



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 to consider the following:

MEETING: PLAN COMMISSION

DATE: TUESDAY, October 26, 2021

TIME: 7:00 p.m.

LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

REVISED 10/25/2021 10:18 AM

Join Zoom Meeting

<https://us02web.zoom.us/j/89297659809?pwd=Mit4RnVjY05nVlArdDVUWWVNTVN6dz09>

Meeting ID: 892 9765 9809 Passcode: 531041

Dial in by phone

+1 312 626 6799 US (Chicago)

Meeting ID: 892 9765 9809 Passcode: 531041

PUBLIC HEARING (1) – Conditional Use Application To Allow For An Additional Garage On The Subject Property Exceeding 144 Square Feet, 532 Crestview Drive, Applicant: William & Sarah LeMere

1. Call To Order
2. Public Hearing
3. Adjourn Public Hearing

PUBLIC HEARING (2) – Conditional Use Application To Allow For An Additional Garage On The Subject Property Exceeding 144 Square Feet, 585 S Monroe, Applicant: Aaron Motl

2. Call To Order
2. Public Hearing
3. Adjourn Public Hearing

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: September 28, 2021
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. UNFINISHED BUSINESS
 - a. Street Lighting At Intersection Of State Highways 19 & 89 (4-corners) & Adjacent Park Lighting (Sorenson communication added)
 - b. Plan Commission Consideration And Report On Resolution #2021-38 Authorizing The Sale And Transfer Of Land Consisting Of The Eastern Portion Of Parcel 290-0813-0533-040 Located Between 136 North Monroe Street And 124 North Monroe Street From The City Of Waterloo To Milo H Sillman Trust Or Future Owners Of 124 North Monroe Street, Before Council Final Action, Per See Scanlon v. City of Menasha, 16 Wis.2d 437, 114 N.W.2d 791 (1962) Wisconsin Supreme Court As Recommended By The City Attorney
6. NEW BUSINESS
 - a. Plan Commission Concept Review And Input For Developer – Contemplated Residential Development: 692 West Madison Street, 692 West Madison Street LLC (Todd Nelson) [[§385-31: Changes and amendments municipal code](#)]
 - b. Conditional Use Application To Allow For An Additional Garage On The Subject Property Exceeding 144

- Square Feet, 532 Crestview Drive, Applicant: William & Sarah LeMere [[§385-10\(B\)\(7\) municipal code](#)]
- c. Conditional Use Application To Allow For An Additional Garage On The Subject Property Exceeding 144 Square Feet, 585 S Monroe Crestview Drive, Applicant: Aaron Motl [[§385-10\(B\)\(7\) municipal code](#)]
 - d. DeYoung Farm Plat # 2 Final Approval Recommendation To City Council [[§380-17 municipal code](#)]

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

- a. Comprehensive Plan Implementation, Zoning Maps & Planning Map Updates
- b. Review Of Municipal Code

8. ADJOURNMENT

Mo Hansen

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: 10/21/2021 **REVISED 10/25/2021 10:18 AM**

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 §385-8(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 §385-8(B)(7) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of a conditional use application received from William & Sarah LeMere owner of 532 Crestview Dr.


The applicant is requesting a conditional use permit to allow for an additional garage 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 290-0813-0641-049 LOT 4, BLK 4, BRADFORD HILL ADD
- Also known as 532 Crestview Dr. 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, October 26, 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, November 4, 2021.


Mo Hansen
City Clerk/Treasurer

Pub: The Courier: October 14, 2021



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Waterloo, WI 53594
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**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 a conditional use application received from Aaron Motl, owner of 585 S Monroe Street.


The applicant is requesting a conditional use permit to allow for an additional garage on the subject parcel. A conditional use permit is required for a Residential District (R-2) property when an additional garage or accessory building exceeds 144 square feet.

The property is described as follows:

- Parcel 290-0813-0714-054 S116.80FT OF E148.50FT OF OUTLOT 137, ASR,PLT
- Also known as 585 S Monroe 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, October 26, 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, November 4, 2021.


Mo Hansen
City Clerk/Treasurer

Pub: The Courier: October 14, 2021

WATERLOO PLAN COMMISSION – Minutes for September 28, 2021

[a digital meeting recording also serves as the official record]

PUBLIC HEARING (1) – Rezoning McKay Way Lots 1-6 And 32-41 From Residential District (R-2) To A Planned Development District (PDD) For Purposes Of Establishing Residential Dwelling Units On The Parcels, Applicant: JGP Development LLC

1. Call To Order. Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Petts, Crosby, Quimby, Sorenson, Lannoy and Reynolds. Absent: Leisses. Others attending: Kathy Zweig; Maureen Giese; Don Nell; Jeff Kes; Derek Dabbs; Wanda Riege; Don Riege; Dean Jaeger; Tom Jaeger; Homer Braden; Sandra Braden; Mark Herbst; Jeff Linkenheld representing JGP Development LLC; Adam Fitzgerald; Todd Lindert, Jefferson County; Sheriff Paul Milbrath and the Clerk/Treasurer.
2. Public Hearing. Don Nell said the change was good for the neighborhood. He said developer construction efforts lacked curb appeal, were sloppy with questionable workmanship. He asked what other standards would change with the proposal. He said the developer's feet should be held to the fire. Jeff Kes said the new construction looks like a dormitory. He said the neighbors were wonderful. In response to the Mayor's question, Kes said he favored the rezoning. Maureen Giese asked the developer to donate additional park space for a playground. Jeff Linkenheld said the change was requested solely to allow for the sale of individual residential units as condominiums. He said the required frontage was less than required for a number of lots. Hansen said a zoning variance would require demonstration of hardship and none existed as this was a request based on the potential commercial benefit of selling dwelling units as condos rather than duplexes. Linkenheld said his client was seeking an adjustment to the R-2 frontage requirements only and would abide by all other R-2 requirements.
3. The Mayor adjourned the public hearing at approximately 7:20 pm.

PUBLIC HEARING (2) – Conditional Use Application To Allow For An Additional Garage On The Subject Property Exceeding 144 Square Feet, 1113 Lum Avenue, Applicant: Kathy Zweig.

1. Call To Order. The Mayor called the public hearing to order at 7:15 pm. See above for attendees.
2. Public Hearing. Yard setbacks were confirmed. Don Riege asked about the gas line. The building location was confirmed as being in the back yard. In response to a Sorenson question, Hansen said multiple small sheds could be erected without a permit. Zweig said the building would store vehicles and would be accessed twice a year or thereabouts.
4. Adjourn Public Hearing. The Mayor adjourned the public hearing at approximately 7:24 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Petts, Crosby, Quimby, Sorenson, Lannoy and Reynolds. Absent: Leisses. Others attending: Kathy Zweig; Maureen Giese; Don Nell; Jeff Kes; Derek Dabbs; Dean Jaeger; Tom Jaeger; Homer Braden; Sandra Braden; Mark Herbst; Jeff Linkenheld representing JGP Development LLC; Adam Fitzgerald; Todd Lindert, Jefferson County; Sheriff Paul Milbrath and the Clerk/Treasurer
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: August 24, 2021. MOTION: [Crosby/Petts] to approve. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT
 - a. Discussion & Action On Plan Commission Compliance Measures. DISCUSSION: Chris Butschke said his workload had lessened; he would follow-up on open items providing more time when progress is being demonstrated or issuing citation in conjunction with the Police Department. No action taken.
5. UNFINISHED BUSINESS
 - a. Agricultural District Draft Ordinance For Review And Council Recommendation (Council Referral Of Denied A Commercial/Industrial Use Request In An Agricultural District, Thomas & Theresa Jaeger, 200 Clarkson Road. NOTE: On August 5th, the City Council denied a July 27, 2021 Plan Commission recommendation determination stating that a proposed welding/repair business at this property would be a use customarily incident to permitted Agricultural District permitted uses. Immediately after voting to deny the determination, Alders referred the matter back to the Plan Commission.). MOTION: [Sorenson/Lannoy] to recommend to the City Council: (a) adoption of the draft ordinance as presented; and (b) the granting of a condition use to Thomas & Theresa based on their July 27, 2021 conditional use application, once the ordinance change is in place. VOICE VOTE:

Motion carried with Petts voting no.

- b. Conditional Use Application, Jefferson County Sheriff, Herron Court Parcel (ID #290-0813-0613-034, located directly south of 735 Herron Court). The applicant is requesting a conditional use permit to allow the existing tower height to be increased. A conditional use permit is required for a change in height for an existing communication tower. DISCUSSION: Todd Lindert said an existing pole would be removed by Waterloo Utilities; the accessway would remain grass; he would consult with Chad Yerges on a curb cut; a weed barrier would be used; and the fence would be two feet off the property line. MOTION: [Petts/Crosby] to recommend City Council approval of the revised application and plan. VOICE VOTE: Motion carried.
- c. Street Lighting At Intersection Of State Highways 19 & 89 (4-corners) & Adjacent Park Lighting. DISCUSSION: Sorenson said options included: buying two new fixtures for an estimated \$5,000 or, as previously suggested by Leisses, placing a light in the Park. The Mayor and Crosby called for a study to evaluate what it would take to improve lighting. Sorenson said WisDOT wants the lighting as low as possible, with headlights providing visibility. Sorenson said he would follow-up with Leisses on the cost of a study. MOTION [Crosby/Petts] to table the matter to allow Sorenson to report back on the cost of a study. VOICE VOTE: Motion carried.

6. NEW BUSINESS

- a. Certified Survey Map Applications, McKay Way Lots 32, 33 & 39, Arc Designs Resources Inc., Representing JGP Development LLC. MOTION: [Crosby/Lannoy] to recommend City Council approval of the maps as presented contingent upon final approval by the City Engineer. VOICE VOTE: Motion carried.
- b. Rezoning McKay Way Lots 1-6 And 32-41 From Residential District (R-2) To A Planned Development District (PDD) For Purposes Of Establishing Residential Dwelling Units On The Parcels, Applicant JGP Development LLC. DISCUSSION: Jeff Linkenheld to send a letter in advance of City Council consideration clarifying the specifics of the PDD, limiting it to a parcel frontage modification and selling individual units. MOTION: [Petts/Sorenson] to recommend City Council approval of a rezoning request from R-2 to PDD for the express purpose of allowing a reduced lot frontage width standard and the ability to sell individual units, while abiding by all other development requirements of the R-2 District. VOICE VOTE: Motion carried.
- c. Conditional Use Application To Allow For An Additional Garage On The Subject Property Exceeding 144 Square Feet, 1113 Lum Avenue, Applicant Kathy Zweig. MOTION: [Crosby/Petts] to recommend City Council approval of the applications. VOICE VOTE: Motion carried.
- d. 310 Portland Road. Plan Commission On CDA Direction On Property Questions From UFP's Chuck King, Referred By Mayor. DISCUSSION: The Mayor said the item was to inform Commissioners of development topics occurring daily. She mentioned the benefit of a master plan. She said there was no interest in taking on the property. No Action Taken.
- e. Plan Commission Consideration And Report On Resolution #2021-38 Authorizing The Sale And Transfer Of Land Consisting Of The Eastern Portion Of Parcel 290-0813-0533-040 Located Between 136 North Monroe Street And 124 North Monroe Street From The City Of Waterloo To Milo H Sillman Trust Or Future Owners Of 124 North Monroe Street, Before Council Final Action, Per See Scanlon v. City of Menasha, 16 Wis.2d 437, 114 N.W.2d 791 (1962) Wisconsin Supreme Court As Recommended By The City Attorney. MOTION: [Crosby/Sorenson] to table the matter until the next meeting to allow for the City Engineer to determine (a) where the property lines are located and (b) to report back to the Plan Commission on the question: is the area to be transferred/sold suitably stable to prevent future instability to the adjacent municipal parking lot. VOICE VOTE: Motion carried.

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

- a. Comprehensive Plan Implementation, Zoning Maps & Planning Map Updates. Noted
- b. The Mayor expressed interest in reviewing the code book a section at a time, perhaps starting at later date.

8. ADJOURNMENT. MOTION: [Petts/Crosby] To adjourn. Approximate time: 8:20 p.m.



Mo Hansen, Clerk/Treasurer

Report To The Plan Commission
Open Code Enforcement Challenges

Clerk/Treasurer
12:35 PM 10/22/2021

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	SAFEBUILT	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	SAFEBUILT	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	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 Property Maintenance	Jun-17		275 S. Jackson St	Tired Iron Buyer LLC	SAFEBUILT	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	SAFEBUILT	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	SAFEBUILT	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	SAFEBUILT	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.	

Report To The Plan Commission
Open Code Enforcement Challenges

Clerk/Treasurer
12:35 PM 10/22/2021

OPEN Property Maintenance	Sep-21		Not provided	Not provided	SAFE BUILT			Complaint directed to Mayor & routed to Building Inspector	
CT NOTE: additional open item may exist but have not been report to CT office; several have been opened and closed since the last report.									

Mo Hansen

From: Barry Sorenson <bsorenson@waterlooutilities.com>
Sent: Friday, October 22, 2021 3:17 PM
To: Mo Hansen
Cc: Mike Tschanz; Leisses, Mitchell (mleisses@geo-logic.com)
Subject: RE: City of Waterloo 10/21 Plan Comm agenda items

Hi Mo, Chad would like to install a new street light on the northwest intersection of the 4 corners. I would like Mitchs input as the best way to proceed on a HWY. Replacing fixtures or adding a new one?? I personally walked it the other night and don't think that adding brighter fixtures on the adjacent corners is going to add a lot but not my call. Thoughts Mitch???

Barry Sorenson
Superintendent, Waterloo Utilities
575 Commercial Ave
Waterloo WI 53594
920 478-2260

From: Mo Hansen <mhansen@waterloowi.us>
Sent: Friday, October 22, 2021 12:38 PM
To: Barry Sorenson <bsorenson@waterlooutilities.com>
Cc: Mike Tschanz <mtschanz@waterloowi.us>
Subject: FW: City of Waterloo 10/21 Plan Comm agenda items

Barry,
Any material/information on the subject of lighting for the October Plan Commission meeting packet?
Mo Hansen | Clerk/Treasurer | [City of Waterloo](#) | 920.478.3025

From: Leisses, Mitchell <mleisses@geo-logic.com>
Sent: Friday, October 22, 2021 8:22 AM
To: Mo Hansen <mhansen@waterloowi.us>
Subject: Re: City of Waterloo 10/21 Plan Comm agenda items

Mo,
Regarding the lighting, I had sent information over to Barry, from our electrical engineer, that would give Barry information on what type of fixture they could use to replace the lighting fixture that's in the existing poles now. The newer fixture would be brighter.

I'll try to get my surveyor out to mark the parcel the City is considering selling. Hoping I can get that done-on Monday.

Sincerely,

Mitchell Leisses
Office/Project Manager

Kunkel Engineering Group
a Geo-Logic Company
1115 South Main Street
West Bend, WI 53095
Office: (920)356-9447 | Direct: (920)210-6330
mleisses@kunkelengineering.com or mleisses@geo-logic.com

www.kunkelengineering.com | www.geo-logic.com

Mo Hansen

From: Leisses, Mitchell <mleisses@geo-logic.com>
Sent: Friday, October 22, 2021 8:22 AM
To: Mo Hansen
Subject: Re: City of Waterloo 10/21 Plan Comm agenda items

Mo,

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Sincerely,

Mitchell Leisses

Office/Project Manager

Kunkel Engineering Group

a Geo-Logic Company

1115 South Main Street

West Bend, WI 53095

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mleisses@kunkelengineering.com or mleisses@geo-logic.com

www.kunkelengineering.com | www.geo-logic.com

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From: Mo Hansen <mhansen@waterloowi.us>
Sent: Thursday, October 21, 2021 3:46 PM
To: Leisses, Mitchell <mleisses@geo-logic.com>
Subject: City of Waterloo 10/21 Plan Comm agenda items

Mitch,

Not intending to make your life more of a fire drill, but wanted to alert you to follow-up items on 10/26 Plan Commission agenda.

- Street lighting...
- Condition report and survey of portion eastern portion of 290-0813-0533-040

At this point, I would describe both as not time sensitive. We will proceed with creating and distributing meeting materials today. A lead item is the DeYoung Farm #2 Final Plat consideration discussed by phone. We have your written communication.

Mo Hansen | Clerk/Treasurer | City of Waterloo | 920.478.3025

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 385-10 R-2 Single-Family Residential District.

The R-2 District is intended to provide a quiet, pleasant and relatively spacious living area for single-family, two-family and multifamily dwellings protected from traffic hazards and intrusion. Further, it is intended that two-family and multifamily dwellings be dispersed throughout the district on a conditional use basis.

A. Permitted uses.

- (1) Uses permitted in the R-1 District.
- (2) Boardinghouses, up to four paying guests or boarders, including bed-and-breakfast establishments.

B. Conditional uses.

- see
↓
- (1) Conditional uses permitted in the R-1 District. [Amended 3-15-2007 by Ord. No. 2007-05]
 - (2) Two-family dwellings.
 - (3) Multifamily dwellings.
 - (4) Funeral homes.
 - (5) Public hospitals and rest homes.
 - (6) Private clubs, fraternities and lodges, except those whose chief activity is customarily carried on as a business.
 - (7) Additional garages or accessory building exceeding 144 square feet. [Added by Ord. No. 95-11; amended 11-5-2009 by Ord. No. 2009-17]
 - (8) Zero lot line or common wall construction single-family dwelling. [Added by Ord. No. 2-01]
- C. Lot, yard and building requirements. See also § 385-3 of this chapter.
- (1) Single-family dwellings. Same as for R-1 District.
 - (2) Two-family dwellings.
 - (a) Lot frontage: minimum 100 feet.
 - (b) Lot area: minimum 12,000 square feet.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum 15 feet.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 385-8 R-1 Single-Family Residential District.

The R-1 District is intended to provide a quiet, pleasant and relatively spacious living area for single-family dwellings, protected from traffic hazards and intrusion of incompatible land uses.

A. Permitted uses.

- (1) One-family dwellings.
- (2) Attached or detached garage, 864 square feet and 15 feet in height maximum.
- (3) Garden and yard equipment shed, 144 square feet maximum. An accessory structure of this type and size must comply with zoning and all other requirements found in the Municipal Code, but shall not require a building permit. **[Amended 11-5-2009 by Ord. No. 2009-17; 7-2-2020 by Ord. No. 2020-05]**
- (4) Garden and yard equipment shed, greater than 144 square feet and less than or equal to 200 square feet. An accessory structure of this type and size requires a building permit. **[Added 7-2-2020 by Ord. No. 2020-05]**

B. Conditional uses. See also § **385-21** of this chapter.

- (1) Churches, synagogues and similar places of worship and instruction, including parsonages.
- (2) Municipal buildings, except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums.
- (3) Utility offices, provided that there is no service garage or storage yard.
- (4) Public, parochial and private elementary and secondary schools.
- (5) Public parks, recreation areas, playgrounds and community centers.
- (6) Home occupations and professional home offices. **[Amended 3-15-2007 by Ord. No. 2007-05]**
- (7) An additional accessory building exceeding 200 square feet. **[Added by Ord. No. 95-11; amended 11-5-2009 by Ord. No. 2009-17; 7-2-2020 by Ord. No. 2020-05]**

C. Lot, yard and building requirements. See also § **385-3** of this chapter.

- (1) Lot frontage at setback: minimum 80 feet.
- (2) Lot area: minimum 10,000 square feet.
- (3) Principal building.
 - (a) Front yard: minimum 30 feet.

- (b) Side yards: minimum total, 20 feet; minimum side, eight feet.
- (c) Rear yard: minimum 25 feet. [**Amended 9-3-2020 by Ord. No. 2020-08**]
- (d) Building height: maximum 35 feet.
- (4) Accessory buildings.
- (a) Front yard: minimum 30 feet.
- (b) Side yards: minimum five feet.
- (c) Rear yard: minimum five feet.
- (d) Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
- (e) Garage: maximum 864 square feet.
- (f) Garden shed: maximum 144 square feet. [**Amended 11-5-2009 by Ord. No. 2009-17**]
- (5) Floor area: minimum 1,000 square feet.
- (6) Off-street parking: minimum two spaces per unit. (See also § **385-23** of this chapter.)
- (7) With respect to any lot of record as of this date (July 21, 1989) which is 72 feet or less in width, the total width of the side yards of the principal building, including attached garages, shall not be less than 15 feet and no single side yard shall be less than five feet; accessory buildings and unattached garages shall not be less than three feet from the lot line.



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)

#35932

Number: _____ Date Filed: 10/4/2021 Fee Paid: 285.⁰⁰

Location of Property: 532 Crestview Dr. (lower case letters)

Applicant: William & Sarah Lemere Bill.Lemere@outlook.

Address: 532 Crestview Dr Telephone: (262) 719 5668 (sm)

Owner of Property: William & Sarah Lemere

Address: 532 Crestview Dr Telephone: (262) 719 5668

Contractor: ~~Ed Doman~~ OWNER

Address: _____ Telephone: _____

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: Parcel 290-0813-0641-049

Lot 4, Blk 4, Bradford Hill Add.

Land Parcel Size: 90 x 120 Present Use: _____ Zoning District: R-1

Type of Existing Structure (if any): House + Car Garage

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

Terms of Municipal Code

Conditional Use Requested

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

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: 10/4/21 20 _____

William F. Lemere
Signature of Applicant

City of Waterloo, Jefferson County

2021 Notice of Changed Assessment

THIS IS NOT A TAX BILL



Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

Property Owner Mailing Address	Mailing Date
William F. Lemere Sarah J. Lemere 532 Crestview Dr Waterloo WI 53594-1015	September 17, 2021

Parcel Location and Description	Important Dates
Parcel number: 290-0813-0641-049 Property location: 532 Crestview Dr Legal Description: LOT 4, BLK 4, BRADFORD HILL ADD	Open Book: Tuesday, September 28, 2021 10:00 AM - 5:00 PM Board of Review: Wednesday, October 20, 2021 5:00 PM - 8:00 PM (By Appt.) Meeting Location: Waterloo Municipal Building 136 N. Monroe St. Waterloo, WI 53594-1125

General Information

The assessor has completed a revaluation of all taxable property in the municipality for the current year. The purpose of the revaluation is to establish new assessed values for all property, on a fair and equitable basis, at 100% market value. If you have any questions concerning your valuation, there will be an Open Book session held by Associated Appraisal Consultants where you can meet with the assessor individually to discuss your concerns. **Please call Associated Appraisal Consultants at 920-749-1995 for an Open Book appointment.** Please have this assessment notice with you during your Open Book appointment.

Assessment Change General Property				PFC / MFL
Year	Land	Improvement	Total	Bldgs. on Leased Land
2020	\$29,500	\$123,900	\$153,400	\$0
2021	\$36,500	\$164,000	\$200,500	\$0
Net change in property assessment value			\$47,100	\$0
Reason for change(s)		Revaluation of All Property		
Preliminary General Level of Assessment		100.00%		
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.). See back side of this notice for more information.				

To Appeal Your Assessment

First, discuss with your local assessor – questions can often be answered by the assessor during the Open Book process and not require an appeal to Board of Review (BOR).

To file a formal appeal – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the appeal process:

- Contact your municipal clerk listed on the right.
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact the Wisconsin Department of Revenue for a paper copy at bapdor@wisconsin.gov or (608) 266-7750.

Digger Hot Line

Notice of Assessment

This notice of assessment has important information for you as a property owner.

No action is required

unless you disagree with your new assessed value.



IMPORTANT DATES

Effective Assessment Date

State law (Sec. 70.10, Wis. Stats.) requires assessed values to be estimated as of January 1st each year.

Open Book

Refers to a period of time when the completed assessment roll is open for examination. This period of time is an opportunity to discuss your assessed value with the assessor. You may request a change to your assessed value during the Open Book. The assessor may consider such a request based on a review of reasoning and evidence.

Board of Review (BOR)

The BOR is a quasi-judicial body that operates like court. The BOR's function is to hear evidence and testimony for any formal objections to assessments and decide whether to uphold or change the assessment. Under state law, the BOR must presume the assessor's valuation is correct unless the objector provides sufficient evidence to overcome that presumption. If you do not take action at the BOR, this may result in the loss of any further appeal options for your assessment.

CONTACT INFORMATION

Assessor

Associated Appraisal Consultants, Inc
 Ph. 920-749-1995
 Monday to Friday
 8:00 a.m. to 4:30 p.m.
info.apraz@gmail.com

Municipal Clerk

Mo Hansen
 Ph. (920)478-3025

2021 4002059 ticket # Sgt 30th

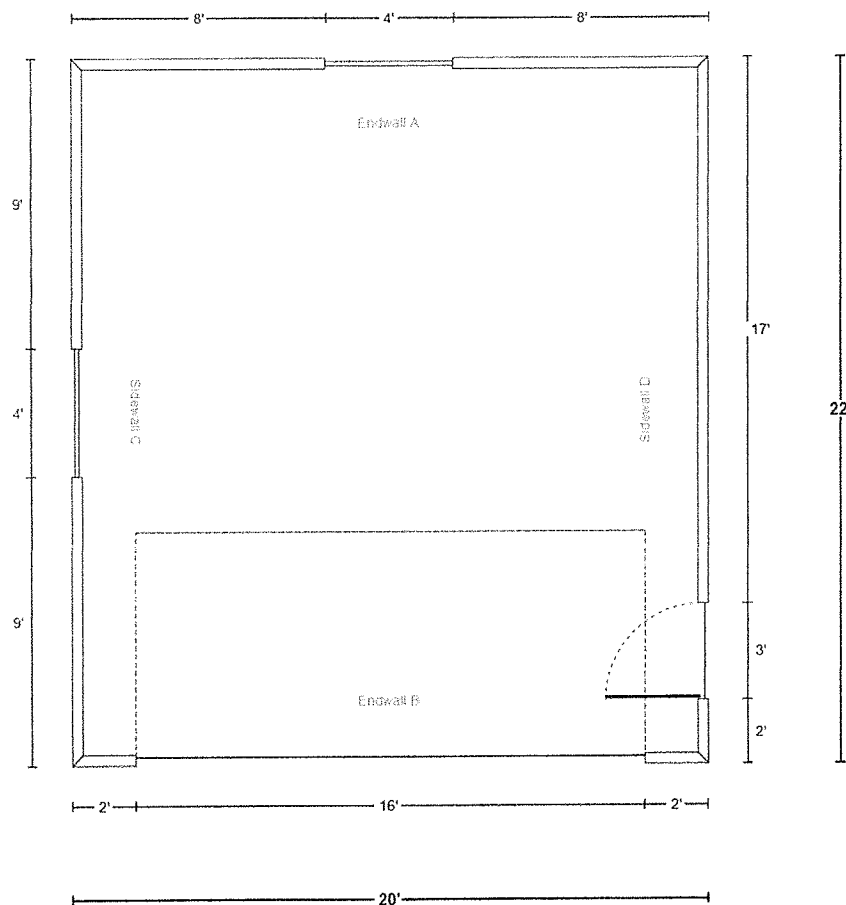
How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

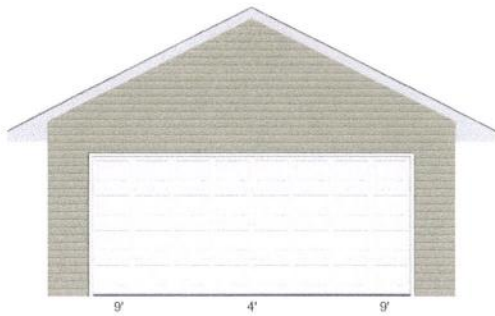
Garage Image



Dimensions

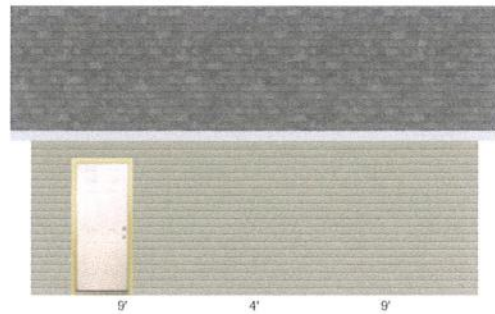
Wall Configurations

*Illustration may not depict all options selected.



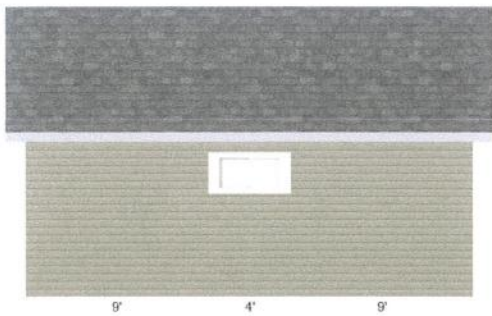
ENDWALL B

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated



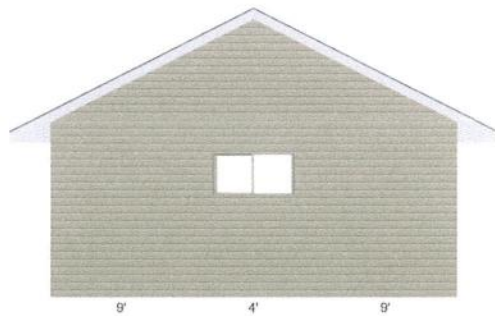
SIDEWALL D

Mastercraft®; 36"W x 80"H Primed Steel 6-Panel



SIDEWALL C

48"W x 24"H JELD-WEN®; Vinyl Left Slider



ENDWALL A

48"W x 24"H JELD-WEN®; Vinyl Slider

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

Materials

Building Info

Building Location Zip Code:	53072
Building Width:	20'
Building Length:	22'
Building Height:	8'
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	6/12 Pitch
Eave Overhang:	2'
Gable Overhang:	1'
Concrete Block Option:	None
Anchor bolt:	Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	TimberCrest® Plus ColorFast™ Double 4-1/2" Dutchlap Vinyl Siding - Pecan
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	1/2" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

Roof Info

Roof Sheathing:	1/2" OSB (Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.) - Driftwood
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia material Type:	Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia - White
Soffit material Type:	Aluminum Soffit
Soffit:	12" x 12' Aluminum Vented Soffit - White
Gutter material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Entry Door:	Mastercraft® 36"W x 80"H Primed Steel 6-Panel
Overhead Door:	Ideal Door® 4-Star 16' x 7' White Select Value Insulated
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	48"W x 24"H JELD-WEN® Vinyl Left Slider
Windows:	48"W x 24"H JELD-WEN® Vinyl Slider

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None

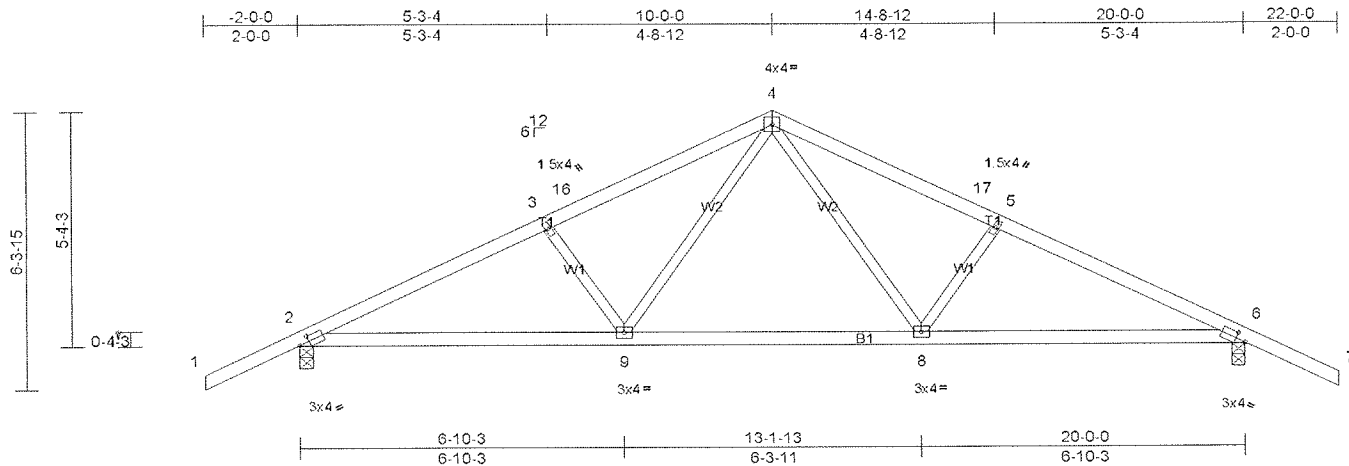
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0693309	T1	COMMON	3	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8 4 S 0 May 13 2020 Print: 8 400 S May 13 2020 MiTek Industries, Inc. Tue Aug 17 11 52 35

Page: 1

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JOB	Truss	Truss type	Qty	Ply	Job Reference (optional)
QTREC0463710	T1E	GABLE	1	1	
Midwest Manufacturing, Eau Claire, WI, 54703					

7.640 s Nov 10 2015 MiTek Industries, Inc. Sun Jun 19 16:50:45 2016 Page 1

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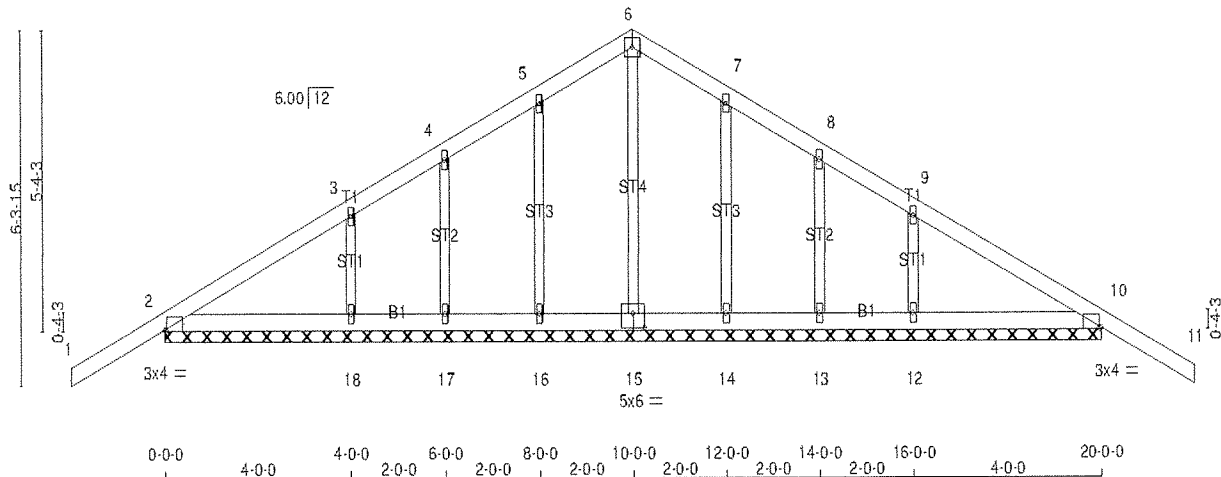
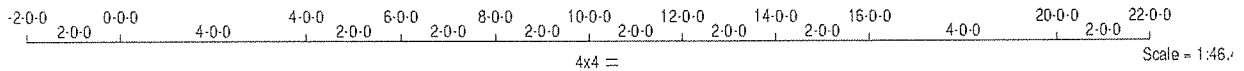


Plate Offsets (X,Y)-- [2:0-0-8,Edge], [10:0-0-8,Edge], [15:0-3-0,0-3-0]

LOADING (psf)	SPACING-	CSI.	DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof) 30.0	2-0-0	TC 0.33	Vert(LL) -0.04	11	n/r	120		MT20	197/144
Snow (Ps/Pg) 27.7/40.0	Plate Grip DOL 1.15	BC 0.14	Vert(TL) -0.04	11	n/r	90			
TCDL 10.0	Lumber DOL 1.15	WB 0.12	Horz(TL) 0.00	10	n/a	n/a			
BCLL 0.0 *	Rep Stress Incr YES	(Matrix)							
BCDL 10.0	Code IRC2009/TPI2007								
								Weight: 71 lb	FT = :

LUMBER-

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud
 OTHERS 2x3 SPF Stud

BRACING-

TOP CHORD Sheathed or 6-0-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS.

All bearings 20-0-0.
 (lb) - Max Horz 2=72(LC 9)
 Max Uplift All uplift 100 lb or less at joint(s) 2, 16, 17, 18, 14, 13, 12 except 10=107(LC 10)
 Max Grav All reactions 250 lb or less at joint(s) 15, 17, 13 except 2=388(LC 1), 10=388(LC 1), 16=272(LC 3), 18=319(LC 14), 14=272(LC 4), 12=319(LC 15)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS 3-18=256/89, 9-12=256/89

JOINT STRESS INDEX

2 = 0.73, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.36, 7 = 0.51, 8 = 0.51, 9 = 0.51, 10 = 0.73, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.31, 16 = 0.51, 17 = 0.51 and 18 = 0.51

NOTES-

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60

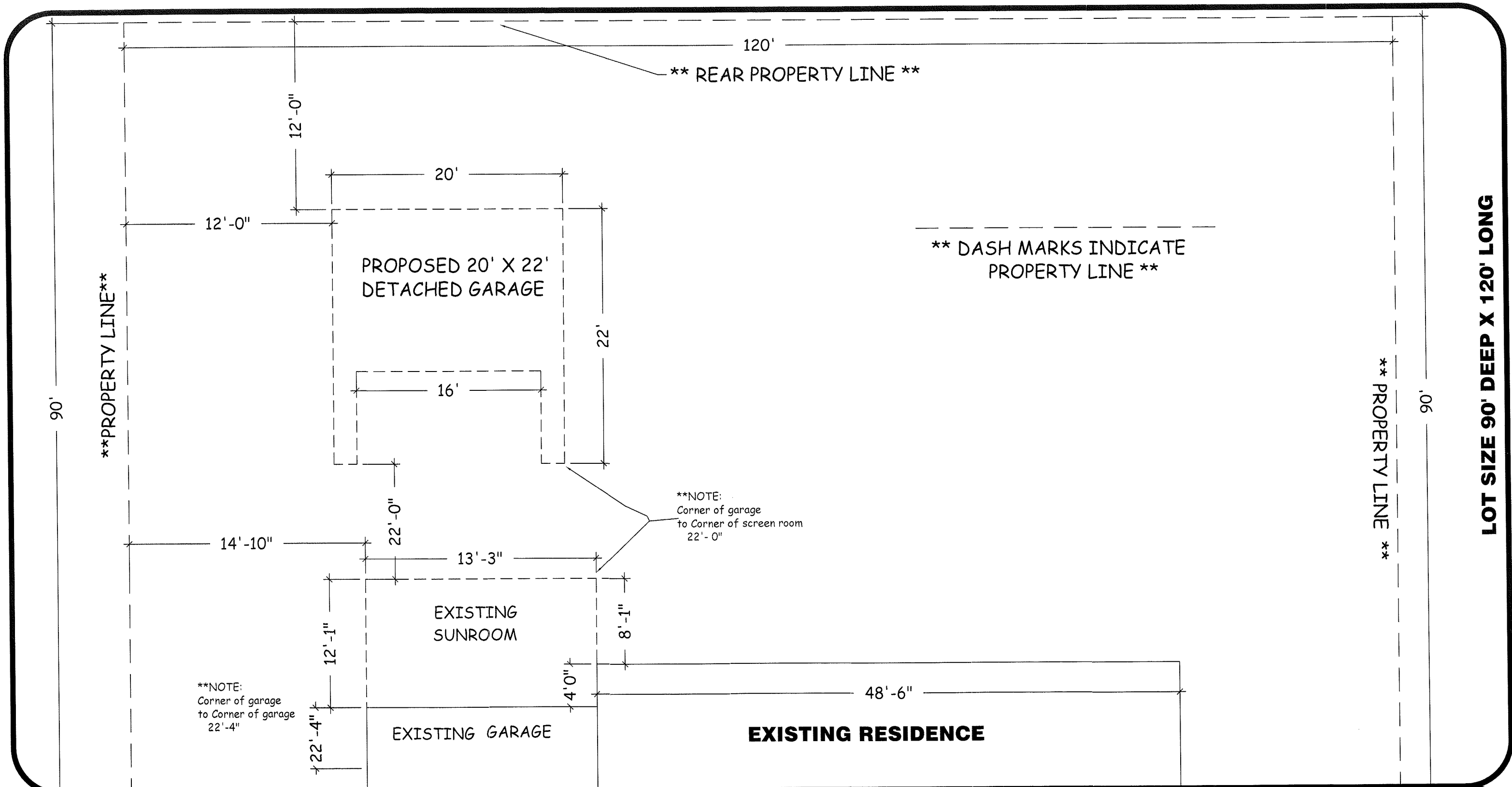
Continued on page 2

JOB	TRUSS	TRUSS TYPE	Qty	Ply	Job Reference (optional)
QTREC0463710	T1E	GABLE	1	1	
Midwest Manufacturing, Eau Claire, WI, 54703			7.640 s Nov 10 2015 MiTek Industries, Inc. Sun Jun 19 16:50:45 2016 Page 2 ID: jel5OnzDG71T?5yHMZQ42Hz4iMm-7HO38f5FxHFJBnojpogwzZqE962BAM7WSmjG1Az4IZt		

NOTES-

- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- 4) TOLL: ASCE 7-05; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- 8) All plates are 1.5x4 MT20 unless otherwise indicated.
- 9) Gable requires continuous bottom chord bearing.
- 10) Gable studs spaced at 2-0-0 oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 16, 17, 18, 14, 13, 12 except (jt=lb) 10=107.
- 14) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



**PLANS PROVIDED BY
HOMEOWNER /
BUILDING PERMIT SUPPLIED
BY HOMEOWNER**

TAX PARCEL NUMBER 290-0813-0641-049

**WILLIAM F LeMERE / SARAH J LeMERE
532 Crestview Dr
Waterloo, WI 53594**

****PLANS ARE NOT TO SCALE****

**SITE PLAN FOR NEW DETACHED
20'-0" X 22'-0" GARAGE**

Scale: NOT TO SCALE

DATE: 10/2/2021





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: 9/29/21 Fee Paid: 285

Location of Property: 585 South Monroe St

Applicant: Aaron Mott

Address: 585 S Monroe Street Telephone: 920 988 2471

Owner of Property: Aaron Mott

Address: 585 South Monroe Street Telephone: 920 988 2471

Contractor: Aaron Mott

Address: 585 South Monroe Street Telephone: 920 988 2471

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: SL16.80 FT OF E 148.50 FT OF OUTLOT
137, ASR PLT.

Land Parcel Size: .399 Acres Present Use: Residence Zoning District: _____

Type of Existing Structure (if any): House with Attached Garage

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

Terms of Municipal Code

Conditional Use Requested

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

Current Attached Garage is small. Need a place to Store Boat, ATV,
Lawn Mower etc.

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: 9/29 / 20 21

Aaron Mott
Signature of Applicant

REAL ESTATE PAYMENT RECEIPT

9/29/2021

JEFFERSON COUNTY

TAX YEAR: 2020

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

Total Tax: \$3,662.21
Less Lottery Credit Claimed: \$169.62
Less Tax Paid: \$3,492.59
Balance Due: \$0.00

Legal Description
S116.80FT OF E148.50FT OF
OUT LOT 137, ASR PLT

Parcel Number: 29008130714054
Bill Number: 001104
Physical Address: 585 S MONROE ST

AARON MOTL
585 S MONROE ST
WATERLOO, WI 53594

Land Assessment: \$29,700.00
Improvement Assessment: \$117,100.00
Total Assessment: \$146,800.00
EFMV: \$174,700.00
Special Assessments: \$0.00
MFL/FCL: \$0.00
Acreage: 0.399

Receipt Date	Operator						
Receipt Number	Paid By	Check #	Batch #	Tax Paid	Refund	Other	Total Paid
12/29/2020	RB	19084	9	\$3,492.59	\$0.00	\$0.00	\$3,492.59
608	F & M STATE BANK/AARON MOTL						

THANK YOU

Asphalt shingles
Installed over
Felt

1/2" OSB Plywood

Roof slope 5/12

Manufactured
Trusses
24" OC

13' 7"
Ridge
Height

Vinyl siding
over Tyvek
House wrap

7/16" OSB
Plywood

9' 2"x4" studs
16" OC

Garage

Anchor Bolts

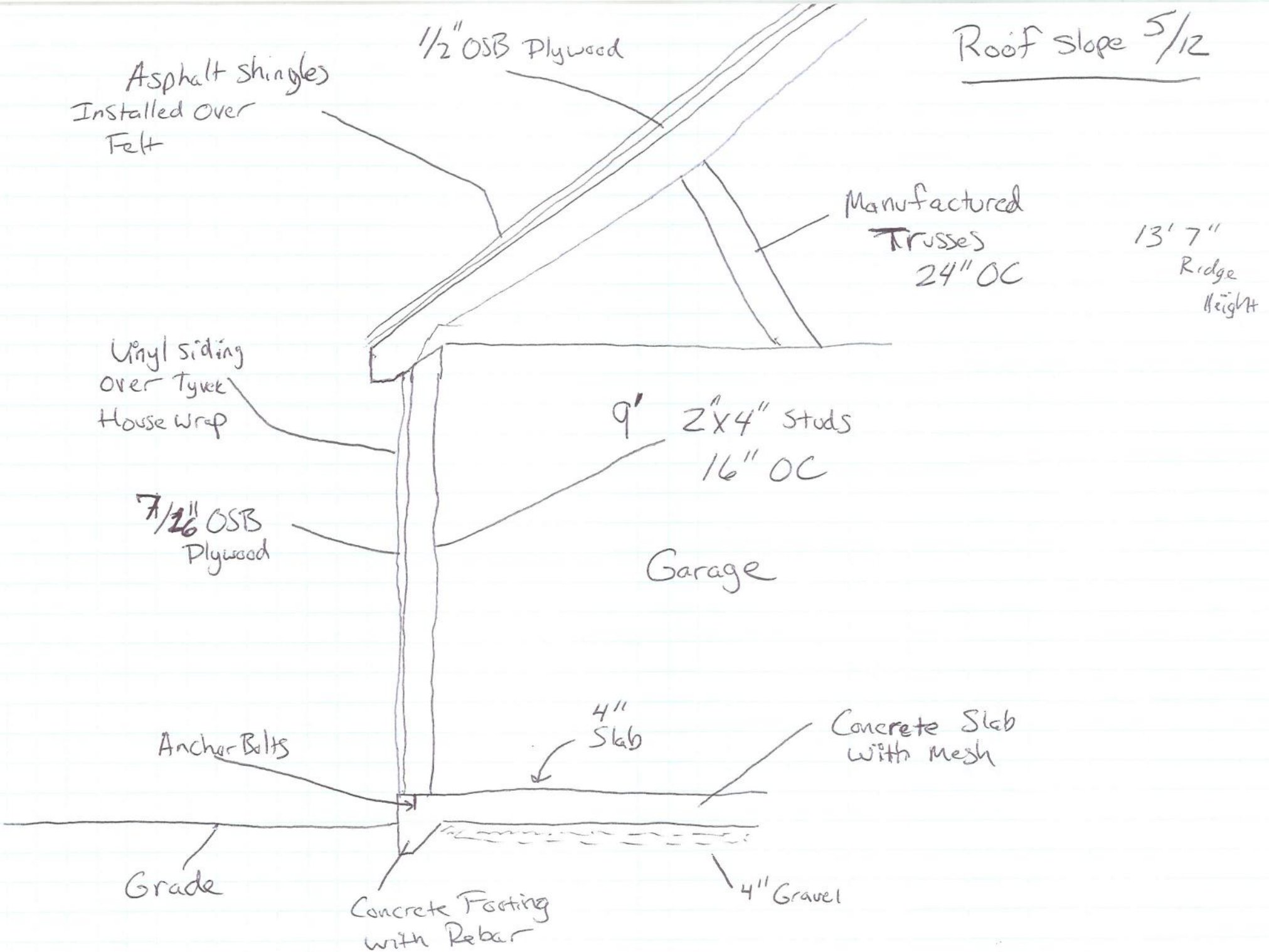
4" Slab

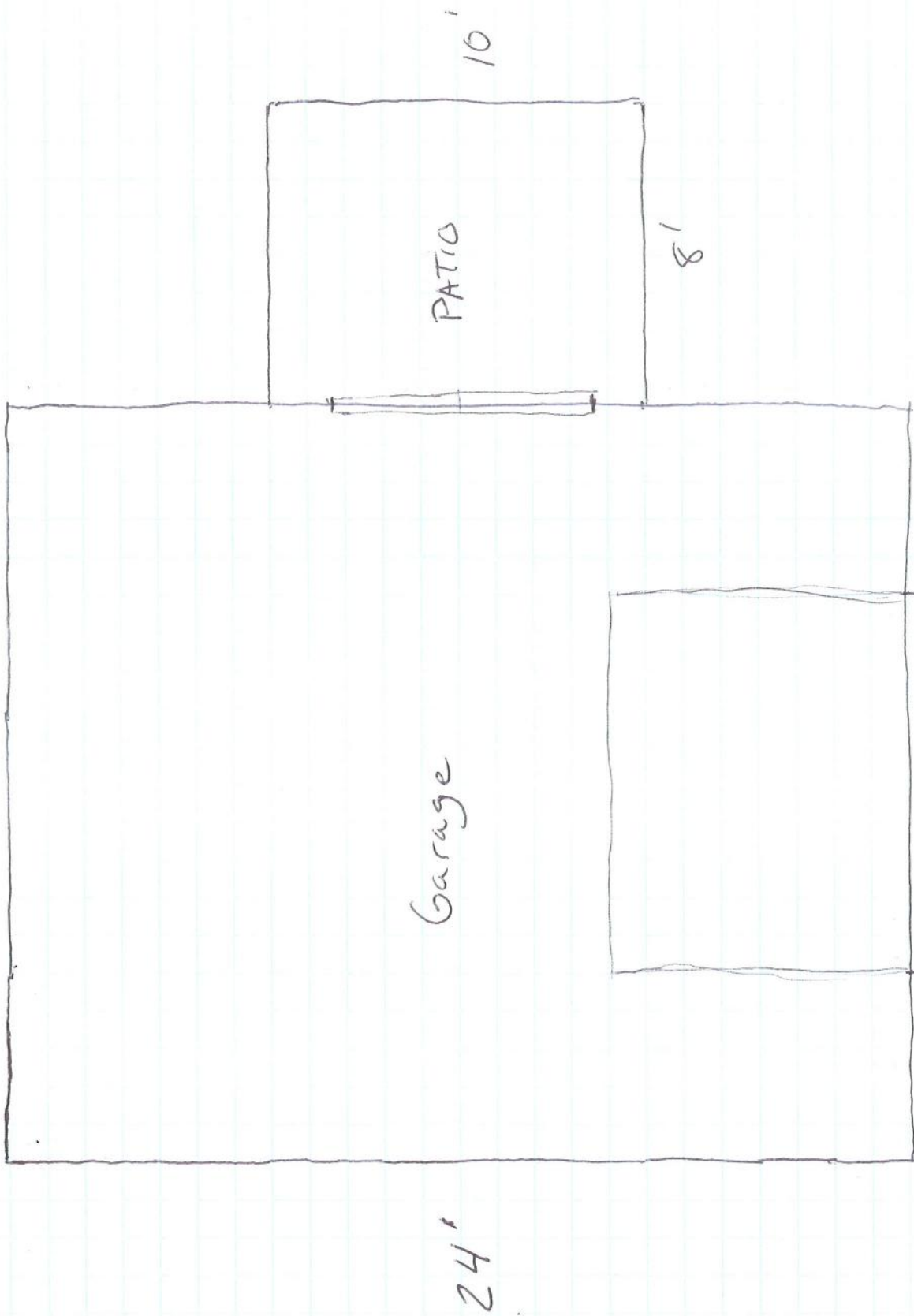
Concrete Slab
with mesh

Grade

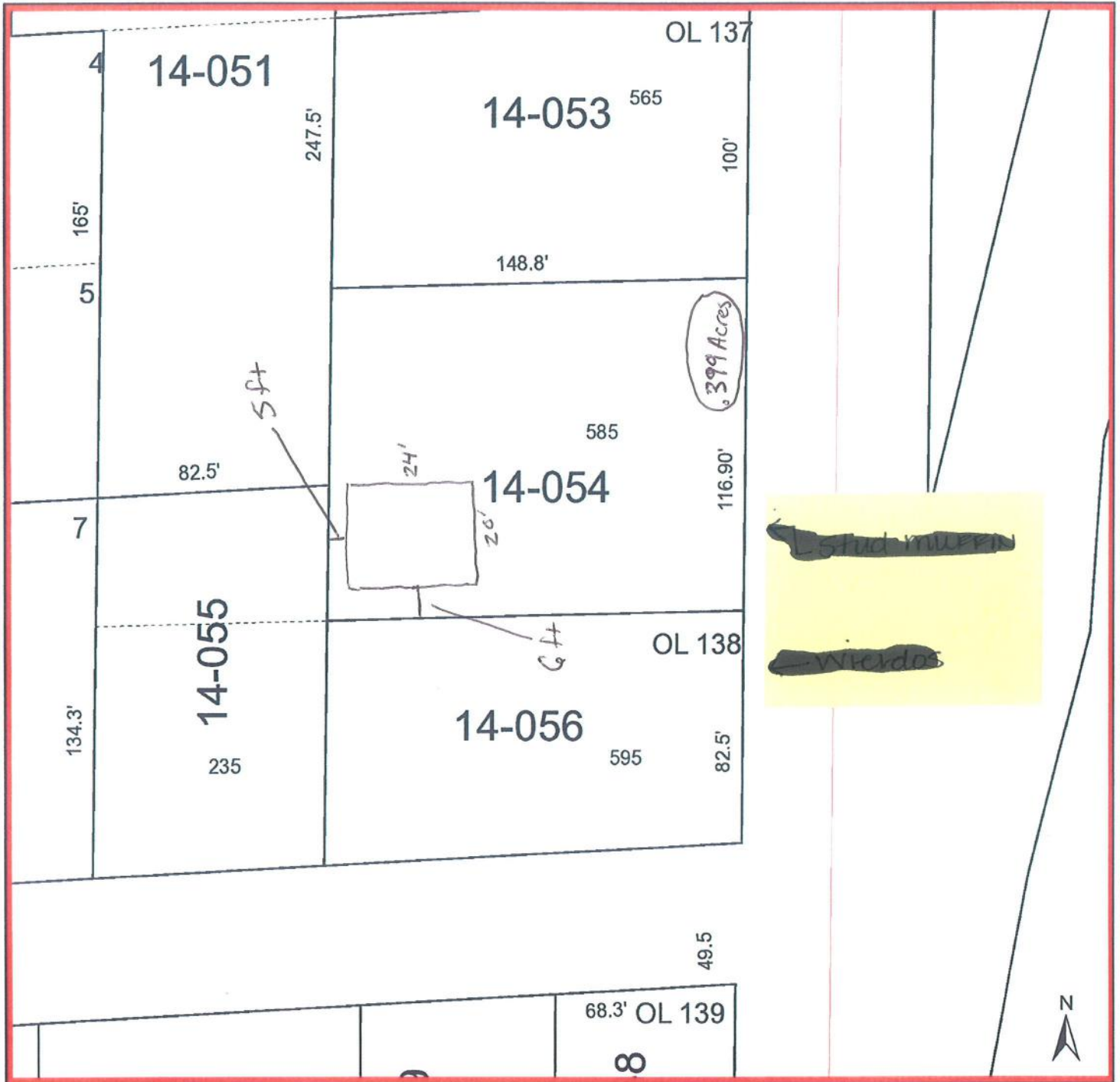
Concrete Footing
with Rebar

4" Gravel





Jefferson County Land Information



- Municipal Boundaries
- Road Right of Ways
- Streams and Ditches
- Parcel Lines**
- Property Boundary
- Section Lines
- Surface Water
- Old Lot/Meander Lines
- Map Hooks
- Rail Right of Ways
- Tax Parcels

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.

50 25 0 50 Feet
1 inch = 50 feet

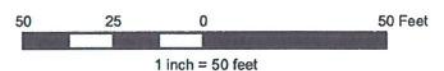
Printed on: July 31, 2018

Author: Public User

Jefferson County Land Information



- | | | |
|-----------------------|--------------------|---------------------|
| Municipal Boundaries | Road Right of Ways | Streams and Ditches |
| Parcel Lines | | |
| Property Boundary | Section Lines | |
| Old Lot/Meander Lines | Surface Water | |
| Rail Right of Ways | Map Hooks | |
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Jefferson County Land Information



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Printed on: July 31, 2018

Author: Public User

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Developer Requested Concept Discussion
Before Proceeding With Project In Earnest -- Rezoning, Design Review
To Follow

§ 385-31 Changes and amendments.

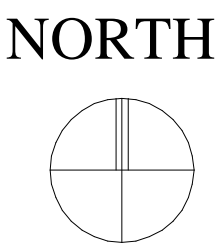
- A. Authority. Whenever the public necessity, convenience, general welfare or good zoning practice require, the City may, by ordinance, change the district boundaries or amend, change or supplement the regulations established by this chapter or amendments thereto. Such change or amendment shall be subject to the review and recommendation of the Plan Commission.
- B. Initiation. A change or amendment may be initiated by the Council, the Plan Commission or by a petition of one or more of the owners or lessees of property within the area proposed to be changed.
- C. Petitions. Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Clerk-Treasurer and shall describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:
- (1) A plot plan showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
 - (2) The owners' names and addresses of all properties lying within 200 feet of the area proposed to be rezoned.
 - (3) Additional information required by the Plan Commission.
 - (4) Fees as stated in the City of Waterloo Fee Schedule. **[Amended 11-17-2005 by Ord. No. 2005-4]**
- D. Recommendations. The Plan Commission shall hold a public hearing as provided for in § 62.23(7)(d), Wis. Stats., and review all proposed changes and amendments within the corporate limits and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Council.
- E. Council action. After careful consideration of the Plan Commission recommendations, the Council shall vote on the passage of the proposed change or amendment. If the Council denies the proposed change or amendment, a similar petition for such change or amendment may not be submitted for a period of one year.
- F. Protest. In the event of a protest against such district change or amendment to the regulations of this chapter, duly signed and acknowledged by the owners of 20% or more of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20% of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of 3/4 of the members of the Council voting on the proposed change.

W. Madison Street



Site Plan

Scale = 1/8"=1'-0"



Lot Area 29,915 sf
Open Area 13,126 sf
Impervious Area 16,789 sf 56%

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts
in
Architecture, LLC

Proposed for: Todd Nelson
Address: 710 Clyde Street
Stoughton, WI 53589
608-669-1554

Project: W. Madison Street
Address: Waterloo WI

Sheet Title: Site Plan

Date: 03-23-2021

Scale: As Noted

Job #: 13-01

SHEET
C1

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 380-17 Final plat approval.

The objecting agencies shall, within 20 days of the date of receiving their copies of the final plat, notify the subdivider and all other approving and objecting agencies of any objections. If there are no objections, they shall so certify on the face of the copy of the plat and shall return that copy to the Plan Commission, which shall forward the copy to the Council. If an objecting agency fails to act within 20 days, it shall be deemed to have no objection to the plat.

- A. Submission. If the final plat is not submitted within 24 months of the last required approval of the preliminary plat, the Council may reject the final plat, in writing, with reasons given. **[Amended 3-15-2007 by Ord. No. 2007-05]**
- B. Plan Commission recommendation. The Plan Commission shall, within 30 days of the date of filing of the final plat with the Clerk-Treasurer, recommend approval or rejection of the plat and shall transmit the final plat and application, along with its recommendations, to the Council.
- C. Notification. The Plan Commission shall, at the time it recommends approval or rejection of a plat to the Council and at least 10 days prior to any action of the Council, give notice of its recommendation to the clerk of any municipality within 1,000 feet of the plat.
- D. Council approval or rejection. The Council shall, within 60 days of the date of filing the original final plat with the Clerk-Treasurer, approve or reject such plat unless the time is extended by agreement with the subdivider. If the plat is rejected, the reasons shall be stated in the minutes of the meeting and a copy of the minutes, together with a letter of transmittal, shall be forwarded to the subdivider. The Council may not approve the final plat unless the Clerk-Treasurer certifies on the face of the plat that the copies were forwarded to objecting agencies as required herein, the date thereof, and that no objections have been filed within 20 days or, if filed, have been met.
- E. Timely Council action required. Failure of the Council to take action on the plat within 60 days, the time having not been extended and no unsatisfied objections having been filed, the plat shall be deemed approved.
- F. Recordation. After the final plat has been approved by the Council and required improvements either are installed or a contract and sureties insuring their installation is filed, the Clerk-Treasurer shall cause the certificate inscribed upon the plat attesting to such approval to be duly executed and shall further cause the plat to be recorded within six months of its approval by the Council. The subdivider shall be responsible for the recording fee. **[Amended 3-15-2007 by Ord. No. 2007-05]**
- G. Plat copies. The subdivider shall file 10 certified copies of the final plat with the Clerk-Treasurer for distribution to appropriate local agencies and offices.



October 18, 2021

Sent Via: Email

Mr. Mo Hansen, Clerk/Treasure
City of Waterloo
136 North Monroe Street
Waterloo, WI 53594-1125

Re: DeYoung Farm Plat No. 2 - Final Review

107 Parallel Street
Beaver Dam, WI 53916
920-356-9447
Fax 920-356-9454
kunkelengineering.com

Dear Mr. Hansen:

The above referenced plat was received in our office for review on behalf of the City of Waterloo. JGP Land Development, LLC, has submitted a Final Plat for Phase 2 of the DeYoung Farm subdivision, located off the south end of both Julia Way and Gene Drive. We have reviewed the following application materials:

- Final Plat (received 8/25, revised 9/29)
- Civil Construction Plans (1st review 10/4)

The project as established is a 29.3-acre development, that would complete the second phase of the DeYoung Farms subdivision, with 65 lots and one (1) out lot in the southwest corner, which will be dedicated to the City of Waterloo. All lots would utilize the municipal sewer and water systems.

The Phase 2 construction plans have been received and reviewed, though at the time of this writing, final updated plans have not been received. A final review will need to be completed, along with a preconstruction meeting being held, prior to any construction activities beginning.

Based on our previous review of the submitted materials, we recommend that the City of Waterloo consider approval of the proposed Final Plat the DeYoung Farms No. 2 contingent upon the following:

1. The Final Plat be approved by the Wisconsin Department of Administration.
2. In addition, Jefferson County would need to review same and subsequently notify the Department that the County does "Not Object" to the Plat.
3. That the improvements for the DeYoung Farms development be installed in substantial conformance with the plans, and specifications, once approved by the City Engineer, with all improvements inspected by either City personnel or City designee.
4. That a development agreement, as approved by the City Attorney, be negotiated with the owner and developer.
5. Any other requirements as set forth by either the City of Waterloo's Plan Commission or Council.

Mo, this concludes our review and recommendations concerning the Final Plat submitted for the DeYoung Farms No. 2 development. Should you have any question or comments regarding either this transmittal or the Final Plat, please contact me at your convenience.

Sincerely,
KUNKEL ENGINEERING GROUP

Mitchell Leisses
Office/Senior Project Manager

cc: Jenifer Quimby, Mayor

Mo Hansen

From: Kyle Bullifin <kbullifin@arcdesign.com>
Sent: Thursday, October 21, 2021 4:20 PM
To: Mo Hansen
Subject: Plat No 2 DeYoung Farm DRAFT Copy for Meeting
Attachments: 21037 Final Plat No 2 DeYoung Farm DRAFT.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the requested draft copy of the Plat.

Please keep in mind that this reflects all the comments we have received up until this point but has not been resubmitted to the WDOA for final approval.

Kyle Bullifin
Senior Survey Technician



LISTEN COLLABORATE SOLVE

5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300 x222
(815) 484-4303 fax

kbullifin@arcdesign.com
www.arcdesign.com



UNPLATTED LANDS

Owner:
Dr. JS Garman
Nature Preserve
Jefferson County
Subject to Catalogued
Burial Site in Document
No. 1382404
PIN: 290-0813-0734-003

(N 89°24'13" E)
(144.27')
(1984.09')

COPYRIGHT 2021

C.S.M. 3626
Recorded April 30, 1998 in Volume 16 of Certified
Survey Maps on Page 258 as Document No. 992147

PARCEL 2

Found 1 1/2" Iron Pipe
(Northing = 430305.3260
Easting = 2235061.8330)
0.43' South and 5.09' East of the
DeYoung Farm location for
the Center of Section which is
the intersection of the North /
South and East / West
Quarter Section Lines

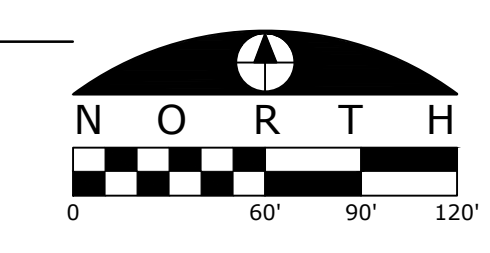
Set 1-1/4" Rebar at the
intersection of the North /
South and East / West
Quarter Section Lines
Northing: 430305.6007
Easting: 2235058.7486

Found Aluminum Monument
Land Corner Record for Corner
No. 9391 calls for a Brass Cap
Coordinate values differ by
-0.001 in the Northing and
0.001 in the Easting
measured vs. record
Northing: 430444.6630
Easting: 2237727.6080

PLAT NO. 2 DEYOUNG FARM

PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST,
CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

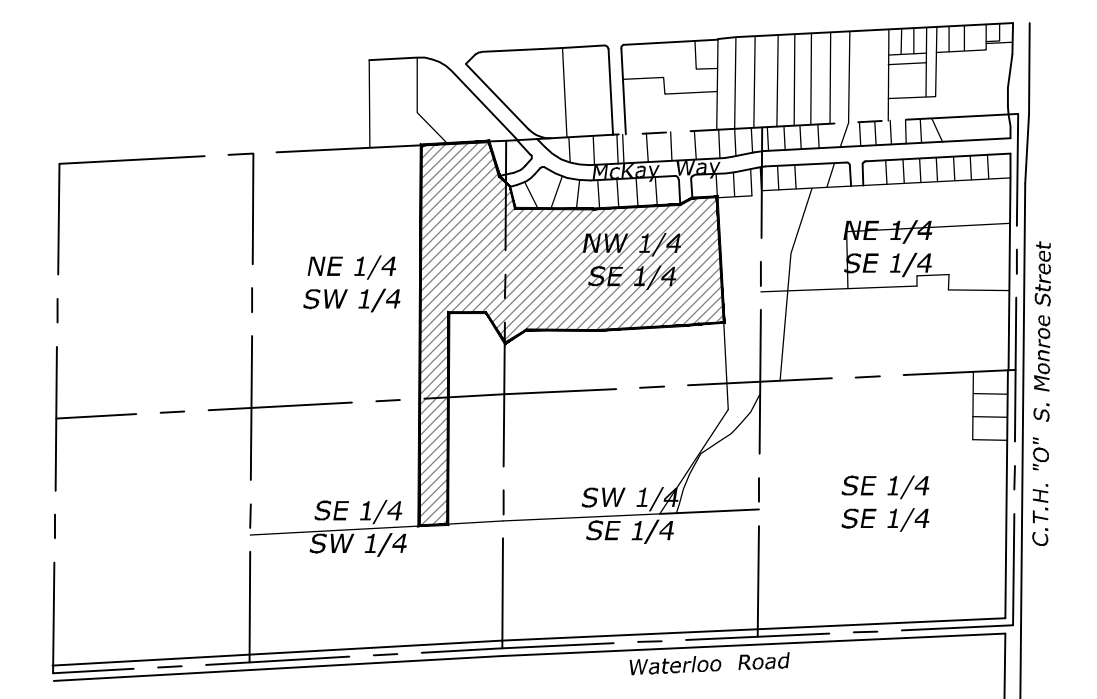
OWNER
JGP LAND DEVELOPMENT, LLC
P.O. BOX 80
Belleville, WI 53508
(815) 713-2523



DRAFT

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334



LOCATION MAP
SW 1/4 AND SE 1/4
OF SECTION 7-8-13

Given under my hand and seal this _____ day of _____, 2021.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111

LEGEND

- SET MONUMENT 1 1/4" REBAR, 2 FT. LENGTH 4.30 LBS PER FT.
- SET MONUMENT 3/4" REBAR, 2 FT. LENGTH 1.5 LBS PER FT.
- FOUND MONUMENT, SEE MAP FOR MATERIAL
- R RADIUS
- CD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH
- T TANGENT LENGTH
- △ CENTRAL ANGLE
- N 45°52'36" E MEASURED BEARING
- 586.78' MEASURED DISTANCE
- (N 45°52'36" E) RECORD BEARING
- (586.78') RECORD DISTANCE
- SECTION LINE
- BUILDING SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- INTERIOR LOT LINE
- LOT 12 LOT NUMBER
- S.F. SQUARE FEET
- B.S.L. BUILDING SETBACK LINE
- D.E. DETENTION EASEMENT
- U.E. UTILITY EASEMENT

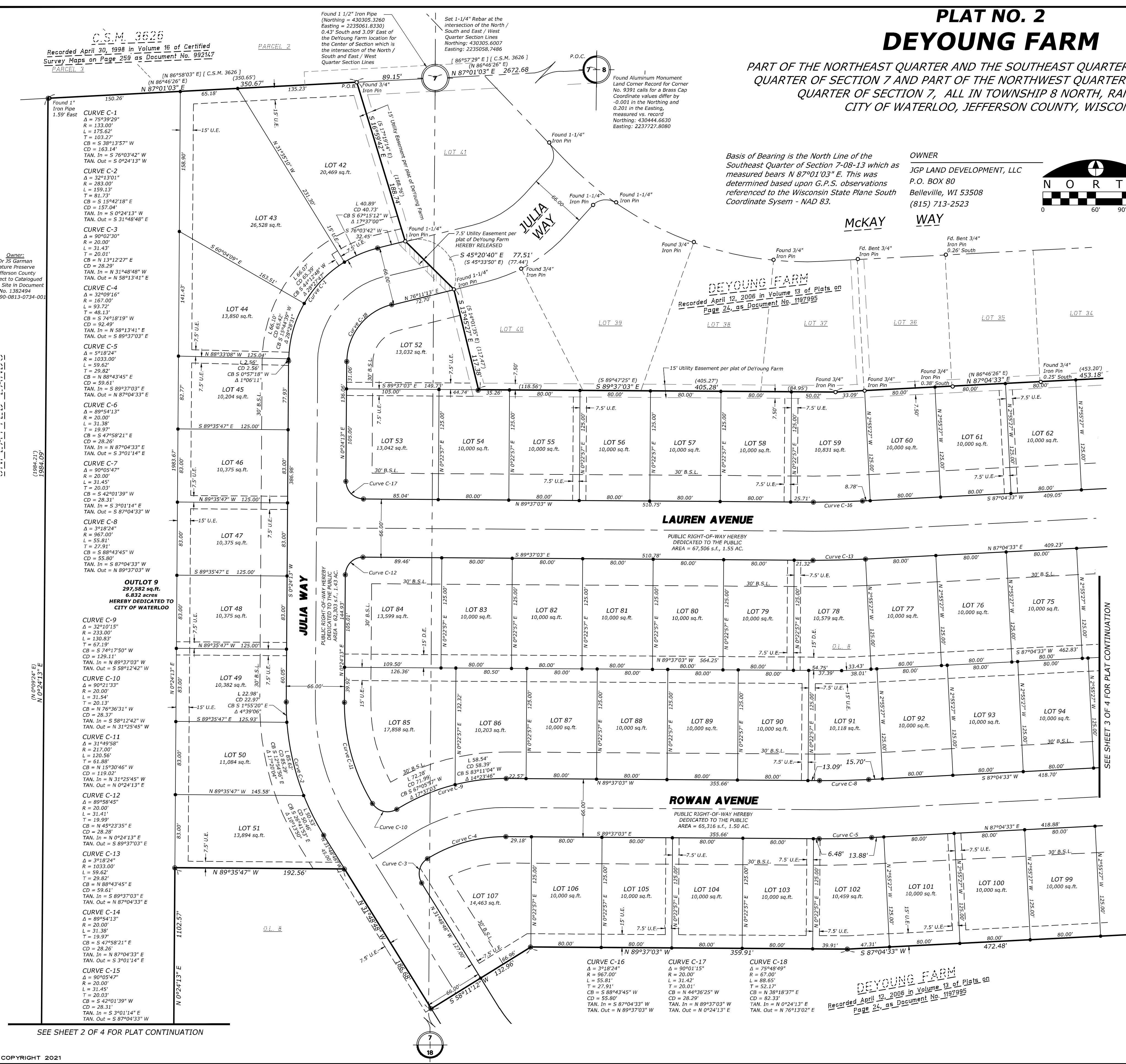
LAND AREA TABULATION

LOTS 42-107	738,840 S.F.	16.961 AC.
PUBLIC R.O.W. DEDICATION	237,629 S.F.	5.455 AC.
OUTLOT 9	297,582 S.F.	6.832 AC.
PLAT NO. 2 DEYOUNG FARM TOTAL	1,274,051 S.F.	29.248 AC.

There are no objections to this plat with respect to Sections 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wisconsin Statutes, or by the County Planning Agency.

Certified _____, 2021

Department of Administration



OWNER
JGP LAND DEVELOPMENT, LLC
P.O. BOX 80
Belleville, WI 53508
(815) 713-2523

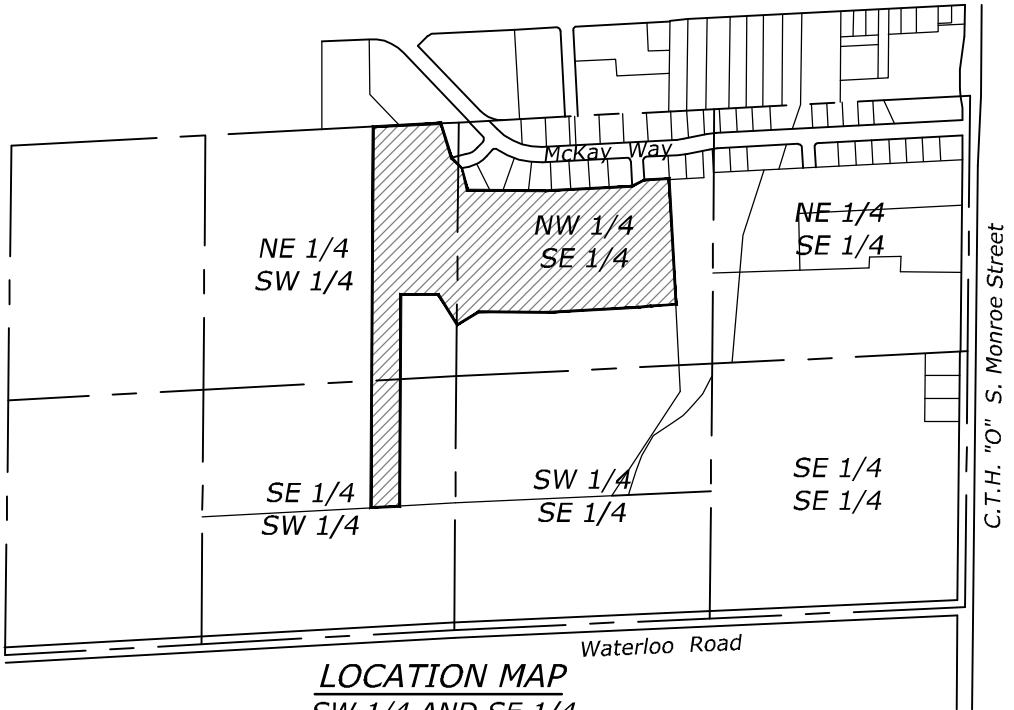
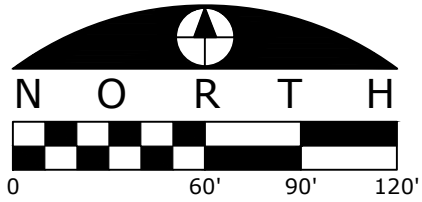
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ARC DESIGN
RESOURCES INC.

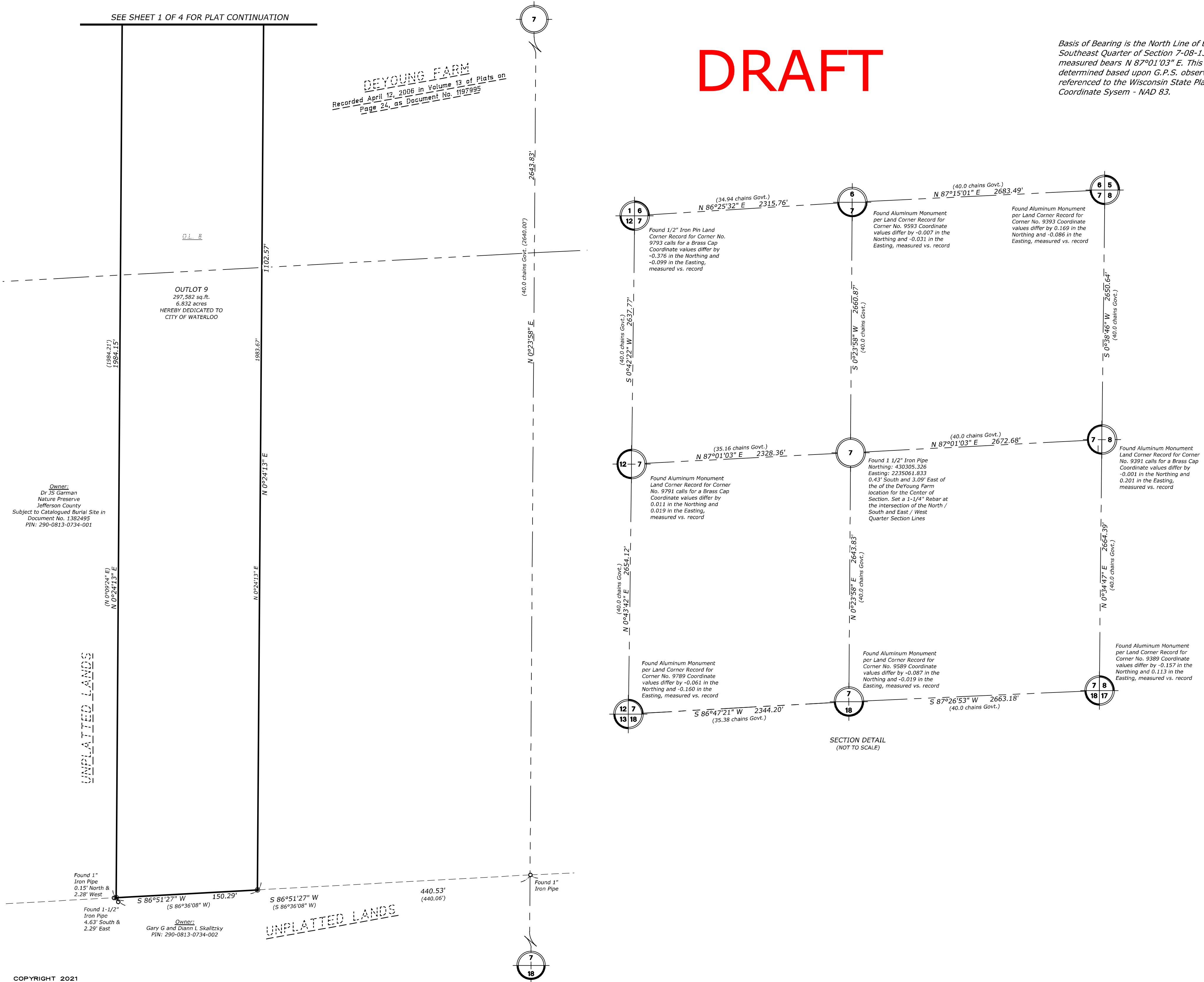
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LOVES PARK, IL 61111
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Design Firm License No. 184-001334



DRAFT

Basis of Bearing is the North Line of the
Southeast Quarter of Section 7-08-13 which as
measured bears N 87°01'03" E. This was
determined based upon G.P.S. observations
referenced to the Wisconsin State Plane South
Coordinate System - NAD 83.



Given under my hand and seal this _____ day of _____, 2021.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111

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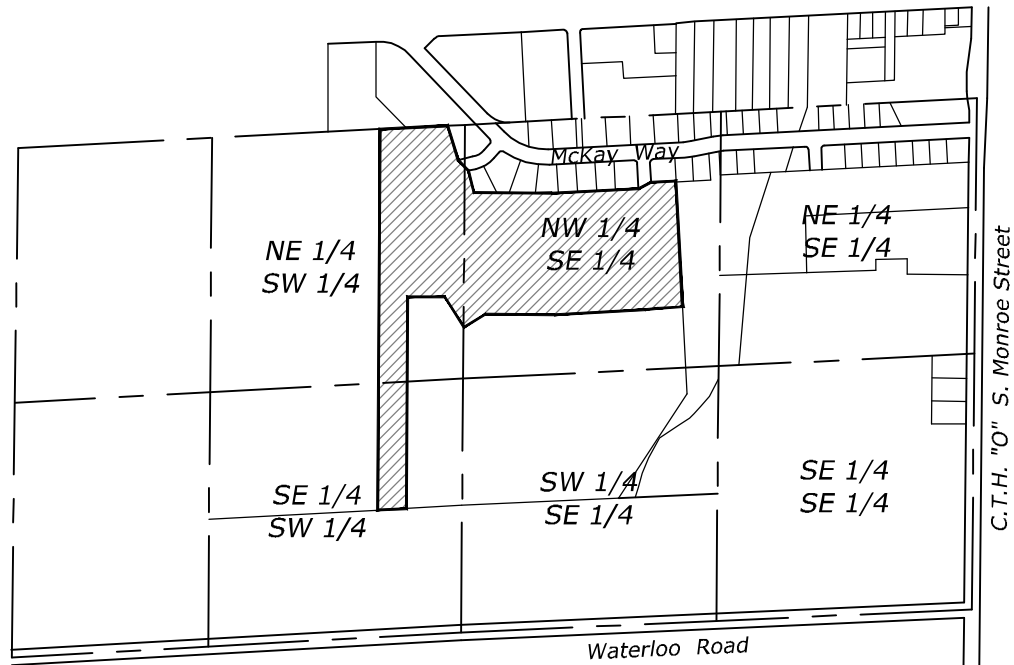
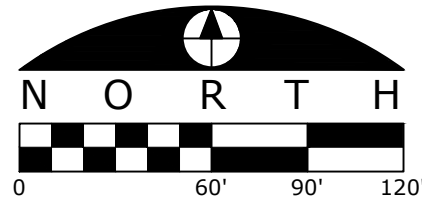
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LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334



LOCATION MAP
SW 1/4 AND SE 1/4
OF SECTION 7-8-13

Given under my hand and seal this _____ day of _____, 2021.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111

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Certified _____, 2021

Department of Administration

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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Registered Land Surveyor, do hereby certify that I have surveyed and mapped the within described land, to be hereafter known and designated as "Plat No. 2 Deyoung Farm", that said subdivision is a parcel of land being located in part of Outlot 8 of Deyoung Farm, being a subdivision located in Outlot 169 and 170 of the Assessor's plat of the Village of Waterloo, and part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, all of the Northwest Quarter of the Southeast Quarter of Section 7, part of the Southwest Quarter of the Southeast Quarter of Section 7 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 87 degrees 01 minutes 03 seconds West along the North line of the Southeast Quarter and the North line of the Northeast Quarter of the Southwest Quarter of said Section 7, a distance of 2761.83 feet to the Northwest corner of Lot 41 as designated upon said DeYoung Farm, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 16 degrees 59 minutes 42 seconds East along the West line of said Lot 41, a distance of 188.82 feet to the Southwest corner thereof; thence South 45 degrees 20 minutes 40 seconds East, a distance of 77.51 feet to the Northwest corner of Lot 40 of said DeYoung Farm; thence South 13 degrees 45 minutes 27 seconds East along the West line of said Lot 40, a distance of 117.38 feet to the Southwest corner thereof; thence South 89 degrees 37 minutes 03 seconds East along the South line of said Lot 40 and the South line of Lots 39, 38 and 37 of said DeYoung Farm, a distance of 405.28 feet to an angle point in the South line of said Lot 37; thence North 87 degrees 04 minutes 33 seconds East along the South line of said Lot 37 and the South line of Lots 36, 35, 34 and 33 of said DeYoung Farm, a distance of 453.18 feet to the Southeast corner of said Lot 33; thence North 62 degrees 37 minutes 53 seconds East, a distance of 72.44 feet to the Southwest corner of Lot 32 of said DeYoung Farm; thence North 87 degrees 00 minutes 29 seconds East along the South line of said Lot 32, a distance of 130.00 feet to the Southeast corner thereof, said point also being the Northeast corner of Outlot 8 of said DeYoung Farm; thence South 3 degrees 01 minute 14 seconds East along the East line of said Outlot 8, a distance of 655.93 feet; thence South 86 degrees 58 minutes 46 seconds West perpendicular to the last described course, a distance of 130.00 feet; thence South 81 degrees 53 minutes 56 seconds West, a distance of 66.26 feet; thence South 87 degrees 04 minutes 33 seconds West, a distance of 472.48 feet; thence North 89 degrees 37 minutes 03 seconds West, a distance of 359.91 feet; thence South 58 degrees 11 minutes 12 seconds West, a distance of 132.96 feet; thence North 31 degrees 48 minutes 48 seconds West, a distance of 186.68 feet; thence North 89 degrees 35 minutes 47 seconds West, a distance of 192.56 feet; thence South 0 degrees 24 minutes 13 seconds West, a distance of 1102.57 feet to the South line of said Outlot 8; thence South 86 degrees 51 minutes 27 seconds West along the South line of said Outlot 8, a distance of 150.29 feet to the Southwest corner thereof; thence North 0 degrees 24 minutes 13 seconds East along the West line of said Outlot 8, a distance of 1984.15 feet to the Northwest corner thereof; thence North 87 degrees 00 minutes 56 seconds East along the Northern most line of said Outlot 8, a distance of 350.65 feet to the Point of Beginning, containing 29.248 acres, more or less, all being situated in the City of Waterloo, Jefferson County, Wisconsin.

That the map is correct representation of all the exterior boundaries of the land surveyed and the division of that land.

Subject to any and all easements, agreements, covenants or restrictions, recorded or unrecorded.

That said subdivision was surveyed, subdivided and mapped at the request of JGP Land Development, LLC owner of said land. That such plat is a correct representation of all of the exterior boundaries of the land surveyed and subdivision thereof. That all dimensions are given in feet and decimal parts thereof and angles are measured to the nearest second. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Waterloo, WI in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 2021
at Loves Park, IL.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.

OWNER'S CERTIFICATE

JGP Land Development, LLC as owner of the land described in the foregoing description, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

JGP Land Development, LLC does further certify that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Waterloo; The Jefferson County Planning and Development Agency and the Department of Administration.

IN WITNESS WHEREOF, said JGP Land Development, LLC has caused these presents to be

signed by _____

on this _____ day of _____, 2021.

Member

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) SS

I, _____, a notary public in and for the
County of _____ in the State of _____, do
hereby certify that _____ personally known to me to
be the same person(s) whose name(s) is (are) subscribed to the foregoing
instrument, appeared before me this day in person and (severally) acknowledged
that he/she (they) signed, sealed and delivered such instrument as his/her (their)
free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of
_____, 20____.

Notary Public

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

I, John E. Jensen, being the duly elected, qualified and acting Treasurer of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ day of _____, 2021, affecting the lands in the plat of "PLAT NO.2 DEYOUNG FARM"

John E. Jensen, Jefferson County Treasurer

CITY COUNCIL RESOLUTION

Resolved that the "PLAT NO. 2 DEYOUNG FARM", in the City of Waterloo, JGP Land Development, LLC, is hereby approved by the City Council of the City of Waterloo, Wisconsin.

Dated this _____ day of _____, 2021.

Tim Thomas
President, City of Waterloo, Wisconsin

Jenifer Quimby
Mayor, City of Waterloo, Wisconsin

CITY CLERK AND TREASURER CERTIFICATE

WHEREAS, the Plan Commission of the City of Waterloo, has reported on the "PLAT NO. 2 DEYOUNG FARM", IT IS RESOLVED that the "PLAT NO.2 DEYOUNG FARM" be and is hereby approved.

STATE OF WISCONSIN)
COUNTY OF ROCK) ss

I hereby certify that the above resolution is a true and correct copy of the original as passed by the City Council of the City of Waterloo, Wisconsin on the _____ day of _____, 2021, and the City Clerk and City Treasurer herewith certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat.

Dated this _____ day of _____, 2021.

Mo Hansen, City Clerk / City Treasurer

Mike Tschanz, Deputy City Clerk / City Treasurer

RECORDING		DATA
DOCUMENT NO.	RECEIVED FOR RECORDING THIS	DAY OF _____, A.D.
2021	AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____	OF PLATS ON PAGE _____
Staci M. Hoffman, REGISTER OF DEEDS		

There are no objections to this plat with respect to Sections 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wisconsin Statutes, or by the County Planning Agency.

Certified _____, 2021

Department of Administration