



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC HEARING AND 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, January 24, 2023 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

Join Zoom Meeting: <https://us02web.zoom.us/j/87092763864?pwd=NEliRm1tbExQamlvSW8rRUFbBbElyZz09>
Meeting ID: 870 9276 3864 Passcode: 181039
Dial by phone: +1 312 626 6799 US (Chicago)

PUBLIC HEARING REGARDING TID 5 CREATION

1. CALL PUBLIC HEARING TO ORDER
2. PUBLIC COMMENTS ON TID 5 CREATION
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: October 25, 2022
- 3) CITIZEN INPUT
- 4) COMPLIANCE & ENFORCEMENT REPORT
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a. Luminous Rose Awning Permit
 - b. Discussion Ordinance Signs and Billboards 385-26
 - c. 2023-04 Consideration of Resolution for Adoption of Tax Incremental District #5 Project Plan and Boundary
- 7) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 8) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Petts, Crosby, Reynolds, Empey & Sorenson Posted, Distributed & Emailed: 01/18/2023

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 October 25, 2022

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

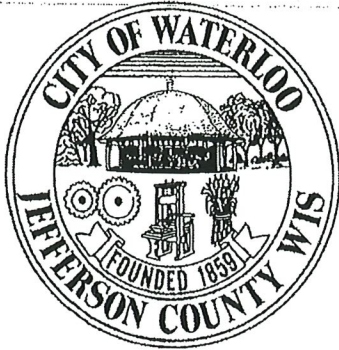
PUBLIC HEARING (1) – CONDITIONAL USE APPLICATION

- a) PUBLIC HEARING - Ordinance §385-10.2 Conditional Use Application, Kera Casto, For the Property Located at 868 Anna Ct. Waterloo. The applicant is requesting a conditional use permit to allow for a home based business on the subject parcel. A conditional use permit is required for a Residential District (R-1) property when owner wishes to add a home occupation. Tax Parcel 290-08130523-005. Lot 32, PARK HILLS. Also known as 868 Anna Ct.
1. Call to Order 6:00pm 2. Public Hearing 3. Adjourn Public Hearing 6:04 pm

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 6:04 pm. Commissioners attending: Sorenson, Crosby, Quimby, Lannoy and Petts. Absent: Reynolds and Leisses. Others in attendance: Esther Pratt, Kera Casto, Billy Weihert and Clerk Ritter.
- 2) APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: September 27, 2022 [Sorenson/Lannoy] VOICE VOTE: Motion carried.
- 3) CITIZEN INPUT - none
- 4) COMPLIANCE & ENFORCEMENT REPORT. Reviewed. Continue to add to all regular meetings.
- 5) OLD BUSINESS
 - a. Further Discussion on Zoning Ordinances. Comparing Waterloo's to other Communities. Will continue to update in the coming months.
- 6) NEW BUSINESS
 - a) Ordinance §385-10.2 Conditional Use Application, Kera Casto, For the Property Located at 868 Anna Ct. Waterloo. The applicant is requesting a conditional use permit to allow for a home based business on the subject parcel. A conditional use permit is required for a Residential District (R-1) property when owner wishes to add a home occupation. Tax Parcel 290-08130523-005. Lot 32, PARK HILLS. Also know as 868 Anna Ct. Motion [Petts/Lannoy] VOICE VOTE: Motion carried.
- 7) FUTURE AGENDA ITEMS & ANNOUNCEMENTS: Reminder Special Plan Commission Meeting November 3rd 5:45pm. Regarding TID 5 Creation.
- 8) ADJOURNMENT [Petts/Lannoy] VOICE VOTE: Motion carried. 6:25 pm

Jeanne Ritter, Clerk/Deputy Treasurer



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
 Phone (920) 478-3025
 Fax (920) 478-2021
 cityhall@waterloowis.com

APPLICATION FOR SIGN/BILLBOARD

(Review and Action by City Plan Commission/Common Council)

Kevin + Maria Henry

Name and Address of Applicant: Luminous Rose, W 1087 Fox Rd

~~103 N. Monroe St.~~ Columbus, WI 53925

Location of Property on which Sign/Billboard is to be Located: 103 N. Monroe St.

Owner of Property on which Sign/Billboard is to be Located: Kevin + Maria Henry

Zoning District in which Sign/Billboard is to be Located: _____

TYPE OF SIGN: _____ Ground _____ Wall _____ Roof _____ Window _____ Special Event
 _____ Advertising Business _____ Industrial _____ Shopping Center _____ Banner
 _____ Industrial Park _____ Billboard _____ Illuminated _____ Non-Illuminated _____ Memorial
 _____ Bulletin Board _____ Real Estate _____ Warning _____ Directional _____ Other

Sign/Billboard Size: Length 39 Height 5.5 Square Feet 214.5

*Monroe St } Total
 Madison St } Awning
 Size*

Submit Sign/Billboard Site Plan and the Following Information:

1. Construction materials and dimensions.
2. Distance from grade to bottom and top of graphic.
3. Distance of Sign/Billboard from public right-of-way.
4. Proposed Sign/Billboard location in relation to property lines.
5. Design calculations for 30# wind load (except flush mounted signs).

- Picture Rendering Attached

I hereby agree to locate, construct and maintain such Sign/Billboard in compliance with the applicable requirements of the Municipal Code of the City of Waterloo.

Date: 1-3-23

[Signature]
 Signature of Applicant

=====
 Plan Commission Action _____ Fee Paid _____
 Council Action _____ Receipt # _____
 Permit # _____
 Date Issued _____ Date Paid _____

Fee: 10 sq. ft. or smaller - \$10.00 minimum
 Each additional sq. ft. \$1.00 to a maximum of \$50.00 for a 50 sq. ft. sign or larger.



Lexus Rose
ARTISAN SKIN + HAIR CARE

Lexus Rose
ARTISAN SKIN + HAIR CARE

↑



QUOTE Q12222

"Luminous Rose"

October 14, 2022

Prepared by Dan School
school@barabooawning.com

Baraboo Awning

1111 Walnut Street

PO Box 57

Baraboo, WI 53913

phone (608) 356-8303

fax (608) 356-0140

www.BarabooAwning.com

Bill To

Kevin Henry
W1087 Fox Rd
Columbus, WI 53925

Billing Contact

Kevin Henry
Luminous Rose
khenry76@gmail.com
cell (608) 225-3910
phone (608) 225-3910

Installation Address

Commercial Building
103 N Monroe St
Waterloo, WI

Qty	Description	Price
1	Awnings Description Notes: Fabricate and install 2 awnings on building. One awning 8.5' wide the other 39' wide, both would be 5.5' tall and 3' deep. The awnings will have welded aluminum frames covered with black woven acrylic fabric. The awnings will have graphics, pink and white as specified by the owners. Price includes all materials, installation and graphics. Price does not include city permits.	\$6,681.00

Notes	Total
	\$6,681.00
50% Deposit due at time of order	\$3,340.50
50% Balance due upon completion	\$3,340.50

Terms and Conditions

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

APPLICABLE SALES TAX WILL BE ADDED TO PROPOSAL PRICE

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 12% per annum.

Approved By:

on October 14, 2022

Customer:

Name

Signature

Date

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

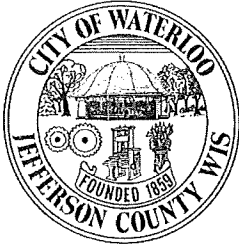
§ 385-26 Signs and billboards.

- A. Permit required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a sign permit, except those signs excepted in Subsection C below, and without being in conformity with the provisions of this chapter. The sign shall also meet all the structural requirements of the State Building Code. Sign permits meeting all state and local requirements may be issued by the Clerk-Treasurer. The Clerk-Treasurer may refer approval of any sign permit to the Council and the Council may issue or refuse the permit. **[Amended 4-20-2006 by Ord. No. 2006-04]**
- B. Application; fee. An application for a sign permit shall be filed with the Zoning Administrator on a form provided by the Clerk-Treasurer. A permit fee as stated in the City of Waterloo Fee Schedule shall accompany the application. **[Amended by Ord. No. 98-1; 11-17-2005 by Ord. No. 2005-4; 4-20-2006 by Ord. No. 2006-04]**
- C. Signs excepted. All signs are prohibited in the residential, conservancy and agricultural districts, except the following:
- (1) Signs over show windows or doors of a nonconforming business establishment announcing, without display or elaboration, only the name and occupation of the proprietor, and not to exceed two feet in height and 10 feet in length.
 - (2) Real estate signs not to exceed eight square feet in area which advertise the sale, rental or lease of the premises upon which said signs are temporarily located.
 - (3) Name, occupation and warning signs located on the premises not to exceed 576 square inches, which is the equivalent of four square feet. **[Amended by Ord. No. 98-1]**
 - (4) Bulletin boards for public, charitable or religious institutions not to exceed eight square feet in area located on the premises.
 - (5) Memorial signs, tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.
 - (6) Official signs such as traffic control, parking restrictions, information and notices.
 - (7) Temporary signs or banners when authorized by the Council.
 - (8) Directional signs hung from City-owned poles meeting all requirements of the City Directional Sign Policy as approved by the Council and signed by the Mayor. **[Added 11-4-2004 by Ord. No. 2004-4]**
 - (9) Residential development signs, up to 64 square feet, advertising the sale of lots in a subdivision. **[Added 12-5-2013 by Ord. No. 2013-06]**
 - (10) Temporary political signs do not require a permit. Such signs are subject to the restrictions pertaining to safety of persons and property, with the consent of the property owner or person entitled to possession of the property. No political sign may be more than 64 square feet, and the total area of all political signs per lot shall not exceed 32 square feet. All signs shall be removed in accordance with state law. **[Added 12-5-2013 by Ord. No. 2013-06]**
- D. Signs permitted. Signs are permitted in all commercial and industrial districts, subject to the following restrictions:

- (1) Overhanging signs in commercial districts. An overhanging sign or sign projecting from a building shall not overhang or project into or over any sidewalk, alley or street of the City more than six feet from the building to which it is attached and shall not be less than 10 feet above the mean center-line street grade and less than 15 feet above a driveway or alley. All guides and stays shall be rods or chains and shall be firmly fastened. **[Amended 7-21-2003 by Ord. No. 2003-4]**
- (2) Signs not to constitute a public hazard. No sign shall be erected at any location where it may, by reason of its position, shape, color or other characteristics, interfere with, obstruct the view of, or be confused with any authorized traffic sign, traffic signal or other traffic device, nor shall any sign make use of the word "stop," "look," "danger," or any other word which could be mistaken for an official sign.
- (3) Illuminated sign. No sign shall be illuminated by intermittent, rotating or flashing lights.
- (4) Ground signs. Ground signs shall be considered buildings and must observe all applicable setback lines and height restrictions, except that the setback from the street can be a minimum of 12 feet from the edge of the right-of-way and the location of the sign shall comply with the vision clearance set forth in § **385-3G** of this chapter. Except as hereafter authorized, no ground signs advertising a business located off the premises where such sign is located, other than directional signs, shall be permitted. Such directional signs shall not exceed 100 square feet on one face and 200 square feet on all faces and shall not exceed 20 feet in height. **[Amended by Ord. No. 96-6]**
- (5) Vacant lot maintenance. Vacant lots upon which advertising signs now exist or which are erected pursuant to this section shall be maintained in an orderly fashion by the frequent and periodic removal of rubbish and maintenance of any verdure growing on the lot.
- (6) Removal of signs at termination of business. At the termination of a business, commercial or industrial enterprise, all signs shall forthwith be removed from the public view. Responsibility for violation shall reside with the property owner according to the latest official tax roll listings.
- (7) Shopping center and industrial park sign restrictions. In a shopping center or industrial park, one freestanding identification sign for each street upon which the development fronts may be permitted showing the name of said center or park and represented business or industries. The area of said sign shall not exceed 100 square feet on one side and 200 square feet on both sides. When multiple independent businesses share the same building or site, each additional business beyond the initial business is permitted 100 square feet of signage in addition to the maximum 200 square feet. This additional signage can be used on the building or a freestanding sign. (Example: A shopping center with three stores would be permitted 400 square feet of signage.) Each center or cluster of uses is permitted one freestanding sign. No signs are permitted within 20 feet of the right-of-way line of the street. **[Amended by Ord. No. 98-1]**
- (8) Total surface display area restrictions. The total surface display area of business or industrial signs on the front facade of a building shall not exceed in square feet two times the number of linear feet of width of the building frontage. In the case of a building located on a corner lot, such square foot display area on the side facing the secondary street may be increased by 1.0 times the number of linear feet of the length of the building which faces the secondary street. Said increased permitted display area shall be used only for the erection of a permitted sign on the length of the building which faces the secondary street. Where the premises abut a parking lot, the total display area may be increased by 0.5 times the number of linear feet of the width or length of the building frontage on such parking lot. Such increased display area shall only be utilized by the erection of a permitted sign on that part of the building which abuts said parking lot. In no case shall the wall area usable for sign display be in excess of 200 square feet, and in no case shall more than one of the above-mentioned criteria be used to calculate allowable sign area on any one building facade.
- (9) Projection of signs in industrial districts mounted on buildings restricted. Industrial signs mounted on

buildings shall not be permitted to project more than six inches beyond the building line. [**Amended 7-21-2003 by Ord. No. 2003-4**]

- (10) Number of signs permitted. Multiple signs shall be permitted; however, the combination of the multiple signs, including any advertisement permanently fastened to show windows or display cases, and including lettering on canopies, shall not exceed 200 square feet.
 - (11) Directional ground signs. Necessary directional ground signs which shall not exceed four square feet in area shall be permitted. Permission to erect such signs must be obtained from the Building Inspector.
 - (12) Lighting. Business and industrial signs may be internally lighted or illuminated by a hooded reflector; provided, however, that such lighting shall be arranged to prevent glare, and no sign shall be lighted by a lighting of intermittent or varying intensity. Animated signs, or signs having moving parts, or signs which may be mistaken for traffic signal devices or which diminish the visibility or effectiveness of such traffic signal devices, are prohibited.
 - (13) Signs causing obstruction prohibited. Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as means of ingress or egress, or for fire-fighting purposes, or placed so as to interfere with any opening required for legal ventilation, is prohibited.
 - (14) Signs at intersection prohibited. No sign or advertising device shall be erected or maintained at the intersection of streets in such a manner as to obstruct clear vision of the intersection.
 - (15) Subdivision sign maintenance. Subdivision signs which are erected pursuant to this section shall be maintained in an orderly fashion by the frequent periodic removal of rubbish and maintenance of any verdure growing on the lot.
 - (16) Directional signs hung from City-owned poles must meet all requirements of the City Directional Sign Policy as approved by the Council and signed by the Mayor. [**Added 11-4-2004 by Ord. No. 2004-4**]
- E. Existing signs. A sign lawfully existing at the time of the adoption or amendment of this chapter may be continued, although the use, size or location does not conform to the provisions of this section. However, it shall be deemed a nonconforming use of the structure and the provisions of § **385-5** of this chapter shall apply. See also Subsection **D(6)** above.



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

Resolution #2023-04_
City of Waterloo Plan Commission
Adoption of Tax Incremental District #5 Project Plan and Boundary
City of Waterloo, Jefferson County, Wisconsin

WHEREAS, the Plan Commission has held a public hearing on the proposed Project Plan and Boundary of Tax Incremental District #5, and

WHEREAS, the Chief Executive Officers of the Jefferson County Board, Waterloo School District, Madison Area Technical College, and City of Waterloo, as the entities having power to levy taxes on property located within the proposed Tax Incremental District, have been notified pursuant to Section 66.1105(4m) Wisconsin Statutes, and

NOW, THEREFORE, BE IT RESOLVED, that the City of Waterloo Plan Commission hereby approves the Project Plan and Boundary designated in the Plan, for Tax Incremental District #5 in the City of Waterloo, Jefferson County, and as described in the Project Plan and on the attached map for Tax Incremental District #5 (Exhibit A), and;

BE IT FURTHER RESOLVED, the Plan Commission recommends the Project Plan and Boundary for the City of Waterloo, Jefferson County, Wisconsin, Tax Incremental District #5, to the Waterloo Common Council for adoption.

BE IT FURTHER RESOLVED, the Plan Commission finds that the Project Plan and Boundary of Tax Incremental District #5 promote the orderly development of the City of Waterloo.

Dated this 24th day of January, 2023.

City of Waterloo

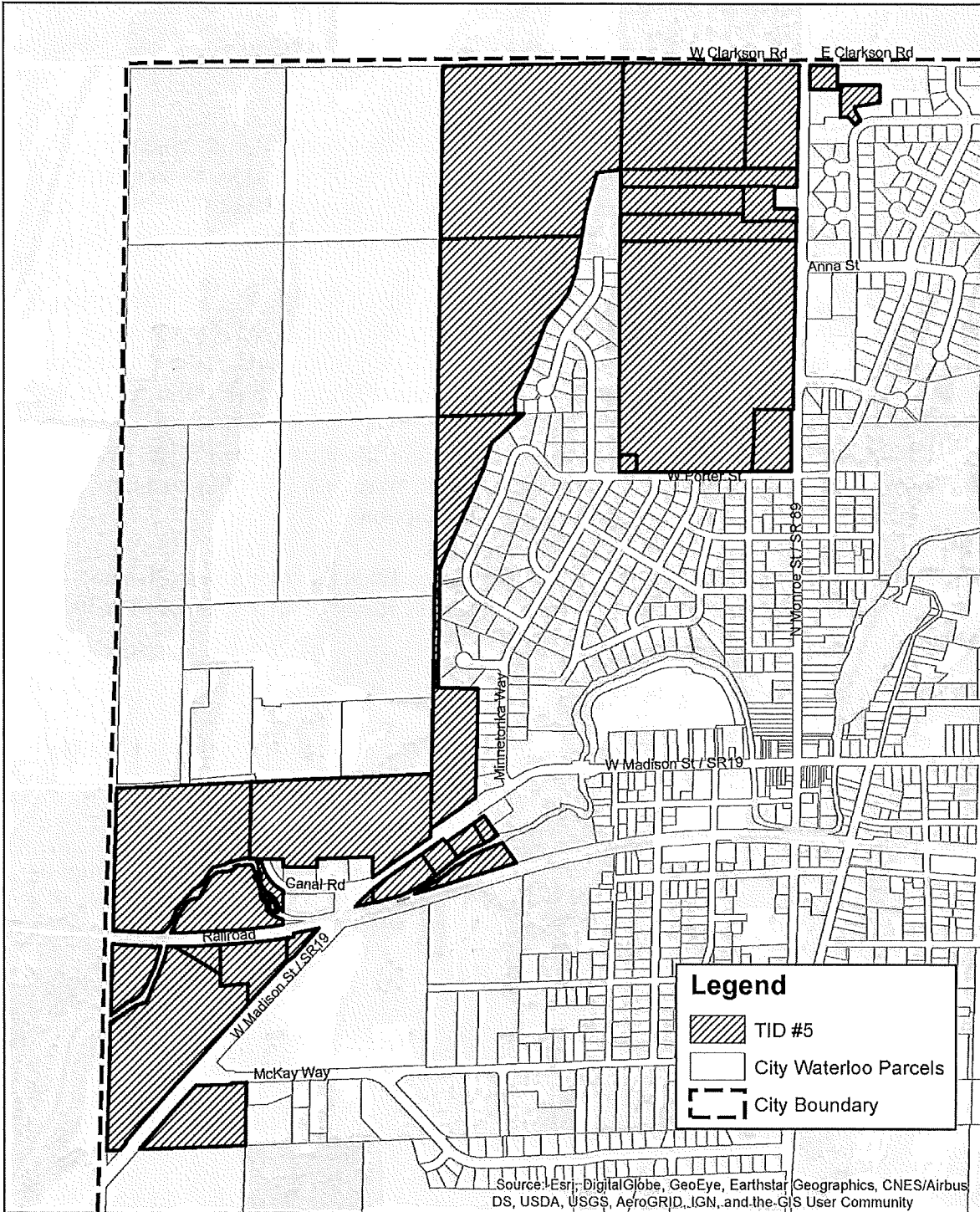
Mayor Jenifer Quimby
Plan Commission Chair

ATTEST:



Jeanne Ritter, Clerk/Deputy Treasurer

EXHIBIT A

District Boundary for Tax Incremental District #5, City of Waterloo



Path: X:\KOWNON\COM\MON\GIS\med\TIF Planning\WATEL_TID 5 Map_B&W for Adoption_Resp.mxd

 <p>501 MAPLE AVENUE DELAFIELD, WI 53018-9351 PHONE: (262) 646-6865 FAX: (888) 908-8168 TF: (800) 325-2055 www.sehinc.com</p>	<p>Project: WATEL 168479 Print Date: 1/13/2023</p>	<p>District Map Tax Increment Financing District #5 Waterloo, WI</p> 
	<p>Map by: BGrace Projection: Jefferson Count (ft) Source: Jefferson County</p>	

This map is not a legally recorded map that a survey map and is not intended to be used as one. This map is a version of a parcel, lot, and area data gathered from various sources listed on this map and is to be used for reference purposes only. It does not constitute a legal or official record. The City of Waterloo is not responsible for any errors or omissions in this map. The user of this map assumes all liability for any use of the data provided. The user of this map assumes all liability for any use of the data provided.