



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: Wednesday, May 4, 2022** **TIME: 6:00 p.m.**  
**LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS**

Join Zoom Meeting: <https://us02web.zoom.us/j/82787333937?pwd=OHJyUThJLzgxVlY2U05adlViVlYzZz09>  
Meeting ID: 827 8733 3937 Passcode: 901802  
Dial by phone +1 312 626 6799 US (Chicago)

to consider the following:

PUBLIC HEARING – CONDITIONAL USE APPLICATIONS -

1. CALL TO ORDER
2. PUBLIC HEARING – Conditional Use Application, Stacey Riege, For The Property Located At 1145/1155 Bluegrass Trail, Waterloo. The applicant is requesting a conditional use permit to allow for a two-family dwelling on the subject parcel. A conditional use permit is required for two-family dwelling in a R-2 single family residential district. The property is described as follows: Tax Parcel: #290-0813-0521-076. Also known as 1145/1155 Bluegrass Trail.
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: March 22, 2022
3. CITIZEN INPUT
4. NEW BUSINESS  
Conditional Use Application, Stacey Riege, For The Property Located At 1145/1155 Bluegrass Trail, Waterloo. The applicant is requesting a conditional use permit to allow for a two-family dwelling on the subject parcel. A conditional use permit is required for two-family dwelling in a R-2 single family residential district. The property is described as follows: Tax Parcel: #290-0813-0521-076. Also known as 1145/1155 Bluegrass Trail.
5. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
6. ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Posted, Distributed & Emailed: 04/26/2021

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.

**WATERLOO PLAN COMMISSION – Minutes for March 22, 2022**  
[a digital meeting recording also serves as the official record]

**PLAN COMMISSION REGULARLY SCHEDULED MEETING**

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 6:03 PM. Commissioners attending: Lannoy, Crosby, Sorenson, Quimby, Reynolds and Petts. Absent: Leisses Others attending: Jason's Five Star Landscaping
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: February 22, 2022. MOTION: [Petts/Crosby] to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. DISCUSSION: Commission would like to see report cleaned up and refreshed with more complete data.
5. UNFINISHED BUSINESS
  - a. 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 Mitchell Sillman, Before Council Final Action As Recommended By The City Attorney. MOTION: [Crosby/Petts] To table the item until the April meeting so everyone could see markings and understand the project better. VOICE VOTE: Motion carried.
6. NEW BUSINESS
  - a. Jason's 5 Star Landscaping to present Landscape Design Review of 4 units and duplexes in McKay Way area. Ordinance §385-25 Architectural design review. DISCUSSION: Jason went over plans with commission. Explained what was going where and how it needed to be cared for during initial weeks of planting. Looking to use hydrants with meters if he is awarded watering program too. Privacy Fencing may be installed between patios. Looking to add trees to city tree lawns too. MOTION: [Sorenson/Petts] 1) Approval of Jason's Five Star Landscape design specifically for him and specifically 15 units (described in handouts). If anyone else gets this job they would need to come in front of the Plan Commission themselves for approval of their design. 2) Design's final approval pending Chad/DPW's review of the city owned tree lawn terrace; he has tree's designed to put in and he will do all the diggers hotline etc. but per Waterloo code 380-42 and chapter 332 Trees, he needs to review prior to acceptance. Voice Vote: Motion carried.
7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS.
  - a. Initiating GIS Mapping, Zoning Maps & Planning Map Updates. Sorenson gave update. DPW finished their portion and it has been sent to Town & Country to work on.
  - b. Review Of Chapter 385 (Zoning) Of The Municipal Code Update. The Mayor included Watertown's landscape ordinance as an example for members to take a look at.
8. ADJOURNMENT. MOTION: [Petts/Sorenson] To adjourn. Approximate time: 6:45 p.m.

Mike Tschanz  
Treasurer/Deputy Clerk



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Phone: (920) 478-3025  
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**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS  
OF CHAPTER §385-10 B(2) 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(2) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of a conditional use application received from Stacy Riege, owner of 1045/1055 Bluegrass Trail (Lot 3).

The applicant is requesting a conditional use permit to allow for a two-family dwelling on the subject parcel. A conditional use permit is required for a two-family dwelling in a R-2 single family residential district.

The property is described as follows:

- Parcel 290-0813-0521-076 (LOT 3, CSM 4901-25-257, DOC 1196407)
- Also known as 1145/1155 Bluegrass TR

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 **6:00 p.m. on Wednesday, May 4, 2022 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, May 5, 2022.

Jeanne Ritter  
City Clerk/Deputy Treasurer

Pub: The Courier: April 28, 2022



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

Number: 2022-02 Date Filed: 4/11/2022 Fee Paid: 285.

Location of Property: 1145/1155 Bluegrass trail

Applicant: Tony Stenzel, Lakeside Construction Email tony@buildwithlakeside.com

Address: N8190 State Rd 89, Waterloo WI Telephone: 262-496-1547

Owner of Property: Stacey Riege

Address: 201 Birch St, Waterloo Telephone: 920-210-5436

Contractor: Lakeside Construction

Address: N8190 State Rd 89, Waterloo 53594 Telephone: 920-478-2419

Architect or Professional Engineer: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Land Parcel Size: .47 acre Present Use: None Zoning District: R2

Type of Existing Structure (if any): None

Proposed Use of the Structure or Site: Duplex home Number of Employees: N/A

Terms of Municipal Code

Conditional Use Requested

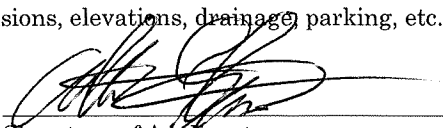
Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

Permitted use requiring conditional use permit

**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: 3-31 2022

  
Signature of Applicant

New 4/12/22

