



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, August 23, 2022 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

Join Zoom Meeting <https://us02web.zoom.us/j/88594641184?pwd=RFUwYU03WkJKQa2JidVIXRERXcmg5UT09>
Meeting ID: 885 9464 1184 Passcode: 397969
Dial by phone +1 312 626 6799 US (Chicago)

PUBLIC HEARING (1)– LAND REZONING APPLICATIONS –

Land Rezoning - Ordinance §385-31 Changes and Amendments of the Zoning Code of the City of Waterloo. Application. 575 W Madison LLC regarding the property located at 575 W Madison St. Parcel #290-0813-0643-049, located in Waterloo. The land use-rezoning request is to allow a changed in land use from existing Commercial District (C-1) §385-12 to a Commercial District (C-2) §385-13 for purposes of accommodating recreational, entertainment and office use. Lot Description : LOT 1, CSM 1102-3-651, DOC 749305. ALSO, LOT 38, INDIAN HILLS SOUTH. ALSO, OUTLOT 91, ASSESSOR'S PLAT. ALSO, COM SW/C LOT 9, BLK 6, 1ST ADD .

- 1. 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: June 28, 2022
- 3) CITIZEN INPUT
- 4) COMPLIANCE & ENFORCEMENT REPORT
- 5) OLD BUSINESS
 - a. Further Discussions on Zoning Ordinances. Comparing Waterloo's to other communities.
- 6) NEW BUSINESS
 - a) Ordinance §385-31 Changes and Amendments of the Zoning Code of the City of Waterloo. Application. 575 W. Madison LLC regarding the property located at 575 W Madison St. Parcel #290-0813-0643-049, located in Waterloo. The land use-rezoning request is to allow a changed in land use from existing Commercial District (C-1) §385-12 to Commerical District (C-2) §385-13 for purposes of accommodating recreational, entertainment and office use. Lot Descriptions: LOT 1, CSM 1102-3-651, DOC 749305. ALSO, LOT 38, INDIAN HILLS SOUTH. ALSO, OUTLOT 91, ASSESSOR'S PLAT. ALSO, COM SW/C LOT 9, BLK 6, 1ST ADD
- 7) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 8) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Petts, Crosby, Reynolds, Lannoy & Sorenson Posted, Distributed & Emailed: 08/19/2022

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 June 28, 2022
[a digital meeting recording also serves as the official record]

PLAN COMMISSION HEARING & MEETING

PUBLIC HEARING (1) – CONDITIONAL USE APPLICATIONS -

PUBLIC HEARING – Ordinance §385-10 B (7) Conditional Use Application, Wesley Schmidgall, For The Property Located at 131 Mill St, Waterloo. 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. Tax Parcel 290-0813-0533-028. Also known as 131 Mill St.

1. Call to Order 6pm 2. Public Hearing 3. Adjourn Public Hearing 6:33 pm

Tom Bergan spoke regarding his view changing. He will be boxed in if this passes. This will change the aesthetic view. He feels this will lower his property value. Also, concerns over water displacement when this is built. Currently Bergan's has a dry basement. Bergan also has concerns regarding his 100+ oak tree. Cutting at this time could damage tree and lead to its. Schmidgall spoke regarding his plans. Will be working on water displacement. Will only be cutting one branch of the tree. Tree can be treated where cut to help prevent Oak wilt. He will also do landscaping around the garage. Looked at options as to where to place garage. Hard to make the corner if they make it any tighter. 3 car garage currently house has no attached garage. Barn is located on his separate property. Currently has two separate parcels. Sorenson stated in the past we haven't denied anyone. Bergan is concerned about his view and his tree.

PUBLIC HEARING (2)– LAND REZONING APPLICATIONS –

Land Rezoning - Ordinance §385-31 Changes and Amendments of the Zoning Code of the City of Waterloo. Application. Duquaine Development regarding the property located along N Monroe St and Clarkson Rd. Parcel #290-0813-0611-006, located in Waterloo. The land use-rezoning request is to allow a changed in land use from existing Agricultural District (A) §385-18 to a Planned Development (PDD) §385-17 for purposes of establishing residential dwelling units on the parcels. Lot Description: LOT 1, CSM 6081-35-257, DOC 1426857.

- 1) Call to Order 6:33 pm 2. Public Hearing 3. Adjourn Public Hearing 7:23 pm

Jon from Mau proposing 96 units on this parcel. Explained how this would fit into the area. Units would have garages all on the interior part of the property. Some units would have garages underneath. 2.58 stalls per unit. 650 sq ft -1250 sq ft per unit. Ray Walsh spoke about how many people would be living there. Concerned about the sewer system. Also, concerns about traffic. Leisses spoke regarding traffic impact analysis the City would like to see before proceeding. Aaron Sale spoke regarding congestion in that area especially in the morning and afternoons. Single in and out for apartments. Chris Stuelke and Olga Garza spoke about the traffic and sidewalks. Study would dictate how many outlets you can have. 6-12 units will be 3 bedrooms. Majority will be 2 or 1 bedrooms. Angie Stuelke spoke regarding Waterloo having many families here. Would like to see park/green space. Retention pond will also be added. Questions about visitors having parking availability. Pets are typically allowed in their developments. Tom Jaeger spoke regarding number of buildings being put up. Safety issues, drainage, and traffic. Pond is calculated based on size of development. Developers noted that property is pitched toward the pond. Mayor explained what they are voting on today is changing this parcel from Ag to PDD. Sale would like to see police touch study too. Nancy Thompson stated that the people are concerned about losing any control about what is being built there.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 7:23 pm. Commissioners attending: Sorenson, Crosby, Quimby Lannoy, Leisses, Reynolds and Petts. Absent: none. Others attending: Tom Bergan, Wesley Schmidgall, Jon LeRoy, Ray Walsh, Nancy Thompson, Doug Dunneisen, Angie Stuelke, Chris Stuelke, Matt Musbach, Tom Jaeger, Mary Hensler, Robert Hensler, Chad Neumaier, Matt Williams, Bernardo Garza and Clerk Ritter.
2. APPROVAL OF MEETING MINUTES: May 24, 2022 [Petts/Reynolds] to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE AND ENFORCEMENT REPORT
5. OLD BUSINESS
6. NEW BUSINESS
 - a) Ordinance §385-10 B (7) Conditional Use Application, Wesley Schmidgall, For The Property Located at 131 Mill St, Waterloo. 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

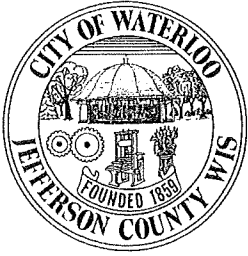
exceeds 144 square feet. Tax Parcel 290-0813-0533-028. Also known as 131 Mill St. Sorenson would like to see Plan Commission consider views going forward. Motion to approve with contingency to look at the grades submitted to engineering. [Leisses/Petts] ROLL CALL: Ayes: Leisses, Crosby, Sorenson, Lannoy, Reynolds & Petts. Noes none. Motion carried.

- b) Ordinance §385-31 Changes and Amendments of the Zoning Code of the City of Waterloo. Application. Duquaine Development regarding the property located along N Monroe St and Clarkson Rd. Parcel #290-0813-0611-006, located in Waterloo. The land use-rezoning request is to allow a changed in land use from existing Agricultural District (A) §385-18 to a Planned Development (PDD) §385-31 for purposes of establishing residential dwelling units on the parcels. Lot Description: LOT 1, CSM 6081-35-257, DOC 1426857. Motion [Crosby/Petts] ROLL CALL: Ayes: Leisses, Crosby, Sorenson, Lannoy, Reynolds & Petts. Noes none. Motion carried.
- c) 333 Portland Road – CDA recommendation to send offer to purchase to the plan commission to review and send to the council Nate is looking to put business/storage small business garages at top of lot and apartments towards the bottom. Leisses would like an engineer to look at plan due to wetlands and such. Nate would make buildings zero lot lines so they may be owned by individuals in the future. Would like to start at the top of the parcel working towards the bottom. Motion [Petts/Leisses] VOICE VOTE: Motion carried.
- d) Discussion or rewriting zoning ordinances – Starting to look chapter 385 first.

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

8. ADJOURNMENT [Leisses/Petts] VOICE VOTE: Motion carried. 7:45 pm

Jeanne Ritter, Clerk/Deputy Treasurer



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

**NOTICE OF CITY OF WATERLOO PLAN COMMISSION PUBLIC HEARING FOR LAND USE REZONING FROM A
GENERAL COMMERCIAL DISTRICT (C-1) TO A HIGHWAY COMMERCIAL DISTRICT (C-2) UNDER
PROVISIONS OF CHAPTER §385-31 CHANGES AND AMENDMENTS**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-31 changes and amendments of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from 575 W. Madison LLC regarding the property located at 575 West Madison St, parcel #290-0813-0643-049, located in the City of Waterloo.

The land use-rezoning request is to allow a change in land use from existing General Commercial District (C-1) to a Highway Commercial District (C-2) for purposes of accommodating recreational, entertainment and office use.

The property is described as follows:

Lot Descriptions: LOT 1, CSM 1102-3-651, DOC 749305. ALSO, LOT 38, INDIAN HILLS SOUTH. ALSO, OUTLOT 91, ASSESSOR'S PLAT. ALSO, COM SW/C LOT 9, BLK 6, 1ST ADD

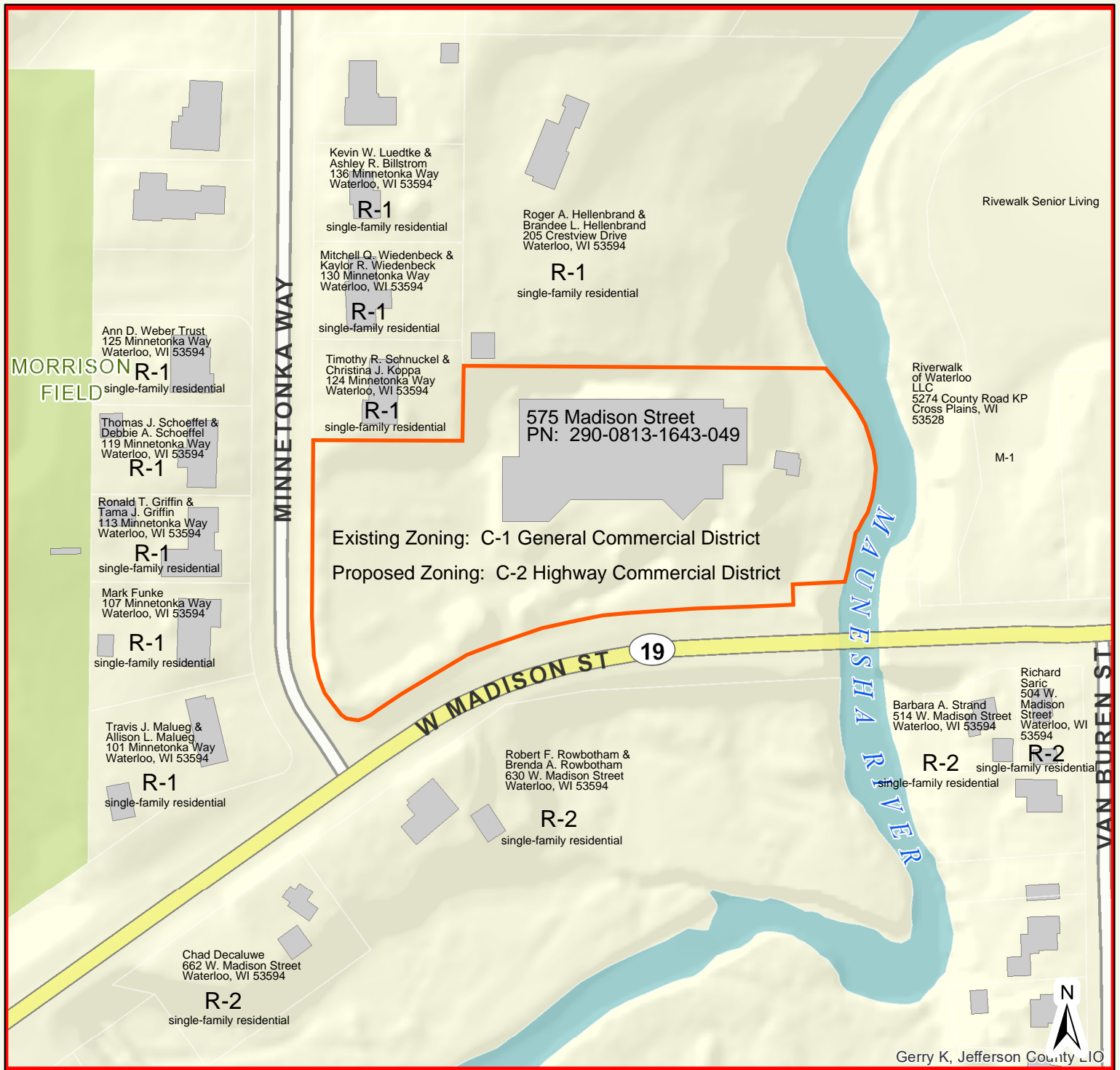
Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the recommendation for a land use zoning change at a public hearing to be held at **6:00 p.m., on Tuesday, August 23, 2022 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

Subsequent to the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the land use rezoning request to the Common Council. The Common Council will act on the Plan Commission's recommendation at its regular scheduled September 1, 2022 meeting.

Jeanne Ritter
City Clerk/Deputy Treasurer

PUB: The Courier: July 28, 2022
August 4, 2022

Jefferson County Land Information



Existing Zoning: C-1 General Commercial District
 Proposed Zoning: C-2 Highway Commercial District

575 Madison Street
 PN: 290-0813-1643-049

MORRISON FIELD

MAUNESHAH RIVER

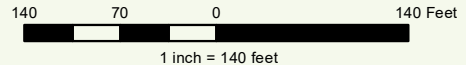
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VAN BUREN ST

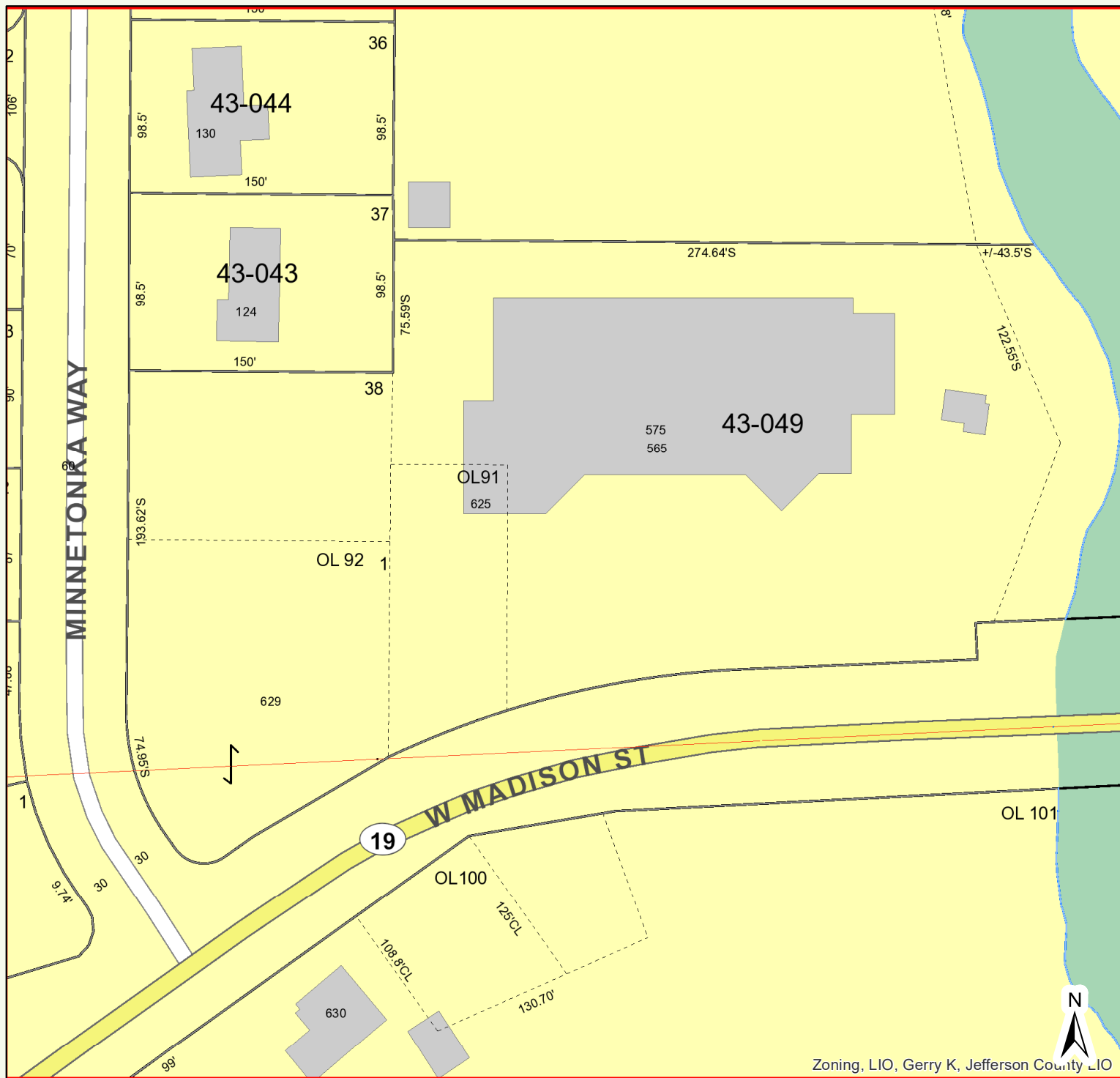


Gerry K, Jefferson County LIO

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|---------------------|-----------------------|--|--------------------|--|---------------|
| | Description | | Rail Right of Ways | | Tax Parcels |
| | Municipal Boundaries | | Road Right of Ways | | Section Lines |
| Parcel Lines | | | | | |
| | Property Boundary | | Surface Water | | Map Hooks |
| | Old Lot/Meander Lines | | | | |

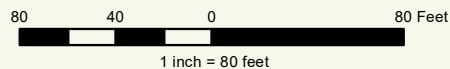


Jefferson County Land Information



Zoning, LIO, Gerry K, Jefferson County LIO

- | | | | |
|-----------------------|--------------------|--------------------------------------|--------------------|
| Description | Rail Right of Ways | Tax Parcels | DATCP/JEFFERSON CO |
| Municipal Boundaries | Road Right of Ways | Preliminary Surveys | |
| Parcel Lines | Section Lines | Extraterritorial Zoning | |
| Property Boundary | Surface Water | County Conservation Easements | |
| Old Lot/Meander Lines | Map Hooks | JEFFERSON COUNTY | |



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.

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Author: Public User



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

2000 Fairhaven Boulevard

Elm Grove, WI 53122

262-893-3903

July 15, 2022

Wrayburn Consulting, LLC
2000 Fairhaven Boulevard
Elm Grove, WI 53122

Re: Rezoning Petition - 575 West Madison Street, Waterloo, Wisconsin 53594, Parcel No. 290-0813-0643-049

City of Waterloo:

On behalf of the property owner, 575 West Madison, LLC, please consider the subject rezoning request for the property located at 575 W. Madison Street. The property is currently zoned C-1 General Commercial District. We are requesting to rezone the property to C-2 Highway Commercial District to accommodate both recreational and entertainment use and office use. Recreational and entertainment uses will include weddings, an art gallery, music events, private parties, community gatherings, conferences and educational and training events, and the like.

Below is a legal description of the property and attached please find a Rezoning Exhibit, which includes all information as required by Section 385-31 of the City's Municipal Ordinance.

LOT 1, CSM 1102-3-651, DOC 749305. ALSO LOT 38, INDIAN HILLS SOUTH. ALSO OUTLOT 91, ASSESSOR'S PLAT. ALSO COM SW/C LOT 9, BLK 6, 1ST ADD TO BRADFORD HILL ADD, S02DG 01'E 35.02FT, S01DG09'W 354. 93FT TO POB, S88DG51'E 331. 03FT, S05DG27'E 244.10FT, S 57DG58'W 192.37FT, S78DG23'W 103.80FT, N01DG09'E 146.25FT S87DG30'W 66FT, N01DG09'E 133.77FT TO POB. ALSO LD BTW M/L & RIV. ALSO BEG W/L OF OUTLOT 90 BEING 40FT NLY OF C/L W MADISON ST, N08DG22'E 10.5FT, N75DG53'E 97.62FT, N47DG31'E 61.25FT, N86DG18'E 145.76FT, S07DG13'E 30.06FT, S86DG18'W 15.03FT, S07DG13'E 15.03FT, S86DG18'W 143.90FT, S77DG54'W 135.68FT TO POB. ALSO LD LYG BTW M/L & RIV. EX AWARD OF DAMAGES IN DOC 340233. EX PAR 9, TRANS PROJ PLAT 3050-02-20-4.02, DOC 1357316. DEED DOCS 1373414 & 1374033.

Please contact me at (262) 442-4327 or via email at nfuchs@wrayburnconsulting.com if you have any questions.

Sincerely,

Nicholas Fuchs
Principal Planner

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

§ 385-12 C-1 General Commercial District.

The C-1 District is intended to provide an area for the business and commercial needs of the City.

A. Permitted uses.

- (1) Post offices.
- (2) General business and commercial uses which do not generate noise, smoke or odors that would create a public or private nuisance. These uses generally include the following: **[Amended 10-17-2019 by Ord. No. 2019-08]**
 - (a) Banks, commercial or professional offices and telephone offices.
 - (b) Hotels and motels.
 - (c) Places of amusement and theaters.
 - (d) Personal service, automobile service, and equipment service establishments.
 - (e) Bus depots.
 - (f) Parking lots.
 - (g) Warehousing of 5,000 square feet or less, when an area equal to, or greater than, the same area on the same parcel is used as non-warehousing commercial use.
 - (h) Uses customarily incident to any of the above uses.

B. Conditional uses.

- (1) Any other uses similar in character with the permitted uses and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.
- (2) Apartments. See Subsection C below.

C. Uses permitted in the C-1 District are subject to the following conditions:

- (1) Dwelling units are not permitted below the second floor without a conditional use permit and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established. **[Amended by Ord. No. 02-3]**
- (2) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (3) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

D. Development standards. Within the C-1 District, there shall be no minimum required standards or setbacks in order to provide flexibility in the redevelopment of the downtown area. However, new buildings shall be subject to the off-street parking and loading requirements of § **385-23** of this chapter.

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

§ 385-13 C-2 Highway Commercial District.

The C-2 District is established to provide for the establishment of principally motor vehicle-oriented or dependent commercial activities in nonresidential settings. Lot dimensional requirements are established to provide for the orderly grouping of commercial uses and for adequate off-street parking.

A. Permitted uses.

- (1) Automotive sales, servicing and repairs.
- (2) Cleaning, dyeing and pressing establishments.
- (3) Department stores and discount stores.
- (4) Drive-in banks.
- (5) Drive-in establishments serving food or beverages.
- (6) Feed and seed stores.
- (7) Gasoline and service stations, provided that all gas pumps are not less than 30 feet from any existing or proposed street line.
- (8) Laundromats.
- (9) Lumber and contractor's yards.
- (10) Motels.
- (11) Plumbing and heating shops.
- (12) Printing and related trades.
- (13) Recreational and entertainment establishments.
- (14) Shopping centers.
- (15) Supermarkets.
- (16) Veterinary clinics.

B. Conditional uses.

- (1) Farm machinery and equipment sales, repair and storage.
- (2) Painting businesses.
- (3) Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
- (4) Packaging and packing of cheese.

C. Lot, yard and building requirements.

- (1) Lot frontage: minimum 100 feet.
- (2) Lot area: minimum 20,000 square feet.

- (3) Front yard: minimum 25 feet; 50 feet if parking is permitted.
 - (4) Side yards: minimum 20 feet.
 - (5) Rear yard: minimum 20 feet.
 - (6) Building height: maximum 35 feet.
 - (7) Number of stories: maximum 2 1/2 feet.
- D. Off-street parking and loading requirements. See § **385-23** of this chapter.



August 12, 2022

City of Waterloo:
Plan Commission
Common Council
136 North Monroe St.
Waterloo, WI 53594

Dear Planning Commission/ Common Council Members,

Please allow the following to be entered into the record of the public hearing for the matter of a land use zoning change proposed for the property located at 575 W. Madison St., Waterloo, WI.

While we fully support the efforts to promote business in the City of Waterloo, we feel the need to address some concerns with the current proposal for the property. Inherently such uses as weddings, music events and private parties can create noise concerns and regular activity quite late in the evening. Being a neighboring senior assisted living facility, this has brought about concern due to some of the proposed uses and the effects/impact it can have on neighboring properties. We would like to be clear that there is not concern with all proposed uses such as an art gallery, conferences, educational and training events as such uses do not bring about the same concerns.

If this location is approved for such uses as weddings and music events, we do feel this would place a hardship on the existing residential uses in the immediate area and the existing senior assisted living facility.

Your time and consideration of this matter is greatly appreciated.

Thank you,

Janice Faga

Janice Faga, Property Owner at 477 W. Madison St, Waterloo, WI
Riverwalk of Waterloo, LLC