figure based on the January KEG estimate.
- On 10/20 the Community Development Authority meets. Its agenda includes -- 203 East Madison Street project refinement. **Are you able to participate?** We will have remote capabilities.
- The Mayor indicated either the Public Works Director, Parks Director, or both would participate.
- Additionally, we have been awarded approximately \$7,000 in DNR Stewardship Fund funding for acquisition purposes. In the budget the local match is accounted for meaning roughly \$14,000 for that purpose.
- Chad has put forward a figure of \$100,000 for rip-rap. Previously, I have reached out to DNR staff about permitting requirements. Please referenced those emails on this topic.
- Recently, the DNR's Cheryl Housley shared that for a future grant application scoring purposes, taking a trail from "graded" to "completed asphalt" (as a future application request) can score higher than just a straight construction -- "bare ground to asphalt," because it falls into a different consideration category. I mention this if we pursue asphalt for the parking lot only -- using 2021 allocated local funding; there may be a path forward to later in time asphalt a rough graded path a part of a future round of DNR Stewardship & local match.

The 10/15 CDA meeting materials are being assembled now. It will be the same as attached from September 15, 2020 -- the KEG estimate and the initial rendering.

Mo Hansen | Clerk/Treasurer | [City of Waterloo](https://www.cityofwaterloo.ca) | 920.478.3025

From: Mo Hansen
Sent: Thursday, September 10, 2020 1:17 PM
To: Leisses, Mitchell <mleisses@geo-logic.com>
Cc: Stinnett Angie (alderatlargeb@waterloowi.us) <alderatlargeb@waterloowi.us>; Rich Weihert (richweihert1911@gmail.com) <richweihert1911@gmail.com>
Subject: Waterloo follow-up / 203 East Madison St - preparing for 9/15 CDA meeting





Mitch,

203 East Madison Street is again on the CDA agenda. One DNR grant was not awarded for this project. Notice on another is pending. The attached meeting materials display previously posed site questions.

Mo Hansen | Clerk/Treasurer | [City of Waterloo](#) | 920.478.3025



Legend

-  Proposed Concrete
-  Existing Green Space
-  Proposed Asphalt
-  Existing Concrete

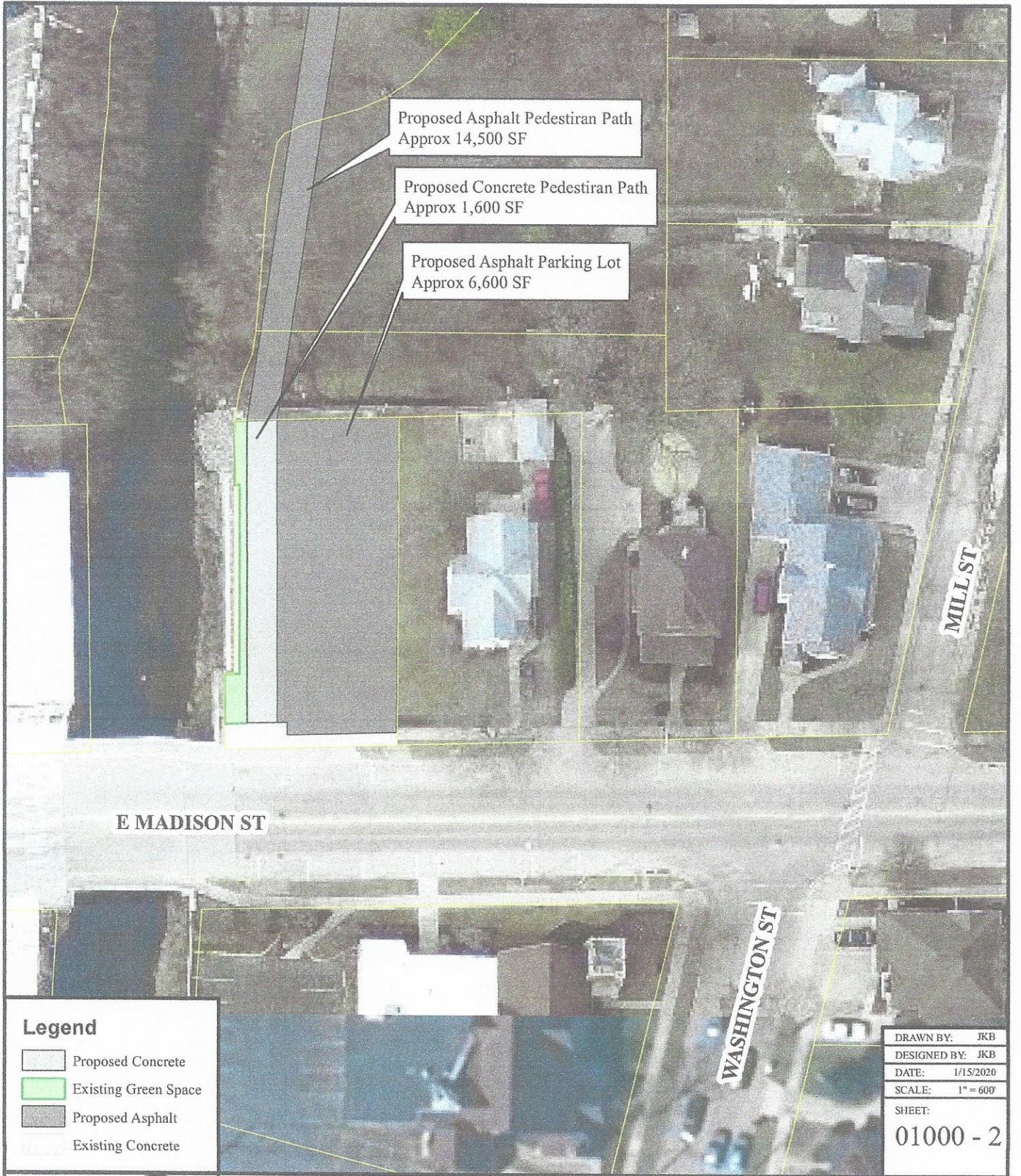
DRAWN BY:	JKB
DESIGNED BY:	JKB
DATE:	1/15/2020
SCALE:	1" = 1,600'
SHEET:	01000 - 1



**203 EAST MADISON STREET
PHASE 3**

CONCEPT PLAN





Proposed Asphalt Pedestrian Path
Approx 14,500 SF

Proposed Concrete Pedestrian Path
Approx 1,600 SF

Proposed Asphalt Parking Lot
Approx 6,600 SF

E MADISON ST

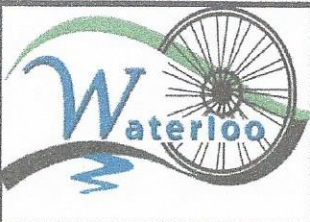
MILL ST

WASHINGTON ST

Legend

	Proposed Concrete
	Existing Green Space
	Proposed Asphalt
	Existing Concrete

DRAWN BY:	JKB
DESIGNED BY:	JKB
DATE:	1/15/2020
SCALE:	1" = 60'
SHEET:	01000 - 2



**203 EAST MADISON STREET
PHASE 3**

CONCEPT PLAN



City of Waterloo, Wisconsin
PRELIMINARY COST ESTIMATE
203 East Madison Street - Phase 3

January 15, 2020



Construction of a hot mix asphalt parking lot, consisting of four inches of asphalt placed on eight inches of aggregate base, and adjacent concrete pedestrian path, consisting of four inches of concrete on four inches of aggregate base. Said path to extend north, constructed of 3.5 inches asphalt on eight inches of aggregate base, connecting to existing pedestrian path located northwest of the Mill Street Termini. Installation of a way-finding kiosk in parking lot. All disturbed areas to be restored in kind.

Estimated Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
1	LS	Unclassified Excavation	\$22,000.00	\$22,000.00
980	TN	Aggregate Base Dense, 3/4-Inch	\$14.00	\$13,720.00
1,600	SF	Concrete Pedestrian Path, 4-Inch Depth	\$6.00	\$9,600.00
350	TN	Hot Mix Asphalt Path, 3-1/2-Inch Depth	\$90.00	\$31,500.00
200	TN	Hot Mix Asphalt Parking Lot, 4-Inch Depth	\$78.00	\$15,600.00
1,250	LF	Epoxy Pavement Markings, 4-Inch	\$1.00	\$1,250.00
2,600	SY	Landscape Restoration	\$7.00	\$18,200.00
1	LS	Way-Finding Kiosk	\$3,200.00	\$3,200.00
1	LS	Erosion Control	\$7,500.00	\$7,500.00
1	LS	Traffic Control and Access	\$1,000.00	\$1,000.00
Engineering and Contingencies				\$12,357.00
Total Construction Cost				\$135,927.00



136 North Monroe Street
Waterloo, WI 53594
Phone (920) 478-3025
E-mail (cityhall@waterloowi.us)

TO: MAYOR QUIMBY, COMMUNITY DEVELOPMENT AUTHORITY AND CITY COUNCIL

FROM: CLERK/TREASURER

SUBJECT: MAYOR'S REQUESTED DRAFT OF BLIGHT POLICY – DRAFT #2

DATE: OCTOBER 16, 2020

Mayor's Requested Blight Policy Recommendation -- Draft

Following up on the Mayor's August 31st request for a draft blight policy for consideration, I am forwarding this memo (2nd draft) along with the attached email replying to Alder Petts, dated September 4, 2020.

The email covers a lot of territory including what is already in the municipal code and state law, along with pertinent definitions.

BLIGHT POLICY RECOMMENDATION – DRAFT #2

1. HIRE NON-COMPLIANCE OFFICER SERVICES. With a target start date of July 1, 2021 budget for, and fund expenditures to fund non-compliance officer services hired by way of a competitive bidding process.
 - a. Fund this new contract service activity in the General Fund.
2. COMMUNITY DEVELOPMENT AUTHORITY AS ENTITY TRACKING/MONITORING SERVICES PROVIDED. Have the City Council delegate the monthly review of the Non-Compliance Officer services to the Community Development Authority.

Mo Hansen

From: Mo Hansen
Sent: Friday, September 04, 2020 8:46 AM
To: Jeanette Petts; Andrew Lewandowski (ajlewandowski@uwalumni.com); Jeni Quimby; Garry Whitebird; HenningB@waterloo.k12.wi.us; Charles Kuhl; Rich Weihert (richweihert1911@gmail.com); Angie Stinnett
Cc: Denis Sorenson; Mike Tschanz
Subject: Clerk/Treasurer follow-up / RE: City of Waterloo staff meeting and blight

Jeanette,

Per your request below, I'm reporting out on existing blight policy and what other communities have.

SUMMARY IDEAS:

1. Perhaps these local laws should be considered at a County level, because the municipalities just seem to copy one another anyway.
2. Gaining compliance with laws and ordinances requires a municipal funding commitment.
 - a. Front of mind options:
 - i. Contracting SAFEbuilt
 - ii. Partnering with Watertown who has an in-house quality part-time person.

EXISTING POLICY.

1. The City of Waterloo blight policy and relating definitions are found in various sections of the municipal code and state statutes.
 - a. Municipal Code Chapter 35 (adopted 2007) the CDA is charged with elimination of blight.
 - i. 35-3: [Community Development Authority powers and duties](#).
 1. Project-by project authority granted CDA by City Council and Wis. Stat. §§ 66.1301 to 66.1327, 66.1331, 66.1333, 66.1337 or 66.1105
 - a. Summary list from state statutes: Prepare plans; enter into contracts; borrow money; condemn property; facilitate a technology-based business incubator; facilitate a redevelopment corporation; facilitate an land bank; others.
 - b. Blight defined in §66.1333 Wis. Stat.
 - i. "Blighted area" means any of the following:
 1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
 2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of

ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.
- ii. "Blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.
- b. Municipal Code [Chapter 219: Housing Code, Minimum](#) (adopted in 2016), sets the minimum housing code, defines unfit dwellings and the sanitary maintenance of property.
 - c. Municipal Code Chapter 261 Public Nuisances.
 - i. [261-2: Public nuisance defined.](#)
 - ii. [261-3: Public nuisances affecting health.](#)
 - iii. [261-5: Public nuisances affecting peace and safety.](#)
 - iv. [261-6: Storage of vehicles, recreational equipment and firewood.](#)
 - v. [261-7: Abatement of public nuisances.](#)
 - d. Municipal Code [332-4: Removal of trees and stumps; replacement of trees.](#)

WHAT OTHER COMMUNITIES HAVE.

A review of code adopted by municipalities within a 50 miles radius using the General Code search tool generates 70 results, most all of which seem to be close copies or approximations of each other, including Waterloo.

Generalized comments and area community review -- sample size:

Cambridge	Cottage Grove	Deerfield	Jefferson	Johnson Creek	Lake Mills	Marshall	Monona	Sun Prairie	Watertown
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For reference Waterloo’s expense for ALL building inspection services has been:

- 2017 - \$14,000
- 2018 - \$23,000
- 2019 - \$32,350
- 2020 projected – \$24,000

Waterloo expenses are a function of the quantity & size of new construction projects. No regular expense for code compliance.

Smaller communities (Cambridge, Deerfield, Johnson Creek). Only Johnson Creek has a CDA. None devotes specific budgetary resources to blight code enforcement.

Larger communities:

- **Cottage Grove** has property maintenance enforcement the responsibility of its [Law Enforcement Department](#) with a provision for [recovery of costs](#) relating to vehicles or other large items. Building inspection services through General Engineering (Portage). Its 2019 budget for ALL building inspection services, \$75,500.
- **Jefferson** contracts out zoning and inspection services including code enforcement. Its 2020 budget for ALL building inspection services, \$70,000. Greg Noll is the inspector.
- **Lake Mills** has \$70,000 budgeted for ALL building inspection services.
 - PURPOSE: The mission of the Building Inspection and Zoning Administration Department is building permit review, ordinance development and code compliance. The department engages the public through a contractor intended to provide citizens involved in development activities with regulatory and planning information for their projects. Department also provides front counter customer service, Current and Long Range Planning, Building Services and Code Compliance.
 - RESPONSIBILITIES: This budget provides for expenditures incurred by Building Services Staff administer the International Building Codes for residential, commercial and industrial structures through plan review, permitting and inspection services in order to protect the health, safety and welfare of the community. The Building Division is also responsible for FEMA Floodplain Management and citywide parcel addressing coordination. Code Compliance Staff investigates code violation complaints with the goal of working with citizens to resolve code enforcement issues and bring properties into compliance while increasing awareness of the City’s regulations. The City of Lake Mills contracts with Municipal Zoning and Inspection Services as an independent building code and zoning enforcement company serving the community. They have office hours in City Hal from 9am to 12am Tuesdays & Thursdays.
- **Marshall** contracts with SAFEbuilt at \$100/ hour with work as directed by Village Administrator, Judy Weter.
- **Monona** contracts with General Engineering for code compliance. Budget for ALL building inspection services, \$87,000. The have specific code compliance time dedicated to that task.
- **Sun Prairie** has three FT building inspection officials and a department of six.
- **Watertown** has a part-time person dedicated to just code compliance. Pay rate, \$26.35/hr.

From: Jeanette Petts <alder4-5@waterloowi.us>
Sent: Thursday, September 03, 2020 8:52 PM
To: Mo Hansen <mhansen@waterloowi.us>; Andrew Lewandowski (ajlewandowski@uwalumni.com) <ajlewandowski@uwalumni.com>; Jeni Quimby <mayor@waterloowi.us>; Garry Whitebird <gwhitebird@yahoo.com>; HenningB@waterloo.k12.wi.us; Charles Kuhl <alderatlargea@waterloowi.us>; Rich Weihert (richweihert1911@gmail.com) <richweihert1911@gmail.com>; Angie Stinnett <alderatlargeb@waterloowi.us>
Cc: Denis Sorenson <dpsorenson@waterloowi.us>
Subject: Re: City of Waterloo staff meeting and blight

Hi Mo,

I would like to see the pieces of current policies that already include any delineation to blight. I don't want to discuss a policy that would duplicate or counter-act what we currently have. And as always, it would be nice to know what other communities have. Definition will be important in this conversation as well. One person's blight is another person's character.

Thank you!
Jeni

From: Mo Hansen <mhansen@waterloowi.us>
Sent: Tuesday, September 1, 2020 10:11 AM
To: Andrew Lewandowski (ajlewandowski@uwalumni.com) <ajlewandowski@uwalumni.com>; Jeni Quimby <mayor@waterloowi.us>; Garry Whitebird <gwhitebird@yahoo.com>; HenningB@waterloo.k12.wi.us <HenningB@waterloo.k12.wi.us>; Charles Kuhl <alderatlargea@waterloowi.us>; Jeanette Petts <alder4-5@waterloowi.us>; Rich Weihert (richweihert1911@gmail.com) <richweihert1911@gmail.com>; Angie Stinnett <alderatlargeb@waterloowi.us>
Cc: Jeni Quimby <mayor@waterloowi.us>; Denis Sorenson <dpsorenson@waterloowi.us>
Subject: City of Waterloo staff meeting and blight

Community Development Authority,
One item reviewed yesterday by Mayor Quimby at a staff meeting involving the Parks Coordinator Chief Sorenson and I was the CDA and blight. I was tasked with drafting a blight policy for CDA consideration. Look for this on the 9/15/2020 CDA agenda.

With an initial policy draft in mind, carving out time & resources for a Code Compliance Officer (not a FT position), or alternatively 3rd party code compliance services – is the starting point for the policy draft.

Mo Hansen | Clerk/Treasurer | [City of Waterloo](http://CityofWaterloo) | 920.478.3025

Mo Hansen

From: Mo Hansen
Sent: Thursday, October 15, 2020 9:16 AM
To: Jeni Quimby
Cc: Chris Butschke
Subject: FW: Kevin Kleckner and collecting fees for duplex lots.
Attachments: #2019-30 WAIVING FEES FOR CONSTRUCTION OF CONDOMINIUMS.pdf; #2019-23 WAIVING ALL MUNICIPAL IMPACT FEES FOR TWO YEARS.pdf; #2018-45 WAIVING ALL 2019- & 2020 IMPACT FEES AND BLDG FEES.pdf

Resolutions as requested.

Mo Hansen | Clerk/Treasurer | [City of Waterloo](#) | 920.478.3025

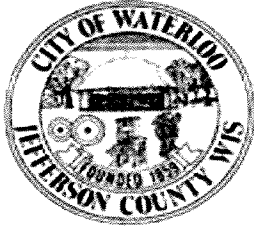
From: Mo Hansen
Sent: Thursday, October 15, 2020 8:21 AM
To: Jeni Quimby <mayor@waterloowi.us>
Cc: Chris Butschke <cbutschke@safebuilt.com>
Subject: Kevin Kleckner and collecting fees for duplex lots.

Mayor,

We did not collect fees from Kevin Kleckner for the duplex building in Treyburn. We are following up and likely will create some questions on Kevin's part.

- All Impact Fees waived
- All other fees waived, for single-family construction.

Mo Hansen | Clerk/Treasurer | [City of Waterloo](#) | 920.478.3025



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

RESOLUTION #2018-45

**WAIVING ALL 2019 & 2020 MUNICIPAL IMPACT FEES AND BUILDING FEES,
AND DIRECTING THE CREATION OF PROMOTIONAL EFFORTS ENCOURAGING THE
CONSTRUCTION OF SINGLE FAMILY DWELLINGS**

Whereas, the City Council has similarly waived fees for 2017 and 2018, and:

Whereas, the Community Development Authority in prior years, carried out oversight for Waterloo promotional efforts, and:

Whereas, the construction of new single-family homes will complement multi-family residential development -- current and future -- along with complementing the existing housing stock generally, and:

Whereas, incentivizing building in our community can be accomplished by lowering the overall cost of building within the City of Waterloo by waiving impact fees and all other municipal building fees.

Therefore Be It Resolved, by the Common Council of the City of Waterloo, Wisconsin, that it hereby waives all 2019 and 2020 municipal impact fees and building fees for the construction of new single-family homes and directs the creation of promotional efforts in support of the construction of single family dwellings.

PASSED AND ADOPTED this 6th day of December, 2018.

City of Waterloo

Signed: _____

Robert H. Thompson
Robert H. Thompson, Mayor

Attest:

Morton Hansen

Morton Hansen, Clerk/Treasurer

SPONSOR(S) – Community Development Authority

FISCAL EFFECT – Initial loss of revenue would depend upon how many new home are, or are not, built. Charges for each new home are estimated at \$3,800 per new home. After the 2019, 2020 period each new home would generate an estimated \$17,500 in new municipal property tax revenue over a five year period.



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

RESOLUTION #2019-23

**WAIVING ALL MUNICIPAL IMPACT FEES FOR A TWO YEAR PERIOD
EFFECTIVE AUGUST 1, 2019**

The Common Council of the City of Waterloo, Wisconsin does hereby resolve as follows:

WHEREAS, the Finance, Insurance & Personnel Committee recommends to the City Council that all Municipal Impact Fees be waived for a two year period effective August 1, 2019, and:

THEREFORE BE IT RESOLVED, the City of Waterloo Common Council agrees with the above recommendation and hereby waives all municipal impact fees for a two year period effective August 1, 2019.

PASSED AND ADOPTED this 1 day of August 2019.

City of Waterloo

Signed: _____

Jenifer Quimby, Mayor

Attest: _____

Morton Hansen

Morton Hansen, Clerk/Treasurer

SPONSOR(S) – Finance, Insurance & Personnel Committee

FISCAL EFFECT – Unknown.



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

RESOLUTION #2019-30
Waiving Municipal Fees For The Construction Of Condominiums

The Common Council of the City of Waterloo, Wisconsin does hereby resolve as follows:

WHEREAS, the Community Development Authority seeks to encourage residential development, and;

WHEREAS, all fees including building permit fees are waived for construction of single-family dwelling units, for a period expiring August 1, 2021, and;

WHEREAS, the City of Waterloo contains a minimal number of newly constructed condominium units.

THEREFORE BE IT RESOLVED, the City of Waterloo Common Council hereby agrees with the Community Development Authority recommendation and waives all fees including building permit fees for the construction of condominiums as defined in the municipal code for a period expiring August 1, 2021.

PASSED AND ADOPTED this 19th day of Sept. 2019.

City of Waterloo

Signed: _____

Jenifer Quimby, Mayor

Attest:

Morton Hansen

Morton Hansen, Clerk/Treasurer

SPONSOR(S) – Community Development Authority

FISCAL EFFECT – No condo unit are currently planned for. It is not possible to estimate the fiscal effect. It is estimated that if one condo unit is built during the waiver period new property tax garnered in one or two years will exceed the loss of permit fee dollars.



136 North Monroe Street
Waterloo, WI 53594-1198
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

RESOLUTION #2020-??
Adopting A Municipal Acquisition Strategy For 122 South Monroe Street
Prioritizing The Site's Commercial Reuse Opportunities

WHEREAS due to delinquent fees and charges, Jefferson County has foreclosed on 122 South Monroe Street and the opportunity exists to partner with County to provide an economic opportunity for the long-term commercial reuse of 122 South Monroe Street, and

WHEREAS the Wisconsin Statutes allows for a municipality to present an offer to purchase a property foreclosed on by a county allowing for a municipal role in determining its future use, and

WHEREAS an estimated \$3,700 is owed to Jefferson County in the form of delinquent charges and fees by the prior property owner.

WHEREAS the City of Waterloo seeks to maximize the opportunities for downtown commercial businesses to thrive for the betterment of the overall community,

NOW THEREFORE BE IT RESOLVED that the City of Waterloo adopts the following strategy and actions to ensure a long-term commercial reuse of 122 South Monroe Street:

1. In exchange for the property title, offer Jefferson County \$4,000 to cover the cost of delinquent charges and fees.
2. Upon County acceptance of item #1, and upon receipt of the property title from Jefferson County, the Community Development Authority would conduct a public bid process making the parcel available to all interested parties.
3. Bidding requirements would include:
 - a. Each bidder would be required to submit a commercial re-use plan. This plan would be the primary basis for identifying the winning bidder.
 - b. The winning bidder would be required enter into a contract with the City obligating that bidder to act in the manner put forward by the submitted plan.
4. If the bidding process generates a municipal sale in an amount greater than \$4,000, the City agrees to compensate Jefferson County in an amount equal to 75% of the amount above and beyond the initial expense of \$4,000.

Date Passed: _____

Vote: _____

City of Waterloo

Signed: _____

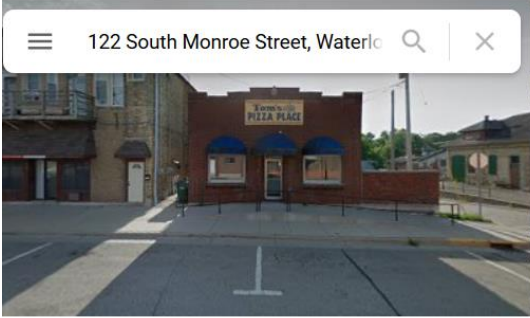
Jenifer Quimby
Mayor

Attest:

Mo Hansen
City Clerk/Treasurer

SPONSOR(S) – Community Development Authority

FISCAL EFFECT – Tax Increment #2 dollars used for acquisition. Net proceeds likewise reverting to Tax Incremental District No. 2



122 S Monroe St

Waterloo, WI 53594
Building

- Directions
- Save
- Nearby
- Send to your phone
- Share

- Suggest an edit on 122 S Monroe St
- Add a missing place
- Add your business

Photos



Public Parcel Search

Parcel Number - 290-0813-0822-044
Parcel Status - ACTIVE

[MAP](#)

Data Updated - October 19, 2020 10:00am

PARCEL INFORMATION

Municipality CITY OF WATERLOO
State-Municipality-Code 290
Township 08
Range 13
Section 08
Quarter-Quarter 22 - NW1/4 of NW1/4.
ID 044

PARCEL OWNERS

JEFFERSON COUNTY

PARCEL ADDRESSES

122 S MONROE ST
WATERLOO, WI 53594

BILLING ADDRESS

JEFFERSON COUNTY
FORECLOSURE TAX LIEN
311 S CENTER AVE
JEFFERSON, WI 53549

PROPERTY SIZE

Acres	Front	Depth
0.048	39.00	54.00

BRIEF LEGAL DESCRIPTION

(NOT FOR USE ON LEGAL DOCUMENTS)

Description
54FT FRONT BY 39FT IN SW/C OF LOT 8,BLK 16, ORIG PLT

VALUATION INFORMATION

Assessment Year	2020	2019
Assessment Acres	0.048	0.048
Assessed Land Value	\$8,600	\$8,600
Assessed Improved Value	\$35,300	\$35,300
Total Value	\$43,900	\$43,900

Current year valuations are subject to change until Board of Review final adjournment.

TAX INFORMATION

TAX YEAR 2019	NOT DELINQUENT		
General Taxes	1,124.33		
First Dollar	73.50		
Lottery Credit	0.00	Paid	Balance
General Tax	1,050.83	1,050.83	0.00
Specials	0.00	0.00	0.00
MFL			
Tax Totals	1,050.83	1,050.83	0.00

Category	Assessed Value	Average	Estimated
Land	8,600	Assessment	Market
Improv.	35,300	Ratio	Value
Total	43,900	0.8713	50,400
First Installment	525.83	Second Installment	525.00

DISTRICT INFORMATION

Type	State Code	Description
School District	286118	WATERLOO SCH DIST
Technical College	400	MATC
TID District	290002	TID DISTRICT #2

RECORDED TRANSFER DOCUMENTS

Doc Type	Status	Document Date	Sale Amt	Doc. No.
JUDGMENT	<u>P</u>	09/01/2020		1430841
WAR-DEED	<u>X</u>	10/27/2006	85,500	1209453
WAR-DEED	<u>X</u>	05/13/2003		1120099
Doc Type	Status	Volumn	Page	Doc. No.
NOMAS	<u>X</u>	325	491	589139

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