



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, May 24, 2022 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

Join Zoom Meeting: <https://us02web.zoom.us/j/85986893490?pwd=bk16VWNxRGF6Mzgzbox6ZUhYakl6QT09>
Meeting ID: 859 8689 3490 **Passcode: 349043**
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 – Ordinance §385-18 C(3)(a) & §385-8 B (7) Conditional Use Application, Tom Hoesly, For The Property Located at 825 Waterloo Rd, Waterloo. The applicant is requesting a conditional use permit to allow for a storage building to be built on the subject parcel. A conditional use permit is required when adding an additional accessory building exceeding 200 square feet in an Agricultural District being used as a residential storage building, not for agricultural use. Tax Parcel: #290-0813-0733-000. Also known as 825 Waterloo Rd.
- 3) ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: May 4, 2022
- 3) CITIZEN INPUT
- 4) OLD 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
- 5) NEW BUSINESS
 - a) Ordinance §385-18 C(3)(a) & §385-8 B (7) Conditional Use Application, Tom Hoesly, For The Property Located at 825 Waterloo Rd, Waterloo. The applicant is requesting a conditional use permit to allow for a storage building to be built on the subject parcel. A conditional use permit is required when adding an additional accessory building exceeding 200 square feet in an Agricultural District being used as a residential storage building, not for agricultural use. Tax Parcel: #290-0813-0733-000. Also known as 825 Waterloo Rd.
 - b) Ordinance §385-25 McKay Nursery Landscaping to present Landscape Design Review of 4 units in McKay Way area. Architectural design review.

- c) Ordinance § 385-25 A (2) Oliver Construction designs for the exterior of Trek Bicycle.
- d) Ordinance §385-25 A (2) Kwik Trip exterior remodel.

6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS

7) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Posted, Distributed & Emailed: 05/20/2022

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 May 4, 2022
[a digital meeting recording also serves as the official record]

PLAN COMMISSION HEARING & MEETING

PUBLIC HEARING – CONDITIONAL USE APPLICATIONS -

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 6:01 pm. Commissioners attending: Sorenson, Crosby, Reynolds, Quimby and Petts. Absent: Lannoy, Leisses. Others attending: Alicia Schimmel, Stephanie Quimby, Treasurer Tschanz and Clerk Ritter.
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 MEETINGMINUTES: March 22, 2022 [Petts/Crosby] to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
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. [Sorenson/Crosby] VOICE VOTE: Motion carried.
5. FUTURE AGENDA ITEMS & ANNOUNCEMENTS Clerk's office will be looking at zoning and updating.
6. ADJOURNMENT [Petts/Crosby] VOICE VOTE: Motion carried.

Jeanne Ritter, Clerk/Deputy Treasurer

608-688-0997 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION madisoninspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>		PERMIT NO.
			TAXKEY#
ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY	PROJECT LOCATION (Building Address)	825 Waterloo Rd.
	OF <u>Waterloo</u> COUNTY: _____	PROJECT DESCRIPTION	30' x 40' Pole Bldg <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY

Owner's Name <u>THOMAS HOESLY</u>	Mailing Address - Include City & Zip 625 WATERLOO RD WATERLOO 53594	Telephone - Include Area Code 920-723-5630
Construction Contractor (DC Lic No.) <u>JEFF KRUEGER</u>	Mailing Address - Include City & Zip W10671 PIRT RD WEESEVILLE WI 53579	Telephone - Include Area Code 920-988-2529
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION		Subdivision Name			Lot No.	Block No.
Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT		12. ENERGY SOURCE	
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <u>Pole Bldg</u>	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input checked="" type="checkbox"/> Other <u>17'</u>	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		Fuel	Nat. Gas
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING		LP.	Oil
<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Septic No. _____		Elec. *	Solid
2. AREA	5. ELECTRICAL	8. USE	11. WATER		Solar	
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other <u>1200</u> Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: ___ New ___ Rewire Phase _____ Volts Underground Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input type="checkbox"/> Municipal Utility <input checked="" type="checkbox"/> Private On-Site Well		Space Htg	Water Htg
					* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	
					13. HEAT LOSS (Calculated)	
					Total _____ BTU/HR	
					14. ESTIMATED COST	
					\$ <u>62,500.00</u>	

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): THOMAS HOESLY SIGN: Thomas Hoesly DATE: 4/21/22

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____		
Building Fee <u>252.00</u>	Bldg. # At top of form	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	
Zoning Fee _____	Zoning # _____	CK # _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____	
WI Seal _____	Elec. # _____	Amount \$ _____		Date _____	
Electric Fee <u>111.00</u>	Plmb. # _____	Date _____		Certification No. _____	
Plumbing Fee _____	HVAC # _____	From _____			
HVAC Fee _____	<u>363.00</u>	Rec By. _____			
Adm. Fee _____					
Other _____					
Total _____					

Jeff Krueger Construction, LLC
W10671 Port Road
Reeseville, WI 53579
Phone# 920-988-2598

Tom Hoesly
825 Waterloo Rd.
Waterloo, WI 53594

Job estimate

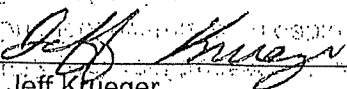
This estimate covers materials and labor to build a thirty foot by forty foot pole building with twelve foot walls and includes the following:

- (1) 30ft by 40ft thickened edge concrete slab
- (2) 10ft by 30ft concrete approach
- (3) 3ply treated post
- (4) 2x6 wall grids
- (5) 4/12 pitch roof trusses with 2 foot overhang
- (6) One foot overhang on gable ends
- (7) 2x4 roof purlins
- (8) One 32 inch service door
- (9) One 16ft wide 10 ft high overhead garage door with opener
- (10) One 8ft wide 7 ft high overhead garage door with opener
- (11) Four white sliding windows that are 4ft wide and 3ft high
- (12) Three foot steel wainscot on walls (color of your choice)
- (13) Steel wall panels (color of your choice)
- (14) Roof steel panels (color of your choice)
- (15) Aluminum soffit and fascia (color of your choice)
- (16) Electrical Allowance
- (17) Disposal of waste materials

NO AG USE
NO FUTURE AG USE

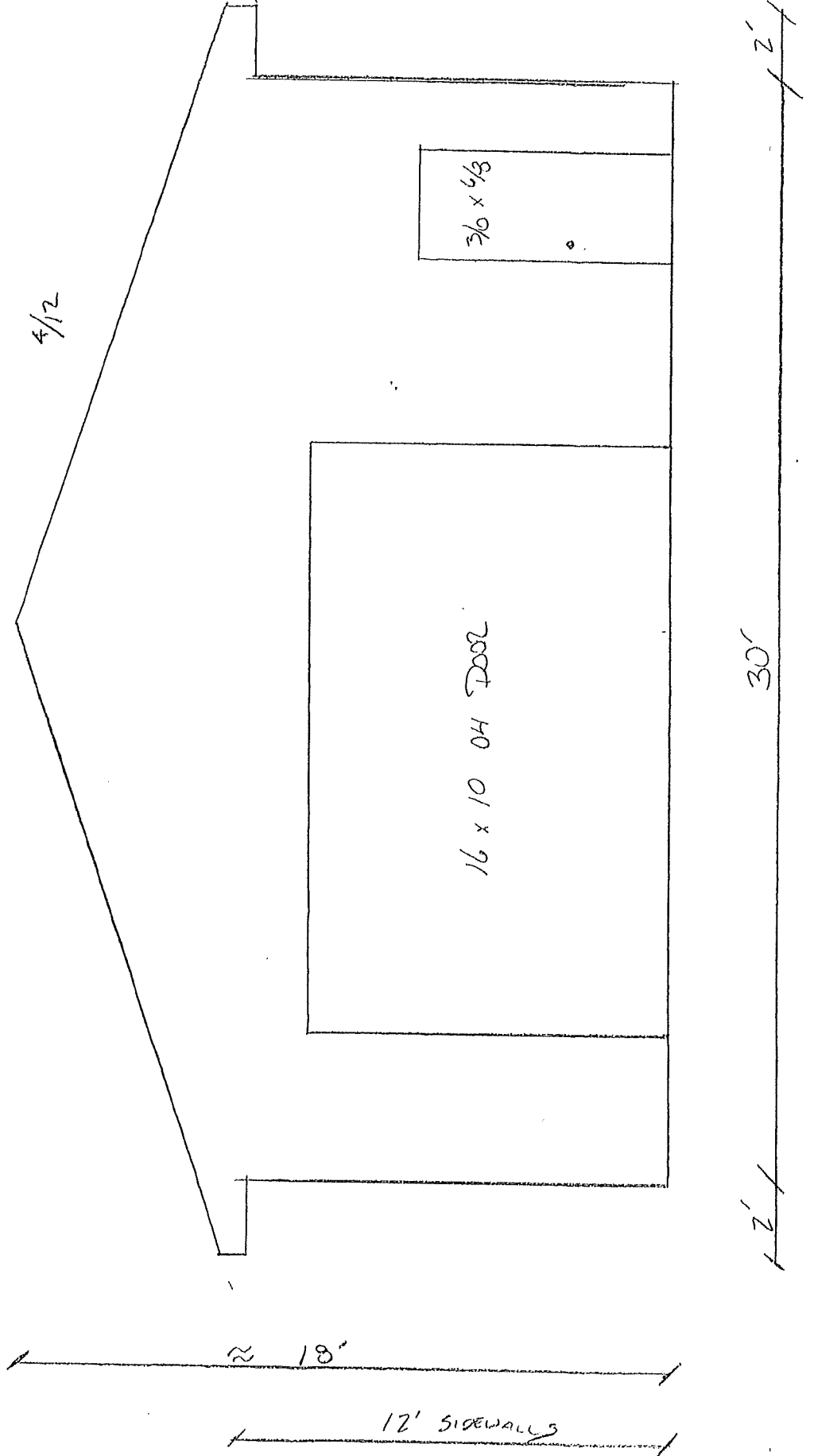
This estimate does not include building and electrical permits

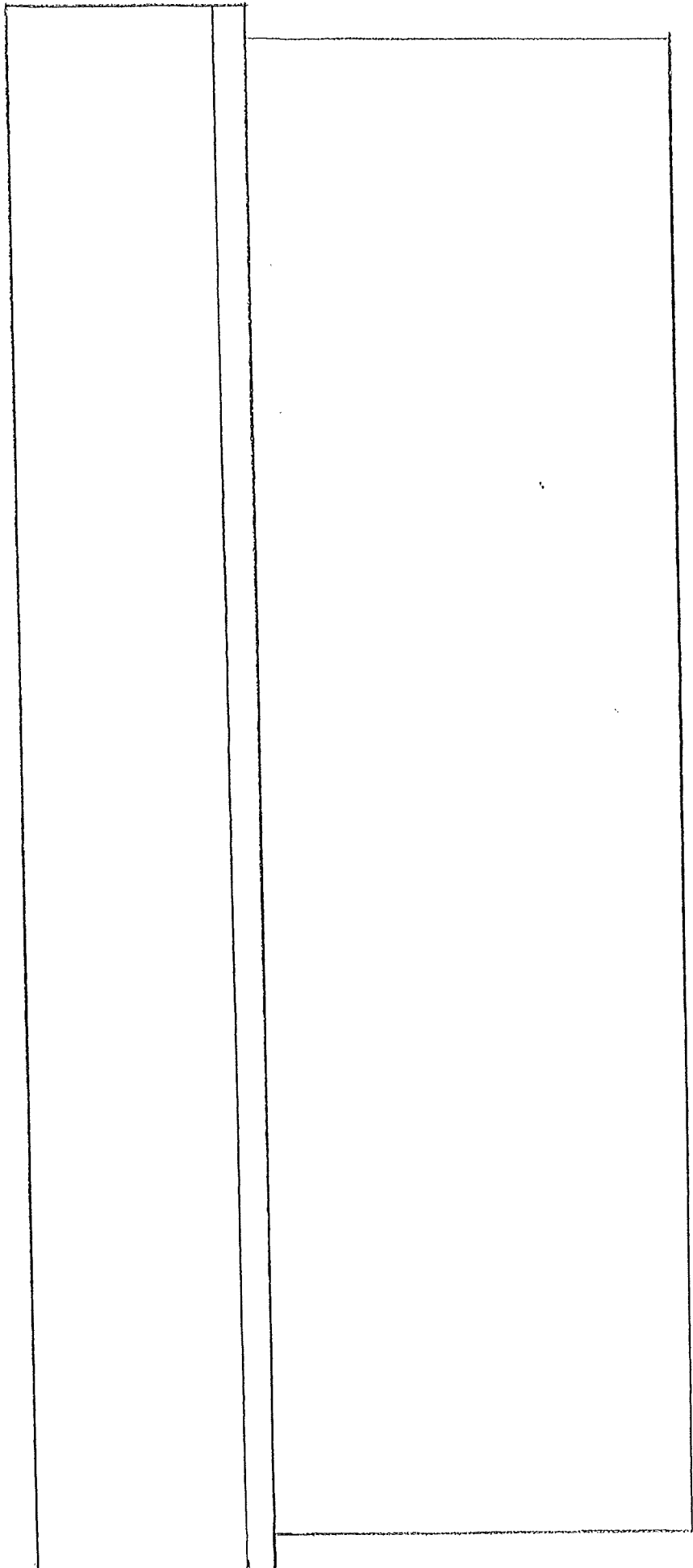
Total estimated cost: \$62,500


Jeff Krueger

4-16-2022
April 16, 2022

FRONT ELEVATION



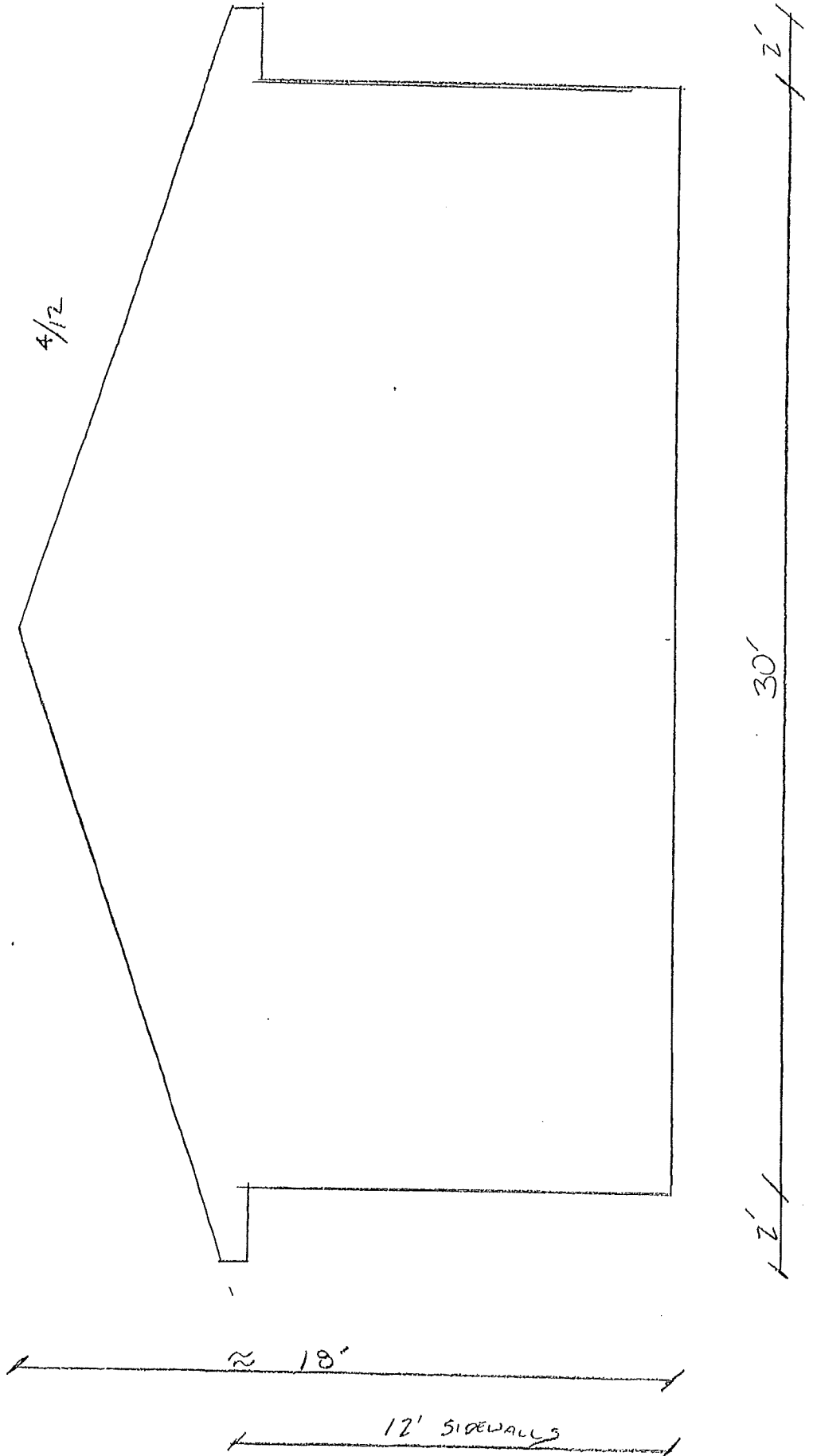


40'

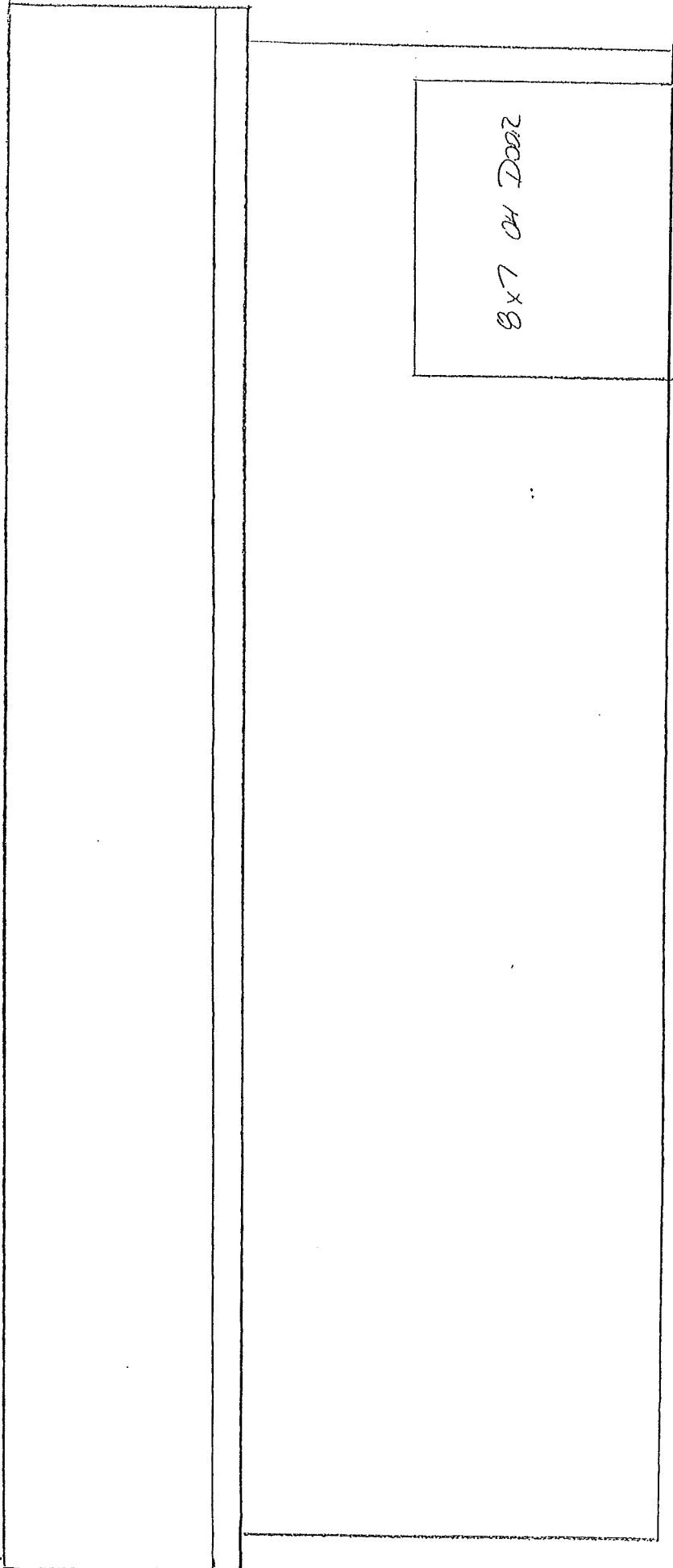
11'

11'

REAR ELEVATION







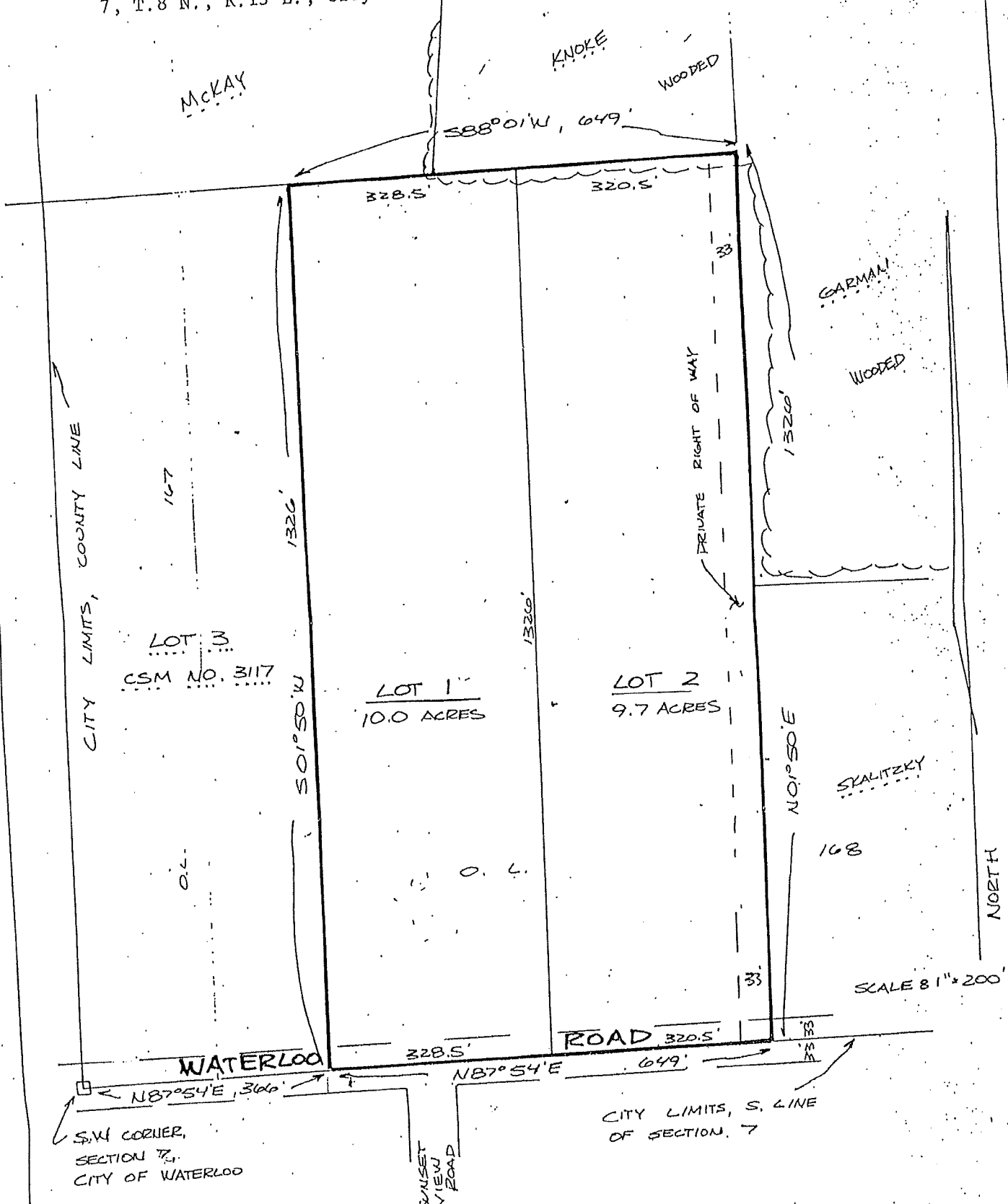
4'

40'

4'

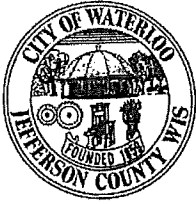
PRELIMINARY

Part of Outlot 168 of the Assessors Plat of the City of Waterloo, also being located in part of the fractional SW 1/4 of the SW 1/4 of Section 7, T.8 N., R.13 E., City of Waterloo, Jefferson County, Wisconsin.



Notes

1) Prepared for McKay Nursery, P.O. Box 85, Waterloo, WI. c/o Ralph Petranek



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: 4/28/22 Fee Paid: \$285.-

Location of Property: 825 WATERLOO RD.

Applicant: THOMAS HOESLY Email: thoesly22@gmail.com

Address: 825 WATERLOO RD. Telephone: 920-723-5630

Owner of Property: THOMAS HOESLY

Address: 825 WATERLOO RD Telephone: 920-723-5630

Contractor: JEFF KRUEGER

Address: W10671 PORT RD, Presville W. Telephone: 920-988-2598

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: SW 1/4 OF THE SW 1/4 OF SECTION 7, T. 8 N, R. 13 E
CITY OF WATERLOO, JEFFERSON COUNTY Lot 1

Land Parcel Size: 10 acres Present Use: Residential Zoning District: _____

Type of Existing Structure (if any): House & attached garage

Proposed Use of the Structure or Site: Storage Number of Employees: 0

Terms of Municipal Code 385-18 C. (3)(a) same as R-1 District
A 385-8 B (7) Conditional Use Requested

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

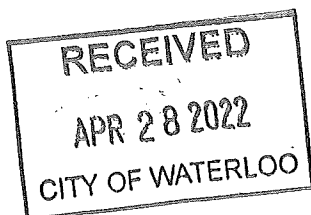
Larger than 800 square feet - 1200 sq. ft building

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: _____ 20 22

Thomas J Hoesly
Signature of Applicant





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 and §385-8 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 Agricultural Zoning District, §385-18 C(3)(a) residential accessory building same as R-1 District. Also, provisions under the Single Family Residential District §385-8 B(7) of the Zoning Code of the City of Waterloo. This conditional use permit application was received from Tom Hoesly, owner of 825 Waterloo Rd.

The applicant is requesting a conditional use permit to allow for a storage building to be built on the subject parcel. A conditional use permit is required when adding an additional accessory building exceeding 200 square feet in an Agricultural District being used as a residential storage building, not for agricultural use.

The property is described as follows:

- Parcel 290-0813-0733-000 (LOT 1 CSM 2406-265)
- Also known as 825 Waterloo Rd.

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 Tuesday, May 24, 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, June 2, 2022.

Jeanne Ritter
City Clerk/Deputy Treasurer

Pub: The Courier: May 12, 2022

Chapter 385. Zoning

§ 385-18. A Agricultural District.

The A Agricultural District provides exclusively for agricultural uses. The intent is to help conserve good farming areas and prevent uncontrolled, uneconomical spread of residential development which results in excessive costs to the community for premature provision of essential public improvements and services.

A. Permitted uses.

- (1) Churches, schools, parks and municipal buildings.
- (2) Farming.
- (3) In-season roadside stands for the sale of farm products produced on the premises.
- (4) Water storage and sewage disposal plants and power stations, when surrounded by an eight-foot or more woven fence.
- (5) Nurseries, greenhouses and other agricultural uses.
- (6) Uses customarily incident to any of the above uses, including residential uses incident to any of the above uses.

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

- (1) Fur farms.
- (2) Kennels.
- (3) Farm machinery repair businesses including welding and metal fabrication not exclusive to farming or agricultural implements.
[Added 10-7-2021 by Ord. No. 2021-08]

C. Lot, yard and building requirements.

- (1) Lot frontage: minimum 200 feet.
- (2) Lot area: minimum five acres.
- (3) Residence:
 - (a) Yard and building requirements: same as R-1 District.
- (4) Farm buildings:
 - (a) Front yard: minimum 300 feet.
 - (b) Side yards: minimum 300 feet.
 - (c) Rear yard: minimum 300 feet.
 - (d) Building height: maximum 50 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]**



136 North Monroe Street
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Fax: (920) 478-2021
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APPLICATION FOR TREE PLANTING/REMOVAL ON CITY OWNED PROPERTY
(Review and Action by Tree and Forestry Committee)

Number: _____ Date Filed: _____ No Fee
Name and Address of Applicant: Mckay Nursery Co. Attn: Bryan Clark
750 S. Monroe Street Waterloo, WI 53594 Telephone: 920-478-8515
Location of Applicant's Property: 535-655 McKay Way, 600-660 McKay Way
C1) Multi Family Bldg @ Julia Way
Legal Description of Property: Please see attached

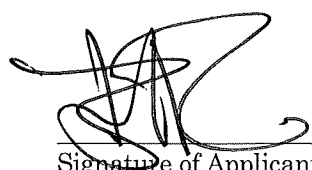
Tree(s) to be Planted/Removed on: TBD

Number, Type and Size of Tree(s) to be Planted: (28) 2" Ivory Silk Tree lilac

Number, Type and Size of Tree(s) to be Removed: _____

Reason(s) for Tree Removal: _____

Date: 1 May, 20 22


Signature of Applicant Bryan Clark

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

§ 332-3 **Tree planting.**

- A. Permit required. No trees, except the types recommended by the Committee, shall be planted in or upon any public street or place. Trees shall be planted only after a written permit has been received from the Committee, which permit shall state the name of the applicant, his address, the property on which the trees are to be planted, and the type to be planted. The trees shall be planted in such manner that they shall be equidistant between the curblineline and the sidewalk. The distance between the trees shall not be less than 35 feet.
- B. Trees on newly opened streets. On newly opened streets, the Tree Committee shall have the authority to designate the types of trees and the manner in which they shall be planted and such other shrubs and bushes as the Committee shall approve.
- C. Trees planted in the public right-of-way shall be planted no closer than 40 feet to the nearest intersection or 10 feet to any driveway opening, buried cable or other utility. No permit will be issued if the tree lawn, defined as the public right-of-way between a public street and a public sidewalk, is less than six feet wide. Similarly, no permit will be issued for the planting of a tree beneath utility lines. **[Added 2-20-2014 by Ord. No. 2014-02]**

Jeanne Ritter

From: Bryan Clark <bclark@mckaynursery.com>
Sent: Tuesday, May 17, 2022 3:37 PM
To: jquimby@mckaynursery.com
Cc: Jeanne Ritter
Subject: McKay Way

Afternoon Jeni – The only changes being made to the designs previously submitted for the McKay Way properties are the planting beds between the driveways on the multi-family units have been eliminated and the lawns are being seeded with erosion matting.

Feel free to let me know if you have any other questions!

Thanks,
Bryan Clark
Landscape Services Manager



LEGAL DESCRIPTION

EXHIBIT A

Lots 1, 2, 3, 4, 5, 6 and 41 Plat of DeYoung Farm, City of Waterloo, Jefferson County, Wisconsin. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lot 1 and Lot 2 of Certified Survey Map No. 6234 recorded November 5, 2021 in Volume 36 on Page 307 as Document No. 1454571, being all of Lot 32 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lot 3 and Lot 4 of Certified Survey Map No. 6235 recorded November 5, 2021 in Volume 36 on Page 311 as Document No. 1454572, being all of Lot 33 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lot 5 and Lot 6 of Certified Survey Map No. 6233 recorded November 5, 2021 in Volume 36 on Page 303 as Document No. 1454570, being all of Lot 39 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lots 7 and 8 of Certified Survey Map No. 6273 recorded April 4, 2022 in Volume 37 on Page 22 as Document No. 1460824, being all of Lot 34 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lots 9 and 10 of Certified Survey Map No. 6274 recorded April 4, 2022 in Volume 37 on Page 26 as Document No. 1460827, being all of Lot 35 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lots 11 and 12 of Certified Survey Map No. 6275 recorded April 4, 2022 in Volume 37 on Page 30 as Document No. 1460828, being all of Lot 36 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lots 13 and 14 of Certified Survey Map No. 6276 recorded April 4, 2022 in Volume 37 on Page 34 as Document No. 1460829, being all of Lot 37 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. Situated in Jefferson County and the State of Wisconsin.

ALSO

Lots 15 and 16 of Certified Survey Map No. 6277 recorded April 4, 2022 in Volume 37 on Page 38 as Document No. 1460839, being all of Lot 38 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. Situated in Jefferson County and the State of Wisconsin.

Address and Tax code attachment

Lot 1
655 McKay Way
290-0813-0742-001
\$1,471.63

Lot 2
635 McKay Way
290-0813-0742-002
\$1,471.63

Lot 3
615 McKay Way
290-0813-0742-003
\$1,471.63

Lot 4
605 McKay Way
290-0813-0742-004
\$1,471.63

Lot 5
555 McKay Way
290-0813-0742-005
\$1,471.63

Lot 6
535 McKay Way
290-0813-0742-006
\$1,471.63

Part of Lot 32 - Lot 1 CSM 6234
540 McKay Way
290-0813-0742-012
\$1,471.63

Part of Lot 32 - Lot 2 CSM 6234
740 Gene Drive
290-0813-0742-027
\$0.00

Part of Lot 33 - Lot 3 CSM #6235
745 Gene Drive
290-0813-0742-013
\$1,471.63

Part of Lot 33 - Lot 4 CSM #6235

600 McKay Way
290-0813-0742-028
\$0.00

Lot 34 - Lot 7 CSM #6273
610 McKay Way
290-0813-0742-014
\$1,471.63

Lot 34 - Lot 8 CSM #6273
614 McKay Way
290-0813-0742-029
\$0.00

Lot 35 - Lot 9 CSM #6274
620 McKay Way
290-0813-0742-015
\$1,471.63

Lot 35 - Lot 10 CSM #6274
624 McKay Way
290-0813-0742-030
\$0.00

Lot 36 - Lot 11 CSM #6275
630 McKay Way
290-0813-0742-016
\$1,471.63

Lot 36 - Lot 12 CSM #6275
634 McKay Way
290-0813-0742-031
\$0.00

Lot 37 - Lot 13 CSM #6276
640 McKay Way
290-0813-0742-017
\$1,471.63

Lot 37 - Lot 14 CSM #6276
644 McKay Way
290-0813-0742-032
\$0.00

Lot 38 - Lot 15 CSM #6277
650 McKay Way
290-0813-0742-018
\$1,471.63

Lot 38 - Lot 16 CSM #6277
654 McKay Way
290-0813-0742-033
\$1,471.63

Part of Lot 39 - Lot 5 CSM #6233
660 McKay Way
290-0813-0742-019
\$1,471.63

Part of Lot 39 - Lot 6 CSM #6233
670 Julia Way
290-0813-0742-026
\$0.00

Lot 41
Julia Way
290-0813-0742-021
\$1,569.74

City of Waterloo, WI
Thursday, May 19, 2022

Chapter 385. Zoning

§ 385-25. Architectural design review.

[Added by Ord. No. 97-8]

A. Developments requiring design review:

- (1) Site and structural development of residential projects having four or more dwelling units.
- (2) Site and structural development in business districts.
- (3) Site and structural development in industrial districts.
- (4) Site and structural development in planned development districts.
- (5) Utility and governmental facilities.
- (6) Those variance cases deemed by the Board of Zoning Appeals to justify design review. Design review shall be advisory to the Board.
- (7) Any parking area, even if not accompanying an otherwise included development, if it has 50 or more parking spaces.
- (8) In addition, design review districts may be designated by ordinance adopted by the Council. Once adopted, design review standards shall apply to such districts within the terms of such designation ordinance.

B. Administration of design review.

- (1) The Clerk-Treasurer shall advise applicants when they apply for zoning permits or other approvals whether design review applies. If design review applies, the applicant shall be given checklists, application forms and timetables. These documents shall have prior Plan Commission approval as to format and content. This application form shall note that a fee as stated in the City of Waterloo Fee Schedule must accompany the application.^[1] Applicants may request and have preapplication conferences with staff.

[Amended 11-17-2005 by Ord. No. 2005-4]

[1] *Editor's Note: The Fee Schedule is on file at the office of the City Clerk-Treasurer.*

- (2) Completed applications and supporting materials shall be reviewed by staff prior to placement on the Plan Commission agenda. Staff must be satisfied that a complete packet of information will be available to the Plan Commission prior to the commencement of the Commission meeting at which the item is set for decision review.
- (3) The Plan Commission shall review applications set for design review. Following such review, discussions with applicants and agents, and discussion within the Plan Commission and with staff, the Commission shall render a decision of approval, conditional approval or rejection. Decisions shall be in writing and shall identify those elements of the approved design which the Commission intends to be mandatory. The Clerk-Treasurer shall have applicants sign acknowledgments of receipt of the written Plan Commission design review decision prior to issuance of a zoning/building permit.

- (4) A project that has had design review and that has a zoning/building permit is approved for execution only in accordance with the directives included in the design approval. Construction or execution that deviates from directives may not occur within the terms of this section without prior City approval. The Clerk-Treasurer is responsible for determining whether to give staff approval to such deviations on a finding that they are minor variations as to the Plan Commission's decision or whether full Plan Commission review and approval are needed upon a finding that the deviations are major.

C. Design review standards.

- (1) Jurisdictions. Design review applies to exterior structural and design features, landscaping and site planning.
- (2) Directives. The following specific design standards are established and are intended to be applied in the informed judgment of the Plan Commission:
 - (a) The land forms and landscape shall be preserved in their natural state, insofar as practicable, by minimizing soil and tree removal that is not essential to project development and by retaining grades and contours in keeping with the general appearance of neighboring developed areas.
 - (b) Building masses and long, straight building fronts and sides (relative to the overall length of the building) that are visually accessible shall be broken up and made more variegated with staggerings and offsets, with landscaping or surficial features or with accumulation of mass in the form of smaller related units. This is a directive standard as to residential and commercial structures and those industrial structures that are visually accessible to larger volumes of traffic and a recommendatory standard to industrial buildings within the center core of industrial districts.
 - (c) Within residential properties, parking areas that are located in front of street-side yards shall have landscape screening and/or screening by fencing having decorative character to soften views of parked vehicles. All design reviewed parking lots shall have decorative landscape treatment at the perimeter of the lot and, for larger lots, in island areas within the lot, to provide breakup of the expanse of paving.
 - (d) Rooftop mechanical equipment that will be readily visible when viewed from ground level from other properties or from major public ways should be softened by screening or covered in a manner that forms an integral part of the building design.
 - (e) External garbage or refuse containers shall be screened by walls, fences, berms or effective landscaping, or combinations thereof.
 - (f) Landscaping. Each project subject to design review shall provide landscaping of sufficient height and density to accomplish positive visual impact within three years from the time of planting.
 - (g) All developments and occupancies subject to design review shall plan and construct so that surface drainage positively drains from structures and so that compliance is achieved with the erosion control and stormwater drainage requirements of this Code.
 - (h) The following principles of landscape design are stated as guides to be applied with discretion by the Plan Commission, taking into account how visible the site is to public view, sensitivity of neighboring properties and the cost considerations. Parks Commission preferences on species shall be made available in writing to project applicants.
 - [1] Overhead canopy trees contribute to a pattern within the neighborhood and streetscape focus plants (trees or shrubs) accomplish screening of less attractive elements, afford privacy, noise control and windbreak, soften transitions from vertical to horizontal features and create visual focal points.

- [2] Ground plane plants (lawn, ground cover, etc.) provide lower level continuity and retard soil erosion.
 - [3] Terraces, trellises, walks, drives, garden walls and berms and related elements increase variety.
 - (i) Storage of materials, fuel, scrap, inoperative vehicles and similar objects in places that are readily visible from major public rights-of-way or parts of neighboring properties where a significant amount of viewing is expected shall be minimized and, where necessary, shall be reasonably screened. Where other portions of this section establish more stringent standards, the other portions shall govern.
 - (j) Exterior lighting, when used, shall be established, directed and maintained so as not to be cast directly on public rights-of-way or occupied structures or neighboring properties or be lighted in intensity or colors seriously disturbing to neighboring properties.
- D. Recommendations. Other features of site design and construction, building and structural design and construction and landscaping that are not listed under directives may also be addressed by Plan Commission advisory suggestions within the design review process upon a finding that the suggestion would be desirable to make the development a positive asset to the visual appearance of the community and positive contribution to the growth and stability of the community tax base.

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 5/18/22

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address 801 WEST MADISON STREET

Applicant Name OLIVER CONSTRUCTION Co. (OWNER REP.: BUD BESSLER) Phone (262) 567-6677

Address 1770 EXECUTIVE DRIVE, OCONOMOC, WI 53066

Owner Name TREK (OWNER REP.: VICKY LIAKOS) Phone (920) 478-2191

Address TREK / 801 WEST MADISON ST, WATERLOO, WI 53594

Describe Project (1) EXTERIOR FACADE ALTERATION OF EXISTING (2) STORY BUILDING PORTION TO MATCH PREVIOUSLY IMPROVED BUILDING.

(2) EXTERIOR SIGNAGE GRAPHIC ON NORTH END OF FACILITY

Zoning M-1 Conforming Use YES

Date Received 5/18/22 Hearing Date 5/24/22

Fee _____ Received By _____


APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

PLAN SUBMITTAL CHECKLIST

Project: _____

Submitted by: _____

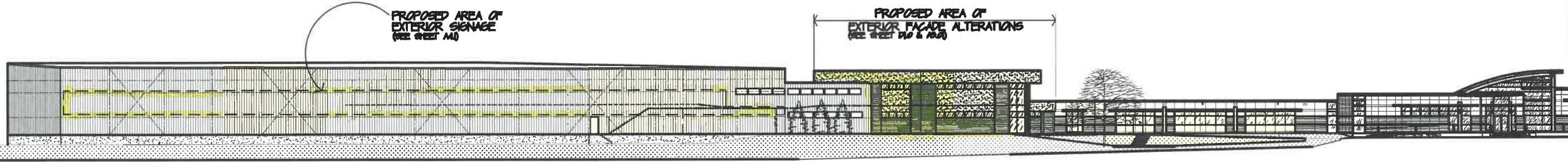
Date submitted: _____

NOTE: Please include each applicable item listed below with all formal plan submittals. All boxes should be checked. Mark "N/A" if the item does not apply. Nine copies of the plans must be submitted with this checklist as a single package no later than 4:30 pm, Tuesday, one week prior to presentation at Plan Commission.

- 1. ^{"N/A"} Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 2. ^{"N/A"} Show square footage of:
 - a. Lot or parcel
 - b. Existing impervious surface
 - c. Proposed total impervious
 - d. Existing building
 - e. Proposed total building
 - f. Existing parking and pavement
 - g. Proposed total parking and pavement.
- 3. ^{"N/A"} Show all relevant dimensions including:
 - a. Buildings
 - b. Parking stalls
 - c. Driveway widths
 - d. Setbacks to buildings and other improvements
 - e. Parking lot aisles, turnarounds, turning radii, etc.
 - f. Distance from driveway to street corner if under 200'
 - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - h. Widths of abutting R.O.W.'s, roadways, and terraces.
- 4. ^{"N/A"} Show dimensions and bearings of property lines.
- 5. Show North Arrow and scale of drawing.
- 6. ^{"N/A"} Show City bench mark location and elevation to NGS datum.
- 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.)

- 8 ^{"N/A"} Show total number of required and proposed parking stalls.
- " 9. Show handicap parking stall and ramp locations.
- " 10. Show up or down arrows on loading or other ramps.
- " 11. Show existing, proposed, & adjoining driveway approaches.
- " 12. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- " 13. Show rim and invert elevations of all drainage structures.
- " 14. Design surface drainage to bypass dumpster locations.
- " 15. Indicate proposed direction of roof drainage and show location of all roof gutter downspouts.
- " 16. Show all existing and proposed public and private utility locations on and adjacent to site.
- " 17. Show location of nearest existing fire hydrants and proposed City and private fire hydrants.
- " 18. Show location and screening of refuse containers.
- " 19. Show how recyclable materials will be handled.
- " 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- X 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- ^{"N/A"} 22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.
- " 23. Include statement of historical landmark designation status.
- " 24. Include name of designer, P.E. stamp and signature on final plans.
- " 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."
- X " 26. Include Landscape Plan.
(EXISTING LANDSCAPING TO REMAIN)

EXISTING PARTIAL BUILDING ELEVATION
1"=40'-0"



EXTERIOR ALTERATIONS TO EXISTING (2) STORY BUILDING

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER FEDERAL PATENT LAWS. THE USER SHALL BE SUBJECT TO A FINE UP TO \$100,000 AND/OR IMPRISONMENT FOR UP TO EXCEED TWO YEARS.

BLO

OLIVER
CONSTRUCTION CO.

1770 UNIVERSITY DRIVE
P.O. BOX 10
COLUMBIANA, W. VIRG.
PHONE: (304) 387-4577
FAX: (304) 387-4576

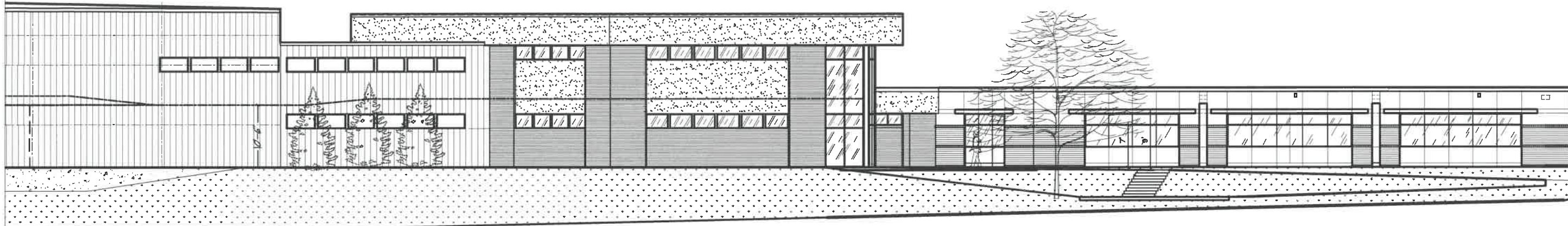
PROJECT TITLE:
PROPOSED ALTERATIONS TO
EXISTING (2) STORY OFFICE AREA AT:
TREK
801 WEST INDIAN STREET, WATERLOO, VA

PROJECT INFORMATION

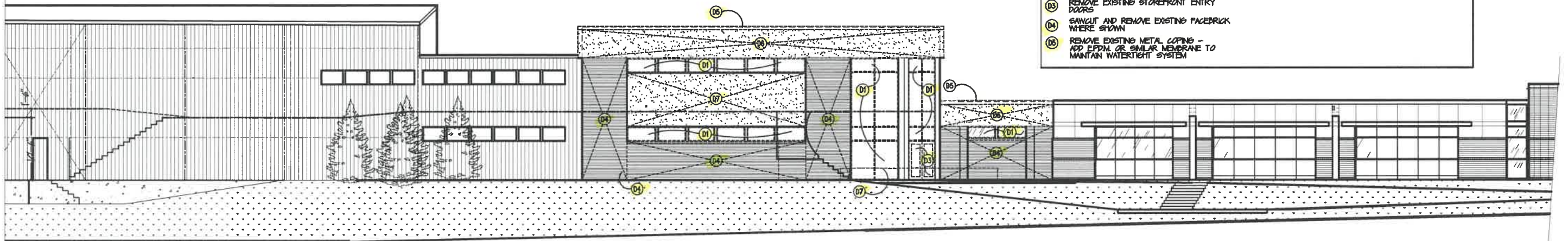
PROJECT NO.	17-27-21
DATE	11/27/21
DESIGN BY	OLIVER
SCALE	AS SHOWN
PROJECT NO.	17-27-21

REVISIONS

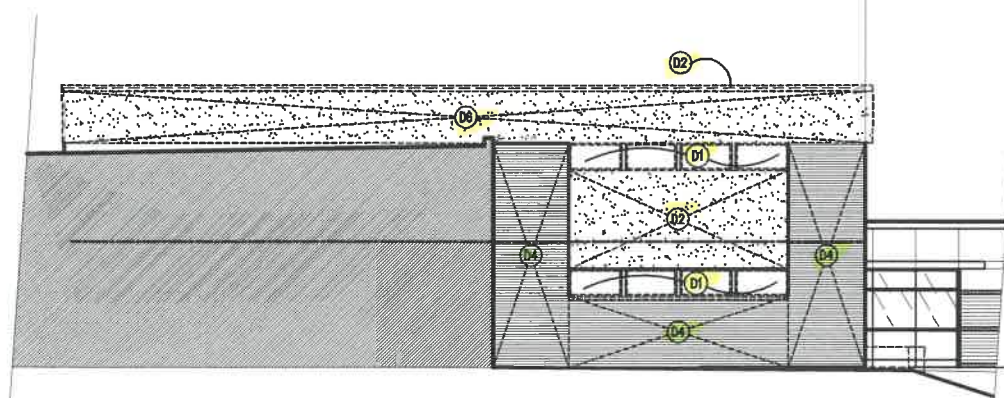
NO.	DATE	DESCRIPTION
1	11/27/21	ISSUE SET FOR OWNER
2	12/22/21	ISSUE SET FOR BID
3	01/07/22	ISSUE SET FOR BIDDING
4	01/27/22	ISSUE SET FOR BIDDING
5	02/02/22	ISSUE SET FOR BIDDING
6	02/02/22	ISSUE SET FOR BIDDING



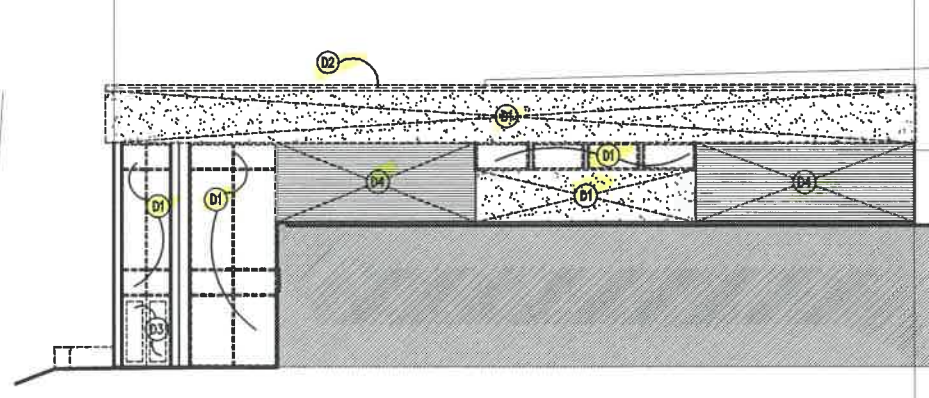
EXISTING NORTH/WEST ELEVATION (SKEWED)
1/8"=1'-0"



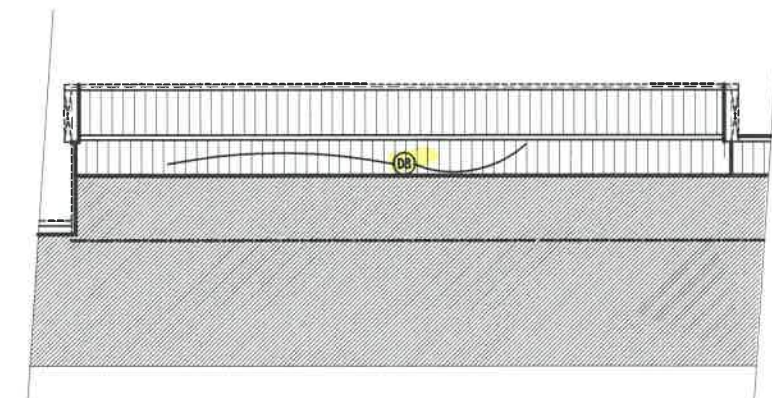
EXISTING / DEMOLITION WEST ELEVATION
1/8"=1'-0"



EXISTING / DEMOLITION NORTH ELEVATION
1/8"=1'-0"



EXISTING / DEMOLITION SOUTH ELEVATION
1/8"=1'-0"



EXISTING / DEMOLITION EAST ELEVATION
1/8"=1'-0"

- DEMOLITION NOTES**
- LINE OF DEMOLITION
- (D1) REMOVE EXISTING ALUMINUM FRAMED WINDOW SYSTEM
 - (D2) REMOVE EXISTING STONE AGGREGATE AND METAL STUD FRAMING AS REQUIRED TO PROVIDE NEW OPENING FOR PROPOSED WINDOW SYSTEM - (VERTICAL FRAMING FOR MULLION TO REMAIN)
 - (D3) REMOVE EXISTING STOREFRONT ENTRY DOORS
 - (D4) SAWCUT AND REMOVE EXISTING FACEBRICK WHERE SHOWN
 - (D5) REMOVE EXISTING METAL COPING - ADD EPDM OR SIMILAR MEMBRANE TO MAINTAIN WATERTIGHT SYSTEM
 - (D6) REMOVE EXISTING STONE AGGREGATE AND METAL STUD FRAMED FASCIA PROTECTION
 - (D7) REMOVE EXISTING BRICK AND GULL GARDEN WALL
 - (D8) EXISTING METAL PANEL TO REMAIN - VERIFY WITH OWNER

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 84(1) OF THE REGISTRATION ACT AND/OR IMPROPERLY NOT TO EXCEED TWO YEARS

REVISIONS	
1	ISSUE SET
2	ISSUE SET
3	ISSUE SET
4	ISSUE SET
5	ISSUE SET
6	ISSUE SET
7	ISSUE SET
8	ISSUE SET
9	ISSUE SET
10	ISSUE SET

PROJECT INFORMATION	
PROJECT NO.	1770
DATE	11/20/21
SCALE	AS SHOWN
DATE PLOTTED	11/20/21
PLotted BY	1770
DATE PLOTTED	11/20/21
PLotted BY	1770

PROPOSED ALTERATIONS TO EXISTING (2) STORY OFFICE AREA AT

TREK

601 WEST MADISON STREET, WATERLOO ON

1770 OLIVER DRIVE
P.O. BOX 68
WATERLOO, ON N2L 2K6
TEL: (519) 885-8888
WWW.OLIVERCONSTRUCTION.COM

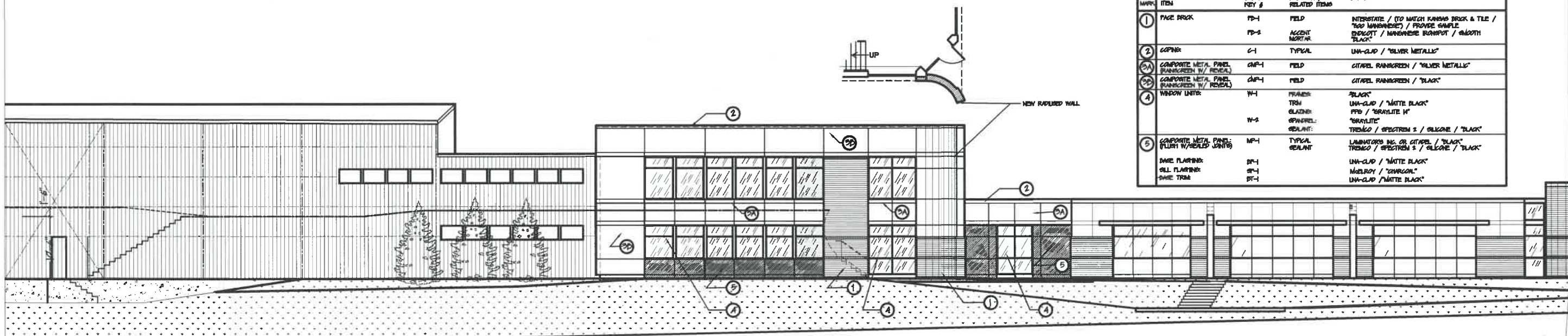
OLIVER
CONSTRUCTION CO.

DLO



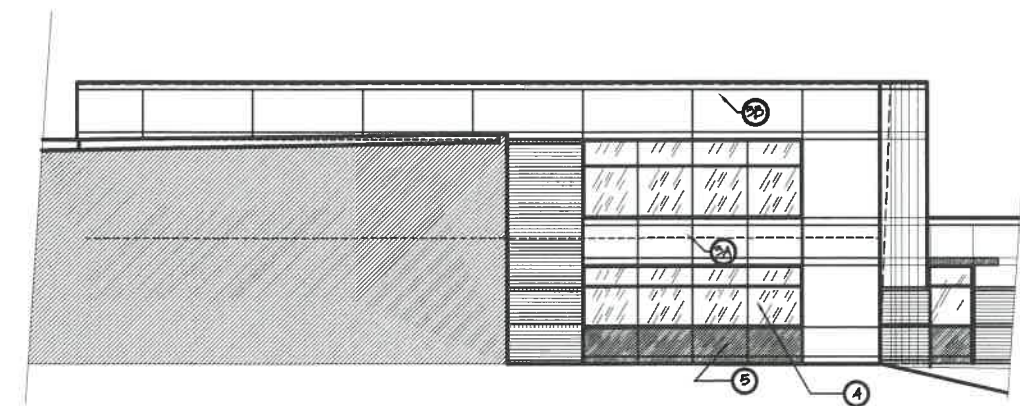
NORTH/WEST ELEVATION (SKEWED)

1/8"=1'-0"



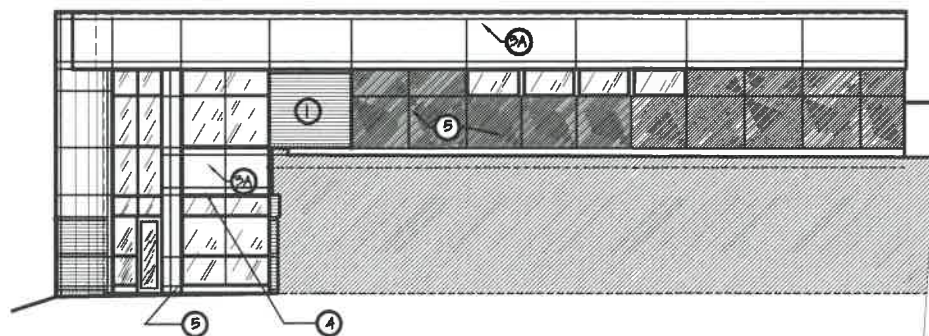
WEST ELEVATION

1/8"=1'-0"



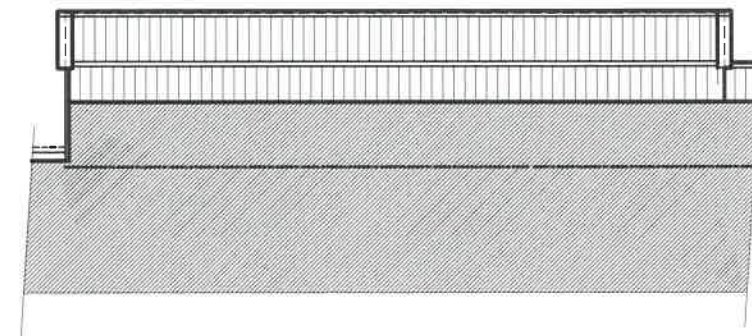
NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION (ABOVE ROOF)

1/8"=1'-0"

EXTERIOR FINISH KEY **NOTE: ALL FINISHES TO MATCH EXISTING**

MARK	ITEM	COLOR KEY #	LOCATION / RELATED ITEMS	COLOR
1	FACE BRICK	FB-1	FIELD	INTERSTATE / (TO MATCH KENNEDY BRICK & TILE / "60" UNIFORMS) / FRODO GAULE
		FB-2	ACCENT MORTAR	ENGLOTT / MARIENBERG BROWNOT / GLOTH BLACK
2	COPIER	C-1	TYPICAL	UNI-CLAD / "SILVER METALLIC"
2A	COMPOSITE METAL PANEL (RANGREEN W/ REVEAL)	CMF-1	FIELD	CITAREL RANGREEN / "SILVER METALLIC"
2B	COMPOSITE METAL PANEL (RANGREEN W/ REVEAL)	CMF-1	FIELD	CITAREL RANGREEN / "BLACK"
4	WINDOW UNITS	W-1	FRAMES	"BLACK"
		W-2	TREN	UNI-CLAD / "WHITE BLACK"
			GLAZING	PPB / "GRAYLITE II"
			SPANDREL	"GRAYLITE"
			SEALANT	TRENCO / SPECTRUM 2 / SILKONE / "BLACK"
5	COMPOSITE METAL PANEL (FLUSH W/ SEALED UNITS)	MP-1	TYPICAL	LUMINATORS INC. OR CITAREL / "BLACK"
			SEALANT	TRENCO / SPECTRUM 2 / SILKONE / "BLACK"
	DAWE FLASHING	DF-1		UNI-CLAD / "WHITE BLACK"
	GILL FLASHING	GF-1		MELROY / "ZINCROIL"
	DAWE TRIM	DT-1		UNI-CLAD / "WHITE BLACK"

THIS DOCUMENT AND THE INFORMATION HEREON IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 84.02 OF THE UNIFORM COMMERCIAL CODE AND/OR PENALTY NOT TO EXCEED TWO YEARS.

PROJECT TITLE:
 PROPOSED PHASE 2 ALTERATIONS TO
 EXISTING (2) STORY OFFICE BUILDING AT
TREK

PROJECT INFORMATION:
 PROJECT NO. 1 8/20/21
 DATE 8/20/21
 DRAWN BY J. W. WOOD
 CHECKED BY J. W. WOOD
 SHEET TITLE 1 EXTERIOR ELEVATIONS

REVISIONS:
 NO. DATE DESCRIPTION
 1 8/20/21 ISSUE SET
 2 8/20/21 ISSUE SET
 3 8/20/21 ISSUE SET
 4 8/20/21 ISSUE SET
 5 8/20/21 ISSUE SET
 6 8/20/21 ISSUE SET

OLIVER CONSTRUCTION CO.
 1770 BIRMGHAM DRIVE
 FAYETTEVILLE, NC 28404
 PHONE (704) 885-8877
 FAX (704) 885-8878

A3.01

HOME OF WORLD CHAMPIONS



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

May 10, 2022



City of Waterloo Planning and Zoning / Building Inspections

Waterloo Municipal Building
136 North Monroe Street
Waterloo, WI 53594

RE: Kwik Trip #366 located at 115 Portland Rd.

Hello – We are proposing to upgrade our Exterior Finishes at this location. The Proposed Conceptual Plans are included with this letter. We plan to remove the White Vinyl Siding. We then plan to install a Thin Brick product on three exterior walls of the store and a red vinyl siding on the remaining side. In the Gables we are proposing Stucco in a Tan Finish. Additionally, we would replace the Fascia, Gutters, and Soffits on the store, and upgrade the soffit lighting with LED Fixtures.

This project is part of a corporate initiative to align our Older Legacy Store's look with that of our New / Remodeled Stores and continue to provide service to the area for many years.

We wanted to get you this information in hopes of finding out what Permits (if any) are required to do this project. If someone could review this packet and respond via email or telephone regarding the cities permitting requirements for this re-side project, it would be greatly appreciated.

Thank you for your time. Please call or email with questions.

Zach Stackhouse – Project Manager
Kwik Trip Store Engineering
608-793-4980
zstackhouse@kwiktrip.com

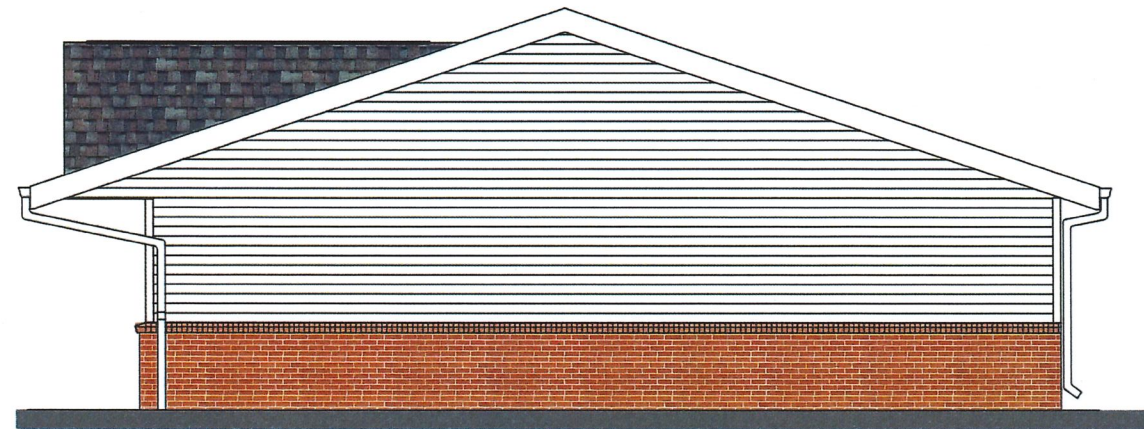
OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

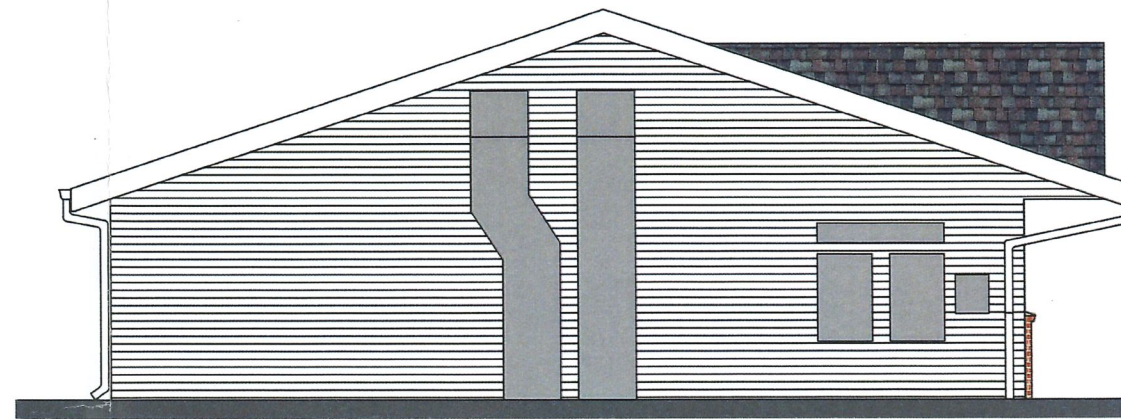




FRONT STORE ELEVATION



SIDE STORE ELEVATION



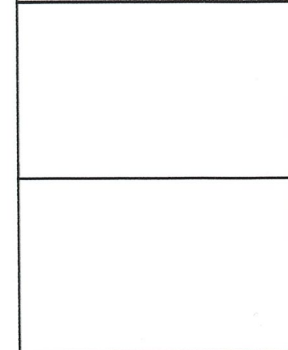
SIDE STORE ELEVATION



REAR STORE ELEVATION



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960



EXISTING STORE ELEVATION

#	DATE	DESCRIPTION

DRAWN BY	X.XXXXX
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	XXXX-XX-XX
SHEET	CS1