



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

**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, July 27, 2021 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

Join Zoom Meeting: <https://us02web.zoom.us/j/85345505496?pwd=ZnVrdW01YWxUMnc2bTZaakozUUIJdz09>

Meeting ID: 853 4550 5496 Passcode: 166857

Join By Phone: +1 312 626 6799 US (Chicago)

Meeting ID: 853 4550 5496 Passcode: 166857

to consider the following:

PUBLIC HEARING – CONDITIONAL USE APPLICATION – JAEGER, 200 CLARKSON ROAD

1. CALL TO ORDER
2. PUBLIC HEARING – Conditional Use Application, Thomas & Theresa Jaeger, 200 Clarkson Road. The applicants request to be allowed a commercial use of two existing outbuildings for a welding/repair business. The contemplated use is not a permitted use unless deemed by the Plan Commission to be a use customarily incident to any of the Agricultural District permitted uses. Alternatively, a conditional use may be granted if the Plan Commission finds the contemplated use compatible, or similar in nature, to the stated allowable conditional uses. Tax Parcel #290-0813-0611-000
3. ADJOURN PUBLIC HEARING

PUBLIC HEARING – CONDITIONAL USE APPLICATION- STURGILL, 1021 JAMIE STREET

1. CALL TO ORDER
2. PUBLIC HEARING – Conditional Use Application, Aaron Sturgill, 1021 Jamie Street. The applicant requests a conditional use permit to allow for a 3rd garage addition. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet. Tax Parcel #290-0813-0522-013
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: April 27, 2021
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT

5. UNFINISHED BUSINESS

- a. Review And Action, Procedures For Building Permit Applications (See: [online checklists & forms](#) Conditional Use Process, Certified Survey Process, Land Subdivision Process

6. NEW BUSINESS

- a. Conditional Use Application, Thomas & Theresa Jaeger, 200 Clarkson Road. The applicants request to be allowed a commercial use of two existing outbuildings for a welding/repair business. The contemplated use is not a permitted use unless deemed by the Plan Commission to be a use customarily incident to any of the Agricultural District permitted uses. Alternatively, a conditional use may be granted if the Plan Commission finds the contemplated use compatible, or similar in nature, to the stated allowable conditional uses. Tax Parcel #290-0813-0611-000
- b. Conditional Use Application, Aaron Sturgill, 1021 Jamie Street. The applicant requests a conditional use permit to allow for a 3rd garage addition. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet. Tax Parcel #290-0813-0522-013

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

- a. Zoning Maps & Planning Map Updates

8. ADJOURNMENT



Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: 07/20/2021

Members: Leisses, Quimby, Petts, Crosby, Reynolds, Lannoy, and Sorenson

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, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-18 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 §385-18 of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of a conditional use application received from Thomas & Theresa Jaeger, owners of 200 Clarkson Road.

The applicant is requesting a conditional use permit to allow for commercial use of two existing outbuildings for a welding/repair business on the subject parcel. The contemplated use is not a permitted use unless deemed by the Plan Commission to be a use customarily incident to any of the Agricultural District permitted uses. Alternatively, a conditional use may be granted if the Plan Commission finds the contemplated use compatible, or similar in nature, to the stated allowable conditional uses.

The property is described as follows:

- Parcel 290-0813-0611-000
- Also known as 200 West Clarkson Rd. Waterloo

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, July 27, 2021 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

After 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 regular scheduled meeting on Thursday, August 5, 2022.

Mo Hansen
City Clerk/Treasurer

Pub: The Courier: July 15, 2021



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
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**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-10(B) 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) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of a conditional use application received from Aaron Sturgill, owner of 1021 Jamie St.

The applicant is requesting a conditional use permit to allow for 3rd garage addition on the subject parcel. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet.

The property is described as follows:

- Parcel 290-0813-0522-013 (short legal - LOT 12, JAYSTONE TERRACE II)
- Also known as 1021 Jamie St. Waterloo

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, July 27, 2021 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

After 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 regular scheduled meeting on Thursday, August 5, 2021.


Mo Hansen
City Clerk/Treasurer

Pub: The Courier: July 15, 2021

WATERLOO PLAN COMMISSION – Minutes for April 27, 2021

PUBLIC HEARING – CONDITIONAL USE APPLICATION

1. PUBLIC HEARING CALL TO ORDER . Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Crosby, Quimby, Sorenson, Petts, and Reynolds. Absent: Lannoy and Leisses. Others attending: Porter Ragerstein; Jeff Linkenheld and the Clerk/Treasurer.
2. PUBLIC HEARING – Conditional Use Application, Chad DeCaluwe, For The Property Located At 662 W. Madison Street, Waterloo. The applicant is requesting a conditional use permit to allow the construction of a 20' X 40' (800 sq. ft.) accessory building addition. A conditional use permit is required for additional garage space of this amount in a residential district. The property is described as follows: Tax Parcel: #290-0813-0712-009. Also known as 662 W. Madison Street. DISCUSSION: Hansen confirmed that those within 200 feet were notified. Hansen read the list of notified persons. No person appeared for or against. No person spoke in favor or against.
3. ADJOURN PUBLIC HEARING. Mayor Quimby adjourned the public hearing at approximately 7:03 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the public hearing to order at 7:04 pm. Plan Commissioners attending: Crosby, Quimby, Sorenson, Petts, and Reynolds. Absent: Lannoy and Leisses. Others attending: Porter Ragerstein; Jeff Linkenheld and the Clerk/Treasurer.
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: March 23, 2021. MOTION: [Crosby/Petts] to approve the minutes as presented VOICE VOTE: Motion carried. Hansen confirmed that those within 200 feet were notified. No person appeared for or against.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. DISCUSSION: Hansen noted the addition of a complaint about McKay Way construction. No action taken.
5. UNFINISHED BUSINESS
 - a. Review And Action On Procedures For Building Permit Applications ([§140-7 Building Inspector](#)) And Future Development Plans ([§380-13 Subdivision Of Land Preapplication](#)) - Checklist Review. DISCUSSION: Hansen said if requested a land division checklist and certified survey map checklist can be created and posted online. No action taken.
 - b. Review And Action On Comprehensive Plan Update (See [Plan Commission](#) webpage). MOTION [Crosby/Petts] to recommend Council adoption. VOICE VOTE Motion carried.
6. NEW BUSINESS
 - a. Conditional Use Application, Chad DeCaluwe, For The Property Located At 662 W. Madison Street, Waterloo. The applicant is requesting a conditional use permit to allow the construction of a 20' X 40' (800 sq. ft.) accessory building addition. A conditional use permit is required for additional garage space of this amount in a residential district. The property is described as follows: Tax Parcel: #290-0813-0712-009. Also known as 662 W. Madison Street. MOTION: [Sorenson/Crosby] to recommend Council approval of the application. VOICE VOTE: Motion carried.
 - b. Development Agreement Briefing, DeYoung Farm Subdivision (Remainder), City of Waterloo And JGP Land Development LLC. DISCUSSION: Hansen briefed reviewed the meeting material stamped "final draft." No action taken.
7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Zoning Maps & Planning Map Updates & Forms Updates
8. ADJOURNMENT. MOTION: Moved by Leisses, seconded by Petts to adjourn. Approximate time: 8:00 p.m.



Mo Hansen, Clerk/Treasurer

Report To The Plan Commission
Open Code Enforcement Challenges
Clerk/Treasurer

Category	Open Date	Closed Date	Address	Responsible Party	Municipal Lead	Desired Outcome	Link To Ord.	Notes	Action
OPEN Neighbor complaints	Jan-15		362 E. Madison St.	Jeremy Uttech	SAFE BUILT	Property owner maintaining clean property; no dangerous work garage	§219-5 Safe and sanitary maintenance of property	Pending action (C.B. verbal) Continue to watch. A residential property formerly zoned commercial; owner has a history of storing scrap on site and selling items on lawn. Repeated combustion incidents in garage.	
OPEN Code compliance	Jan-16		129 N Monroe St	Keri Sellnow	SAFE BUILT	Complete 1st floor build-out to code per conditional use	§140-19 Violations and penalties	Owner in violation C.B. 2021 QTR 1 communication. Owner granted conditional use to reside on a portion of 1st floor; has not complied with building code with shared commercial & residential floor	
OPEN Code compliance	Jan-16		213 West Madison St	Bill Hart	TBD	Use in compliance with zoning code	§385-12 C-1 General Commercial District	J.Q. to address. Use changed from printing to warehousing, no conditional use granted therefore an illegal use	
OPEN Neighbor complaints	Jun-17		136 Jefferson Street	Jon & Tara Driver	DPW	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	Scheduled for 2022 road reconstruction. Remedy linked to when road is redone. Discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school	
OPEN Neighbor complaints	Jun-17		135 Jefferson St	Corey Besl	DPW	Developer dredging of silted ponds per development agreement	§283-8 Clear waters	Scheduled for 2022 road reconstruction. Remedy linked to when road is redone.. Discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school	
OPEN Property Maintenance	Jun-17		275 S. Jackson St	Tired Iron Buyer LLC	SAFE BUILT	Property owner investment in warehouse repairs after sale of property from City to property owners <u>and no blight</u>	§219-5 Safe and sanitary maintenance of property	C.B. to follow-up. Door repaired wall repair in progress; 11/6 neighbor files complaint of trash, property owner contacted, property owner replies matter being addressed	
OPEN Property maintenance	Sep-19		1085 Jaystone Terr	KSA Waterloo LLC; Ben Waterloo LLCLS DR	SAFE BUILT	Resident complaint: entry threshold prevents wheel chairs and dryer vent may be fire hazarded; 9/3 Routed to Chris B to inspect	§219-5 Safe and sanitary maintenance of property	C.B. has made contact. No reply from owner.	
OPEN Property Maintenance	Jun-20		261 S MONROE ST	ANDREW V GRUNEWALD	SAFE BUILT	No blighting conditions	§219-5 Safe and sanitary maintenance of property	Improvement since letter sent. Not 100% Follow-up pending.	
OPEN Property Maintenance	May-20		208 PORTLAND RD	GORDON D YELK & DEBRA A YELK	SAFE BUILT	Remedy collapses garage. No blighting conditions	§219-5 Safe and sanitary maintenance of property	Improvement since letter sent. Garage and car removed, adjacent blight not removed. Follow-up pending.	

Agenda Item 5a

UNFINISHED BUSINESS

- a. Review And Action, Procedures For Building Permit Applications (See: [online checklists & forms](#) Conditional Use Process, Certified Survey Process, Land Subdivision Process

Checklist and associated documents are posted online:

See: [Plan Commission page](#)

<https://www.waterloowi.us/plan-commission>



RECEIVED
JUN 14 2021
CITY OF WATERLOO

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

APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: _____ Date Filed: 6/14/2021 Fee Paid: \$285.00

Location of Property: 200 CLARKSON RD, WATERLOO, WI

Applicant: THOMAS (TOM) & THERESA JAEGER

Address: 200 CLARKSON RD, WATERLOO, WI Telephone: 608-239-5787

Owner of Property: THOMAS (TOM) & THERESA JAEGER

Address: SAME Telephone: SAME

Contractor: N/A

Address: N/A Telephone: N/A

Architect or Professional Engineer: N/A

Address: N/A Telephone: N/A

Legal Description of Property: LOT 2 CSM 6081-35-257, DOC 1426857

PARCELS# 290-0813-0611-000

Land Parcel Size: 16 ACRES Present Use: _____ Zoning District: AGRICULTURAL

Type of Existing Structure (if any): HOUSE (OWNER RESIDENCE) " #2 30'x36' POST FRAME
" #2 54'x81' POST FRAME

Proposed Use of the Structure or Site: WELDING / REPAIR BUSINESS Number of Employees: 0

Terms of Municipal Code

Conditional Use Requested

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

PROPERTY CURRENTLY ZONED AGRICULTURAL

ATTACH THE FOLLOWING:

Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 6-13 20 21

Thomas S. Jaeger
Signature of Applicant

My wife and I bought the property at 200 Clarkson Rd in July 2020. The property sits on 16 acres, has a house (which we live in), two outbuildings and is zoned agricultural. I am currently a professional welder and have been for many years (fabrication/production shops, construction equipment dealership, and the food industry). I'm interested in starting a part-time welding business at this location. My thought is offering weld repair services/light fabrication from small repair jobs to possibly agricultural equipment. Being that this is a new business venture I would like to start this as part-time and expand to full-time as the business grows. If I would outgrow this location I would consider moving the business to an industrial zoned location in Waterloo.

Key points:

- The two outbuildings I would work out of are away from the road and neighbors which would allow to keep things undercover and minimize unwanted noise
 - Building one is 30' x 36' post frame
 - Building two is 54' x 81' post frame with an attached 32' x 32' stable
- This is a solo venture, I'm currently working full-time
- The electrical service to the property is sufficient at this time

On a side note, I've been doing upholstery work (which I enjoy) as a hobby and want to explore doing more of it.

I would like your consideration on the matter of applying for a conditional use permit.

Thank you,
Tom and Theresa Jaeger
200 Clarkson Rd
Waterloo, WI 53594
608-239-5787

TOM + THERESA JAEGER
200 CLARKSON RD
WATERLOO, WI 53594

LEGAL DESCRIPTION: LOT 2 CSM 6081-35-257, Doc 1426857
PARCEL # 290-0813-0611-000



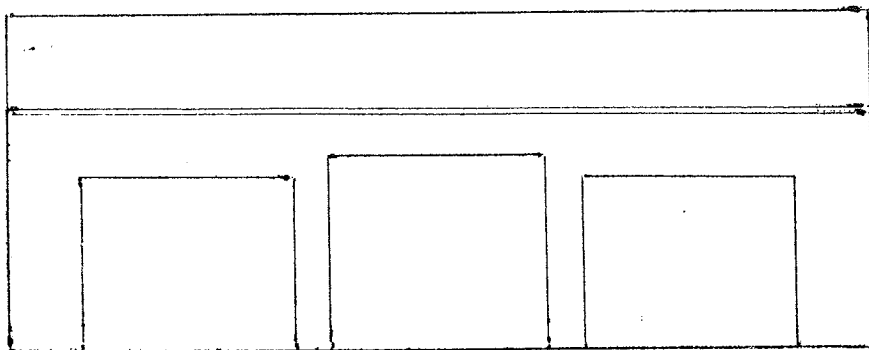
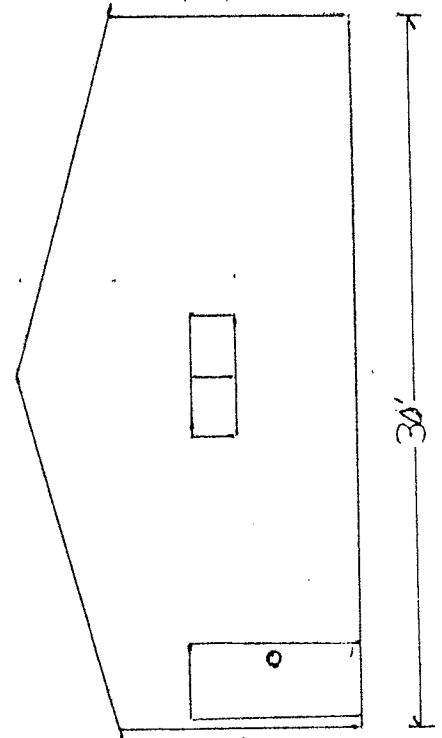
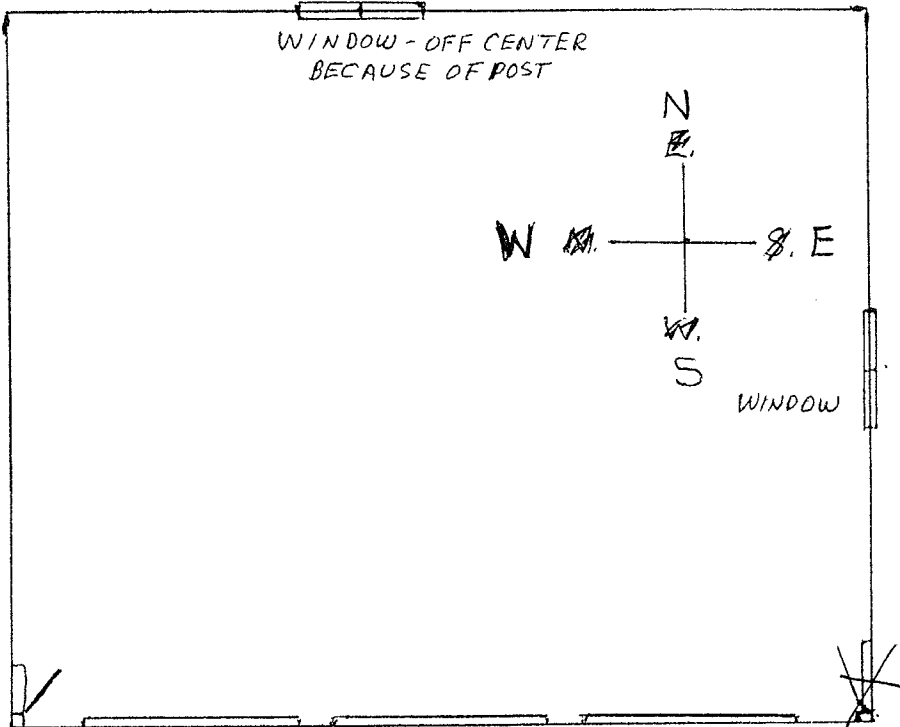
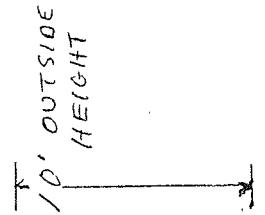
DIAMENTIONS ARE APPROXIMATE

SHOP

~~ALBERT A. DEMISE~~

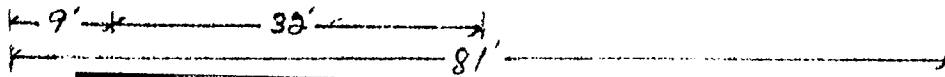
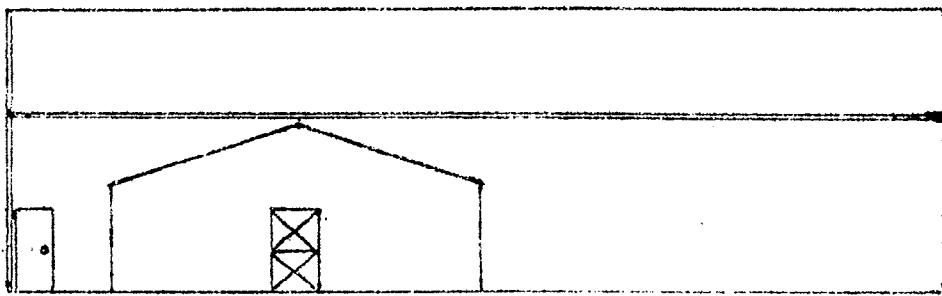
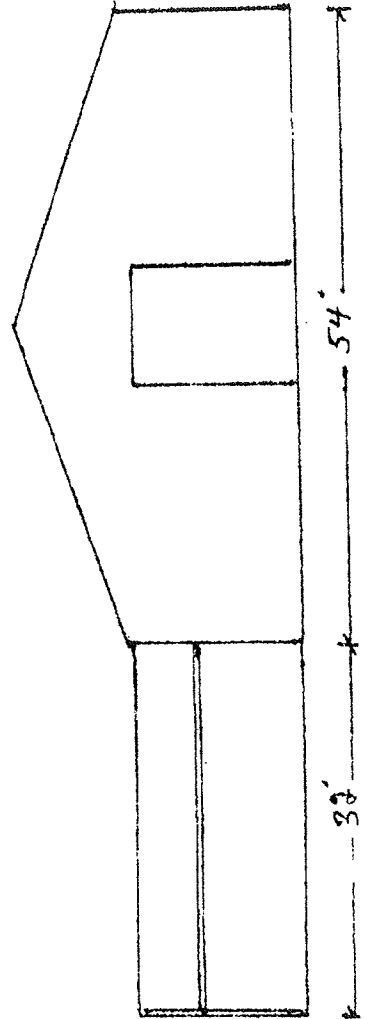
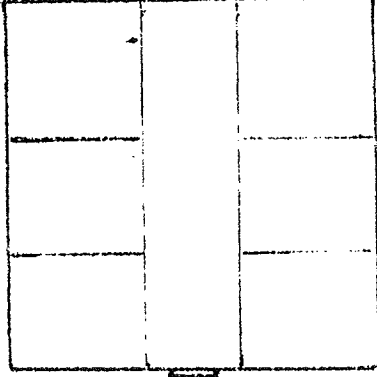
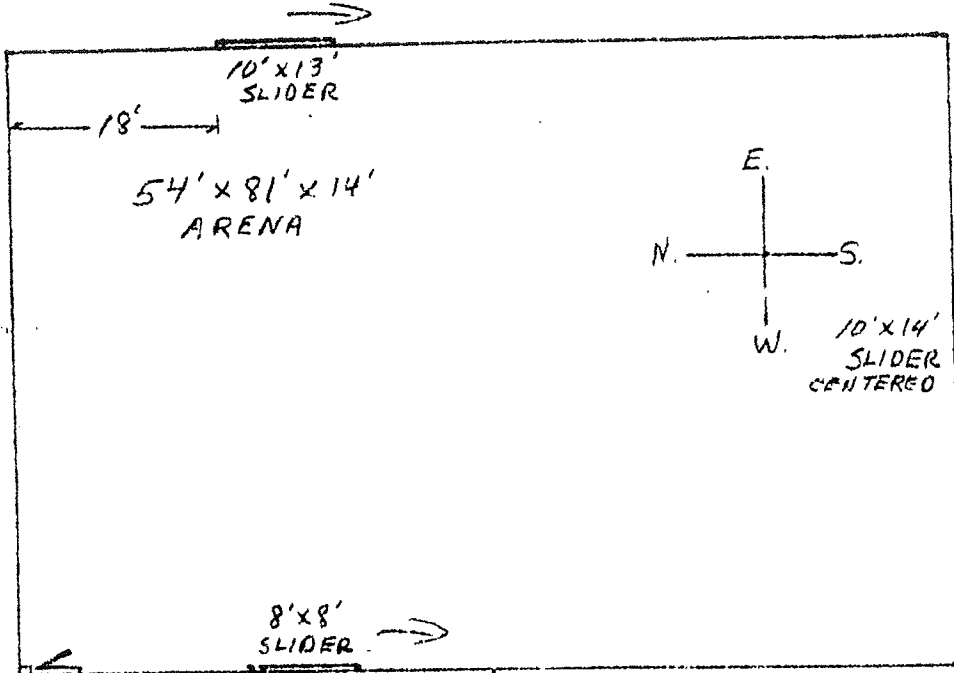
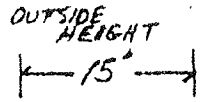
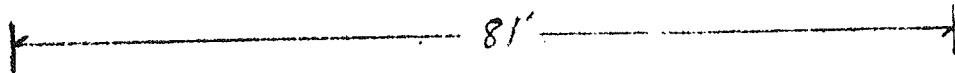
SCALE: 1/8" = 1'


BUILDING ONE



BUILDING TWO

BARN



 M. M. Miller & Son
200 Clarkson Rd.
Waterloo, WI 53594-9721

SCALE: 1/16" = 1'



136 North Monroe Street
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Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: _____ Date Filed: 6/16/21 Fee Paid: _____

Location of Property: 1021 JAMIE ST

Applicant: AARON STORBILL

Address: 1021 JAMIE ST Telephone: (920) 253-7478

Owner of Property: AARON STORBILL

Address: _____ Telephone: _____

Contractor: JEFF KROEGER

Address: W10671 PORT ROAD, REESEVILLE Telephone: (920) 988-2598

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: LOT 12, JAYSTONE TERRACE II

Land Parcel Size: 0.312 Present Use: HOME Zoning District: _____

Type of Existing Structure (if any): SINGLE FAMILY DWELLING

Proposed Use of the Structure or Site: _____ Number of Employees: _____

Terms of Municipal Code

Conditional Use Requested

EXTENDED GARAGE FOOTAGE

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

INSUFFICIENT GARAGE FOR 6 DRIVERS IN HOME

ATTACH THE FOLLOWING:

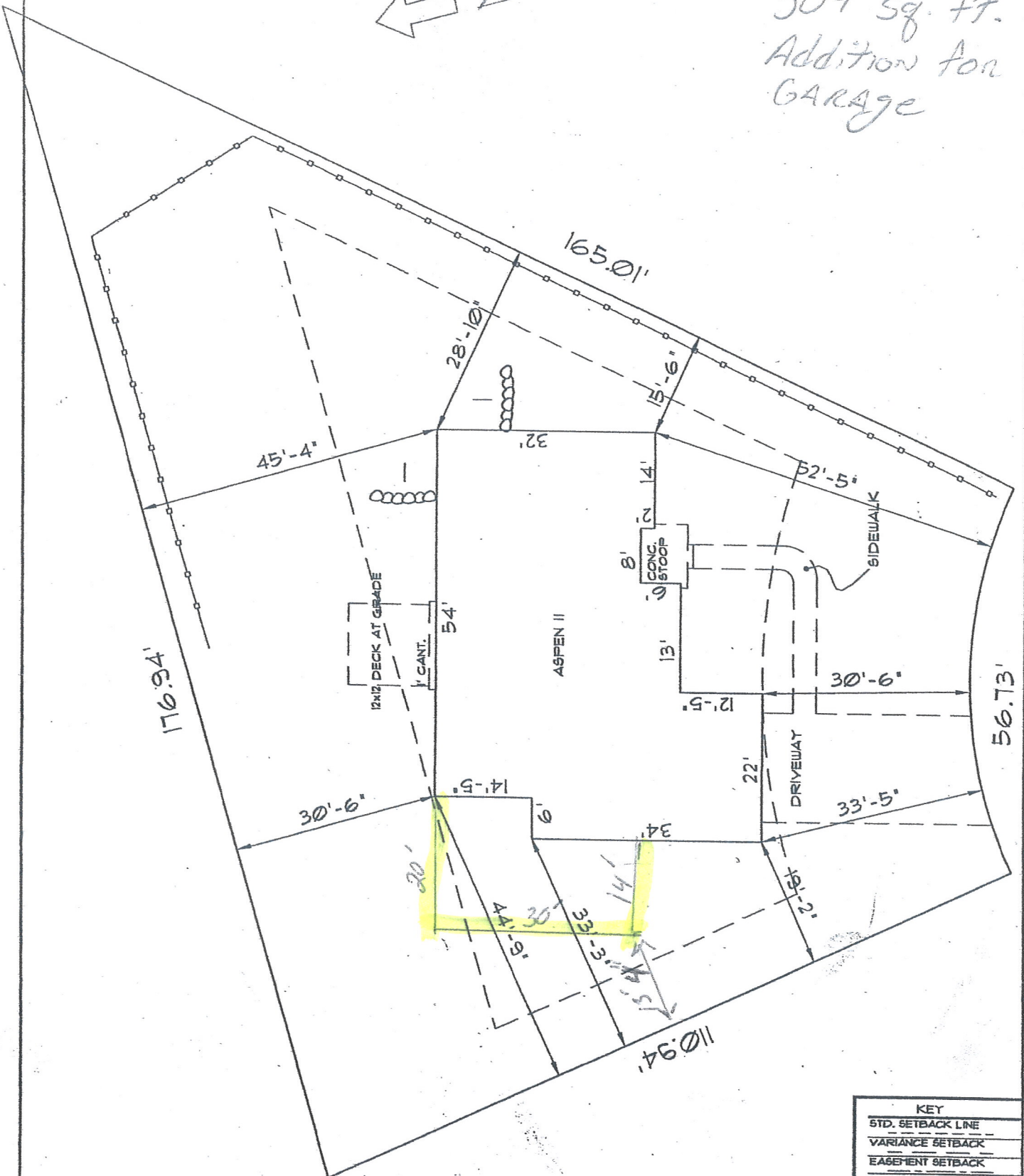
Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 6/16 20 21

Signature of Applicant [Signature]



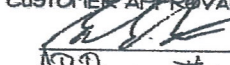
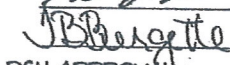
504 sq. ft.
Addition for
GARAGE



KEY	
---	STD. SETBACK LINE
- - -	VARIANCE SETBACK
- - -	EASEMENT SETBACK
→	DRAINAGE ARROW
—	SILT FENCE
□	MAIN TRANSFORMER
●	SM. TRANSFORMER

LOT # 12 CUSTOMER: ROBERT AND TERESITA BURSETTE
 SUBDIV: JAYSTONE TERRACE II ADDRESS: 1021 JAMIE STREET
 MODEL: ASPEN II WATERLOO, WI 53594

LOT AREA: 1304 SQ. FT.
 DRIVEWAY SQ. FT. 504
 SCALE: 1" = 20'-0"
 DRAWN BY: SKH

CUSTOMER APPROVAL:

 DATE: 3/11/01

 DATE: 2/3/01
 DSH APPROVAL:

MINIMUM SETBACKS
 FRONT: 30'-0"
 REAR: 40'-0"
10'-0"
 SIDE: -
 TOTAL SIDE: 20'-0"
 CORNER SIDE: -

DON SIMON HOMES
 We Make Building Easy.[™]
 2800 Royal Avenue
 Madison, WI 53713
 (608)223-2626