



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

CITY OF WATERLOO COUNCIL AGENDA
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING – 136 N. MONROE STREET
Thursday, February 16, 2023 – 7:00 p.m.
Participate Remotely Or In-Person

Join Zoom Meeting: <https://us02web.zoom.us/j/82134651657?pwd=SZQZHH1WDNOK0czanJLeIPZE1rQT09>
Meeting ID: 821 3465 1657 Passcode: 509204
Dial by phone +1 312 626 6799 US (Chicago)

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and news media, that a public meeting will be held to consider the following:

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL
- 2) MEETING MINUTES APPROVAL: February 2, 2023
- 3) CITIZEN INPUT / PUBLIC COMMENT
- 4) OLD BUSINESS
 - a) Garbage/Recycling rate increase.
 - b) Ordinance 350-7 Parking restrictions.
- 5) MEETING SUMMARIES (since last Council meeting)
 - a) 02/07/2023 Waterloo Water & Light Commission
 - b) 02/08/2023 Parks Committee
 - c) 02/16/2023 Finance, Insurance & Personnel Committee
- 6) CONSENT AGENDA ITEMS
 - a) January Reports Of City Officials & Contract Service Providers
 - i) Parks
 - ii) Fire & Emergency Medical Services
 - iii) Building Inspections
 - iv) Public Works
 - v) Police
 - vi) Library Board
 - vii) Water & Light Utility Commission
 - viii) Watertown Humane Society
 - ix) Cable
- 7) RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS
 - a) Finance, Insurance & Personnel
 - i) January 2023 Financial Statements: General Disbursements \$ 1,480,493.25; Payroll \$78,862.12 & Clerk/Treasurer's Reports [[see on municipal website](#)]
 - b) Waterloo Utilities
 - i) Resolution 2023-07 Award of WWTP and Water Booster Station Bid (3 options)
 - ii) Ordinance 2023-01 Waterloo Utility check signer's ordinance change
 - c) Waterloo Utilities/ Finance
 - i) Resolution 2023-06 PILOT Revising the Formula for payment of Annual Fees in Lieu of Taxes from Waterloo Utilities to the Municipal General Fund.
 - d) Waterloo Parks
 - i) Resolution 2023-08 - Recommendation from the Park Board to approve Waterloo Comp Package.
 - e) Waterloo Cable Station Board
 - i) Cable Board moving to new location. Cable Board looking to relocate to Solarium on W. Madison St
- 8) NEW BUSINESS
 - a) Review and Consideration of a Resolution 2023-05 Approving the Project Plan & Establishing the Boundaries of Tax Incremental District #5
 - b) Excessive Assessment Fran Erhardt. Parcels 290-0813-0742-012, 290-0813-0742-013, 290-0813-0742-019, 290-0813-0742-026, 290-0813-0742-027 and 290-0813-0742-028.
 - c) Rate increase for City Cemetery services by Meitner Land Service

- d) City Clerk 6 month review/compensation. [NOTE: The committee may convene in closed session per Wis. Stat. 19.85(1)(c) "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility."]

9) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

10) ADJOURNMENT

Jeanne Ritter Clerk/Deputy Treasurer

Posted & Emailed: 02/13/2023.

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

CITY OF WATERLOO COMMON COUNCIL - MEETING MINUTES: February 2, 2023

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

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL. Mayor Quimby called the meeting to order at 7:05 p.m. Alderpersons present: Cummings, A. Kuhl, C. Kuhl, Griffin, Thomas, Weihert and Petts. Attending Remotely: none Absent: none Others attending remotely or in-person: Utility Superintendent B. Sorenson; Police Chief D. Sorenson; DPW Director Yerges; Clerk Jeanne Ritter and WLOO Cable. The pledge of allegiance was recited.
- 2) MEETING MINUTES APPROVAL: January 19, 2023 [C. Kuhl/Griffin] VOICE VOTE: Motion Carried.
- 3) CITIZEN INPUT / PUBLIC COMMENT – M. Giese spoke regarding downtown banners and agendas.
- 4) OLD BUSINESS – none
- 5) MEETING SUMMARIES (since last Council meeting)
 - a) 01/23/2023 Fire/EMS
 - b) 01/24/2023 Plan Commission
 - c) 01/24/2023 Library Board - cancelled
 - d) 02/01/2023 Parks Commission - cancelled
 - e) 02/02/2023 Public Safety & Health
 - f) 02/02/2023 Public Works & Property Committee
- 6) RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS
 - a) Public Works & Property Committee
 - i) Ordinance 350-7 Parking restrictions. Update wording and send back to council 2/16/2023
 - ii) 15 minute Parking. No action.
- 7) NEW BUSINESS
- 8) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
- 9) ADJOURNMENT [C. Kuhl/Petts] VOICE VOTE: Motion carried. 7:15 pm

Attest:

Jeanne Ritter Clerk/Deputy Treasurer

2022	Received	Garbage	Recycling	Total pd	Difference
January	\$ 15,347.25	\$ 9,183.93	\$ 6,106.38	\$ 15,290.31	\$ 56.94
February	\$ 14,934.01	\$ 9,191.00	\$ 6,118.07	\$ 15,309.07	\$ 375.06
March	\$ 15,764.51	\$ 9,198.07	\$ 6,122.76	\$ 15,320.83	\$ 443.68
April	\$ 18,516.99	\$ 10,788.73	\$ 6,132.14	\$ 16,920.87	\$ 1,596.12
May	\$ 17,118.80	\$ 10,771.50	\$ 6,136.83	\$ 16,908.33	\$ 210.47
June	\$ 16,412.60	\$ 9,046.26	\$ 6,183.73	\$ 15,229.99	\$ 1,182.61
July	\$ 16,374.38	\$ 10,173.22	\$ 6,333.81	\$ 16,507.03	\$ 132.65
August	\$ 16,551.84	\$ 10,272.49	\$ 6,390.09	\$ 16,662.58	\$ 110.74
September	\$ 16,186.73	\$ 10,348.19	\$ 6,436.99	\$ 16,785.18	\$ 598.45
October	\$ 17,394.72	\$ 9,778.47	\$ 6,451.06	\$ 16,229.53	\$ 1,165.19
November	\$ 15,294.96	\$ 11,046.23	\$ 6,474.51	\$ 17,520.74	\$ 2,225.78
December	\$ 15,209.79	\$ 10,439.03	\$ 6,490.89	\$ 16,929.92	\$ 1,720.13
				Ending Balance	\$ 242.50
				2022 Actual charges paid to W& L for billing	\$ 7,718.50
					\$7,961.00
				2022 Recycling Grant from DNR	\$11,151.78
					\$3,190.78

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

**§ 350-7 Parking restrictions.
[Amended by Ord. No. 88-2]**

- A. Stopping, standing and parking regulated. Pursuant to § 349.13, Wis. Stats., the authority to regulate the stopping, standing and parking of vehicles is delegated to the Chief of Police, subject to control of the Council. The Chief, with the cooperation of the Director of Public Works, is hereby authorized to designate and sign streets, or portions thereof, where the stopping, standing or parking of vehicles is prohibited at all times or during certain designated hours.
- B. Parking on certain streets prohibited. Unless specifically otherwise provided, no person shall park a vehicle at any time upon the following streets or portions thereof:
 - (1) On both sides of South Jackson Street, from its intersection with West Madison Street south to its intersection with Polk Street.
 - (2) On the east side of Harrison Street, from its intersection with West Madison Street south to its intersection with Taylor Street.
 - (3) On the south side of West Madison Street, from its intersection with South Jackson Street west 144 feet.
 - (4) On both sides of STH 19, from its intersection from the west line of Central Avenue extended northerly across STH 19 to its intersection with the east line of Grove Street extended northerly through STH 19. **[Added by Ord. No. 91-4]**
 - (5) On the south side of West Porter Street, from Monroe Street to Minnetonka Way. **[Added by Ord. No. 93-7]**
 - (6) On both sides of West Madison Street, from Canal Road to Minnetonka Way. **[Added by Ord. No. 95-10]**
 - (7) On the north side of Knowlton Street, from its intersection with South Monroe Street west to its intersection with McKay Way. **[Added by Ord. No. 1-01; amended by Ord. No. 02-6; 4-5-2012 by Ord. No. 2012-02]**
 - (8) On the north side of McKay Way, from its intersection with STH 19 east to Knowlton Street. **[Added by Ord. No. 1-01; amended by Ord. No. 02-6; 4-5-2012 by Ord. No. 2012-02]**
 - (9) On the East side of Minnetonka Way, from its intersection with East Indian Hills Drive to 175 feet north of West Madison Street between the hours of 4:00 p.m. and 7:00 p.m., except Saturdays, Sundays and holidays. **[Added 8-4-2005 by Ord. No. 2005-2]**
 - (10) On the south side of East Madison Street, from its intersection with Adams Street to 105 feet west of Adams Street. **[Added 1-3-2008 by Ord. No. 2008-01]**
 - (11) On the west side of South Jackson Street, from its intersection with Polk Street south to its intersection with Knowlton Street. **[Added 7-16-2009 by Ord. No. 2009-13]**
 - (12) On the west side of South Washington Street, from a point 200 feet north of Leschinger Street south to its intersection with Knowlton Street. **[Added 11-5-2009 by Ord. No. 2009-16]**
 - (13) On the south side of Franklin Street, from its intersection with Edison Street east to its intersection with North Monroe Street. **[Added 6-6-2013 by Ord. No. 2013-02]**

- (14) On the south side of Taylor Street, from its intersection with Harrison Street to 142 feet east of Harrison Street. **[Added 11-7-2013 by Ord. No. 2013-04]**
 - (15) On the east side of Lexington Way, south from its intersection with Derby Lane, 422 feet to 436 feet. **[Added 6-18-2015 by Ord. No. 2015-04]**
 - (16) On the west side of North Monroe Street 40 feet north of Anna Street and 172 feet south of Henry Street. **[Added 9-17-2020 by Ord. No. 2020-09]**
- C. Limited time four-hour parking at all times. Unless specifically otherwise provided, no person shall park a vehicle for any longer than four hours upon the following streets or portions thereof: **[Added 8-19-2021 by Ord. No. 2021-01B]**
- (1) The south side of Knowlton Street, from its intersection with Van Buren Street west to its intersection with McKay Way.
- D. Limited time parking at all times. Unless specifically otherwise provided, no person shall park a vehicle for any longer than two hours upon the following streets or portions thereof:
- (1) On the west side of Harrison Street, from its intersection with West Madison Street south to its intersection with Taylor Street.
 - (2) On the south side of West Madison Street, from its intersection with Harrison Street east 238 feet.
 - (3) On the south side of McKay Way, from its intersection with Knowlton Street west to a point 258 feet east of STH 19. **[Added 4-5-2012 by Ord. No. 2012-02]**
- E. Limited time parking during certain hours. Unless specifically otherwise provided, between the hours of 8:00 a.m. and 5:00 p.m., except on Sundays and legal holidays, no person shall park a vehicle for any longer than two hours upon the following streets or portions thereof:
- (1) On the south side of East Madison Street, from its intersection with South Monroe Street easterly to its intersection with South Washington Street, except the first parking stall east of South Monroe Street which shall have a fifteen-minute time limit. **[Amended 6-16-2011 by Ord. No. 2011-03]**
 - (2) On the north side of East Madison Street, from its intersection with North Monroe Street easterly to its intersection with Mill Street.
 - (3) On both sides of South Monroe Street, from its intersection with East and West Madison Streets southerly to Taylor Street.
 - (4) On North Monroe Street, from its intersection with East and West Madison Streets northerly to and including 176 North Monroe Street.
 - (5) On West Madison Street, from its intersection with North and South Monroe Streets westerly to North and South Jackson Streets.
- F. Parking in parking lots regulated. No person shall park any vehicle in any public parking lot for more than 24 hours without the permission of the Police Department or by permit as hereinafter set forth. **[Amended by Ord. No. 93-1]**
- (1) Unlimited parking by permit shall be permitted on a monthly basis in 13 individually assigned stalls behind the Municipal Building on North Monroe Street and five individually assigned stalls located on the east end of the Taylor Street Parking Lot which is located immediately west of 211 South Monroe Street. The permit shall be issued as stated in the City of Waterloo Fee Schedule. Applications shall be

obtained, completed and paid for at the office of the City Clerk-Treasurer. **[Amended by Ord. No. 5-00; 2-7-2008 by Ord. No. 2008-02; 1-7-2010 by Ord. No. 2010-02; 12-2-2021 by Ord. No. 2021-09]**

- (2) (Reserved)
 - (3) Reserved parking stalls shall be designated by signs installed at the direction of the Police Department, and the Police Department shall be authorized to tow any nonpermitted vehicles, the cost of towing to be paid by the operator/owner in addition to the forfeiture for parking violation.
 - (4) Permit holders are responsible for complying with rules set forth by the Department of Public Works. Failure to comply shall result in revocation of a parking permit. **[Amended by Ord. No. 5-00]**
 - (5) The permit must be displayed as required on the permit whenever a vehicle is parked in the reserved parking space. Failure to display the permit, as required, shall result in vehicle parking violations and subject the vehicle to being towed at the expense of the operator/owner.
- G. All-night parking on certain streets regulated. No person, except a licensed physician on an emergency call, shall park a vehicle between 3:00 a.m. and 5:00 a.m. on any day on the following streets or parking lots: **[Amended by Ord. No. 93-1; Ord. No. 93-2]**
- (1) On Monroe Street, from the railway track north to and including 176 Monroe Street.
 - (2) On Madison Street, from Mill Street to Jackson Street.
 - (3) In the municipal parking lot on North Monroe Street adjacent to the Municipal Building, except by permit as set forth in Subsection **F** above. **[Amended 3-15-2007 by Ord. No. 2007-06]**
- H. Winter parking regulations. No person shall park in any City street or public parking lot in the City between the hours of 1:00 a.m. and 6:00 a.m. from November 15 to April 1, except by permit as set forth in Subsection **F** above or as hereinafter set forth: **[Amended by Ord. No. 93-1]**
- (1) Overnight parking on City streets may be allowed by permit only. The permit fee shall be as stated in the City of Waterloo Fee Schedule for each winter season from November 15 to April 1.
 - (2) Permits for winter on-street parking shall be issued only on the basis of unusual need for vehicles owned by City residents residing on property which does not have a driveway, lacks sufficient space to provide for off-street parking and does not have a reasonable alternative for overnight parking.
 - (3) Permit applications are to be obtained, completed, **submitted** and paid for at the office of the Clerk-Treasurer. Applications shall be submitted to the **Department of Public Works Director or their designee for consideration.** ~~Council for review and granting or denial.~~ **If denied applicant may appeal to the City Council.**
 - (4) The permit shall be displayed as required on the permit whenever a vehicle is parked on the City street overnight from November 15 to April 1. Failure to display the permit, as required, shall result in vehicle parking violations and subject the vehicle to being towed at the expense of the operator/owner.
- I. Truck parking regulations.
- (1) No person shall, at any time, park, stop or leave standing, whether attended or unattended, any trailer or semitrailer, whether or not attached or connected to a truck tractor or road tractor, on any street in any district zoned residential.
 - (2) No person shall park, stop or leave standing, with the engine running, any unattended truck tractor or road tractor on any street in any district zoned residential.

- J. Parking in alleys regulated. All parking in alleys is prohibited, except in alleys in the business district for the purpose of loading or unloading freight. The business district is defined as East and West Madison Street from Mill Street to South Jackson Street, and North and South Monroe Street from 176 North Monroe Street south to the river. **[Amended 9-20-2007 by Ord. No. 2007-18]**
- K. Parking in driveways prohibited. No person shall park or leave standing any motor vehicle in any private driveway without the permission of the owner or lessee of the property upon which such driveway is located, whether or not such driveway is posted to prohibit parking.
- L. Street maintenance or temporary snow removal. Whenever it is necessary to clear or repair a City street or any part thereof, the Department of Public Works shall post such streets or parts thereof with appropriate signs prohibiting parking. Such signs shall be erected at least two hours prior to the time that street maintenance work is to be commenced. No person shall park a motor vehicle in violation of such signs. **[Amended 9-20-2007 by Ord. No. 2007-18; 4-17-2008 by Ord. No. 2008-06]**
- M. Parking reserved for City employees. **[Amended by Ord. No. 90-6; Ord. No. 4-00]**
- (1) No person, except City employees, shall park in any parking stall designated by signs stating "City Employees Only" in the Municipal Building parking lot between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday, exclusive of holidays.
- (2) No person, except police personnel, shall park in any parking stall designated by signs stating "Police Parking Only" in the municipal parking lot at any time.
- N. Temporary parking restrictions for special events. Pursuant to the provisions of § 349.13, Wis. Stats., the Chief of Police is authorized to direct that temporary "No Parking" signs be erected by the Department of Public Works during parades, festivals and other authorized events that require the regulating of vehicle stopping, standing or parking on City roadways. The temporary regulation shall be limited to the time the event exists or is likely to exist. **[Amended 9-20-2007 by Ord. No. 2007-18]**
- O. Designated parking spaces. The Chief of Police, with the cooperation of the Director of Public Works, shall cause lines or markings to be painted upon the curb and/or upon the street or parking lot surface for the purpose of designating a parking space. It shall be unlawful to park any vehicle across any line or marking or to park a vehicle in such position that the same shall not be entirely within the area designated by such lines or markings.
- P. Removal of chalk marks prohibited. In order to monitor the continuous length of time that a vehicle is parked in a parking space or zone subject to parking time restrictions, it is necessary that the Police Department place a chalk mark or other mark on one or more tires of parked vehicles. It shall be unlawful to remove, erase or alter, or attempt to remove, erase or alter, any chalk mark or other mark of any kind placed upon any tire of a vehicle parked in any parking zone or space subject to parking time restrictions.
- Q. Legal holidays designated. For purposes of enforcement of parking restrictions in the City, the following days shall be defined as legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day; provided, however, that in the event any of said days falls on a Sunday, the following Monday shall be deemed to be the legal holiday.



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PARKS COORDINATOR REPORT

December 2022 – January 2023

EVENTS AND HIGHLIGHTS

- WINTERFEST
 - Great Turnout for all events and wonderful feedback.

ONGOING PROJECTS

- BATHROOM RENOVATION
 - New Painting in Lower Bathrooms/Upper Mens Winter 2023
 - New Stalls in Lower Bathrooms Winter 2023
- AC/HEAT UPDATES
 - Pavilion Heat is updated
 - AC will be done in Spring for both Pavilion and WRT

FINISHED PROJECTS

CAROUSEL

- CAROUSEL WORKS (OHIO)
 - Change of date and coming in Spring 2023

PROJECTS FOR 2023

- GATOR PURCHASE
 - Purchased from Midstate and will arrive early Spring 2023
- CHAIR/TABLE PURCHASE
 - Purchased from Kessenich's and will arrive early Spring 2023
- SCOREBOARD UPGRADES
 - Order and will be put in early Spring 2023 (before Spring thaw)
- LOWER PAVILION RENOVATION

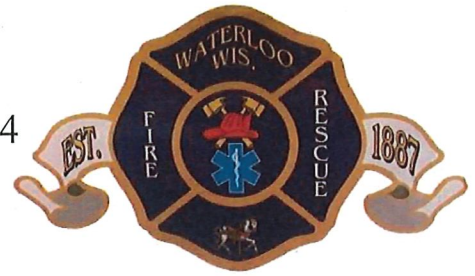
DONATION CAMPAIGNS

- DOG PARK RENOVATION/RE-LOCATION
- TRP PLAYSPACE – GWCHF (Full Grant \$75,000)

GRANT OPPORTUNITIES



WATERLOO FIRE & RESCUE
900 INDUSTRIAL LANE
WATERLOO, WISCONSIN 53594



Department Activity Report – January
 Call Report for the month of January

EMS Calls:

City of Waterloo	26
Township of Waterloo	2
Township of Portland	2
Mutual Aid for Whitewater	1
Total EMS	31

EMS & Fire Motor Vehicle Crash Calls:

Township of Milford	1
Total MVC	1

Alarms:

City of Waterloo	1
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Fire Calls:

City of Waterloo	1
Mutual Aid for Whitewater	1

Hazardous Condition:

City of Waterloo	1
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Weather Related Call:

Waterloo Fire District	0
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Service Calls:

City of Waterloo	3
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Rescue Calls:

Township of Shields	0
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Total Fire 7

January Total 39

Up to Date Call Totals

Fire (Structure, Wild land, Motor Vehicle)	2
Rescue/EMS: BLS - 18 ALS - 13	31
Hazardous Conditions (No Fire)	1
False Alarm or Call	1
Motor Vehicle Crash	1
Service Calls	3
Rescue Calls	0
Weather Related Calls	0

Up to Date Total 39

Fire Mutual Aid Given 1 Fire Mutual Aid Received 0

2nd Out Unit 0 EMS Mutual Aid Given 1 EMS Mutual Aid Received 1 Paramedic Intercept 0

Total Personnel Response: 125 (for the month): 125

Monthly Response Time (EMS Incidents) **186** (From 1st page to enroute times) average **6.0** min (for the month)

Minutes Spent Responding **80** (Enroute time to on scene time) average **2.5** min (for the month)

Monthly Response Time (FIRE Incidents) **34** (From 1st page to enroute times) average **4.8** min (for the month)

Minutes Spent Responding **16** (Enroute time to on scene time) average **2.2** min (for the month)

EMS Mutual Aid Average Enroute **9** Scene **33**

FIRE Mutual Aid Average Enroute **12** Scene **40**



WATERLOO FIRE & RESCUE
900 INDUSTRIAL LANE
WATERLOO, WISCONSIN 53594



Sunday February 5th, 2023

On Monday January 2nd, 2023 we had our monthly Operators training. Training was on winter pumping operations. Operators need to know how to manage the pumping operations in the winter with the cold weather and what problems can occur.

On Monday January 9th, 2023 we had our monthly EMS training. Training was on cardiac and CPR. We reviewed how the cardiac system works and what it does for the body. We trained on CPR and PIT CREW CPR. PIT CREW CPR is with multiple personal and how they use and fit in the roles to make sure we are giving the best care for the patient.

On Monday January 16th, 2023 we had our monthly Fire training. Training was on Underwriters Laboratory training videos, mask up drills and annual gear inspections. The UL training showed us how certain things and when they are in a residence what to expect on some of the outcomes. Mask up drills is required to be completed within 20 seconds at the door of a structure fire. Every second counts. Per NFPA requirements we need to check our gear thoroughly annually and if there is a defect it needs to be fixed or replaced before using it.

On Monday January 30th, 2023 we had our quarterly Combination training. Training was on ice water rescue. All members EMS and fire are trained to be able to assist with ice rescue. We used the water rescue boat to go out and retrieve the victim. 2-4 people on the boat and 4-8 people on the shore with rescue ropes ready to pull everyone to shore. This is all completed with signs that are taught for these situations.

Kaitlin Butzine and Kevin Seibert have completed their 60-hour course for Entry Level Firefighter.
Ron Boyer has completed his 170-hour AEMT course.
Colton Butzine has completed his completed his 36-hour course for Aerial Operator.

Sincerely,

Chief Wesley Benisch
Waterloo Fire Department
900 Industrial Ln.
Waterloo WI 53594
920-478-2535
chief@waterloowi.us



Invoice

Invoice Number: 0095746-IN

Invoice Date: 01/31/23

Terms: Net 30 Days

Due Date: 03/30/23

Salesperson: 0000

Customer Number: 11-WATERL2

Customer P.O.:

CITY OF WATERLOO
136 N MONROE STREET
Waterloo, WI 53594-1198

SB_48833

Fee Type	Amount Paid	Paid Date	% Due to 3rd Party	Amount Due to 3rd Party
Permit # 23WTRC-0001-23-01P	410 Peschel Street, Waterloo, WI 53594			Plumbing Permit
Plumbing- Replacement & Misc. Iten	50.00	01/04/23	60.00	30.00
23WTRC-0001-23-01P Subtotal				30.00
Permit # 23WTRC-0002-23-02B	571 Milwaukee Avenue, Waterloo, WI 53594			Deck
Accessory Structure- Residential	60.00	01/04/23	60.00	36.00
23WTRC-0002-23-02B Subtotal				36.00
Permit # 23WTRC-0003-23-01E	223 South Washington Street, Waterloo, WI 535			Electrical Permit
Electrical- Replacement & Misc. Iten	102.45	01/04/23	60.00	61.47
23WTRC-0003-23-01E Subtotal				61.47
Permit # 23WTRC-0004-23-01BEP	108 Hickory Lane, Waterloo, WI 53594			Residential Alteration
Plumbing- Replacement & Misc. Iten	50.00	01/06/23	60.00	30.00
Electrical- Replacement & Misc. Iten	50.00	01/06/23	60.00	30.00
Remodel- Residential	150.00	01/06/23	60.00	90.00
23WTRC-0004-23-01BEP Subtotal				150.00
Permit # 23WTRC-0005-23-01BE	362 East Madison Street, Waterloo, WI 53594			Accessory Structure (Residenti
Electrical- New Building/Additon/Alte	88.20	01/31/23	60.00	52.92
Accessory Structure- Residential	181.44	01/31/23	60.00	108.86
23WTRC-0005-23-01BE Subtotal				161.78
Permit # 23WTRC-0006-23-01BEPH	223 East Madison Street, Waterloo, WI 53594			Residential Alteration
HVAC- New Building/Additon/Alterat	50.00	01/10/23	60.00	30.00
Electrical- New Building/Additon/Alte	50.00	01/10/23	60.00	30.00
Plumbing- New Building/Addition/Alt	50.00	01/10/23	60.00	30.00
Remodel- Residential	300.00	01/10/23	60.00	180.00
23WTRC-0006-23-01BEPH Subtotal				270.00
Permit # 23WTRC-0007-23-01B	365 Van Buren Street, Waterloo, WI 53594			Residential Alteration
Remodel- Residential	85.00	01/10/23	60.00	51.00
23WTRC-0007-23-01B Subtotal				51.00
Permit # 23WTRC-0008-23-01BEP	103 North Monroe Street, Waterloo, WI 53594			Commercial Alteration
Plumbing- Replacement & Misc. Iten	55.00	01/12/23	60.00	33.00
Remodel- Commercial	220.00	01/12/23	60.00	132.00

Continued



Fee Type	Amount Paid	Paid Date	% Due to 3rd Party	Amount Due to 3rd Party
Electrical- New Building/Additon/Alte	232.00	01/12/23	60.00	139.20
23WTRC-0008-23-01BEP Subtotal				304.20
Permit # 23WTRC-0009-23-01BEPH 525 McKay Way, Waterloo, WI 53594 Residential Alteration				
HVAC- Replacement & Misc. Items-	50.00	01/12/23	60.00	30.00
Plumbing- Replacement & Misc. Iten	50.00	01/12/23	60.00	30.00
Electrical- New Building/Additon/Alte	68.00	01/12/23	60.00	40.80
Remodel- Residential	85.00	01/12/23	60.00	51.00
23WTRC-0009-23-01BEPH Subtotal				151.80
Permit # 23WTRC-0010-23-01BEP 362 East Madison Street, Waterloo, WI 53594 Residential Alteration				
Electrical- Replacement & Misc. Iten	50.00	01/12/23	60.00	30.00
Plumbing- Replacement & Misc. Iten	50.00	01/12/23	60.00	30.00
Remodel- Residential	600.00	01/12/23	60.00	360.00
23WTRC-0010-23-01BEP Subtotal				420.00

SB_48833

Summary Fee Type		
ItemCode	Description	Amount
/PERMITS	Building Permits	1,636.25
Total		1,636.25

Please remit to: SAFEbuilt LLC Lockbox #88135
PO Box 88135, Chicago, IL 60680-1135

Net Invoice:	1,636.25
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	1,636.25

Machinery and Equipment Maintenance

DPW 2023

JANUARY

Equipment		Mileage / Hours			TTI Fuel	GPH
		Start	End	Total		
End loader	544	4275	4284	9	22.364	0.40
John Deere Tractor	2555	4898	4898	0	0	#DIV/0!
Wood Chipper	200xp	3167	3175	8	13.648	0.59
John Deere Lawn Tractor	1025R	260	294	34	35.09	0.97
John Deere	X750	115	115	0	0	0.97
John Deere	X750-1	135	135	0	0	0.97
Wacker Roller		430	430	0	0	#DIV/0!
2023 Frieghtliner Truck	#8	174	529	355	97.626	3.64
2020 International Truck	#2	6423	6687	264	75.328	3.50
	#3			0	0	#DIV/0!
2017 Chevrolet Truck	#4	55894	56753	859	50.393	17.05
2018 International Truck	#5	12886	13177	291	69.387	4.19
2006 Elgin Pelican Street Sweeper		43775	43775	0	0	#DIV/0!
2011 Ford F-550 Truck	#6	43937	44175	238	51.654	4.61
2015 Freightliner Truck	#7	15754	15956	202	53.533	3.77
Bobcat		917	942	25	0	0.00

MONTHLY TIME REPORT

2023

JANUARY

JOB	DPW	Chad	Ryan	Chris	Travis
Police Adm		0	0	0	0
Fire Dept		0	0	0	0
Mach/Equip		40	47.5	38	11
Garage/Shed		55	1	13	42
Meeting/Seminars		7	0	0	0
Street Repair/Maintenance		0	0	18	22
Street Cleaning		0	0	0	0
Snow & Ice	Reg Hrs	42	35	59	46
	OT Hrs	16	16	9.5	13.5
Storm Sewer		0	2	0	0
Traffic Control		2	2	0	0
Bridges/Culvers		0	0	0	0
Tree/Brush		10	2	11	22
Refuse Collection		2	0	6	0
Sanitary Sewer		0	0	0	0
Insect Control		0	0	0	0
Animal Control		0	0	0	0
Cemetary		0	0	0	0
Library		0	0	0	0
Firemans Park		0.5	1	1	1
Other Parks		0	0	0	0
Trail Head		0	0	0	0
Celeb/Enter		0	6	0	6
Weed Control		0	0	0	0
Vac/Holiday/SL		20.5	49.5	26	24

WATERLOO POLICE DEPARTMENT OFFICER'S DAILY -JANUARY

Patrol:	161.50	Office:	66.50
Investigative:	19.00	Special:	2.00
Radar:	31.50	School/Training:	
Court:		On Call:	

Total Hours Worked: 280.50

COMPLAINTS	
Family:	3
Off Road Vehicles:	0
Vandalism:	0
Minor Theft - \$500:	0
Major Theft + \$500:	1
Burglary:	0
Doors Found Open:	0
Animal Case:	0
Late Bar Closings:	0
Alarms:	0
Loud Music/Parties:	0
Tavern Complaints:	0
Prowler Complaints:	0
Battery to Person:	0
Domestic Abuse:	0
Sexual Assault:	0
Runaways:	0
Worthless Checks:	0
All Other Complaints:	16
TOTAL COMPLAINTS:	21

ACCIDENTS	
More than \$1,000:	0
Less than \$1,000:	1
Pedestrian Accidents:	0
Bicycle Accidents:	0
Number Injured:	0
Number Killed:	0
TOTAL ACCIDENTS:	1

ASSISTS	
Assist Jefferson County:	0
Assist Dodge County:	0
Assist Dane County:	0
Assist Marshall PD:	1
Assist Fire/Rescue:	4
Assist Other Agencies:	1
Assist Public:	20
Assist With Escort:	0
Assist All Others:	7
TOTAL ASSISTS:	33

MISCELLANEOUS	
Personal Contacts:	0
Investigations/Follow-up:	19
Traffic Control:	0
Radar Operations:	39
Special Assignment:	0
Speech/Presentation:	0
Serve Papers:	0
Other Miscellaneous:	0
TOTAL:	58

INQUIRIES/CHECKS	
Registration Checks:	0
D.L. Checks:	0
NCIC/CIB/VIN Checks:	0
Check Welfare:	0
TOTAL INQUIRIES:	0

	Warnings	Arrests
Speeding:	0	0
Too Fast For Conditions:	0	0
Inattentive Driving:	0	0
Failure to Yield:	0	0
Stop Sign Violation:	3	1
Illegal Passing:	0	0
No Driver's License:	0	0
Illegal Parking:	1	3
Left of Highway:	0	0
Drunk Driving:	0	0
Unregistered Vehicle:	0	1
Driving While Sus/Rev:	0	0
Hit And Run:	0	0
Off Road Vehicle:	0	0
Power Display:	0	0
Equipment:	3	0
Illegal "U" Turn:	1	0
Following Too Close:	0	0
Seatbelt Violation:	0	0
ALL OTHER TRAFFIC:	2	1
TOTAL	11	8

Disorderly Conduct:	0	0
Underage Alcohol:	0	0
Warrants:	0	0
Theft:	0	0
Trespassing:	0	0
Burglary/Break & Enter:	0	0
Vandalism:	0	0
ALL OTHER MIS/CRIM:	1	2
TOTALS:	1	2

Waterloo Police Department Fleet Maintenance Report

VIN	1FM5K8ABOLGB67	For Period	1/1-1/31-2023
Year	2017	Fuel Cost	\$769.92
Vehicle Description		Miles per gallon	10.55 per gallon

Date	Fuel	Fuel Cost	Mileage	Maintenance Items	Main. Cost	Officer
1/1/2023	8.713	\$27.00	78658			11
1/1/2023	3.137	\$10.04	78700			7
1/2/2023	4.84	\$15.00	78745			10
1/3/2023	11.616	\$36.00	78860			11
1/4/2023	4.375	\$14.00	78900			10
1/5/2023	4.543	\$14.53	78954			7
1/7/2023	9.358	\$29.00	79473			12
1/7/2023	10.018	\$31.05	79137			8
1/8/2023	8.724	\$27.04	79357			12
1/9/2023	6.326	\$19.60	79431			7
1/10/2023	7.278	\$22.55	79508			10
1/11/2023	8.067	\$25.00	79577			10
1/12/2023	10.971	\$34.00	79698			11
1/13/2023	5.486	\$17.00	79746			10
1/14/2023	5.22	\$16.18	79802			7
1/15/2023	8.841	\$27.40	79887			12
1/16/2023	6.31	\$19.55	79960			12
1/17/2023	6.742	\$20.89	80038			12
1/18/2023	7.883	\$24.43	80123			7
1/19/2023	7.746	\$24.00	80195			10
1/21/2023	9.294	\$28.80	80296			7
1/21/2023	4.982	\$15.44	80436			10
1/22/2023	6.566	\$20.35	80441			10
1/23/2023	3.771	\$11.69	80498			7
1/23/2023	6.448	\$20.95	80554			8
1/24/2023	9.77	\$31.74	80685			12
1/25/2023	6.064	\$19.70	80748			7
1/26/2023	11.696	\$38.00	80889			11
1/27/2023	5.54	\$18.00	80930			10
1/28/2023	8.926	\$29.00	81024			10

Date	Fuel	Fuel Cost	Mileage	Maintenance Items	Main. Cost	Officer
1/29/2023	5.814	\$18.89	81082			7
1/29/2023	5.539	\$18.00	81129			11
1/30/2023	5.848	\$19.00	81170			10
1/31/2023	8.034	\$26.10	81239			10
	244.485	\$769.92				

MONTHLY ACTIVITY LOG

1/1-1/31/2023

DATE	TITLE	NOTES
1-2-2023	Fraud	Officer assisted with a report of fraud/scam.
1-2-2023	Traffic Stop	Officer conducted a traffic stop for failure to stop at a stop sign.
1-2-2023	Traffic stop	Officer conducted a traffic stop for non-registration.
1-3-2023	Check welfare	Officer assisted with a request for a check welfare.
1-3-2023	Domestic disturbance	Officer responded to a domestic disturbance. Arrest was made.
1-4-2023	Animal	Officer assisted with a deer hit.
1-3-2023	Warrant	Officer handled a warrant of another county.
1-5-2023	Accident	Unknown vehicle struck a stop sign and left the scene.
1-7-2023	Warrant	Officer handled a warrant for another county.
1-7-2023	Attempted suicide	Juvenile with suicidal thoughts-human services was contacted.
1-10-2023	Assist another city	Officer requested to assist another city for a possible runaway.
1-8-2023	Assist	Officer requested to assist Marshall.
1-9-2023	Traffic stop	Officer conducted a traffic stop.
1-10-2023	Child Abuse	Officer handled a possible child abuse case.
1-12-2023	Informational report	Officer assisted with a report of juvenile being scammed on social media.
1-16-2023	Accident	Officer assisted with a two-vehicle accident.
1-16-2023	Warrant pick-up	Officer assisted with warrant for another county.
1-15-2023	Traffic stop	Officer issued a citation for no license.
1-17-2023	Burglary	Officer issued a citation during traffic stop.
1-17-2023	Assist citizen	Officer assisted with a citizen who was sleeping in vehicle.
1-19-2023	Traffic stop	Officer issued citation for failure to stop at a stop sign.
1-20-2023	Traffic stop	Officer issued citation for non-registration and illegal u-turn.
1-20-2023	Drug possession	Officer took report for possession of drug paraphernalia.
1-21-2023	Fire/domestic disturbance	Officer responded for a fire and domestic disturbance.
1-22-2023	Assist	Officer assisted with custody issues.
1-24-2023	Warrant	Officer handled a warrant for another county.
1-27-2023	Traffic stop	Officer issued a citation for no drivers license.
1-27-2023	Traffic stop	Officer issued citation for illegal U-turn.
1-22-2023	Traffic stop	Officer issued a citation for no drivers license.
1-28-2023	Dog bite	Officer handled a dog bite case.
1-29-2023	Accident	Officer handled and accident report.
1-29-2023	Traffic stop	Officer issued citation for non-registration.

1-31-2023	Assist	Officer assisted other city with a warrant.
1-31-2023	Assist	Officer took a report of a broken window to a vehicle – accidental.
1-31-2023	Minor possession	Officer issued citation for a juvenile in possession of tobacco.

Monthly Incident Comparison Report

Report Criteria:

Current Month: 1/2023

Category	Description	Current Month	Prior Month	Year To Date	Same Mo. Last Year	Last Year
No Category						
	Assist Watertown Police Department	0	0	0	0	1
	Assist citizen	0	0	0	0	1
	assist human services	0	0	0	0	1
	Total for No Category:	0	0	0	0	3
ASSIST						
	Assist Business	0	0	0	1	2
	Assist Citizen	1	0	1	1	21
	Assist Dane County Sheriff	0	0	0	1	2
	Assist Dodge County Sheriff	1	0	1	2	12
	Assist Jefferson County Sheriff	1	1	1	1	11
	Assist Marshall PD	1	2	1	2	20
	Assist Motorist	0	0	0	0	1
	Assist Social Services	0	1	0	2	19
	Assist/School District	0	0	0	0	1
	Custody for Other Department	1	0	1	0	0
	EMS Calls	0	0	0	0	4
	Fire Calls	0	0	0	0	3
	Neighbor Problems	0	0	0	0	1
	Other Mutual Aid Assists	1	0	1	0	1
	Total for ASSIST:	6	4	6	10	98
CRIMINAL						
	Abuse of Elderly/Vulnerable	0	0	0	0	1
	Aggravated/Substantial Battery	0	0	0	0	1
	Bail Jumping/Escapes	0	0	0	0	4
	Battery to Police Officer/Fireman	0	0	0	0	1
	Burglary - Non-Residential/Forced	0	0	0	0	1
	Burglary - Residential/No Force	1	0	1	0	0
	Child Enticement	0	1	0	0	1
	Computer Crimes	0	0	0	0	2
	Criminal Damage To Property/vandalism	0	0	0	1	13
	Disorderly Conduct - All Other	0	1	0	1	6

Monthly Incident Comparison Report

Report Criteria:

Current Month: 1/2023

Category	Description	Current Month	Prior Month	Year To Date	Same Mo. Last Year	Last Year
CRIMINAL						
	Disorderly Conduct - Fight, Disturbance	0	0	0	0	2
	Domestic Disturbance	2	1	2	0	7
	Domestic Offense - Child Abuse/Neglect	1	0	1	0	2
	Drug Investigations	0	0	0	0	3
	Drug Possession	1	0	1	0	4
	Fraud	1	0	1	1	6
	Harassment - Harassing Telephone Calls	0	0	0	0	1
	Harassment - Threats	0	0	0	1	7
	Interfere with Child Custody	0	0	0	0	2
	Obstruct/Resist Police Officer	0	0	0	0	2
	Operate Vehicle Without Owner's Consent	0	0	0	0	1
	Other Sex Offenses	0	1	0	0	6
	Other Weapon Violations	0	0	0	0	1
	Probation/Parole Violation	0	0	0	0	1
	Simple Battery	0	0	0	0	1
	Suicide - Attempts/Threats	0	0	0	1	2
	Theft - All Other	0	0	0	2	15
	Theft - Bicycles	0	0	0	0	3
	Theft - From Building	0	1	0	1	3
	Theft - Motor Vehicle Parts/Accessories	0	0	0	0	2
	Theft - Retail/Shoplifting	0	1	0	1	4
	Trespassing	0	0	0	0	3
	Total for CRIMINAL:	6	6	6	9	108
ORDINANCE						
	Animal Bite	1	0	1	0	6
	Animal Running at Large	0	0	0	0	4
	Burning Violation	0	0	0	1	1
	Disturbance	0	0	0	0	3
	Harassment	0	0	0	0	1
	Loitering	0	0	0	0	1
	Municipal Code Violation	0	0	0	0	2
	Possession of Tobacco by Minor	1	0	1	0	1
	Truancy	0	0	0	0	13
	Under Age Drinking - Adult (18-21)	0	0	0	0	3
	Under Age Drinking - Minor (Under 18)	0	0	0	0	1
	Total for ORDINANCE:	2	0	2	1	36
Other						
	Investigation/Take Report	0	0	0	0	0
	Other Animal Calls - Dead, Etc.	1	1	1	1	4
	Receive Information	3	3	3	5	31

Monthly Incident Comparison Report

Report Criteria:

Current Month: 1/2023

Category	Description	Current Month	Prior Month	Year To Date	Same Mo. Last Year	Last Year
Other						
	Total for Other:	4	4	4	6	35
SERVICE						
	Death Investigation	0	1	0	1	8
	Emergency Detention/Detoxification	0	0	0	0	2
	Found Items/Property	0	0	0	0	6
	Missing Adult	0	0	0	1	2
	Missing Juvenile	0	0	0	0	1
	Runaway Juvenile	0	0	0	0	1
	Suspicious Person/Activity, Prowler	0	0	0	0	2
	Suspicious Vehicle	0	0	0	0	2
	Uncontrollable Adult	0	1	0	0	1
	Uncontrollable Juvenile	0	0	0	0	2
	Warrant Pickup - Other Agency	2	0	2	1	8
	Welfare Check	1	1	1	1	10
	Total for SERVICE:	3	3	3	4	45
TRAFFIC						
	Driver's License Violations (Ex OAS/OAR)	2	4	2	0	29
	Eluding Police Officer	0	0	0	0	1
	Illegal Turns	1	1	1	1	3
	Lane Violations - Left of Center, Etc.	0	0	0	0	3
	License/Permit Violation	0	0	0	0	4

Monthly Incident Comparison Report

Report Criteria:

Current Month: 1/2023

Category	Description	Current Month	Prior Month	Year To Date	Same Mo. Last Year	Last Year
TRAFFIC						
	Motor Vehicle Insurance Violation	0	0	0	0	4
	OAS/OAR/Other License Violations	3	1	3	8	35
	Open Intoxicants - Driver	0	0	0	0	2
	Operate Motor Vehicle While Intoxicated	0	0	0	4	18
	Other Traffic Violations	0	0	0	0	1
	Power Display/Squeal Tires	0	0	0	1	1
	Registration/Title Violation	2	0	2	0	1
	Seatbelt Violation	0	0	0	0	2
	Speeding Violation	1	0	1	2	20
	Stop Sign/Signal Violation	2	3	2	0	26
	Tow Vehicle	0	0	0	1	4
	Traffic Accident - Hit and Run (Damage)	1	2	1	0	10
	Traffic Accident - Non-Reportable	0	1	0	0	5

Monthly Incident Comparison Report

Report Criteria:

Current Month: 1/2023

Category	Description	Current Month	Prior Month	Year To Date	Same Mo. Last Year	Last Year
TRAFFIC						
	Traffic Accident - Personal Injury	0	0	0	0	4
	Traffic Accident - Property Damage	3	1	3	1	24
	Vehicle Equipment Violation - Lights	0	0	0	1	1
	Vehicle in Ditch/Off Road	0	0	0	0	1
	Total for TRAFFIC:	15	13	15	19	199
	Grand Totals:	36	30	36	49	524

Court Calendar Report

Report Criteria:

Start Date	End Date	Officer	Court Type
01/01/2023	01/31/2023	ALL	ALL

Court Date	Name	Ticket	Officer/Court Type
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Charge	Description	Fine	Collected
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

01/17/23 11:00 AM DISALVO-BREUNIG,DANA,MARIE 820 HERRON CT WATERLOO WI, 53594
 DOB: 12/09/68 Age: 53 No: T-BH527194-3 Issued: 12/08/22 Inc #: 22-000506
 WARNER,DAVID,N
 JEFFERSON CO CIRCUIT CT

Comments: OFFICER: BADGE #: 11, NAME: DAVID N WARNER

Charge	Description	Fine	Collected
346.46(1)	FAIL/STOP AT STOP SIGN	\$175.30	\$0.00

01/17/23 11:00 AM BARTASZEWICZ,LAURA,BETH 513 INDIAN HILLS DR WATERLOO WI, 53594
 DOB: 11/02/75 Age: 47 No: T-BH527198-0 Issued: 12/17/22 Inc #: 22-000515
 GIROUX,KEVIN
 JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
346.46(1)	FAIL/STOP AT STOP SIGN	\$175.30	\$0.00

01/17/23 11:00 AM BONILLA-SALGADO,YOLMAR,ANTONIO 460 PORTER APT 1 WATERLOO WI, 53594
 DOB: 06/02/90 Age: 32 No: T-BH527196-5 Issued: 12/16/22 Inc #: 22-000514
 GIROUX,KEVIN
 JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
343.05(3)(A)	OPERATE W/O VALID LICENSE (1ST VIOLATION)	\$200.50	\$0.00

01/17/23 11:00 AM BONILLA-SALGADO,YOLMAR,ANTONIO 460 PORTER APT 1 WATERLOO WI, 53594
 DOB: 06/02/90 Age: 32 No: T-BH527197-6 Issued: 12/16/22 Inc #: 22-000514
 GIROUX,KEVIN
 JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
341.04(1)	NON-REGISTRATION OF AUTO, ETC	\$175.30	\$0.00

01/17/23 11:00 AM HELMS,ELOISE,MARIE 1085 JAYSTONE TER # 209 WATERLOO WI, 53594
 DOB: 05/31/53 Age: 69 No: T-BH527200-2 Issued: 12/18/22 Inc #: 22-000518
 GIROUX,KEVIN
 JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
346.46(1)	FAIL/STOP AT STOP SIGN	\$175.30	\$0.00

01/17/23 11:00 AM MARADIAGA SEVILLA,ELMER 554 KNOWLTON ST WATERLOO WI, 53594
 DOB: 06/28/97 Age: 25 No: T-BH527192-1 Issued: 12/03/22 Inc #: 22-000500
 BURNS,RANDY
 JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
343.05(3)(A)	OPERATE W/O VALID LICENSE (1ST VIOLATION)	\$200.50	\$0.00

Court Calendar Report

Report Criteria:

Start Date	End Date	Officer	Court Type
01/01/2023	01/31/2023	ALL	ALL

Court Date	Name	Ticket	Officer/Court Type
01/17/23	MARADIAGA SEVILLA, ELMER	DOB: 06/28/97 No: T-BH527193-2	BURNS, RANDY
11:00 AM	554 KNOWLTON ST WATERLOO WI, 53594	Age: 25 Issued: 12/03/22 Inc #: 22-000500	JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
346.46(1)	FAIL/STOP AT STOP SIGN	\$175.30	\$0.00

Court Date	Name	Ticket	Officer/Court Type
01/17/23	NAEGER, JENNIFER, LEE	DOB: 04/11/78 No: T-BH527191-0	GIROUX, KEVIN
11:00 AM	W292N3957 ROUND HILL CIR PEWAUKEE WI, 53072	Age: 44 Issued: 11/30/22 Inc #: 22-000497	JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
346.46(1)	FAIL/STOP AT STOP SIGN	\$175.30	\$0.00

Court Date	Name	Ticket	Officer/Court Type
01/17/23	OLIVERA CORDOVA, OSLER, E	DOB: 08/05/06 No: T-BF358592-3	CULLEN, NATHANIEL, J
11:00 AM	554 KNOWLTONS ST APT 1 WATERLOO WI, 53594	Age: 16 Issued: 12/16/22 Inc #: 22-000511	JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
343.05(3)(A)	OPERATE W/O VALID LICENSE (1ST VIOLATION)	\$200.50	\$0.00

Court Date	Name	Ticket	Officer/Court Type
01/17/23	SMEDBRON, ABBIGAIL, M	DOB: 11/29/94 No: C-1F80PBQ6TH	BURNS, RANDY
11:00 AM	735 HERRON CT WATERLOO WI, 53594	Age: 27 Issued: 10/26/22 Inc #: 22-000444	JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
947.012(2)(B)	UNLAWFUL PHONE USE-HARASSMENT	\$263.50	\$0.00

Court Date	Name	Ticket	Officer/Court Type
01/17/23	VILLAREINA SALGADO, LUIS, CORLOS	DOB: 11/29/04 No: T-BH527195-4	GIROUX, KEVIN
11:00 AM	460 PORTER ST APT 1 WATERLOO WI, 53594	Age: 18 Issued: 12/13/22 Inc #: 22-000508	JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
343.05(3)(A)	OPERATE W/O VALID LICENSE (1ST VIOLATION)	\$200.50	\$0.00

Court Date	Name	Ticket	Officer/Court Type
01/17/23	ZELEDON HERRERA, WILMER, ANTONIO	DOB: 01/02/88 No: T-BH527301-5	BOLLIG, RANDY, P
11:00 AM	821 LUM AVE APT 5 WATERLOO WI, 53594	Age: 34 Issued: 12/19/22 Inc #: 22-000521	JEFFERSON CO CIRCUIT CT

Charge	Description	Fine	Collected
343.05(3)(A)	OPERATE W/O VALID LICENSE (1ST VIOLATION)	\$200.50	\$0.00

Ticket Count: 13

Total Fines: \$2517.80
Total Payments: \$0.00
Total Due: \$2517.80

List of Bills

Algoma Utilities	30.00	NAPA	59.21
AquaFix Inc	585.00	North Central Lab	167.41
APG of Southern Wisconsin	39.51	New Era Graphics	164.31
Axley Brynelson LLP	1,206.00	Payment Service Network	12.95
Border States	20,495.40	Pig	383.61
Baker Tilly	3,215.00	Payroll	58,289.58
BP Credit Card Center	1,091.97	Portland Sanitary District	10,457.02
Boardman & Clark LLP	12.89	Pride Plumbing	1,113.00
City of Waterloo Treasurer	48,895.12	PSC	1,023.30
Charter Communications	244.96	Resco	3,242.70
Core & Main	284.16	SEERA	1,348.72
Diggers Hotline	1,050.80	Richter Heating & AC	366.05
Dunneisen Excavating LLC	1,179.52	Town & Country Engineering	135,241.25
F&M Bank	195.50	United Liquid Waste Recycling	1,452.84
Forster Electric Engineering	4,236.34	USA	202.06
Frontier	417.59	US Cellular	249.50
GFC Leasing	94.00	Uline	96.06
Glenn's Market & Catering	1,188.31	Unifirst Corp	160.56
Howie's Hardware	1,202.98	Universal Recycling Technologies	358.02
Infosend	943.10	UPS	64.04
Inkworks	799.71	Visa	2,740.21
Irby	26,825.16	Waterloo Blooms	143.85
Jefferson Utilities	372.18	Waterloo Building Center	55.14
Keeping Safety Simple	3,600.00	Waterloo Utilities	15,033.50
Lakes Gas Co	43.26	WE Energies	3,005.02
Madison Extinguisher Service	209.00	Wisconsin Dept. of Revenue	4,072.64
Menasha Utilities	89.44	William Reid	780.00
MEUW	3,890.00	Wastewater Training Solutions	370.00
Mid-State Equipment	181.14	WPPI Energy	230,340.92
MP Systems	2,779.68		
		Total Disbursements	\$596,391.19

Checking Account #102-613:

Balance 12/31/22	\$19,378.70
Transfer	350,000.00
Disbursements	(365,841.82)
Interest	6.76
Service Charge	(21.71)
Balance 1/31/23	<u>\$3,521.93</u>

WWTP Account #374-547 (DNR Replacement Fund)

Balance 12/31/22	\$552,293.80
Deposit/ (Withdrawal)	
Interest	145.26
Balance 1/31/23	<u>\$552,439.06</u>

Debt Service Account #3015323:

Balance 12/31/22	\$127,633.88
Deposit	49,210.00
Bond Payment	
Interest	490.26
Balance 1/31/23	<u>\$177,334.14</u>

Money Market Account #110-832:

Balance 12/31/22	952,952.60
Deposits	586,667.10
Transfer	(399,210.00)
Disbursements	(230,340.92)
Interest	237.70
Service Charge	(186.74)
Balance 1/31/23	<u>\$910,119.74</u>

Transportation Fund

Balance 12/31/22	\$95,052.99
Transfer	
Balance 1/31/23	<u>\$95,052.99</u>

Construction Account:

Balance 12/31/22	
Transferred in/(out)	
Balance 1/31/23	<u>\$0.00</u>

WWTP Interim Financing:

Balance 12/31/22	\$912,485.80
Transferred in	
Transferred out	
Interest	2,586.60
Service Charge	
Balance 1/31/23	<u>\$915,072.40</u>

Avestar CD #3596 (Bond Reserve):

Balance 12/31/22	311,885.60
Interest	
Balance 1/31/23	<u>\$311,885.60</u>

CD #613386 (Bond Reserve):

Balance 12/31/22	217,863.86
Interest	
Balance 1/31/23	<u>\$217,863.86</u>

Regular meeting of the Waterloo Water & Light Commission held February 7, 2023

The meeting was called to order by President Tom Bergan at 6:00pm at the Waterloo Utilities office. Present were Commissioners Vern Butzine, Devin Schumann, Tim Thomas, Chuck Wallace, Superintendent Barry Sorenson, Office Manager Joy Bisco, Billing Administrator Kait Sharpe, Lineman Evan Pratt, Ben Heidemann and Lisa Twarog, Town and Country Engineering.

Minutes

It was moved by Schumann, seconded by Butzine, to approve the minutes of the January 3, 2023 meeting. Motion carried.

Expenditures

It was moved by Schumann, seconded by Wallace, to approve the payment of the January bills as presented. Motion carried.

Citizen Input

None.

WWTP and Water Booster Station Bid Analysis and Recommendation

The bid analysis was discussed. It was moved by Thomas, seconded by Butzine, to recommend to City Council to award the contract to Portzen Construction, Inc of Dubuque, Iowa in the amount of \$22,221,337.75. Motion carried.

Preliminary 2022 results

Joy presented the 2022 preliminary financial results.

Check Signers

After consulting our auditor and attorney to insure following of State Statues and control standards. It was moved by Butzine, seconded by Schumann, to recommend to City Council changing the check signers from the President and Secretary of the Commission to the Utility Superintendent. The Clerk/Deputy Treasurer would remain as a check signer. Motion carried.

Summer Sewer

Kait proposed starting summer sewer in May. Customers would than receive the summer sewer benefit for four months (May-Aug usage). It was moved by Wallace, seconded by Schumann, to provide summer sewer credit starting May 1st and ending August 31st. Motion carried.

Billing Services Rate Study

It was moved by Thomas, seconded by Schumann, to approve the Baker Tilly rate study for billing services to Portland Sanitary District and the City of Waterloo in the amount of \$1,000. Motion carried.

PILOT discussion

The Water PILOT was discussed and how to change Resolution #2018-34 to comply with Wisconsin Administrative Code. It was moved by Thomas, seconded by Schumann, to recommend to the City that Resolution #2018-34 be changed from "Using the existing method of calculation, the annual water PILOT amount may be discounted up to 15% from what it otherwise would be, but at no time shall the water PILOT dollars be less than the final 2018 calculation which shall serve as a baseline floor." To "Using the Wisconsin Administrative Code calculation method and maintaining compliance with PSC 109.02 and PSC 109.03, the Water PILOT payable to the City of Waterloo from the Utility, is not to exceed \$127,464." Motion carried.

Municipal LHP Annual Report

It was moved by Butzine, seconded by Wallace to approve the Municipal LHP Annual Report. Motion carried.

It was moved by Butzine, seconded by Wallace, to adjourn. Motion carried.

Respectfully submitted,
Tim Thomas
Secretary

Jeanne Ritter

From: info@whsadopt.org
Sent: Tuesday, February 14, 2023 9:41 AM
To: Jeanne Ritter
Subject: RE: Waterloo January intake numbers

January 2023 numbers:

Feline Stray: 0
Canine Stray: 0

Feline Surrendered: 0
Canine Surrendered: 0

Minutes for February 7th 2023 CATV Board Meeting, 6 pm

1. Roll Call and Call to Order

Board Chair Cotting called the meeting to order at 6:02

Members Cotting, Jacob, Lewandowski, and Teubert present. LaRon Davis present.

2. Approval of Previously Unapproved Meeting Minutes:

Regular Minutes from December 20th, 2022 meeting.

Teubert/Lewandowski. Minutes unanimously approved.

3. Citizen Input. None.

4. Manager's report.

Lots of sports games have been broadcast and livestreamed. There has been a new hire. The first artist interview for the Resident Artist series was filmed on December 6th, and is at the final preview stage before it will be released. The next is scheduled for February 11th, a third will be filmed at a March date TBD. The first interview for the Conservationist Landowners in Jefferson County series was filmed on January 12th. The first interview for the Waterloo Gardens series was filmed on January 14th. WLOO CATV thanks KJML for allowing their Community Room to be used for filming the January interviews. The space was perfect.

5. New Business None

6. Unfinished Business.

a. Rental License Agreement between ETAC and the City of Waterloo

There was some discussion of the terms of the document and their implications, after which the Board voted to recommend it to the Finance, Insurance, and Personnel Committee for approval.

Roll Call: Cotting Yes, Jacob Yes, Lewandowski Yes, and Teubert Yes.

b. Moving the Station

Manager Davis has reached out to Spectrum and will research renter's Insurance. It appears collateral costs of moving the station will be minimal. Assuming Council approves the Agreement, LaRon will contact Solarium staff afterward to set up the Internet connection and do an assessment of the premises before the March 1st move-in date. Station employees will be asked to move the equipment and will be paid their regular hourly wage to do it.

7. Future Agenda Items and Announcements. Next Meeting: Tues., March 14th, at 6:00 pm.

- a. 2023 WLOO CATV Scholarship applications due to WHS by March 3rd.
- b. WLOO CATV Open House will be held after WLOO is settled in to its new location.
- c. Annual Performance Review will occur at the March 14th meeting.

8. Adjournment Motion Lewandowski/Cotting. Unanimous. Meeting adjourned 7:48 pm.

Minutes respectfully submitted by Laura Cotting, Acting as Board Secretary, 2/09/2023.



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

RESOLUTION #2023-07

Awarding Bid for Waterloo Wastewater Treatment Plant and Water Booster Station

WHEREAS, the Waterloo Water & Light working with Town & Country Engineering sought bids for, and;

WHEREAS, based upon the bid results the Water & Light Commission is recommending awarding a contract to Portzen Construction, Inc. of Dubuque, Iowa accepting a bid amount of \$22,221,337.75 with a contingency for DNR plan and spec approval and USDA Rural Development/DNR Clean Water Fund funding acceptance.

THEREFORE, BE IT RESOLVED that the City of Waterloo Common Council agrees to the Water & Light Commission's recommendation and awards the contract to Portzen Construction, Inc. of Dubuque, Iowa as stated above.

Adopted: February 16, 2023

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest: _____
Jeanne Ritter, Clerk/Deputy Treasurer

SPONSOR(S) – Waterloo Water & Light



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
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THEREFORE, BE IT RESOLVED that the City of Waterloo Common Council agrees to the Water & Light Commission's recommendation and awards the contract to Portzen Construction, Inc. of Dubuque, Iowa as stated above.

Adopted: February 16, 2023

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest: _____
Jeanne Ritter, Clerk/Deputy Treasurer

SPONSOR(S) – Waterloo Water & Light



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
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Fax (920) 478-2021

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WHEREAS, based upon the bid results the Water & Light Commission is recommending awarding a contract to Portzen Construction, Inc. of Dubuque, Iowa accepting a bid amount of \$22,221,337.75.

THEREFORE, BE IT RESOLVED that the City of Waterloo Common Council agrees to the Water & Light Commission's recommendation and awards the contract to Portzen Construction, Inc. of Dubuque, Iowa as stated above.

Adopted: February 16, 2023

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest: _____
Jeanne Ritter, Clerk/Deputy Treasurer

SPONSOR(S) – Waterloo Water & Light

ORDINANCE #2023-01

**An Ordinance Amending Section 340-2 Water and Light Utility Commission
Permitting the Clerk/Deputy Treasurer and Utility Superintendent to Issue and Sign
Checks**

The Common Council of the City of Waterloo, Wisconsin do ordain as follows:

Section 1: Section 340-2(D) is hereby amended as follows:

(7) Disbursements. No money shall be drawn from the funds of the Utility nor shall any obligation for the expenditure of money be incurred, except in conformity with authorization by the Commission. No claim against the Utility shall be paid unless evidenced by a voucher approved by the Commission. All bills of the Utility shall be approved by the Commission, and said bills shall be paid out of the City treasury pursuant to § 66.0607(4), Wis. Stats., and shall be signed by the Clerk/Deputy Treasurer and ~~countersigned by the President and the Secretary of the Commission~~ Utility Superintendent.

Section 2: This ordinance shall take effect and be in force after its passage and publication in a manner provided for by law.

Acted on and adopted at a result meeting of the Common Council on _____, 2023.

CITY OF WATERLOO

Jenifer Quimby, Mayor

Attest:

Jeanne Ritter, City Clerk

Date Adopted:

Date Published:



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

RESOLUTION #2023-06
Revising The Formula For Payment Of Annual Fees In Lieu Of Taxes (PILOT)
From Waterloo Utilities To The Municipal General Fund

WHEREAS the Finance, Insurance & Personnel Committee and the Utility Commission recommend modifying the PILOT for water, to financially benefit Waterloo Utilities in the following manner:

Using the Wisconsin Administrative Code calculation method and maintaining compliance with PSC 109.02 and PSC 109.03, the Water PILOT payable to the City of Waterloo from the Utility, is not to exceed \$127,464.

NOW THEREFORE BE IT RESOLVED that the City of Waterloo Common Council hereby agrees with the recommendations and formally revises the formula for the water system calculation as described above directing staff to implement this change effective February 16, 2023.

PASSED AND ADOPTED this ____ day of ____ 2023.

City of Waterloo

Signed: _____
Jenifer Quimby, Mayor

Attest:

Jeanne M Ritter
Clerk/Deputy Treasurer

SPONSOR(S) – Finance, Insurance & Personnel Committee and Utility Commission

FISCAL EFFECT –

City of Waterloo

Comprehensive Outdoor Recreation Plan



**5-YEAR
2023-2028
Waterloo, Wisconsin
Adopted: February 2023**

Plan Contributors

City Officials

Jeni Quimby - Mayor

Austin Kuhl - Alderperson Ward 2

Jeanette Petts - Alderperson Ward 4-5

Charlie Kuhl - Alderperson at Large

Sara Cummings - Alderperson Ward 1

Tim Thomas - Alderperson Ward 3

Rich Weihert - Alderperson at Large

Ron Griffin - Alderperson at Large

Park Commission

Charles Crave - WRT Representative

Shawn Vieth - Citizen Representative

Rich Weihert - Council Representative

Al Kegler - Citizen Representative

Jim Setz - Waterloo School Board

Park Commission -- Ex Officio Members

Chad Yerges - City of Waterloo Public Works Director

Jessica Pickel - Friends of Waterloo Firemen's Park President

Otto Degler - Waterloo Youth Sports Organization President

Gabe Haberkorn - City of Waterloo Parks Coordinator (Park Commission Chair)

Waterloo School District

Brian Henning- District Administrator

Holly Viken - Elementary School Principal (PK-4)

Christine Ziemann - Intermediate/Middle School Principal (5-8)

Shawn Bartelt - High School Principal (9-12)

City Staff

Gabe Haberkorn - City of Waterloo Parks Coordinator

Chad Yerges - City of Waterloo Public Works Director

Jeanne Ritter - City of Waterloo Clerk

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EXECUTIVE SUMMARY

2023 – 2028 Goals and Objectives

- 1. FIREMEN'S PARK:** Utilizing space and venues to create personal interaction among community members, while making Fireman's Park the epicenter of all community gatherings. Fund and implement a Capital Improvement Plan to modernize the park while keeping the "nostalgia" that it holds in place.

- 2. WATERLOO REGIONAL TRAILHEAD:** Fund and implement a phased nature based outdoor recreation program operations/activities plan in partnership with local and regional project supporters.
 - 2017: Fundraise, Rentals and Educational Opportunities
 - 2018: Fundraise and set up facility, install interactive displays, organize initial programs, plantings & signage (phase 1).
 - 2019: Fundraise for recurring expenses, playground & install playground, plantings & signage, install interpretive kiosks, additional programming.
 - 2020: Complete outdoor amenities, continue programming, and fundraise for recurring expenses & special projects, building regional support.
 - 2021-2022: Continue facility fundraising & programming.

- 3. STAFFING:** Identify recurring sustainable funding to support a Parks Coordinator responsible for all parks; Park Cleaning and Seasonal personnel provided through tax levy dollars and park revenue dollars; a Naturalist Intern for outdoor recreational/educational activities focused at the Waterloo Regional Trailhead provided by fundraising efforts and park revenue dollars.

- 4. PARK MAINTENANCE:** Seek adequate funding for existing parkland maintenance.

- 5. NEW PUBLIC SPACES & BIKE ROUTES IN CONCERT WITH ECONOMIC DEVELOPMENT AND POPULATION GROWTH:** Develop park space and public space along the Maunasha River including 720 West Madison Street, 333 West Madison Street, Riverside Park, Power Plant Park, South Side Park, Morrison Field, Indian Hills and Youker Park and establish a Dog Park in Firemen's Park between the Maunasha River pedestrian bridge and the Wastewater Treatment Plant. Also prepare for bike and pedestrian routing opportunities resulting from Jefferson County grant applications for a Waterloo to Watertown bike route.

GOALS AND OBJECTIVES

Through a comprehensive public outreach campaign and active discussions with the City of Waterloo Parks Commission and city staff, a detailed list of goals and objectives were developed for the Comprehensive Outdoor Recreation Plan. Along with our main goal of bringing the community together within our park system, these goals and objectives are our main goals for the public.

- Provide and maintain active and passive recreational lands to meet current and future recreational needs
- Ensure that parklands are designed to meet the special needs of all residents
- Update the CORP plan to Wis. DNR standards
- Adequately fund parkland maintenance and future park facility development and create excitement and awareness for the Waterloo Parks
- Promote all Waterloo Parks in addition to Firemen's Park
- Use available resources to further enhance the quality of the City's park system
- Reduce general city maintenance of parklands and green space
- Develop an implementation strategy for parkland improvements and restructuring
- Bring a more graphic approach to the CORP to increase fundraising abilities
- Develop strong community support and increase user frequency
- Create more diverse uses and programs for the park system
- Develop and design pedestrian and bike trail system through the city connecting all parks
- Promote resident support and involvement in the development, improvement and maintenance of the City's parks and open spaces
- Provide residents with safe and reliable recreation equipment throughout the City park system
- Provide adequate management and staffing to oversee park and open space maintenance.

DEFINITIONS

County, state, and federal agencies have quite varied and extensive recreation and resource protection responsibility. Although these recreation elements are used as a guide, community agencies are most often concerned with meeting local daily recreation needs that provide a variety of park settings which serve all age and user groups within the local community. The following selected definitions of types of parks are those considered most appropriate for the City of Waterloo.

Parkland Classifications

Parkland classification is determined by the Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) standards and by the City of Waterloo. The following are the City of Waterloo's general guidelines for parkland classifications.

Mini Parks

Summary: A play lot or playground providing space for parental supervised recreation of toddlers and young children within a neighborhood, or as part of a larger neighborhood or community park and urban center, including retail shopping area.

Size: 0.5 to 2 acres

Amenities: Generally, include sand play areas, play apparatus, play equipment and other special child-oriented features.

Neighborhood Park

Summary: A neighborhood park, by size, program, and location, provides space and recreation activities for the immediate neighborhood in which it is located. It is considered an extension of neighborhood residents' "out-of-yard" and outdoor use area.

Size: 1-25 acres

Amenities: Compatible with the neighborhood setting and park site constraints. Generally, includes the following facilities, which are determined with public input as to use and activities:

- Parking (10 – 20 vehicles)
 - Restrooms
 - Tot lot/ Children's Play
 - Family/ Group Picnic Facility
 - Informal Picnic Area with Benches and Tables
 - Unstructured Turf Grass Play Area or Practice Field
 - Sports Facilities: Basketball, Volleyball, Softball/Baseball Field, Tennis Courts, Ice Skating, or
- Additional Features
- Efforts should be made to allow easy pedestrian access to the park

Community Park

Summary: A community park, by size, program, and location, provides space and recreation activities for a defined service area, the entire city, or significant geographic segment of the city's population.

Size: 5 – 150 acres

Amenities: Compatible with the neighborhood setting and park site constraints. Generally includes the following facilities, which are determined with public input as to use activities:

- Off-street Parking
- Restrooms
- Community Recreation Center
- Park Maintenance and Equipment Storage
- Tot lot/ Children's Play
- Family/ Group Picnic Shelters
- Informal Picnic Area with Benches and Tables
- Unstructured Turf Grass Play Area or Practice Field
- Sports Facilities May Include: Basketball, Volleyball, Softball/Baseball Field, Tennis Courts, Ice Skating, Jogging Trails, Concessions, Football or Additional Features.

Special Use Park

Summary: A special use park satisfies a demand for a particular sport, recreational activity, or special event. A special use park may also be a sports park combined with enterprise activities and administered as a community recreation resource.

Size: Determined by size available and program

Amenities: Special use parks require facility programming that is based on community needs and may include:

- Bandstand/ Amphitheater
- Memorial Features
- Water Play Park
- Festival/Swap Meet/Farmers Market
- League/Individual Sports Complex
- Fitness/Entertainment Center
- Skateboard/In-Line Hockey Park
- Recreation Programs and Classes
- Youth/Community Center

School Park

Summary: School park sites complement other community recreation or open lands. The important outcome in the joint-use relationship is that both the school district and park system benefit from shared use of facilities and land area.

Size: Varies, dependent on school. Waterloo Comprehensive Outdoor Recreation Plan 2014

Amenities: Typically used for neighborhood and community recreation services. The functions may include sports, recreation classes, passive recreation activities, and other recreation programs suitable for an elementary or secondary education school.

County Park/State Park

Summary: County and State parks consist of land that is specifically set aside for active and passive recreation uses, and can accommodate large gatherings, special events, or individual users. County and State parks offer a wide variety of compatible outdoor recreation activities. In addition, these parks may provide areas that do not primarily serve a recreational purpose such as protected natural areas, historic areas, and special use areas.

Size: Varies

Amenities: Recreation Trails, Hiking, Picnic Areas, Native American Burial Mounds

Nature/Conservation Area

Summary: Nature/conservation areas compliment the park system by providing active and passive recreation in natural environments.

Size: Determined by size of lands available

Amenities: Generally determined by terrain, topography, and vegetation ecosystems, which may include

- Recreational trails (hiking, bicycling, mountain biking, cross-country ski, etc.)
- Picnic areas
- Wildlife observation
- Vegetation studies
- Fishing access

Specialized Recreation Areas

Golf courses, historic sites, and conservancy areas are examples of specialized recreation areas. Most of these have limited active recreation value, are undeveloped for recreation, or are not always available for use by the public. Such areas were not considered in the initial evaluation of recreation needs for Waterloo. However, recent encroachments along the Mauneshia River and of the many scenic vistas around the community have increased the need to protect these valuable natural resources. In addition, other changes have occurred that illustrate the need for the protection, enhancement, and perpetuation of such elements that reflect the City's cultural, social, architectural, and geological history.

Other Recreation Facilities

Waterloo is fortunate to have numerous non-park recreational facilities. The indoor swimming pool at Waterloo High School is available year-round for recreational swimming. Tennis courts and a weight room are also available at the high school. The new bike trail/route allows safe travel across the city from east to west.

PLANNING PROCESS

When the CORP plan was first adopted, a three phased planning process was developed to complete the Comprehensive Outdoor Recreation Plan. The first phase focused on understanding the physical assets and constraints of the individual park or green space areas. Site visits, gathering base map information and reviewing past planning documents greatly impacted the design and program for each area. The Waterloo Parks Commission desired a strong voice to come from the school district. An interactive workshop was held that allowed students to draw on base maps and create typical designs for what they desired in a park. Through an active series of meetings with the Waterloo Parks Commission, a public open house, a month-long community survey and numerous stakeholder interviews, a program was developed for each existing park and new park locations were identified to accommodate future growth of the city. Today, the City of Waterloo Park Coordinator, City of Waterloo Director of Public Works, and Waterloo Parks Commission update that plan.

Once the first phase of investigation and park programming was completed, design alternatives that incorporated the desired park program were developed for each park area. Design alternatives included concept plans, typical cross sections, and sketches to convey design intent. Accompanying the concept plans were estimates of probable cost, developed to aid in the decision-making process. Preliminary recommendations were presented to the Parks Commission to be reviewed and revised. From this, the preferred plans were further revised and presented at an open house for public comment.

For proper completion of the Comprehensive Outdoor Recreation Plan update, direction came from the Parks Commission presentation and the Public Survey. Revisions to individual green space and park area plans and revisions to the estimates of probable cost were completed and incorporated into the final CORP. Research was completed to identify potential funding sources for park improvements. The existing CORP text was revised and updated to reflect these new recommendations. The final Comprehensive Outdoor Recreation Plan was organized to be a more graphic document to provide a valuable planning tool for the future development of Waterloo's Park system.

SUMMARY OF PAST CORP PLAN

The first plan completed by the Department of Natural Resources in 1972, inventoried the supply of recreation areas and evaluated their adequacy. Recommendations for action to eliminate those deficiencies were outlined. The 1972 plan was subsequently updated in 1979, 1988, 1996, 2001, 2008, and 2017. Whereas many of these recommendations have since been implemented, the City of Waterloo realizes that several changes have occurred affecting the recreation needs within the community. The Parks Commission, Community Survey and the newly created position of Parks Coordinator are incorporated into the new plan.

This report is not only an update of the first seven plans, but also includes some considerations not previously discussed. The plan begins with definitions of types of recreation areas and proceeds to an inventory of Waterloo's current supply of recreation areas and standards for evaluating their adequacy. Comparison of existing park acreage, facilities, and locations with those needed in the community is the basis for identifying deficiencies, which should be corrected. The concluding section consists of recommendations for action to eliminate present deficiencies, it is hoped that this coverage and organization of the plan content will provide a clear framework for community efforts to meet daily outdoor recreation requirements, protect resources and provide a more desirable community environment.

DESCRIPTION OF THE PLANNING REGION

Historic / Social

Waterloo has an interesting heritage and unlike many communities has been able to maintain many of the nineteenth and early twentieth century residential and commercial buildings. These buildings are relatively unaltered, and the overall quality of a rural village is well preserved. To date, the city has undertaken only minor historic preservation efforts. The Wisconsin State Historical Society has established a downtown historical district and a copy of the National Register report can be obtained at Waterloo's City. Secondly, due to the hard work of many Waterloo citizens, Waterloo's Carousel has too been inducted into the Wisconsin State Historical Society. Fortunately, a local historical society has been formed and has purchased the old St. Joseph's Church, which has been converted into a museum to display local history. Another effort underway is the continued indexing system designed to trace the history of the community.

Population Projections

From 1972 to 1980, Waterloo experienced a slow but steady increase in residents. Since 1980, the city grew to 2,712 in 1990 and a 3,259 population in 2000. As of 2017 the City of Waterloo population is 3,371 residents. Based on current economic trends, it is projected that the population of Waterloo will reach 3,835 by the year 2015. This projection is based on the continued implementation of current zoning and subdivision regulations dictating residential densities.

Population Projections 2022-2028

Year: 2022 - 3,540 / 2028 - 3,636

OUTDOOR RECREATION/NATURAL RESOURCES INVENTORY

The following are descriptions of natural resource areas available to residents of Waterloo for recreational purposes.

Garman Nature Preserve

The Dr. J.S. Garman Nature Preserve is a unique place that provides public access to a 40-acre wooded tract within the City of Waterloo. The Garman Nature Preserve's woodlands extend west and south of the property for a total wooded area of 54.2 acres. The preserve is located on one of the highest hills in northwestern Jefferson County, at over 980 feet in elevation. The northwest hillside is particularly steep with slopes of over 35 percent for short distances.

The Preserve has two unique features making it a special landscape, not only for the City of Waterloo, but also for Jefferson County. The first feature has more than twenty Indian burial mounds, located along the eastern ridgeline of the drumlin within the Preserve. Indian burial mounds are protected by the Wisconsin Burial Sites Law. These mounds are a sacred site for Native Americans and may still contain burials. Jefferson County intends to work with the Ho-Chunk Nation to stabilize and preserve the mounds and to create educational opportunities on Native American culture and the Indian burial mounds. The second feature is the yellow giant hyssop (*Agastache Nepetoides*), a plant species on the Wisconsin State Threatened list.

Jefferson County is required by law to protect the yellow giant hyssop and cannot destroy plants through construction or activities in the Preserve. The yellow giant hyssop is a savanna indicator species, meaning it is

usually found in areas that once supported a savanna ecosystem. Remnant savanna communities are extremely rare today. Many parts of Jefferson County were covered with savanna or oak openings prior to the mid-1800s.

Mauneshia River

The Mauneshia River is a 33.5-mile-long tributary of the Crawfish River in south-central Wisconsin. The Mauneshia winds through The City of Waterloo, creating many opportunities for urban and natural water recreation within the city limits.

Glacial Heritage Area

The Glacial Heritage Area is a coordinated series of parks, preserves, wildlife, natural areas, and other conservation lands within Jefferson County. These lands are linked together to nearby cities and villages through various types of trail networks. These networks, also called “string and pearls”, will provide readily accessible opportunities for residents and visitors to positively utilize the environment through activities such as hiking, wildlife observation, fishing, paddling, hunting, camping, cross country skiing, riding horses, and participation in other nature-based activities.

Waterloo DNR Wildlife Area/Holzhueter State Park

The wildlife area is approximately one mile east of the City of Waterloo in northwestern Jefferson County and southwestern Dodge County. Encompassing approximately 4,000 acres, the Waterloo DNR Wildlife Area and Holzhueter State Park offer a diverse range of vegetative habitat types. These habitat types include open water marsh, sedge meadow, fens (including a state natural area), lowland and upland hardwoods, some native prairie, and extensive Shrub Carr ecosystem.

OUTDOOR RECREATION FACILITY INVENTORY

Below is an inventory of all the outdoor recreation facilities available to the residents of Waterloo.

City Parks and School Facilities

Firemen's Park - 500 Park Avenue

Classification: Community Park

Size: 60 acres

Parking: Off-street

Amenities: Central stadium style adult and youth baseball field, youth baseball and softball fields, connections to Mauneshia River, bike path, disc golf, playground, private pavilions, storage buildings, restroom buildings, concession buildings, basketball courts, natural playgrounds, Historic Carousel, natural parking, oak lawns, yard waste refuse storage, water fountains and walking trails.

Waterloo Regional Trailhead - 760 McKay Way

Classification: Neighborhood Park

Size: 2.5 acres

Parking: Off-street

Amenities: Twenty-seven car parking lot and two Handicap parking stalls, providing connections to the Garman Nature Preserve. Warming Room, Wi-Fi, men's and women's bathrooms, covered deck.

Upgrades: Playground Area

Morrison Field - 127 Minnetonka Way

Classification: Neighborhood Park

Size: 4.1 acres

Parking: On-street/off-street

Amenities: Soccer fields with goals, on-street parking and small parking lot, memorial sign, lawn seating, porta-potty and open lawn park space.

Upgrades: Football goal posts added, paved parking lot, concession stand, bathrooms, shelter, playground and bike/walking trail connecting Hwy 19 to Morrison field up to Minnetonka Way and the Indian Hills Nature Area.

Veteran's Memorial Park - 113 E. Madison Street

Classification: Special Use Park

Size: 0.25 acre

Parking: On-street

Amenities: Central downtown gathering space with covered performance stage, refurbished Mauneshia Business Center, war memorial, limestone clad seat wall, water fountain and ornamental plantings.

Youker Park - 291 Mills Street

Classification: Nature/Conservation Area

Size: 5 acres

Parking: On-street/off-street

Amenities: Memorial stones, eight car parking lot, bike path, Mauneshia River access, Mill Pond native planting restoration, and mown native trails.

Upgrades: Disc Golf and Dog Park

DeYoung Farms – 500 McKay Way

Classification: Nature/Conservation Area

Size: 5 acres

Parking: On-street/off-street

Amenities: Memorial stones, bike & walking path, native planting restoration, and mown native trails.

Riverside Park – 203 E. Madison Street

Classification: Neighborhood Park

Size: 1 acre

Parking: Off-street

Amenities: Seven car and connections to downtown Waterloo and Youker Park, river walk and picnic area.

Fox Park – 720 W. Madison Street

Classification: Neighborhood Park

Size: 2 acres

Parking: Off-street

Amenities: Twenty car parking lot with two Handicap parking stalls, river walk, sand volleyball court, kayak launch, playground area, restrooms with changing rooms, basketball court/ice skate area, splash pad and sheltered picnic area.

St. John Lutheran School – 413 E. Madison Street

Classification: School Park

Size: 2 acres

Parking: Off-street

Amenities: Asphalt surface games, play structures, backstops, and large mowed recreation field.

Holy Family School & Parish – 205 Milwaukee Avenue

Classification: School Park

Size: 2 acres

Parking: Off-street

Amenities: Asphalt surface games, play structures, backstops, and large mowed recreation field.

Waterloo Public School – 865 N. Monroe Street

Classification: School Park

Size: 10 acres

Parking: Off-street

Amenities: Structured football stadium with track, lighted tennis courts, baseball field, exercise/fitness course, open lawn practice fields and large play structures.

Future City Parks

Indian Hills Nature Area – 127 Minnetonka Way

Classification: Nature/Conservation Area

Size: 11.1 acres

Parking: On-street

Amenities: Slightly restored native wooded area with limited mulch walking paths

South Side Park – 905 Julia Way

Classification: Neighborhood Park

Size: 2.5 acres

Parking: Off-street

Amenities: Twenty car and two Handicap parking, picnic shelter, bathrooms, baseball/softball field, basketball court, walking and biking trail, playground, and Skate Park.

Waterloo Area Parks and Recreational Areas

Garman Nature Preserve

Classification: County Park

Size: 80 acres

Parking: Off-street

Amenities: Wooded area with invasive species, groomed mulch walking paths, entry sign, interpretive signage, Indian mounds and eight space paved parking lot, restrooms and covered picnic area with tables.

Holzhueter Farm Conservation Park

Classification: State Park

Size: 175 acres

Parking: Off-street

Amenities: Wooded area with invasive species, groomed mulch walking paths, entry sign, interpretive signage, and bike paths.

Waterloo Wildlife Area

Classification: County Park

Size: 4000 acres

Parking: Off-street

Amenities: Diverse range of habitat types. These habitat types include open water marsh, sedge meadow, fens (including Holzhueter State Park) lowland and upland hardwoods, some native prairie and extensive Shrub Carr.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES

The City of Waterloo's recreation facilities have limited accessibility for the handicapped, although some improvements have been made at Firemen's Park. Planned improvements to city facilities need to include accessibility criteria to meet the needs of residents, as well as the Americans with Disabilities Act (ADA) requirements.

OUTDOOR RECREATION NEEDS STANDARDS

The National Recreation and Park Association (NRPA) have outlined standards for evaluating a community's park system by comparing the developed open space of park and recreation areas to the community's population. The NRPA suggests that as a minimum, a park system be composed of an overall or "core" system of 6.25 to 10 acres per 1,000 populations. The park system is further defined by park classifications.

Mini Park $\frac{1}{4}$ - $\frac{1}{2}$ acre / 1,000 population

Neighborhood Parks 1 - 2 acres / 1,000 population

Community Parks 5 - 8 acres / 1,000 population

Core Park System 6.25 - 10 acres / 1,000 population

The standards outlined by the NRPA are intended to be used as a planning guide. Each community has different and unique parklands and opportunities. In Waterloo, the "core" parkland system exceeds 10 acres/1,000 populations, primarily due to Fireman's Park 60 acres size. However, one large park does not satisfy all of a community's parkland needs. A well-balanced park system incorporates a variety of park types and sizes to serve the community.

RECOMMENDATIONS FOR OUTDOOR RECREATION PROVISIONS

Park and outdoor recreation facilities serve more purposes than to solely provide a physical aspect that fills up the park and open spaces. Creating awareness, developing programs and activities, coordination between user groups and city staff, budgeting and procuring funding and everyday upkeep of the park and open spaces are crucial behind the scenes activities needed to ensure long term use and sustainability of a communities open spaces for future generations. The following are recommended additions for the current park programming and facilities operations.

- Increase community and user group involvement
- Work with local animal groups and veterinarian clinics to preserve and upgrade dog park on the south side of Fireman's Park/Youker Park
- Collaborate with McKay Nursery to investigate the expansion of the existing pedestrian path system through the nursery grounds
- Invite and encourage local Scout Groups to participate in park activities and operations and identify potential Eagle Scout projects to improve the park and outdoor spaces of Waterloo
- Develop and organize an annual Maunasha River clean up
- Create a Parks and Recreation Department that consolidates the operations, oversight and programming of all Waterloo parks and its citizens
- Increase teamwork and collaboration among Waterloo committees and agencies (Parks Commission, Friends of Waterloo Firemen's Park, Public Works, WYSO, etc.)
- Continue to find revenue for annual allocation for park and open space improvements in the Waterloo Capital Improvement Budget in Fund 225
- Create a parkland policy for all new developments
- Increase public awareness of the park system and programs through Identity/Way Finding Program
- Continue the pursuit of the Remnant Lands Projects which would reduce maintenance of smaller city owned out lots by transferring ownership to adjacent property owners or programming green space for active use or plantings of native species

ACTION PROGRAM

Some improvements, as recommended in past Recreation Plans, have been implemented, particularly those related to Firemen's Park and the Waterloo Regional Trailhead. Others are still being considered as future community action. A strategic action plan with desired implementation items, timeline and budget should be developed to prioritize program facilities & improvements. Below is a discussion of recommendations made for existing, planned, and proposed recreation sites in Waterloo.

Existing Recreation Sites:

Firemen's Park

- Develop master plan and strategic improvement plan
- Develop programs and events to bring the community together and facilitate community engagement

Waterloo Regional Trailhead

- Design and locate appropriate signage for the Trailhead and Park
- Fundraising for park improvements
- Educational opportunities

Morrison Field

- Morrison Way street and parking improvements
- Bleacher and spectator improvements
- Field improvements
- Restrooms at Morrison Way
- North side pavilion, parking and play structure
- Pedestrian path through park

Veteran's Memorial Park

- Improvements to Maunasha Business Center
- Connection to city parking lot
- Improvements to existing memorial and stage

Youker Park

- Mowing of interpretive path
- Improve and expand street parking
- Design and implement interpretive nodes
- Design and build bridge connection to City Hall

DeYoung Farms

- Clearing and grubbing of invasive plants
- Connecting paths to internal mulch path
- Path grading and re-mulching improvements
- Design and implement interpretive nodes Design and implement park entrance signs

Fox Park

- River improvements through grants
- Future use will be a park to include shelter, bathroom facility, kayak launch and splash pad
- Signage welcoming visitors to Waterloo with kiosk

Riverside Park

- River improvements through grants
- Future use will be a park to include picnic area, river walk connecting downtown Waterloo and Youker Park/Firemen's Park
- Signage welcoming visitors to Waterloo with kiosk describing historic Waterloo

EXPANSION OF PARKS PROGRAM

The neighboring needs analysis suggests that Waterloo should both improve existing park and playgrounds and expand park facilities. Recommendations for neighborhoods that require the greatest amount of additional land for outdoor recreation are as follows:

Future Recreation Sites:

Indian Hills Nature Area

- Clearing and grubbing of invasive plants
- Connecting paths to internal mulch path
- Path grading and re-mulching improvements
- Design and implement interpretive nodes
- Design and implement park entrance signs

South Side Park

- Parking area connecting to Julia Way
- Future use will be a park to include shelter, bathroom facility, basketball court, playground & baseball field
- Walking path connecting to Waterloo Regional Trailhead

Signage

Signage of the park and recreation sites is one portion of the park program that needs attention. To increase local awareness, all parks should be signed. Names of proposed parks should be descriptive of the natural environment of the specific site designated. Signs should be constructed of a rustic material and should be uniform in design throughout the City of Waterloo. Directional signs from major highways would also be helpful those visiting the City of Waterloo.

OPERATIONS AND MAINTENANCE

Provisions for sufficient land areas and park facilities are important to a community. Even more important, however, is the need to maintain existing areas and park equipment. Waterloo's parks department should establish a regular schedule of park surveillance and inspection. The following items to be considered are:

1. Trash removal
2. Litter
3. Broken play apparatus
4. Mowing and trimming
5. Hazards
6. Maunasha River bank and bottom cleanup
7. Vandalism prevention

FUNDING PROGRAMS

Possible sources of funding available include, but are not limited to, Wisconsin State Agencies such as the Department of Natural Resources (DNR), Wisconsin Economic Development Corporation (WEDC), Department of Transportation (DOT), Wisconsin Housing and Economic Development Authority (WHEDA), Wisconsin Conservation Corp. (WCC), and State Historical Society.

Financing tools are also available at the city level that may be implemented, such as:

- Special tax district, tax incremental financing, special assessments, or special charges and fees.

SUMMARY

The City of Waterloo recognizes that recreation is essential to the general welfare and happiness of its citizens. The scope of Waterloo's present recreation program indicates that the city has accepted the responsibility to provide for its citizens recreational needs.

The proposed program is ambitious and will require considerable expenditures. However, many improvements and modifications are within the community's financial limitations. Community leaders must establish priorities and for agreed-upon goals. When the community desires major site improvements, it is suggested that it work closely with the Department of Natural Resources Recreation Grant Programs to secure financial assistance.

The city should update its outdoor recreation plan to accommodate the ever changing community needs and desires. Continuous planning and plan revisions every five years will guarantee Waterloo's ability to meet the outdoor recreation needs of its citizens and help to improve the aesthetic value and program standards for the already attractive community.

City of Waterloo Recreation Area Inventory/Analysis 1/30/2023

PARK AMENITIES

WATERLOO AREA RECREATION OPTIONS

	Banquet Facility / Tavern	Indoor Shelter	Outdoor Shelter	Restroom Facility	Playground Area	Picnic Area	Baseball Field	Softball Field	Open Green Space	Tennis Court	Basketball Court	Volleyball Court	Football / Soccer Field	Hiking / Walking Trails	Biking Trail	Kayak/Canoe Area	Camping / RV Area	Geocaching	Sledging Hill	Disc Golf	Fishing	Hunting	Running Track	Pool / Splash Pad	Ice Skating	Skate Park	Dog Park	Scenic View	Disability Accessible	Comments		
WATERLOO RECREATION AREAS																																
Firemen's Park	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X							X	X				
Waterloo Regional Trailhead		X	X	X	X	X		X						X	X		X								X			X	X			
Morrison Field			X	X	X	X		X				X	X	X												X		X				
Veteran's Memorial Park			X			X											X											X				
Youker Park								X					X	X	X							X						X				
Fox Park			X	X	X	X					X		X	X	X		X				X			X	X			X	X			
Riverside Park			X			X							X	X	X		X				X							X	X			
St. John Lutheran School					X	X		X	X		X																					
Holy Family School & Parish					X	X		X		X								X														
Waterloo Public School					X	X	X	X	X	X	X	X	X					X					X					X				
UNDEVELOPED RECREATION AREAS																																
DeYoung Farms			X			X		X					X	X			X											X				
South Side Park			X	X	X	X		X		X			X	X			X													X		
Indian Hills Nature Area						X		X					X	X			X											X				
Public Power Park			X	X	X	X							X	X	X		X				X							X	X			
AREA RECREATION AREAS																																
Garman Preserve					X	X							X															X				
Holzhueter State Park						X		X					X	X														X				
Waterloo Wildlife Area						X		X					X		X						X	X						X				

Waterloo, Wisconsin City Parks



Park Icons in Yellow are future planned amenities and not yet built or established

Firemen's Park
500 Park Avenue

2 Miles

Waterloo Trailhead
760 McKay Way

1 Mile

Morrison Field
127 Minnetonka Way

Veterans Memorial Park
113 E. Madison Street

Youker Park
291 Mills Street

.5 Miles

DeYoung Farms
500 McKay Way

2.5 Miles

Fox Park
720 W. Madison Street

Riverside Park
203 E. Madison Street

St. John Lutheran School
413 E. Madison Street

Holy Family School & Parish
205 Milwaukee Street

Waterloo Public Schools
865 N. Monroe Street

School districts are listed for information only and may not be open to the public

Future City of Waterloo Parks

South Side Park
905 Julia Way

.5 Miles

Indian Hills Nature Area
127 Minnetonka Way

2 Miles

State/County Parks and Wildlife Area

Garman Nature Preserve
701 Fox Lane

2 Miles

Holzhueter State Park
W7664 Island Road

4.25 Miles

Waterloo Wildlife Area
W8288 Blue Joint Road

10 Miles

Restrooms

Playground

Picnic Area

Picnic Shelter

Banquet Facility

Carousel

Dog Park

Pool/Splashpad

Camping

RV Parking

Kayak/Canoe

Hiking/Walking

Fishing

Geocache

Hunting

Biking

Baseball/Softball Fields

Basketball Court

Volleyball Court

Soccer Field

Tennis/Pickelball

Disc Golf

Skate Park

Sledding

Cross Country Ski

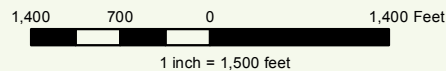
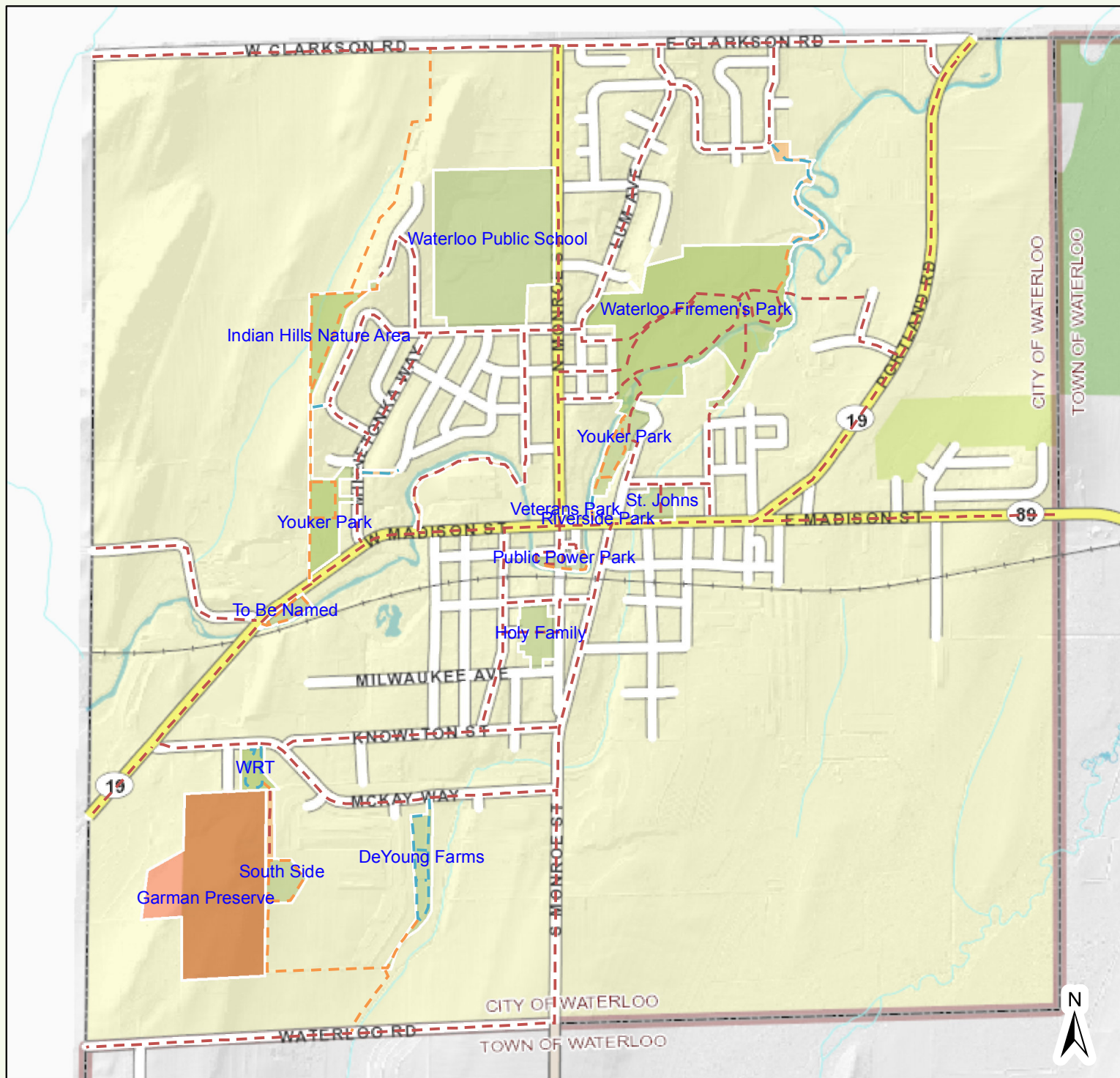
Ice Skating

School

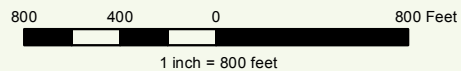
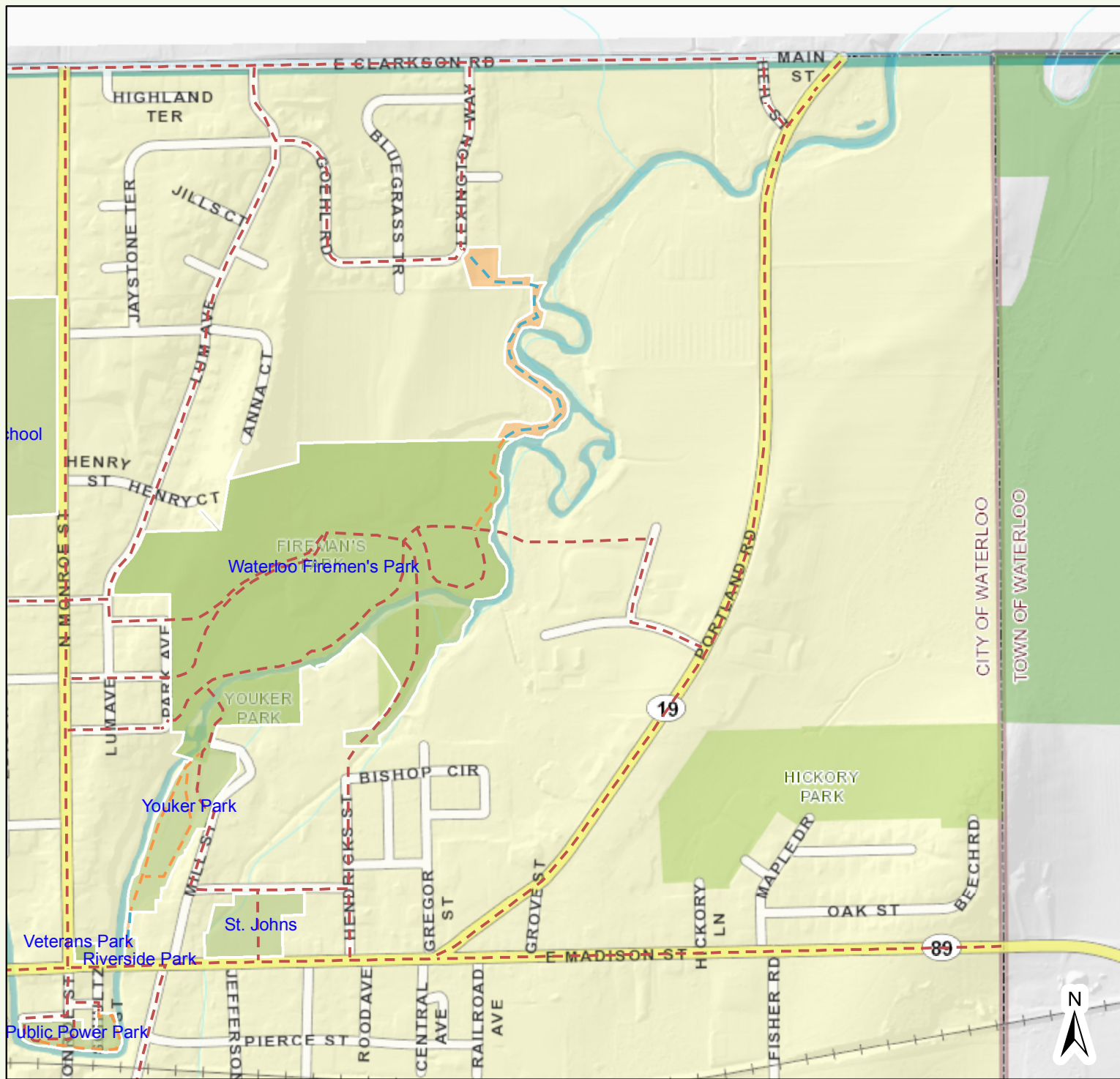
Handicap accessible

Scenic View

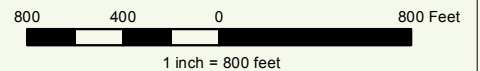
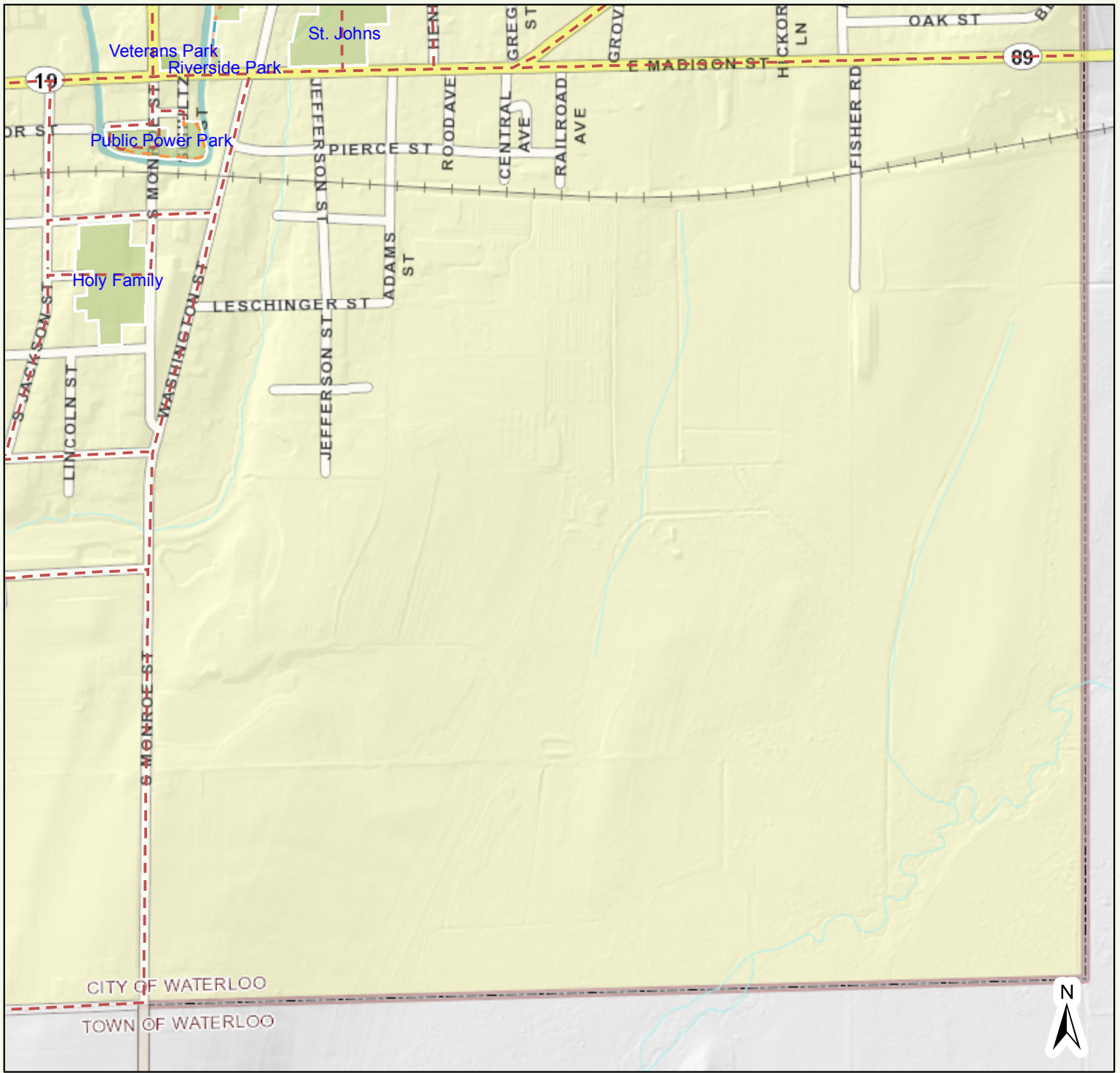
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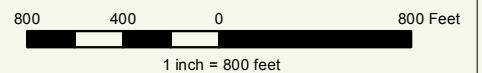
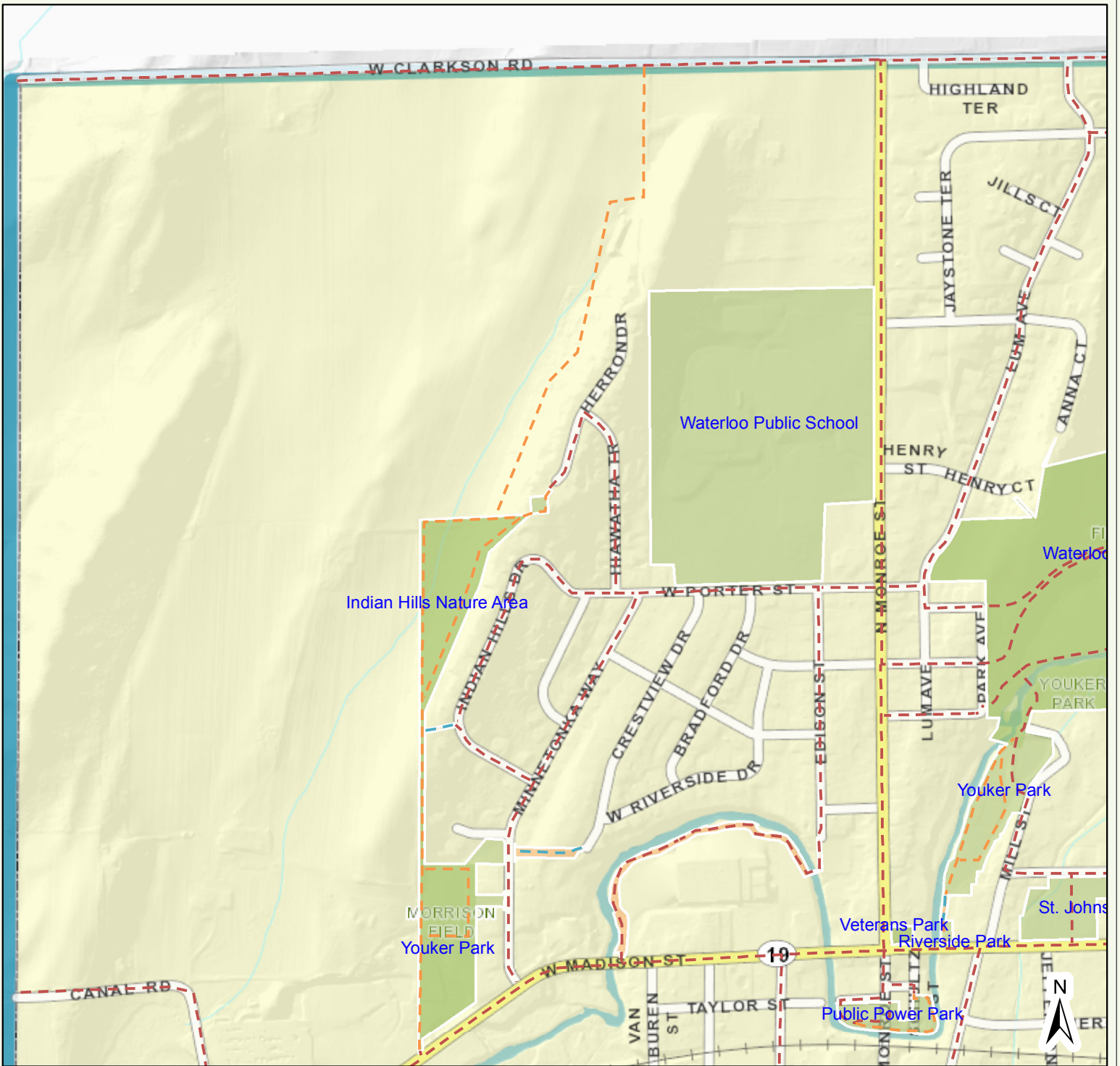
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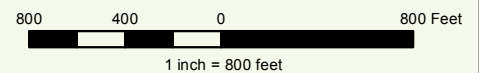
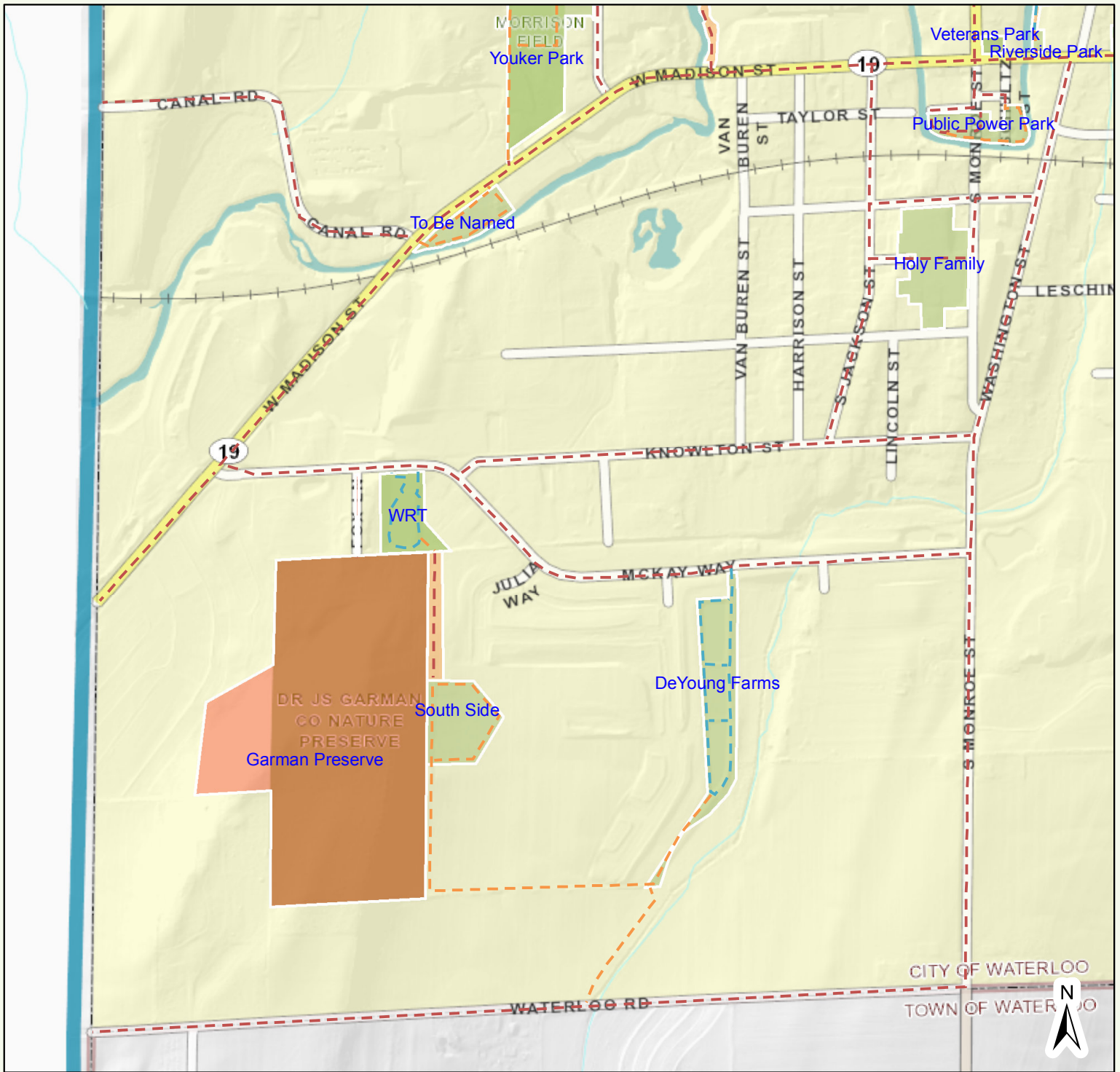
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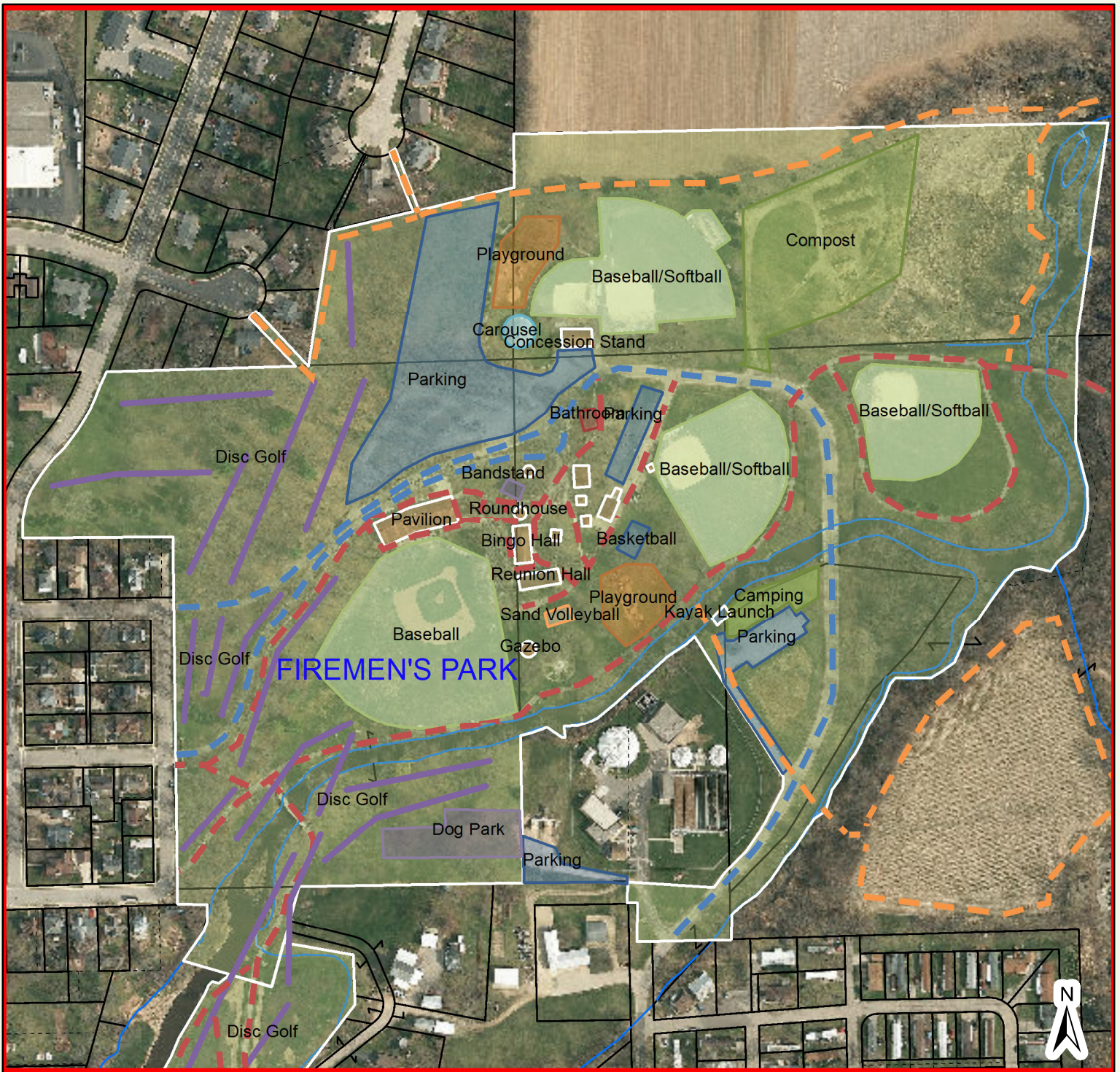
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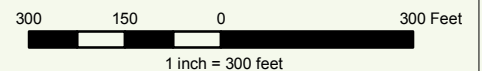
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












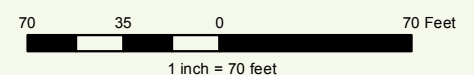
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| Property Boundary | Surface Water | Green: Band_2 |
| Old Lot/Meander Lines | Map Hooks | Blue: Band_3 |
| Rail Right of Ways | Tax Parcels | |
| Road Right of Ways | Streams and Ditches | |



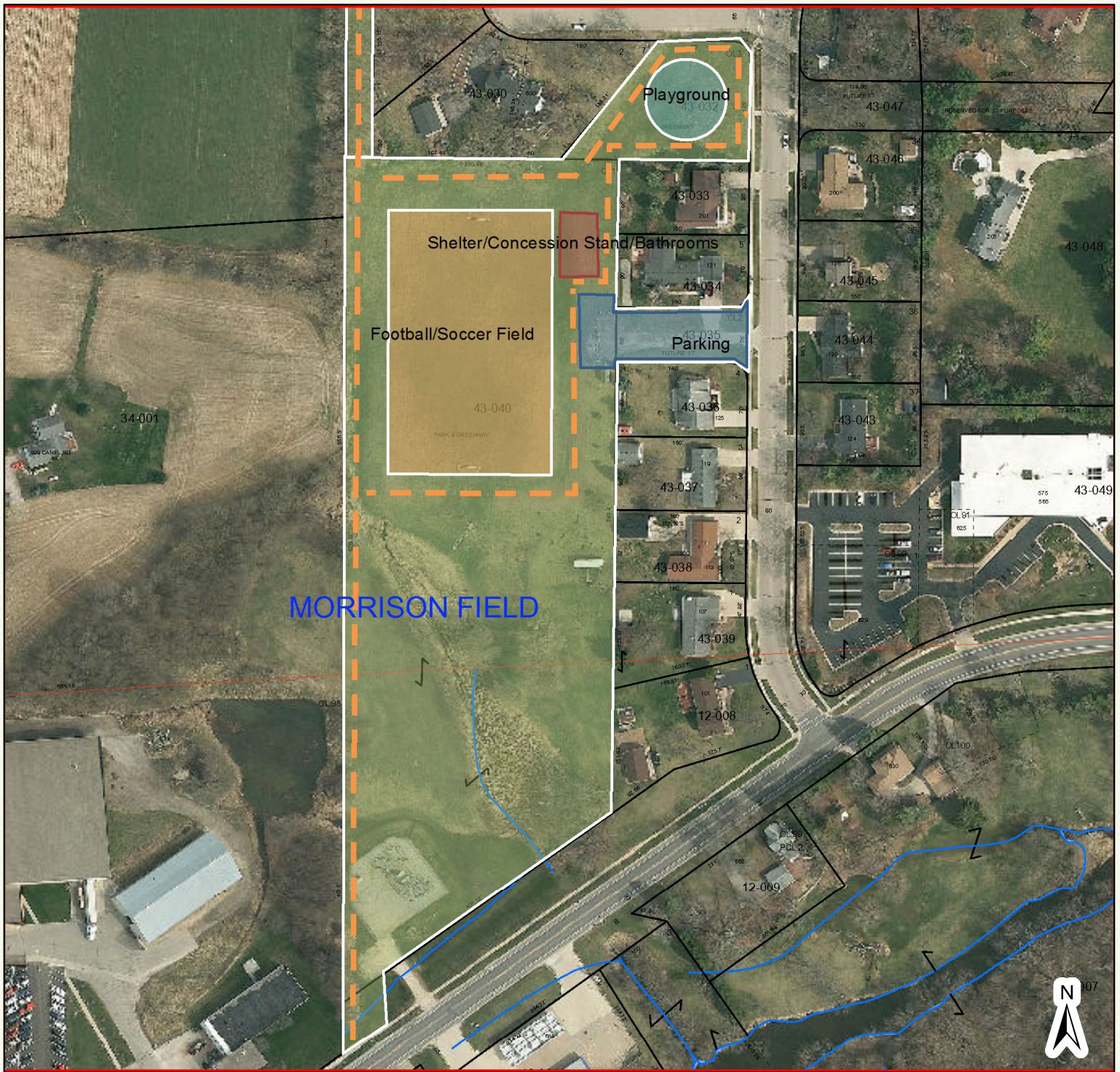
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












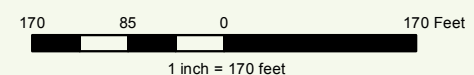
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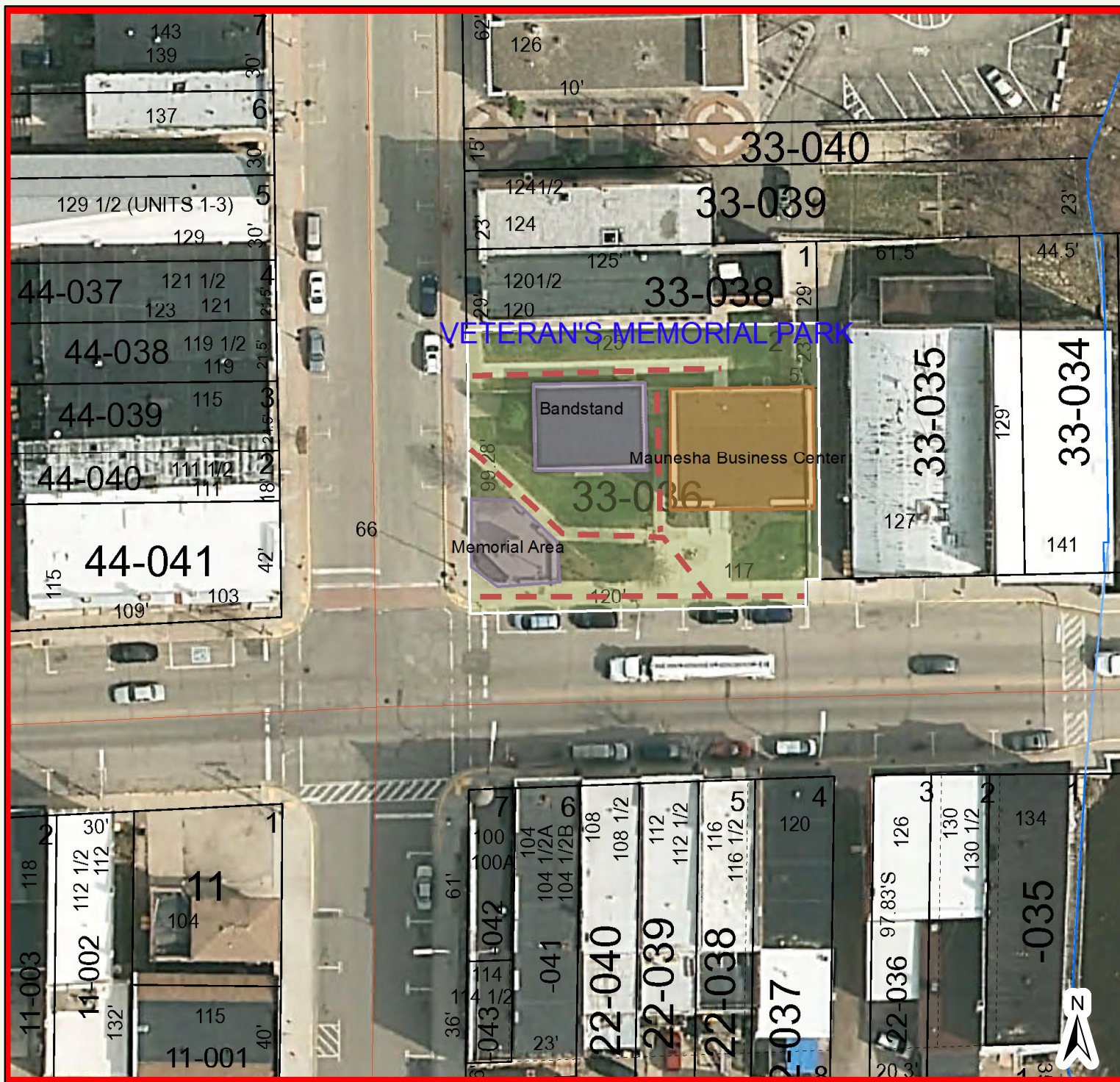
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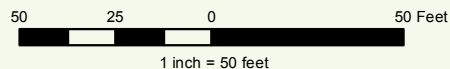
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











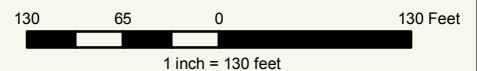
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| | Road Right of Ways | | Streams and Ditches | | |



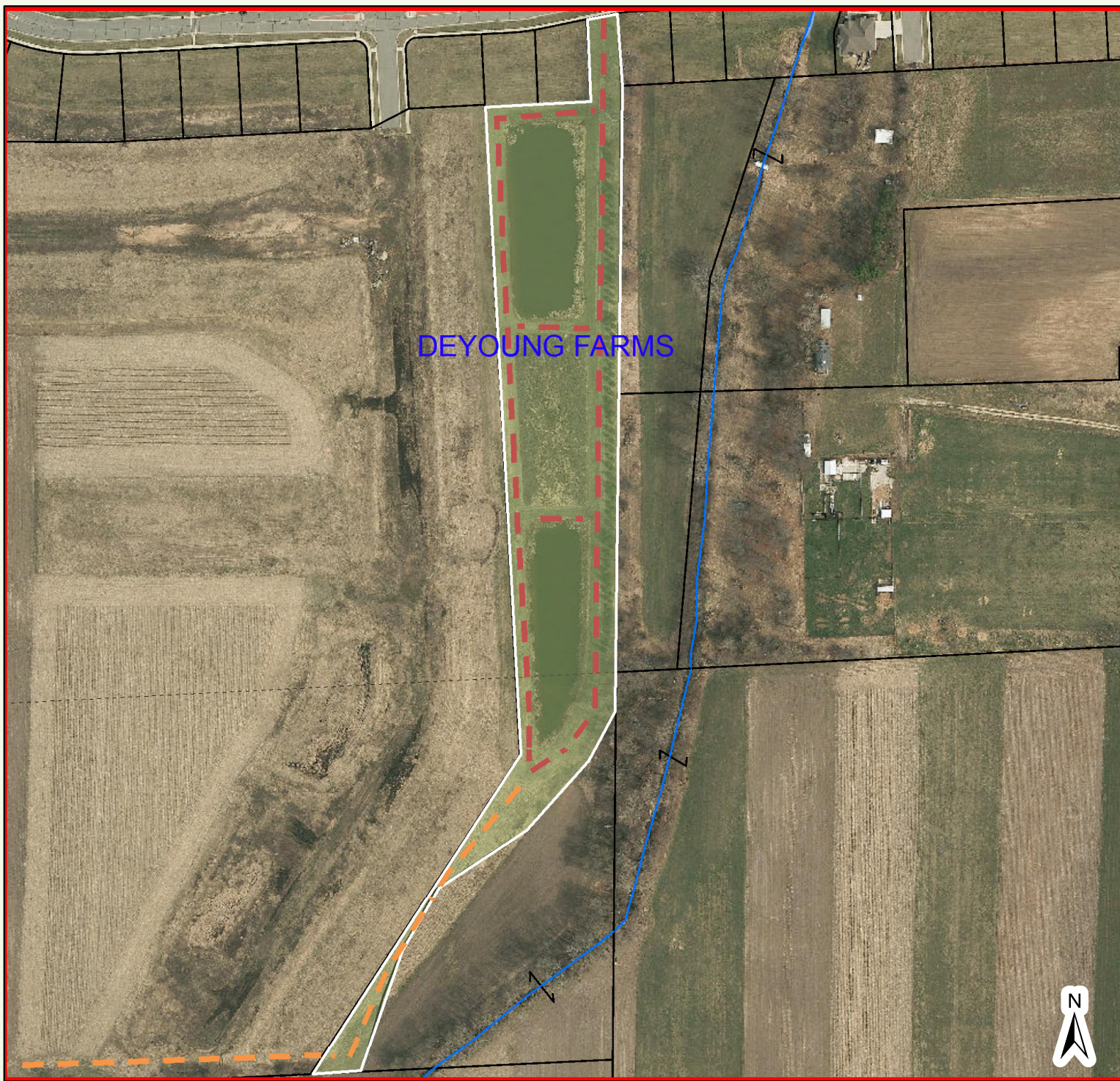
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












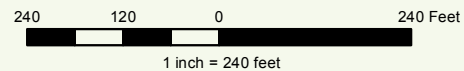
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|  Rail Right of Ways |  Tax Parcels | |
|  Road Right of Ways |  Streams and Ditches | |



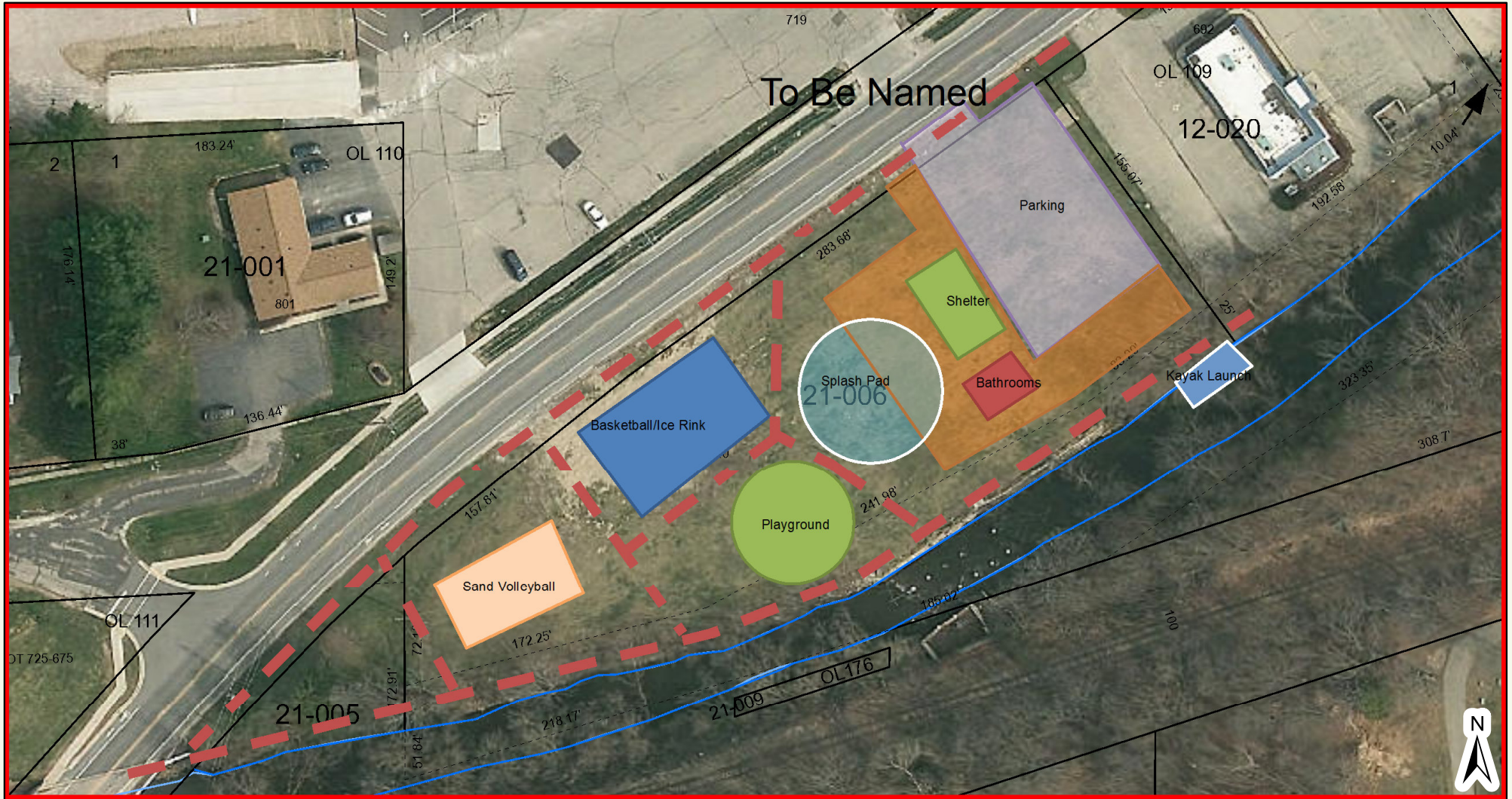
Jefferson County Land Information
















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|  Municipal Boundaries |  Section Lines |  Red: Band_1 |
|  Property Boundary |  Surface Water |  Green: Band_2 |
|  Old Lot/Meander Lines |  Map Hooks |  Blue: Band_3 |
|  Rail Right of Ways |  Tax Parcels | |
|  Road Right of Ways |  Streams and Ditches | |



Jefferson County Land Information

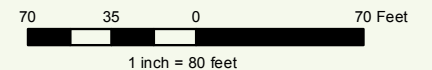


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Jefferson County Geographic Information System

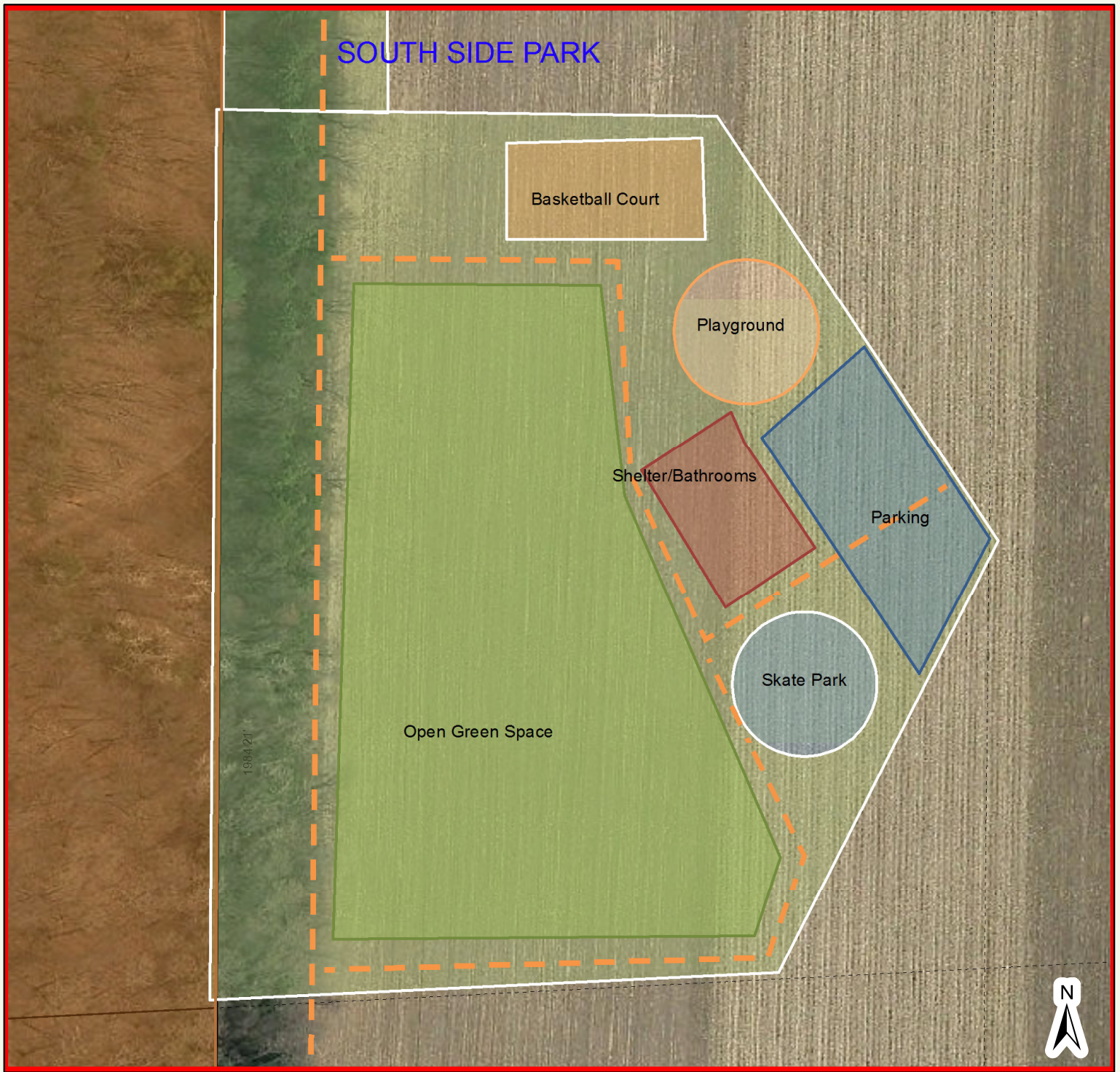
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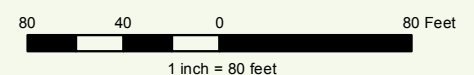
Printed on: November 22, 2016

Author: Public User

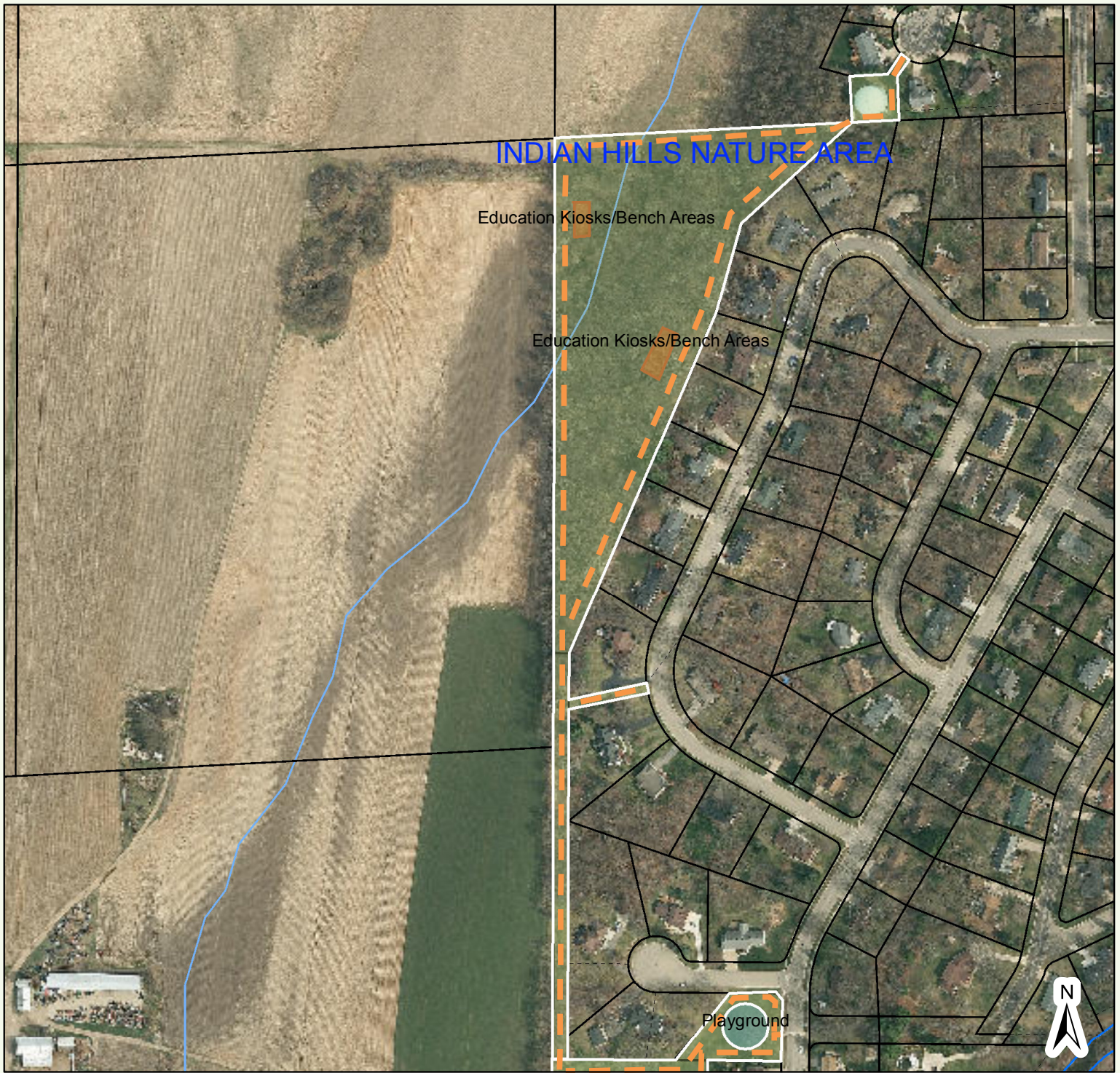
Jefferson County Land Information
















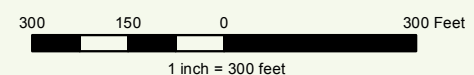
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| | Property Boundary | | Surface Water | | Green: Band_2 |
| | Old Lot/Meander Lines | | Map Hooks | | Blue: Band_3 |
| | Rail Right of Ways | | Tax Parcels | | |
| | Road Right of Ways | | Streams and Ditches | | |



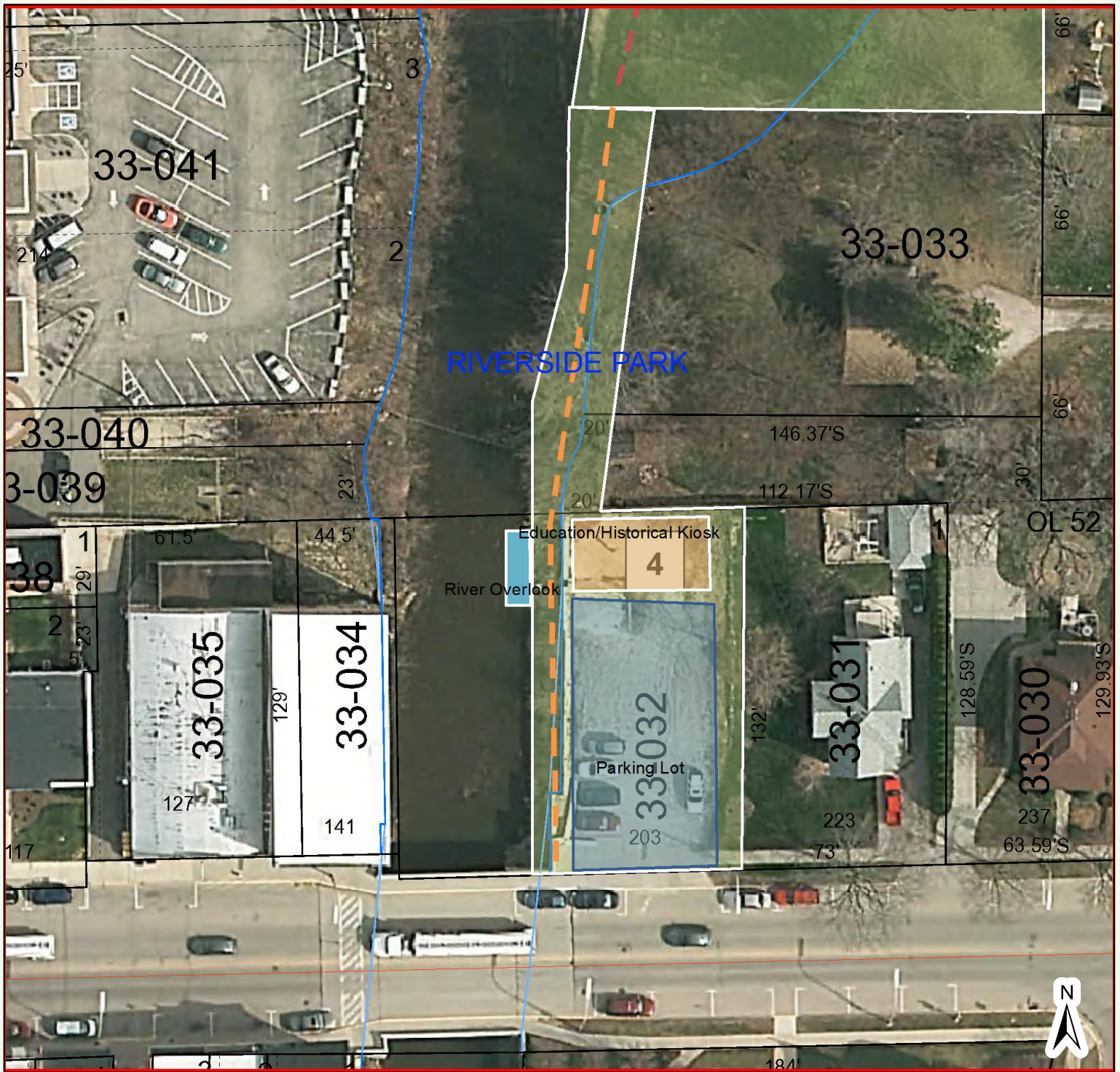
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












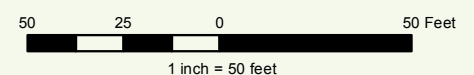
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Jefferson County Land Information



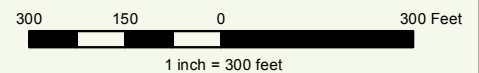
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Jefferson County Land Information















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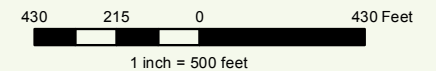


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Jefferson County Geographic Information System

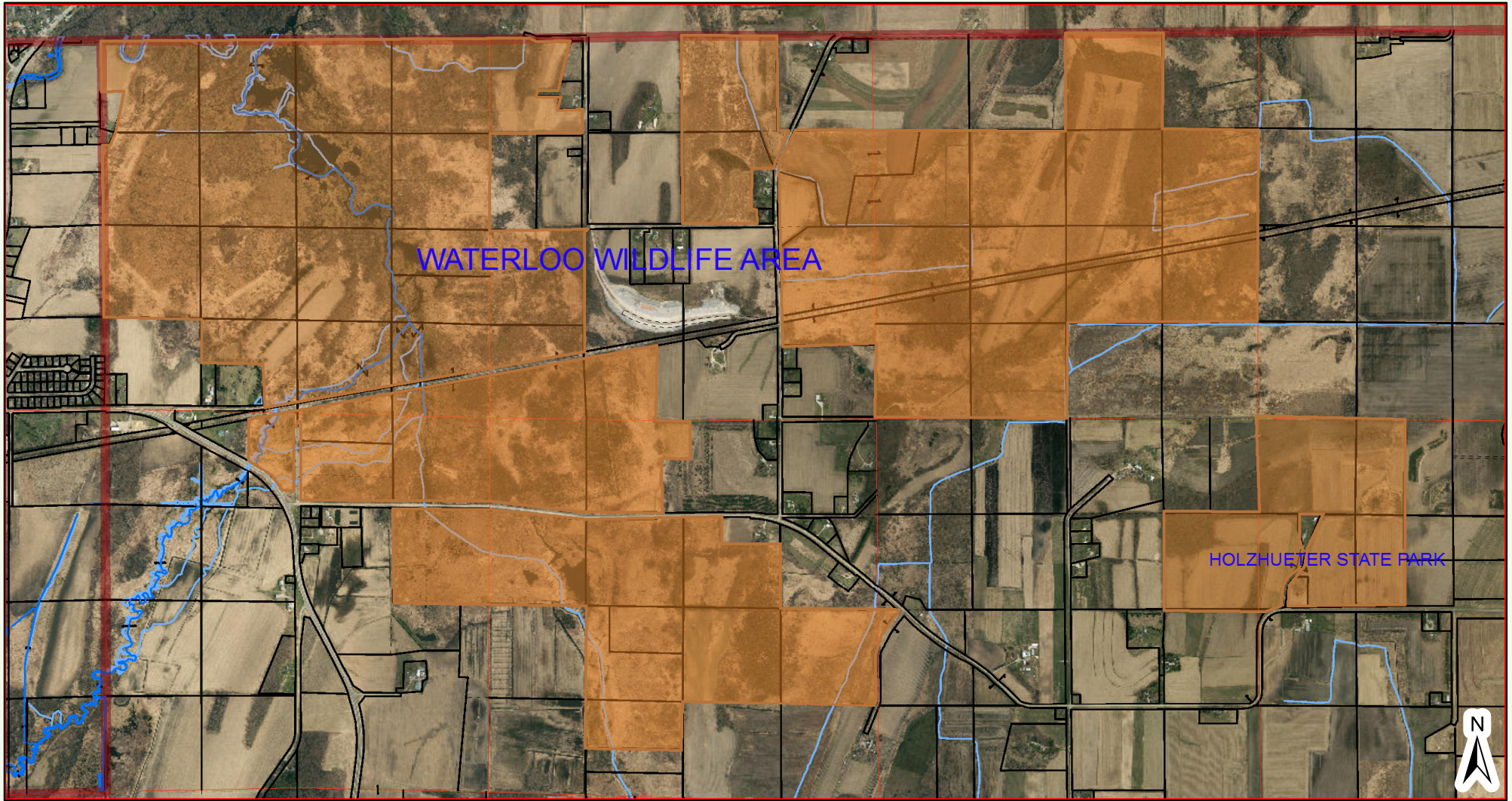
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Jefferson County Land Information

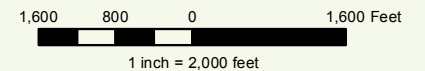


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Jefferson County Geographic Information System

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Printed on: December 9, 2016

Author: Public User

License AGREEMENT: ETAC - WLOO CATV

Business / Licensor: ETAC, Inc.

Business / License Address: 575 W. Madison St., Waterloo, WI 53594

Licensor Contact Information: Joshua Wurzburger, 275 W. 96th St., Suite 10R, New York, NY 10025; phone: (608) 600-0400; cell: (917) 370-3095; email: crctodo@gmail.com

Licensee: WLOO CATV

Licensee Address: 136 North Monroe St., Waterloo, WI 53594

Licensee Contact Information (email address and phone number): The City of Waterloo, phone: (920) 478-3025; email: cityhall@waterloowi.us

License Space: Space shown on attached floor plan on Second Floor, but *not* comprising the entire Second Floor. The space is located in the southeast corner of the building, measures approximately 30'x20', and is to the west of and immediately adjacent to the 30' x 20' office that has the door opening onto the deck.

Parking: Outdoor parking provided at no charge. Indoor parking is not guaranteed unless parking space is licensed.

License Commencement Date: March 1st, 2023

License Term: Five (5) years

License Fee: \$900/month

- I. **Non-profit Discount:** 45% initially. Non-profit discount shall apply through January 1st, 2025, at which time its application may be reevaluated.
- II. **Net License Fee Rate:** \$495.00/month under non-profit discount

Security Deposit: Shall be equal to one (1) month's License Fee.

Inflationary Increase: There will be an annual inflationary increase in the License Fee based upon the 12-month period ending on September 1st of each year. This increase will be based on the CPI Bureau of Labor Statistics Midwest Index.

Additional Charges: Additional charges will be billed to Licensee when there are additional expenses necessitated by Licensee using the space in nonstandard uses. These charges are often a result of using specialized equipment for a long period of time or frequent need for supplemental heating or air conditioning after regular business hours. An occasional use

general does not trigger these charges. Licensor will provide 30 days' notice intent to levy additional charges. Licensee will allow electrical monitoring equipment at the request of Licensor if Licensor deems it necessary. It should be noted that in Licensor's buildings it has never had to levy this charge without knowing the broadcast equipment that is planned in the hours of operation we need to apprise them of such a possibility.

Maintenance Charges: It is understood that Licensee will be responsible for the cost of any extra expense associated with the use of any public facilities, which would include cleaning up and maintenance help. Should the Licensee leave the space clean and without damage, there will be no charge.

Kitchen: There will be no additional charge for use of the second floor kitchen. However, Licensee will be responsible for maintaining the cleanliness of the kitchen and restoring it to a clean position after it is used.

Artwork: Licensee has the right to post artwork in public spaces at The Solarium. There will be no additional charge for posting artwork at the facility in approved areas. Licensor has the right to limit the amount of artwork at the facility for any reason.

Expenses: Licensor will pay for ordinary utilities. In the event that Licensee uses an extraordinary amount of electricity, Licensor may assess incremental charges.

Wi-Fi Access: Licensee will have access to Wi-Fi at no extra charge. It shall be Licensee's responsibility to obtain wired from an internet service provider and to have dealings directly with the internet provider.

Signage: Licensee will have the right to set up reasonable signage on the property, with Licensor's consent.

Security: Licensee will cooperate with reasonable requests to ensure the safety and security of all Licensees. Guests shall not be permitted to roam around without supervision or in areas that are designated as secure areas.

Remittance for Damages: Licensee shall be responsible for any damage caused to the building, other than normal wear and tear.

Right to Relocate: Licensor reserves the right to relocate once the Premises to space elsewhere in the Building and with at least the same square footage, as long as Licensor provides a payment equal to four (4) months of License Fees paid upon the relocation to Licensee, upon three (3) months advanced notice. Such payment shall be in lieu of moving expenses.

Early Termination: Licensor reserves the right to terminate the Premises without cause (i.e., in the absence of Licensee's breach of the agreement), as long as Licensor provides payment as set forth in the table below upon termination without cause. In the table's top row, in the phrase "Termination date is during ___ year of license term", the "Termination date" refers to the date of termination (rather than the earlier date of advanced notice). Such payment shall be in lieu of moving expenses. If termination is with cause (e.g., for a breach of the license agreement), then no payment shall be made, and only ten (10) days advanced notice is required.

For Licensor's termination without cause	Termination date is during 1st year of license term	Termination date is during 2nd year of license term	Termination date is during 3rd year of license term	Termination date is during 4th year of license term	Termination date is during 5th year of license term
At least three (3) months advanced notice	Licensor pays five thousand dollars (\$5,000)	Licensor pays four thousand dollars (\$4,000)	Licensor pays three thousand dollars (\$3,000)	Licensor pays two thousand dollars (\$2,000)	Licensor pays one thousand dollars (\$1,000)
Between than one (1) and three (3) months advanced notice	Licensor pays seven thousand and five hundred thousand dollars (\$7,500)	Licensor pays six thousand dollars (\$6,000)	Licensor pays four thousand and five hundred dollars (\$4,500)	Licensor pays three thousand dollars (\$3,000)	Licensor pays one thousand and five hundred dollars (\$1,500)

Possession Date: March 1st, 2023

Premises Condition: Licensor will deliver the premises in its As-Is condition.

Permitted Use: Non-profit use by city.

Miscellaneous: This Agreement constitutes the entire understanding between Licensor and Licensee and supersedes any prior understandings, representations or agreements, written or oral, between the Parties. This Agreement may be executed in any number of counterparts and by the parties on different counterparts, and all of such counterparts, taken together, shall constitute one and the same instrument. Each party has had time to review this Agreement. In interpreting this Agreement, there shall be no presumption based on the party who drafted it or any of its provisions.

LICENSOR:
ETAC INC.

Date:

By: _____
 Name: Joshua Wurzburger
 Title: President
 Email: crctodo@gmail.com
 Phone: (608) 600-0400

LICENSEE:
WLOO CATV

Date:

By: _____
Name: Jenifer Quimby
Title: Mayor
Email: mayor@waterloowi.us
Phone: (920) 478-3025

Date:

By: _____
Name: Jeanne Ritter
Title: City Clerk
Email: mayor@waterloowi.us
Phone: (920) 478-3025

FLOOR PLANS



Option 1: Potential West Office Space 5800 SF
 Up to 14 Individual Offices
 1700 SF General Office Space
 Separate IT and Storage Room
 Dedicated Bathrooms
 Dedicated Coffee Kitchen



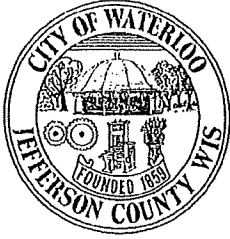
Second Floor Plan - 575 W Madison



18000 SF (shell)
 16000 SF (Floor)

A-103

"The following statement was sent to us by the representatives of The Solarium building: We are thrilled to be hosting Waterloo Cable TV at The Solarium! We feel our space has the potential for Waterloo TV to showcase what Waterloo is all about. We hope to foster a connection between The Solarium and the Waterloo community through various events such as cooking classes incorporating local cheeses and quality products in our state-of-the-art kitchen space, and community events for adults, families, and local businesses. We look forward to tuning into Waterloo TV to see the exciting content they will create!"



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.

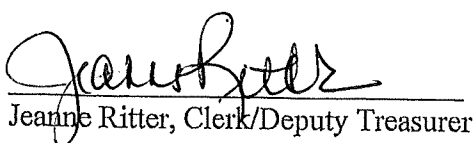
Dated this 24th day of January, 2023.

City of Waterloo



Mayor Jenifer Quimby
Plan Commission Chair

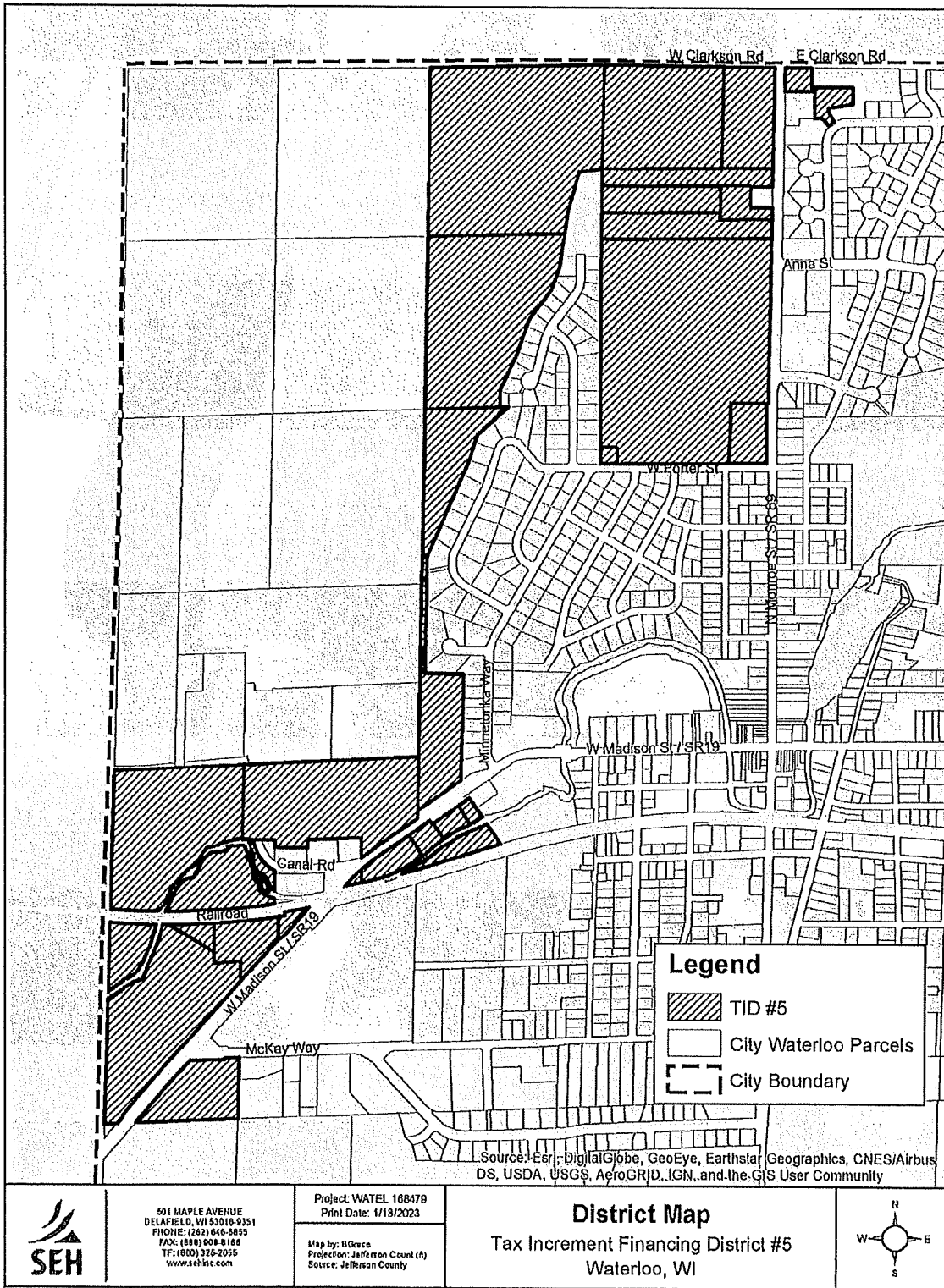
ATTEST:



Jeanne Ritter, Clerk/Deputy Treasurer

EXHIBIT A

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



Path: F:\WORK\COMMON\COMMON\GIS\SmartMap\TID 5 Map_BSW for Adoption_Parcels.mxd

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Resolution #2023-05

City of Waterloo City Council

**Resolution Approving the Project Plan and Establishing the Boundaries of
Tax Incremental District #5**

City of Waterloo, Jefferson County, Wisconsin

WHEREAS, the City of Waterloo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District #5 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- A statement listing the kind, number and location of all proposed public works or capital improvements within the District, or to the extent provided in Wis. Stats. §66.1105;
- A detailed list of estimated project costs;
- A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- A map showing existing uses and conditions of real property in the District;
- A map showing proposed improvements and uses in the District;
- Proposed changes of zoning ordinances, master plan, map and City ordinances;
- A list of estimated non-project costs;
- A statement of how the municipality will comply with state law for relocation of any persons to be displaced;
- A statement indicating how the District promotes the orderly development of the City;
- An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes.

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Jefferson County, the Waterloo Area School District, and the Madison Area Technical College, the City of Waterloo, and any

other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the City of Waterloo Plan Commission, on January 24, 2023 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the City Council that it create such District and approve the Project Plan and district Boundary; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waterloo that:

1. The boundaries of the District that shall be named "Tax Incremental District #5, City of Waterloo", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2023.
3. The City Council finds and declares that:
 - Tax Increment District #5 will be established as a Mixed-Use District.
 - Parcels included within TID #5 are whole contiguous parcels.
 - At least 50 percent of the area of real property in TID #5 is suitable for mixed-use development, including industrial, commercial and residential development (as established by Wis. Stats. §66.1105(2)(cm)).
 - At the end of the expenditure period, the percentage of real property by area, within TID #5 devoted to retail business is estimated to be under 35 percent.
 - For the life of the District, the total area of new platted residential lots (as defined under Wis. Stats. §66.1105 will not exceed 35 percent of the total area of real property within the District. Any newly platted residential development will have residential housing density of at least three units per acre, will be located in a conservation subdivision (as defined in Wis. Stats. §66.1027(1)(a)), or will be located in a traditional neighborhood development (as defined in Wis. Stats. §66.1027(1)(c)).
 - No parcels within TID #5 have been annexed within the past three years.
 - Activities and improvements are and will be related to commercial, industrial and mixed-use land uses or related to public improvements that benefit and/or encourage private investment.

- Project costs are directly related to promoting mixed-use development as part of this Project Plan.
 - Activities and improvements are likely to encourage private investment.
 - Activities and improvements of the area is likely to significantly enhance all other real property value in TID #5 and in the City overall.
 - The project plan "is feasible and in conformity" with the municipality's master plan.
 - The equalized value of taxable property in TID #5, plus all existing tax increment districts does not exceed 12 percent of the total equalized value of taxable property within the City.
4. The Project Plan for "Tax Incremental District #5, City of Waterloo" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the Comprehensive Plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2023, pursuant to the provisions of Wis. Stats. §66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Wis. Stats. §66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wis. Stat. §70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wis. Stats. §70.65.

Dated this 16th day of February 2023.

City of Waterloo

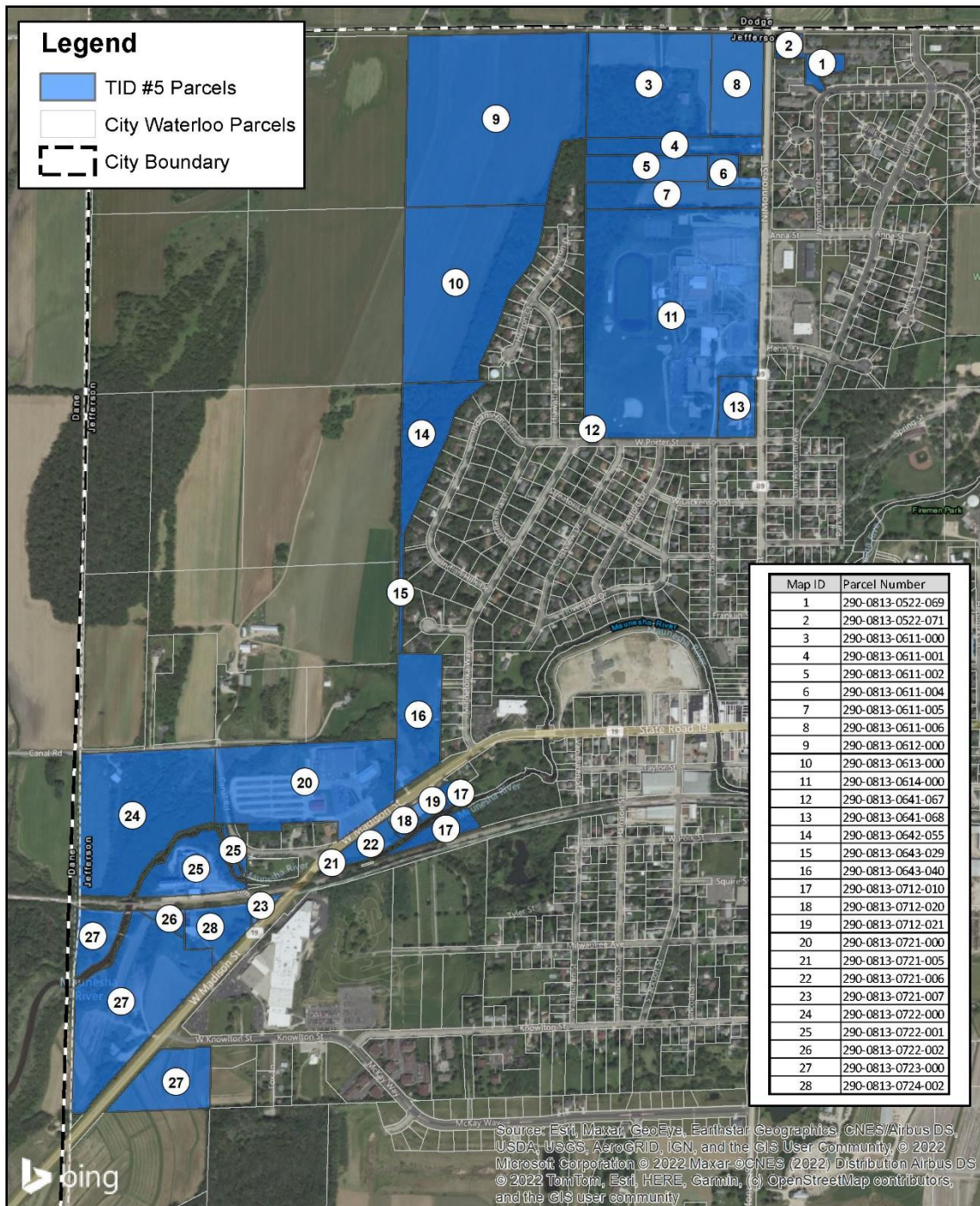
Jenifer Quimby, Mayor

ATTEST:

Jeanne Ritter, Clerk/Deputy Treasurer


EXHIBIT A

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



Map ID	Parcel Number
1	290-0813-0522-069
2	290-0813-0522-071
3	290-0813-0611-000
4	290-0813-0611-001
5	290-0813-0611-002
6	290-0813-0611-004
7	290-0813-0611-005
8	290-0813-0611-006
9	290-0813-0612-000
10	290-0813-0613-000
11	290-0813-0614-000
12	290-0813-0641-067
13	290-0813-0641-068
14	290-0813-0642-055
15	290-0813-0643-029
16	290-0813-0643-040
17	290-0813-0712-010
18	290-0813-0712-020
19	290-0813-0712-021
20	290-0813-0721-000
21	290-0813-0721-005
22	290-0813-0721-006
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25	290-0813-0722-001
26	290-0813-0722-002
27	290-0813-0723-000
28	290-0813-0724-002

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 <p>501 MAPLE AVENUE DELAFIELD, WI 53018-9351 PHONE: (262) 646-6855 FAX: (888) 908-8166 TF: (800) 325-2055 www.sehinc.com</p>	<p>Project: WATEL 168479 Print Date: 12/13/2022</p>	<p>Parcel Map Tax Increment Financing District #5 Waterloo, WI</p>
	<p>Map by: Jgreen Projection: Jefferson County (ft) Source: Jefferson County</p>	

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Project Plan - 02/01/2023 Draft

Tax Incremental District #5

Waterloo, WI

NONMC 170565 | February 1, 2023



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

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TID #5 Project Plan - 02/01/2023 Draft

Tax Incremental District #5

Prepared for the City of Waterloo

1 Purpose of Creating TID #5

1.1 Overview of the District

The City of Waterloo, Wisconsin (the “City”) is creating Tax Incremental District #5 (“TID #5”) to stimulate new private investment and development of properties within the boundaries of the district.

The City intends to construct a series of public capital improvement projects that will build and expand public infrastructure within the district to support the development of lands within the City and adjacent to existing public infrastructure. Additionally, the City will consider providing assistance to future development within TID #5 by providing increment revenue to a developer to cover a feasibility gap on improvements associated with a residential development. TIF financing would assist with development feasibility gaps during the life of TID #5 which meets the “but for” requirement for TID assistance.

TID #5 will serve as a catalyst for real estate development, resulting in tax base expansion, creation of new employment opportunities, and creation of new housing units, potentially increasing the City’s population.

1.2 Estimated Additional Project Expenditures and New Development

The City anticipates making additional expenditures on improvements of approximately \$1,000,000 to facilitate infrastructure service to the parcels proposed to be included in TID #5. With these expenditures enabled through the creation of TID #5, the City projects that additional improvements, valued at approximately \$12,516,000, will be created as a result of new development. Additional details are provided within this Project Plan.

1.3 Expected Termination of District

TID #5 has a maximum life of 20 years, and must close no later than February 2043, resulting in a final collection of tax increment in budget year 2044. The cash flow indicates that the District will pay anticipated project expenditures within the life of the District and may close earlier if additional valuation is created within TID #5, if increment values are higher than estimated, or if development occurs sooner than projected.

2 Conforming with Decision Criteria for Creating TID #5

As required by Wisconsin's Tax Increment Law (Wisconsin Stat. § 66.1105) the following determinations have been made for the Project Plan to create TID #5.

- 1) Development expected in the District would not occur “but for” the use of TIF.
 - In order to make the parcels suitable for development served by public utilities, the City will need to make an investment to assist with the costs of water and sewer infrastructure. The City has determined that development of the privately owned parcels proposed to be included in TID #5 would not develop with the types of land uses, quality, and timing as the development proposed, without the financial assistance of TID #5.
- 2) Economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
 - Economic benefits anticipated within TID #5 include (but are not limited to) new housing units and increased property values. Analysis within this Project Plan demonstrates that the total tax increment projected to be collected are more than sufficient to pay for the anticipated TID #5 project costs within the amended areas.
- 3) Benefits of the proposal outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.
 - If approved, the creation of TID #5 would have an effective date for valuation purposes of January 1, 2023. As of this date, the values of the parcels in TID #5, would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities they currently are now. Taxes levied on any additional value on these properties due to new construction or property value appreciation would be collected by TID #5 and used to repay the TIF eligible costs undertaken in this district.
 - Development on the parcels being added to TID #5 is not likely to occur in the same manner, scale, or with similar timing without the use of tax incremental financing. The District will generate additional economic benefits (i.e., housing, increased property values) that will compensate for the additional costs of the improvements.

3 Qualified Statement of Findings

As TID #5 is being established as a Mixed-Use TID, the following statutory requirements from Wisconsin's Tax Increment Law (Wisconsin Stat. § 66.1105(4)(g)) will apply to this district.

- Not less than 50 percent, by area, of the real property in TID #5 is suitable for mixed-use development – at least two of the following types: residential, commercial, and industrial uses.
- Activities and improvements will be related to:
 - (i) Residential, commercial, industrial and mixed-use private investment and development, or
 - (ii) Related to public improvements that benefit and/or encourage this private investment.
- Activities and improvements will be likely to encourage ancillary private investment and are likely to significantly enhance the value of other real property in TID #5 and in the City overall.
- The City will limit project costs to:
 - (i) expenditures related directly to a commercial, industrial or residential project or;
 - (ii) the promotion of mixed-use, commercial, industrial or residential development, and
 - (iii) public improvements that benefit or encourage private investment.
- For the life of the district, the total area of newly platted residential lots (as defined under Wis. Stat. § 66.1105) will not exceed 35 percent of the total area of real property within TID #5.
- The City will only allow tax increment revenue to be spent on newly platted residential development in TID #5 if one of the following applies:
 - (1) Density of the residential housing is at least three units per acre, or
 - (2) Residential housing is located in a conservation subdivision, as defined by Wis. Stat. § 66.1027(1)(a), or
 - (3) Residential housing is located in a traditional neighborhood development as defined by Wis. Stat. § 66.1027(1)(c).
- Approximately less than 35 percent, by area, of the real property in TID #5 is currently, or will be used, for retail business.
- The equalized value of taxable property within TID #5, plus all existing TID's, cannot and does not exceed 12 percent of the total equalized value of taxable property within the City (including TID's #2, #3, and #4).
- TID #5 will have an effective base value as of January 1, 2023.
- TID #5 will have an expenditure period of 15 years (2023-2038) and a maximum life of 20 years (2023-2043).
- TID #5 may be extended three additional years (until 2046), however, expenditures remain limited to the first 15 years of designation (Wis. Stat. § 66.1105(7)(am)1, 2, and 3).

4 District Description

4.1 Area and Composition

The City of Waterloo's TID #5 is generally described as being located on the western side of the City, west of N Monroe Street and west of Minnetonka Way, then north and south of State Road 19. The TID #5 boundary encompasses 28 parcels (real property) and is located entirely within the City of Waterloo. No part of the District was annexed to the City within the past three years. Maps of the District boundary and parcels follow in Figures 1 and 2. TID #5 is a geographically contiguous area consisting of whole tax parcels.

Parcels in the proposed TID #5 are a mix of industrial, commercial, residential and agricultural used lands. Not less than 50 percent, by area, of the real property in TID #5 is suitable for mixed-use development – at least two of the following types: residential, commercial, and industrial uses. And not more than 35 percent of the total area of TID #5 will be developed as new platted residential lots for the life of the district. Existing and future land use maps may be found in Figures 4 and 5.

Figure 1 – TID #5 Boundary Overview Map

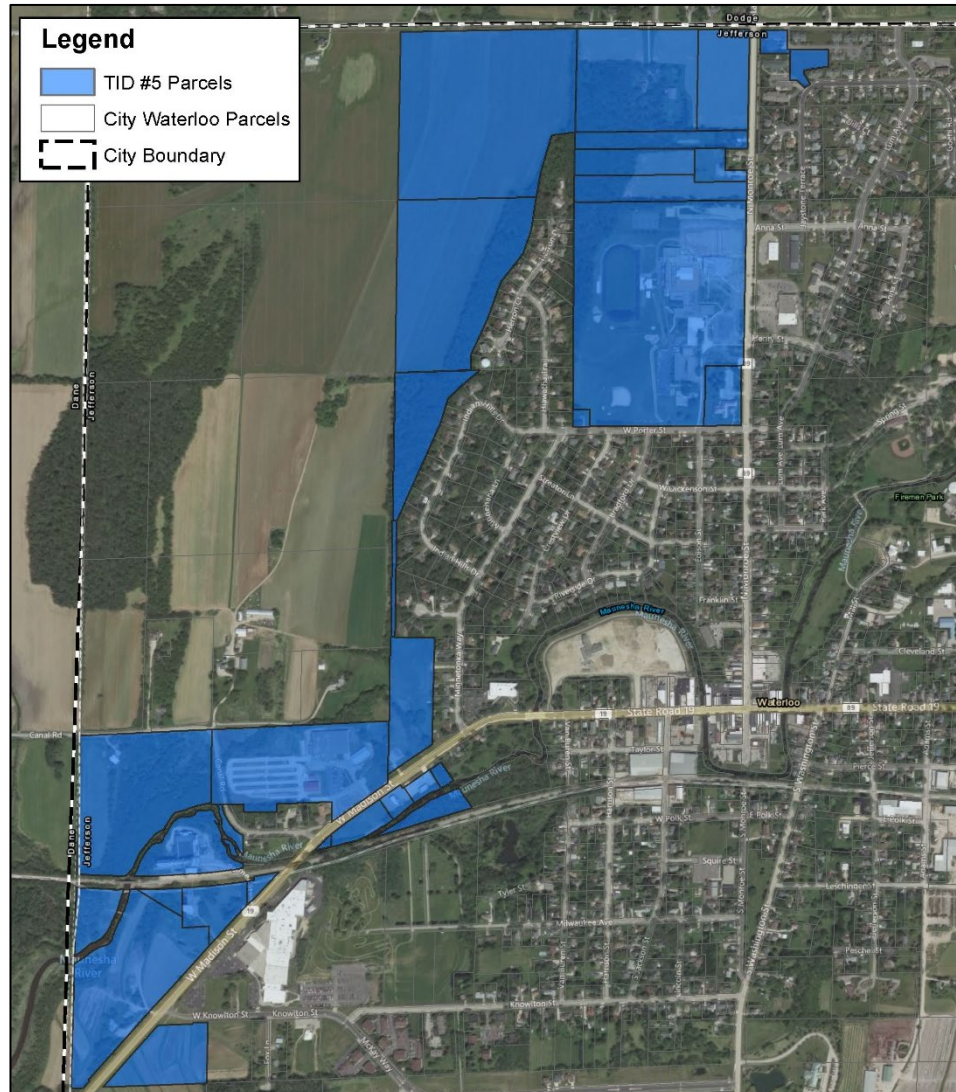
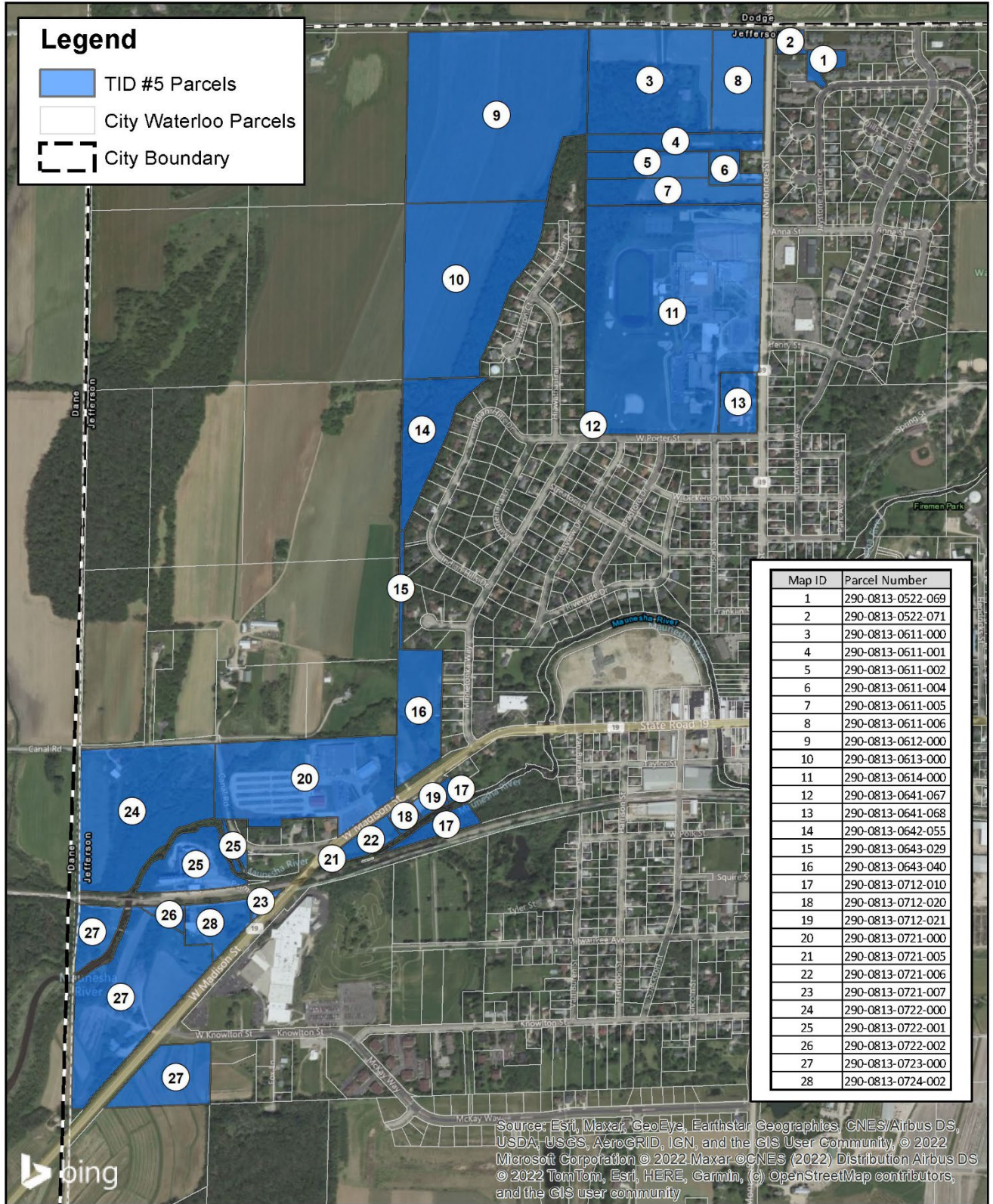


Figure 2 – TID #5 Parcel Map



4.2 TID #5 Base Valuation

Properties within TID #5 have a 2022 assessed valuation of \$11,154,200. This includes both real estate and personal property, assessed both locally and manufacturing assessed by the State of Wisconsin. Table 1 below summarizes the total assessed valuation by property and assessment type. A complete list of all parcels and their valuation may be found in Appendix A.

Table 1 – Total Assessed Valuations in TID #5

	Totals
Real Estate (Locally Assessed)	\$ 5,993,600
Personal Property (Locally Assessed)	\$ 565,100
Manufacturing - Real Estate (State Assessed)	\$ 3,970,800
Manufacturing - Personal Property (State Assessed)	\$ 624,700
TOTAL	\$ 11,154,200

4.3 Overlap with TID #4

The boundary of the proposed TID #5 overlaps a portion of the City of Waterloo's existing TID #4.

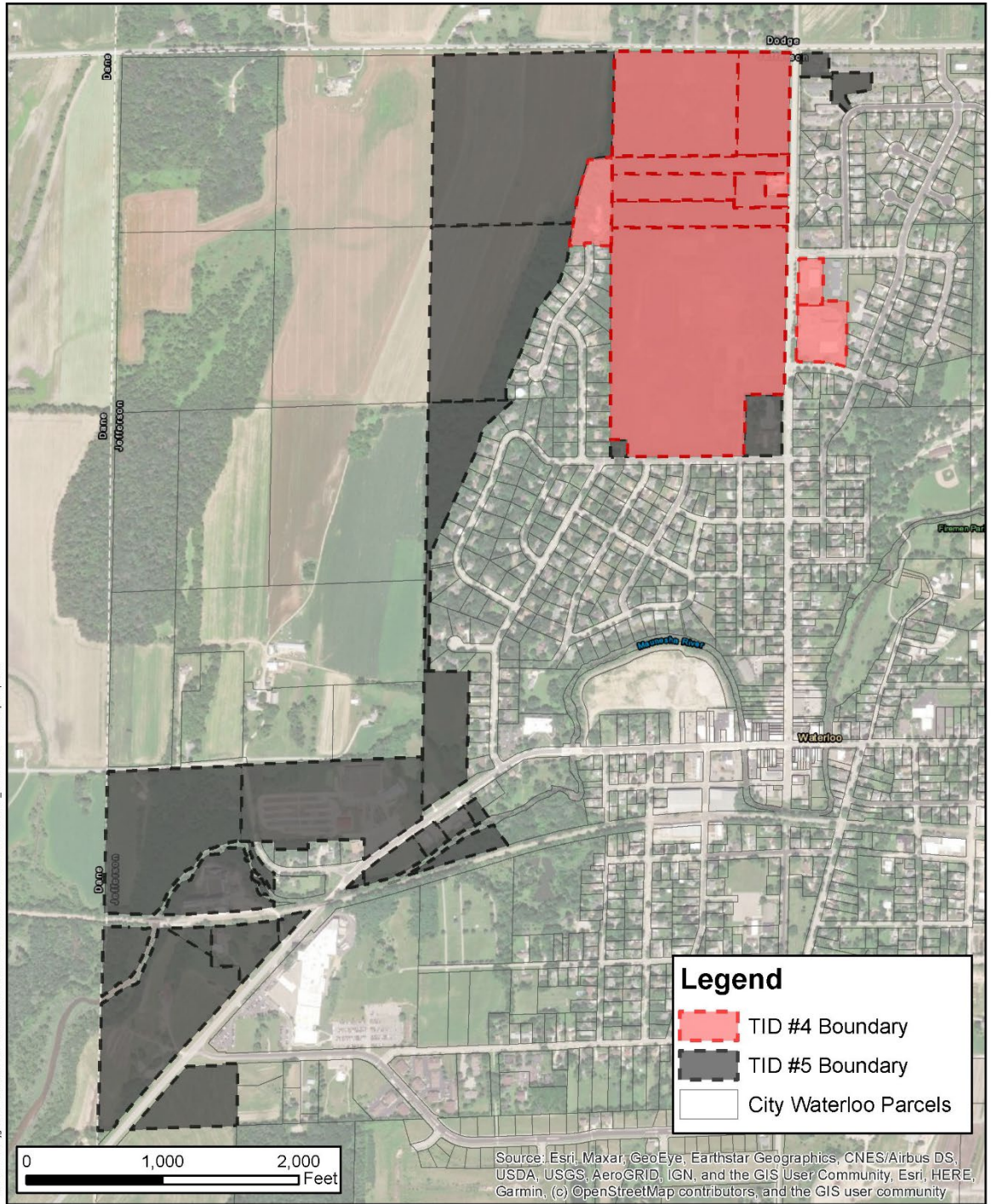
The adoption resolution for TID #4 was approved by the City Council on December 5, 2013. TID #4 was created as a mixed-use district to promote the orderly development and redevelopment of several vacant sites due to lack of adequate infrastructure. The maximum life for TID #4 (un-extended) is December 5, 2033.

TID #5 is being created to include seven parcels from TID #4, with a 2022 assessed value of \$902,800. (The seven parcels are identified in Appendix A.) Development of parcels along N Monroe Street is anticipated, but outside the time frame where TID #4 would be able to recover anticipated project costs. By creating this overlay between TID #4 and TID #5:

- TID #5 is established with a January 1, 2023 base year value.
- The value of these overlapping parcels in TID #4 will be frozen at their January 1, 2023 equalized value.
- When calculating the total equalized value of properties in all TID's, as compared to the City's total equalized value of all taxable property in the City, the 12 percent test, the calculation would include the equalized value of the taxable property in TID #5, plus the value increment of all existing districts (TID #2, #3, #4), minus the 2023 equalized value of the TID #4 overlapping parcels. (Which as noted in Section 5, the 12 percent equalized value test would be met with this Project Plan.)

A map identifying the overlap between TID #4 and TID #5 follows in Figure 3.

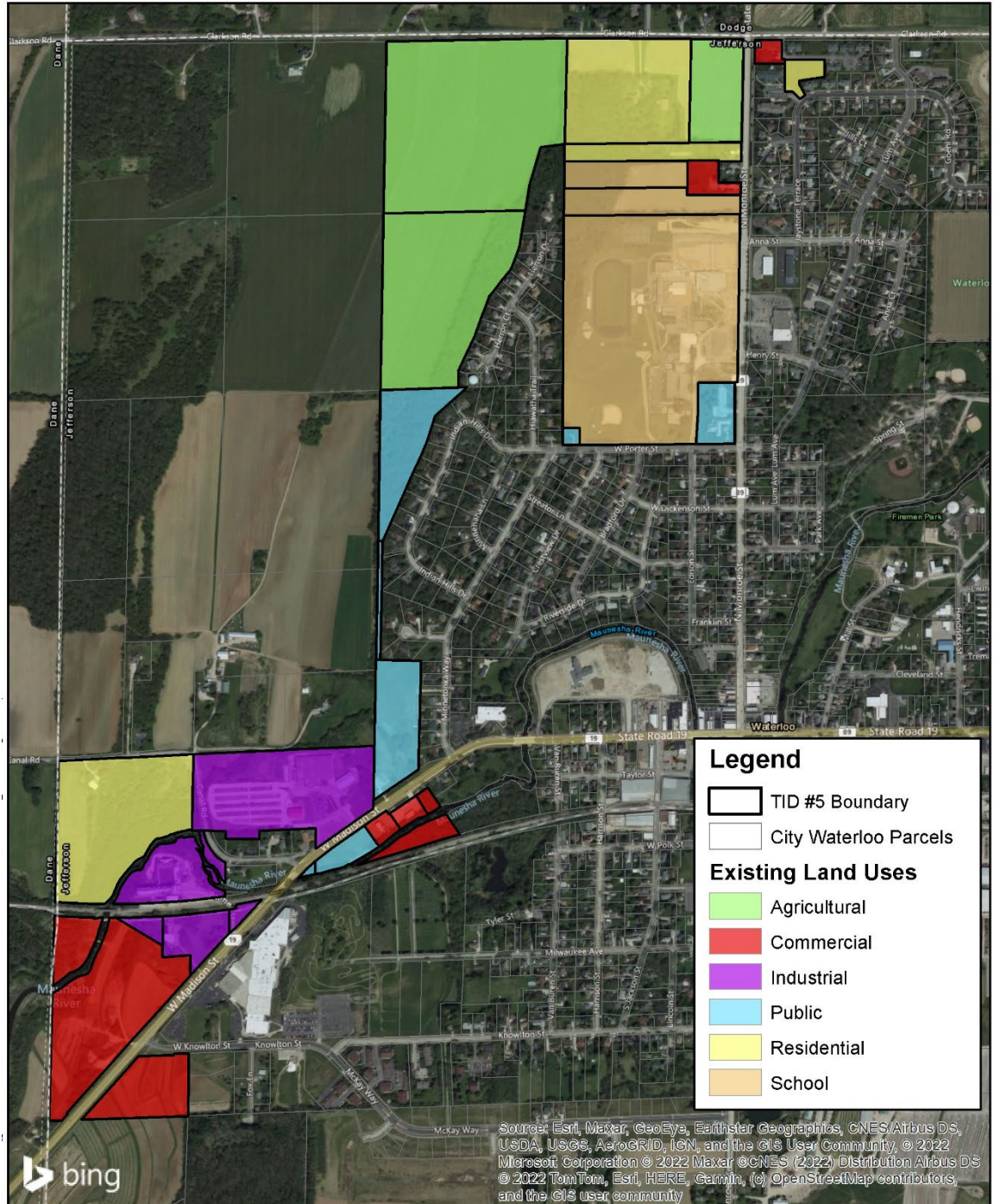
Figure 3 – TID #5 and Existing TID #4 Overlap Map



4.4 Existing Land Uses and Property Conditions

The Existing Land Use Map in Figure 4 includes the existing uses and conditions of property in TID #5.

Figure 4 – TID #5 Existing Uses & Conditions Map



4.5 Future Land Uses

The Future Land Use Map in Figure 5 identifies the land uses as the parcels within TID #5 are developed.

Figure 5 – TID #5 Future Land Use Map

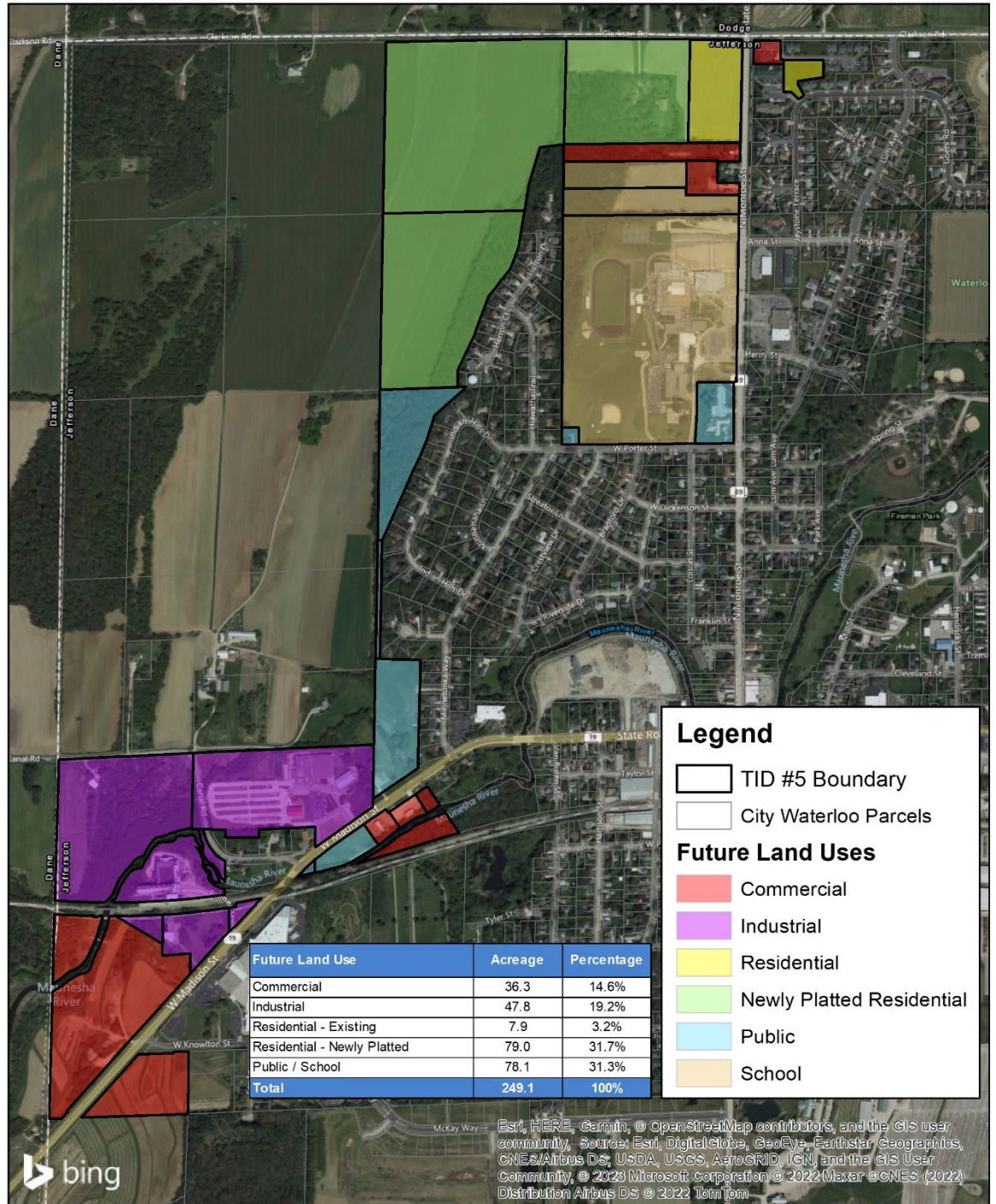


Table 2 below identifies future land uses and acreage of parcels in the District. As shown in this Table, not more than 35 percent of the total area of TID #5 will be developed as new platted residential lots for the life of the district.

Newly platted residential land uses have the potential to be located on three parcels (as shown in Table 3), which will encompass approximately 31.7% of the total area of TID #5, thereby complying with the 35% maximum for newly platted residential areas in a mixed-use TID.

Table 2 – TID #5 Parcels, Land Use and Acreage

Future Land Use	Acreage	Percentage
Commercial	36.3	14.6%
Industrial	47.8	19.2%
Residential - Existing	7.9	3.2%
Residential - Newly Platted	79.0	31.7%
Public / School	78.1	31.3%
Total	249.1	100%

Table 3 – TID #5 Parcels with Potential to be Newly Platted Residential

Parcel ID	Property Owner	Approximate Address	Acres
290-0813-0611-000	Thomas E Jaeger; Theresa Jaegar	200 W Clarkson Rd	16
290-0813-0612-000	John Welhoefer	760 W Clarkson Rd	37.46
290-0813-0613-000	John Welhoefer	760 W Clarkson Rd	25.56

4.6 Compliance with City Zoning

The City of Waterloo is proposing to create TID #5 to encourage development and to promote mixed-use development (residential, commercial and industrial) in the City. Most properties in TID #5 are zoned Single-Family Residential (R-2), Highway Commercial (C-2), Planned Unit Development (PUD), Limited Industrial (M-1), Agricultural and Conservancy (CON).

A few zoning changes will be necessary to the City's zoning ordinance for future mixed-use development (residential and commercial) to Planned Development District (PDD/PUD), residential or commercial zoning, as well as rezoning to accommodate future industrial expansions. No changes are anticipated to the City's building codes because of TID #5.

4.7 Compliance with City's Comprehensive Plan / Land Use Map

The City of Waterloo is establishing TID #5 to encourage a mix of multi-family residential and industrial growth, including business expansions. The City of Waterloo's Comprehensive Plan supports the development goals outlined in this Project Plan. The Future Land Use Map in the Comprehensive Plan recommends growth of these areas with planned mix-use (residential and commercial), and with office and industrial land uses.

The development objectives of TID #5 will advance the City's goals outlined in the City's 2021-2026 Comprehensive Plan Update including the following:

- *Retain and attract businesses that can capitalize on Waterloo's regional position, enhance the City's character and appearance, strengthen and diversify the non-residential tax base and employment opportunities, serve the day-to-day needs of residents, and help create a desirable place to live, work, and visit.*
- *Support the long-term growth and expansion of existing businesses.*

Through the implementation of this Project Plan, the development of lands within TID #5 will occur in a manner that is consistent with the vision and objectives of the Comprehensive Plan.

As the land within TID #5 develops, consideration of the development patterns adjacent to the residentially zoned parcel(s) of land, should occur in a thoughtful manner. Compatibility of land uses, types, and extent of screening/ landscaping between the uses, lighting standards, and setbacks/ bulk/ height/ densities of adjacent commercial buildings are some of the items for consideration.

5 Equalized Value Test

Properties within TID #5 have a 2022 assessed valuation of \$11,154,200 (real and personal property). Under Wis. Stat. § 66.1105(4)(gm)4c, the equalized value of the taxable property in the new district plus the value increment of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property in the City.

As of August 2022, Tax Incremental Financing (TIF) districts in the City of Waterloo currently contain 3.04% of the City’s total equalized value (as shown in Table 4). The value of current TIF districts in the City, as compared to the total equalized value of all properties in the City, is currently under the 12% limitation (3.04%), therefore the proposed TID #5 may be created in 2023 considering this rule.

Table 4 identifies all active TID’s within the City of Waterloo in 2022, as well as the percentage of total equalized value of all taxable property in those districts, as identified by the DOR in the 2022 Value Limitation Report.

Table 4 – Total Equalized Values in Waterloo’s TIF Districts

	Base Year	2022 TID Value	2021 TID Value Increment	2022 Total Equalized Value of City
TID #2	2011	\$ 9,933,900	\$ 2,775,900	
TID #3	2012	\$ 5,592,600	\$ 4,009,500	
TID #4	2014	\$ 5,118,300	\$ 2,798,200	
Total		\$ 20,644,800	\$ 9,583,600	\$ 314,946,400
Percent of Total Equalized Value of Taxable Property in TIF Districts				3.04%
<i>Source: Wisconsin Department of Revenue, Annual TID Reports, 08/2022</i>				

2022 Total Equalized Value of City		Maximum Allowable TID Value
\$ 314,946,400	x 12%	\$ 37,793,568

6 Anticipated New Development

The development assumptions used in this Project Plan, results in an estimated value increase of \$12,516,000 in new taxable development within TID #5 during the life of the District. The new taxable development anticipated includes those identified on the parcels show in Figure 6 below and in Table 5.

Figure 6 – TID #5 Anticipated Development Map

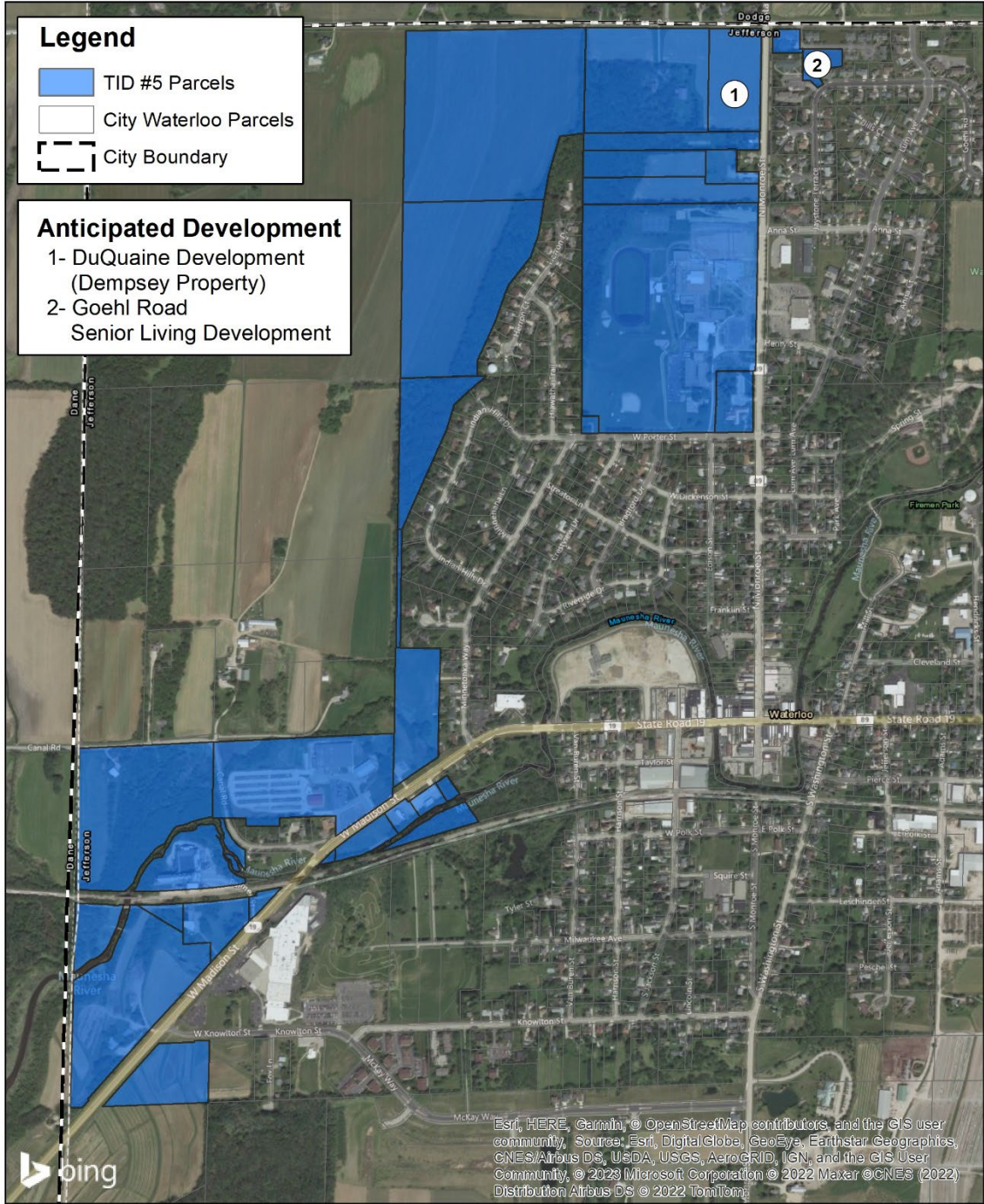


Table 5 outlines the estimations of new value anticipated with TID #5.

Table 5 – Valuation Estimates of Anticipated New Development

Project	1/1/2022 Assessed Valuation	Projected New Assessed Valuation	Number of New Residential Units	Construction Year	Valuation Year	Revenue Year	Parcel
Dempsey Parcel W Clarkson Rd 6.65 ac	\$ 1,900	\$ 4,384,000	36	2023	2024	2025	290-0813-0611-006
		\$ 7,307,000	60	2024	2025	2026	
Goehl Road Senior Living Development 234 Goehl Rd 1.24 ac	\$ 81,500	\$ 825,000	24	2026	2027	2028	290-0813-0522-069
Total	\$ 83,400	\$ 12,516,000	120				

Table Notes:

(1) Value projections are made with 2022 dollars and have not been adjusted to reflect inflation.

At this time, it is not guaranteed when or if the development projects listed above will occur. The new value estimates are based on real property improvements and do not include the personal taxable property which will also contribute to the value increment. A successful TID #5 will result in the development and/or redevelopment of other properties within and around the district, helping to improve all properties within the City as a whole.

Other properties which have the potential to realize development within the 20-year life of TID #5, include those listed in the Table below.

Table 6 – Potential Development / Expansion Opportunities

Potential Project	Property Owner	Address	Parcel
Former Casey gas station redevelopment	Wallymart LLP	688 W Madison St	290-0813-0712-021
Van Holten's Inc. expansion	Van Holten's Inc.	703 W Madison St	290-0813-0712-010
Residential development	Thomas E Jaeger Theresa Jaegar	200 W Clarkson Rd	290-0813-0611-000
Residential development	John Welhoefer	760 W Clarkson Rd	290-0813-0612-000
Residential development	John Welhoefer	760 W Clarkson Rd	290-0813-0613-000

If other properties within TID #5 meet the development goals of this mixed-use district and meet the “but for” test established by the State of Wisconsin, the City will consider TIF assistance through the City’s review and approval process.

7 Project Costs / Public Improvements

Expenditures from TID #5 increment, including gap financing for proposed development(s) and expenditures for public improvements, will be linked to the development goals of this District. Development in TID #5 will increase property values and generate new tax increment which will allow the City to recover the costs it spends on items identified in this Project Plan.

7.1 Eligible Expenditures

Wis. Stat. § 66.1105(2)(f) defines project costs that are eligible to be funded by tax incremental financing if the costs are identified in this Project Plan. Eligible project costs, capital improvement costs, and administrative / organizational costs follow.

7.1.1 Eligible Project Costs/ Public Improvements through TID #5

The City's use of TID #5 tax increment revenue may include reimbursement for qualified public improvement expenditures made by the City for the purchase of non-recurring capital expenditures, such as the following:

- A. Infrastructure for the expansion, development or redevelopment of commercial and residential properties, including roadway, water and sanitary sewer extensions or reconstructions, and stormwater improvements;
- B. Street resurfacing, replacement or reconstruction, including essential public right-of-way improvements;
- C. Streetspacing including elements to improve the aesthetics and functionality of the public streetscape and public domain adjacent to private development including landscaping, screening and beautification of facilities, installation of wayfinding signage, public art and any other element that adds to improvement of the public roadways, gateways and spaces.
- D. Site development including, but not limited to, storm sewers, drainage ways, filling, and grading;
- E. Right-of-way traffic signage and signalization, street and path lighting;
- F. Ancillary right-of-way amenities or improvements related to and including but not limited to: wayfinding, gateway monuments, bollards, trash receptacles, benches, bike racks, tree grates, landscaping pavers;
- G. Trails, bike paths, pedestrian sidewalks, and municipal parking lot improvements;
- H. Other one-time public works, public safety, public health or economic development projects that the City determines are either in, serve, or are physically connected to TID #5 which further the development and economic development purposes of this Project Plan; and
- I. Any public capital improvements outside TID #5 which comply with Wis. Stat. § 66.1105(2)(f)1.k.

For all the above public capital improvement projects identified as or may be qualified, the costs of engineering, design, survey, inspection, materials, construction, installation, acquisition of equipment, restoring property to its original condition, landscaping, legal and other consultant fees, testing, permits, judgments, claims, or damages and other expenses are included as project costs.

The City may also utilize TID #5 tax increment revenue for cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district if the grant recipient has signed a development agreement with the City and a copy of which is sent to the Joint Review Board to comply with Wis. Stat. § 66.1105(2)(f) and the developer(s) has provided a feasibility analysis identifying the financial gap, and demonstrating that the “but for” test has been met.

7.1.2 Eligible Administrative/ Organizational Expenses through TID #5

Other eligible and qualified TID #5 expenses, including administrative and organizational costs authorized through this Project Plan include the following:

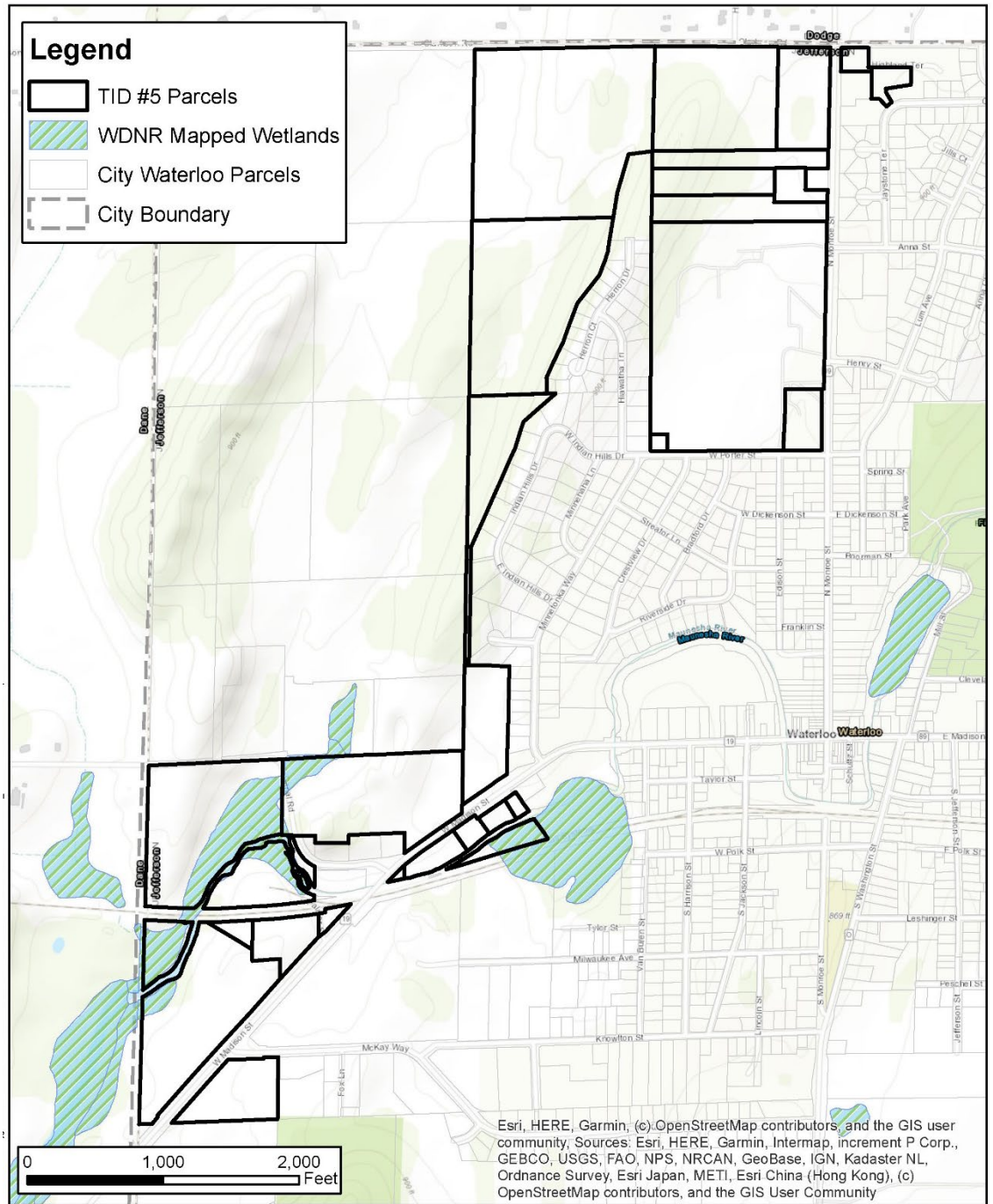
- A. Administrative costs related to the implementation of this Project Plan to benefit the development of TID #5, including: consultant fees, auditor fees, public employee fees, and other salaries and fees incurred throughout its implementation as may be authorized and qualified by Wis. Stat. § 66.1105(2)(f).
- B. Environmental studies and remediation including regulatory fees, floodplain delineations, floodplain hydraulic and hydrologic analysis, environmental remediation including the removal of above or below ground contamination or hazardous materials.
- C. Acquisition of real property or easements for right-of-way, site and/or public capital improvements or facilities.
- D. Relocation costs related to the implementation of this Project Plan, including the costs of developing a relocation plan and relocation benefits as required by Wis. Stat. §§ 32.19 and 32.195, as they may pertain to the acquisition of property for identified and listed public improvement projects, as may be authorized and qualified by existing State Statutes.
- E. Finance costs related to the implementation of this Project Plan, including, but not limited to, principal, interest, finance fees, bond or other obligation issuance related expenses, legal fees, insurance, and other expenses, as may be authorized and qualified by existing State Statutes.

No TID expenditures may be made before the adoption of the municipal resolution by the City Council, except for costs directly related to planning for and the establishment of TID #5.

7.1.3 Ineligible TID #5 Expenses

The Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer Map identifies a series of wetlands in the southeast portion of the City, within TID #5. These and any additional wetlands within the boundary of TID #5 are excluded from any Project Plan activities as per Wis. Stat. § 66.1105(2)(k).

Figure 7 – TID #5 Mapped Wetlands



7.2 Anticipated TID #5 Project Costs

7.2.1 Anticipated Developer Assistance

The impetus for the creation of TID #5 is development on the Dempsey property (as identified in Section 5), as well as future industrial expansions and the redevelopment of the properties adjacent to the Maunasha River. Assistance considered by the City for the future development within TID #5 includes providing a cash grant to the developer to cover the financing gap on the improvements. TIF financing would assist with the specific items listed below and other development during the life of TID #5 which meets the “but for” requirement for TID assistance.

Dempsey Parcel Residential Development (Developer Feasibility Gap)

The Duquaine Development group is considering a multi-family development on the Dempsey parcel at the corner of W Clarkson Road and N Monroe Street. The current development proposal identifies 96-units in 6 buildings. Constraints on site development include availability of appropriately sized water and sewer infrastructure, site grading, and market conditions. The City will continue to work with the developer on site plan approvals and the creation of a development agreement with details of the developer feasibility gap and commitments of the valuation and timing of the new development. Zoning approvals have already occurred. The development agreement will be reviewed and approved separately from the TID #5 Project Plan approval, by the City Council and Joint Review Board.

7.2.2 Anticipated Public Improvements

Overview of Public Improvements

The City intends to implement public capital improvement projects and incur other project costs directly related to development activities as part of this Project Plan. These improvements will be made as development and investment occurs, based on project need and the ability to recover incurred public improvement expenses that lead to and stimulate private investment in TID #5. Project costs including public capital improvements are planned to be constructed within the expenditure period of 15 years (2023-2038). However, the City reserves the right to implement only those projects that, in whole or part, remain feasible and viable as the plan period proceeds, and priorities may change.

This Section describes the future project costs for TID #5 in order to support the new development anticipated in Section 6, and to achieve the goals and objectives of the District. The primary public improvements and project costs intended for TID #5 through this Project Plan are described below. A map identifying the locations of the proposed public improvements is found in Figure 8. Table 7 identifies the TID #5 anticipated project costs and public improvements.

Priority and Contingent Projects

In addition to identifying project costs, Table 7 also identifies the priority level of projects, either as a “Priority” or a “Contingent” project. Priority projects are anticipated to be supported by the projected cash flow for TID #5, as demonstrated in Section 10. The City believes there is a potential to exceed the projected revenues which will allow for the financing of the proposed Contingent projects, in whole or in part. Contingent projects would only be funded by TID #5 if the City determines:

- New development has occurred in TID #5 creating sufficient TID #5 revenues to provide funding for the Contingent project(s);

- The Priority TID #5 projects are completed, sufficiently financed, or are no longer a priority;
- The statutory expenditure period for TID #5 has not ended;
- Tax increment revenue will be generated to fund the project(s) expenditures within the remaining life of TID #5; and
- In the case of increment sharing, the developer(s) has provided a feasibility analysis demonstrating the financial gap, and that the “but for” test has been met.

Cost estimates in Table 7 are very high-level estimates and are based on information available at the time this Project Plan was developed for the creation of TID #5. Actual project costs will vary from the estimates in this document. The City may need to increase certain costs to account for inflationary increases or other unknown or uncontrollable circumstances. The City may also increase certain project costs described herein without a Project Plan amendment if other project costs in this Project Plan are likewise reduced or not implemented or if sufficient revenue has been generated to support the cost increases.

Table 7 – Anticipated Project Costs & Public Improvements

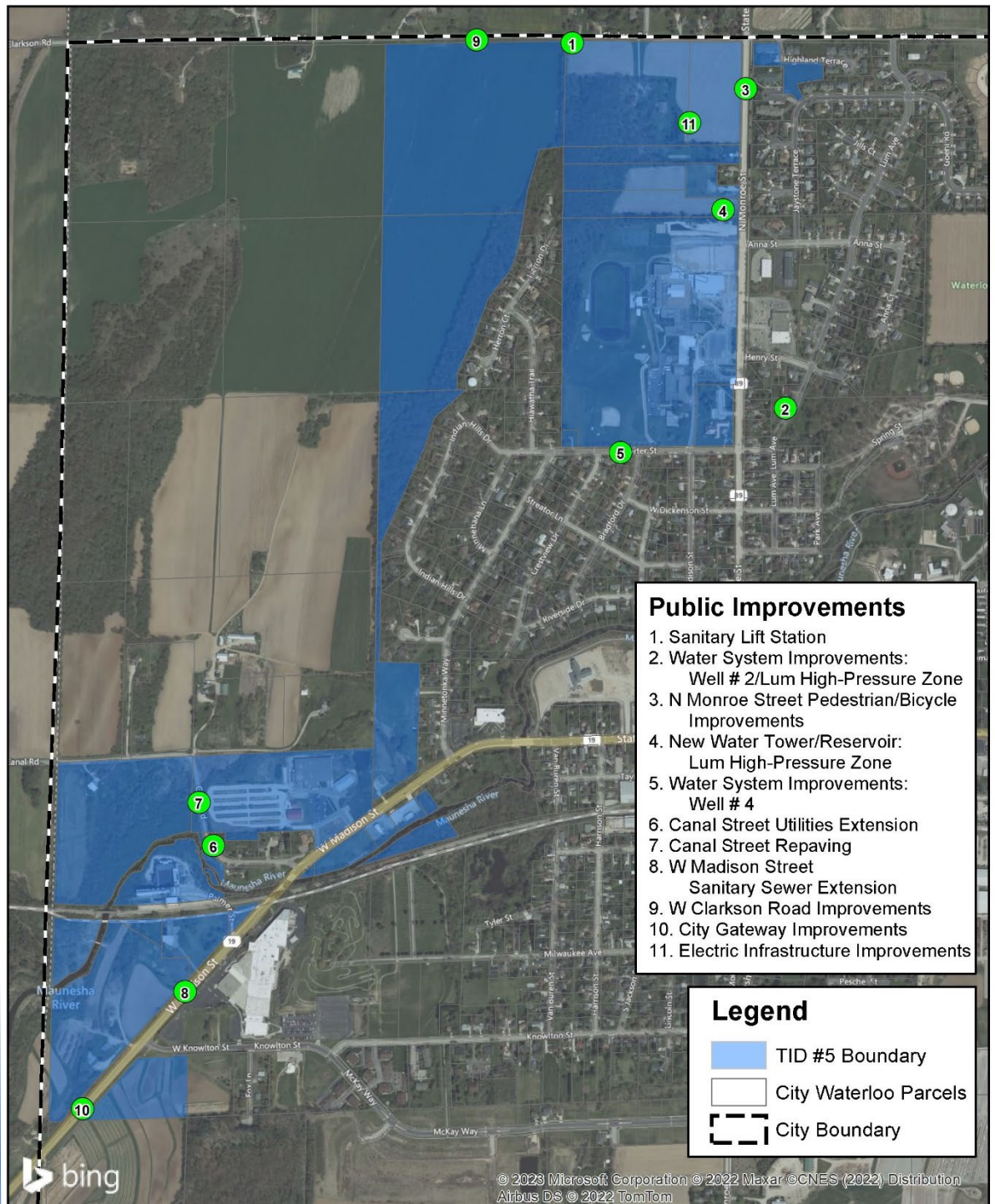
Map ID	Project	Contingent / Priority Project	Cost Total	Year	Comments
1	Sanitary Lift Station	Priority	\$ 1,000,000	2025	W Clarkson Rd
2	Water System Improvements: Well # 2 / Lum High-Pressure Zone	Priority	\$ 375,000	2025	Connect Dempsey property to Lum High-Pressure Zone
3	N Monroe Street Pedestrian/Bicycle Improvements	Priority	\$ 125,000	2025	Sidewalk installation - West side of Monroe St, Clarkson to Paradiddle's
4	New Water Tower / Reservoir: Lum High-Pressure Zone	Contingent	\$ 3,578,700		Consider providing leasing spots to cellular providers
5	Water System Improvements: Well & Well House # 4	Contingent	\$ 404,000		Well / well house improvements (i.e., bring wellhouse up to current code requirements)
6	Canal Street Utilities Extension	Contingent	\$ 340,000		Water and sewer extension
7	Canal Street Repaving	Contingent	\$ 230,000		Street repaving
8	W Madison Street Sanitary Sewer Extension	Contingent	\$ 240,000		Sanitary sewer extension
9	W Clarkson Road Improvements	Contingent	\$ 1,040,000		Reconstruct south half of road (within City limits) - Sidewalk / trail on south side
10	City Gateway Improvements	Contingent	\$ 250,000		Entrance sign, landscaping, STH 19 street trees, screening of electric substation
11	Electric Infrastructure Improvements	Contingent	\$ 1,250,000		Extending 25kv electric to the north side of Waterloo
12	Pedestrian/Bicycle Safety Projects - Routes to School	Contingent	\$ 35,000		Safety crossing signs and improvements
13	Broadband and Cellular Network Expansions	Contingent	<i>undetermined</i>		
Total			\$ 8,832,700		

Table Notes:

(1) All costs identified are preliminary estimates made prior to final design considerations, or engineering studies, and are subject to change after planning is complete.

(2) Value projections are made with 2022 dollars and have not been adjusted to reflect inflation over the remaining life of the TID.

Figure 8 – TID #5 Location Map of Public Improvements Projects



Locations identified on Figure 8 are approximate.

7.2.3 Projects within One-Half Mile Distance from TID #5

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of TID #5 provided that:

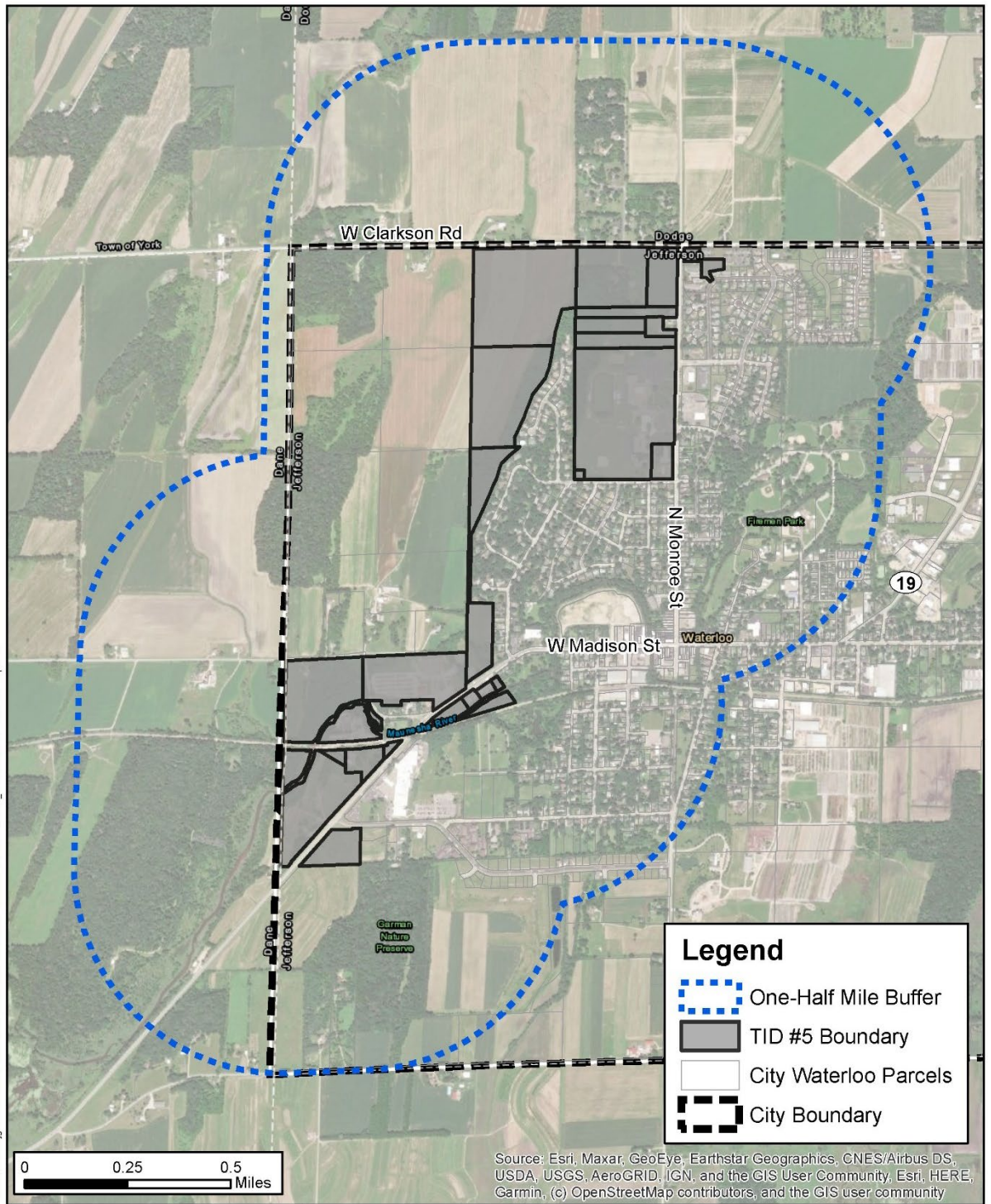
- (1) the project area is located within the City's corporate boundaries, and
- (2) the projects are approved by the Joint Review Board.

The cost of projects completed outside the District within the one-half mile distance from TID #5, pursuant to this Section, are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. Within the one-half mile radius of TID #5, additional public improvements may be considered to encourage development that will achieve the goals identified in this Project Plan. The goals identified in this Project Plan are to incentivize projects (meeting the *but for* test) within TID #5, not within the one-half mile area. A map of the one-half mile radius from TID #5 follows in Figure 9.

Projects anticipated outside the TID #5 boundary, but within the one-half mile radius include:

- **Water System Improvements.** Additional improvements to the water system may be required to facilitate development within TID #5. Water system improvements may be required outside of the district such as improvements to the system's pressure zones, water storage facilities and water supply facilities. The portion of the costs undertaken outside the District which benefit properties outside of TID #5 would be non-project costs. The portion of costs undertaken outside of the District which benefit properties inside TID #5 would be eligible project costs.
- **Sanitary Sewer System Improvements.** Additional improvements to the sanitary sewer system may be required to facilitate development within TID #5. Sanitary sewer system improvements may be required outside of the district such as collection mains, lift stations, force mains, interceptor sewers and other system improvements. The portion of the costs undertaken outside the District which benefit properties outside of TID #5 would be non-project costs. The portion of costs undertaken outside of the District which benefit properties inside TID #5 would be eligible project costs.
- **Stormwater Management.** Additional management and infrastructure may be necessary for stormwater control for the overall development of the properties within TID #5. Each property owner will be responsible for stormwater management, however, there may be a collective need for additional infrastructure outside the TID #5 boundary after onsite treatment has occurred.
- **Maunasha River Access.** As a contingent project, the City may find it advantageous for the development of properties within TID #5 to provide public access to the Maunasha River and/or to provide a trail connection for pedestrians and cyclists along a portion of the river, to connect to TID #5.

Figure 9 – TID #5 One-Half Mile Radius Map



7.2.4 Anticipated Administrative/Organizational Costs

For the creation, management and implementation of this Project Plan, additional non-construction, professional services, organizational and administrative costs are necessary and are included as eligible costs to be repaid by the positive tax increment.

Potential organizational and administrative costs include but are not limited to legal services; required reporting to the Wisconsin Department of Revenue; required public notices; and project plan development and creation costs. This includes costs related to the following reporting required to the Wisconsin Department of Revenue:

- 3 CPA audits: (i) after 30% of the expenditures are made; (ii) within 12 months after the end of the TID #5 expenditure period; and (iii) within 12 months after the termination of TID #5.
- TID #5 creation expenses (in 2023).
- TID #5 annual reporting fees (\$150/year).

Financing, debt service, and capitalized interest related to the TID #5 project costs identified in Section 7 are included as eligible project costs to be repaid by the positive tax increment. These potential costs include related professional services fees.

Economic development administration is an anticipated cost through TID #5. These costs include a portion of the City staff time, City expenses for TIF district administration and economic development, as well as funding for contracted economic development services to promote development within TID #5.

7.2.5 List of Estimated Non-Project Costs

Non-project costs are public improvement projects that only partly benefit the District or are not eligible to be paid with funds from the TID tax increment.

Examples of non-project costs include:

- Public improvement made:
 - Within the TID — that also benefits property outside the TID. The portion of the total project costs allocated to the properties outside the TID is a non-project cost.
 - Outside the TID — that partially benefits property within the TID. The portion of the total project costs allocated to the properties outside the District is a non-project cost.
- Non-project costs also include projects started within the TID as part of this Project Plan implementation, that are paid fully or in part by impact fees, grants, special assessments, or revenues other than TIF increments.

There are no non-project costs identified at this time for TID #5.

8 Relocation of Displaced Persons

This Project Plan does not propose the acquisition of any properties as a result of proposed projects. If relocation becomes necessary during the life of TID #5, the City will comply with the following. Relocation of residential or business occupants by the City of Waterloo will be in accordance with Wisconsin Relocation Law and in conformance with federally required standards when federal funds are used. If the City should begin negotiations for the acquisition of property or easements, affected property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rule. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided with an informational pamphlet prepared by Wisconsin Department of Administration (WDOA) on relocation benefits. Any person or business to be displaced will be given a pamphlet on relocation benefits. The City will file a Relocation Plan with the Wisconsin Department of Administration and shall keep records as required in Wis. Stat. § 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made as required by law.

9 Promoting Orderly Development

The creation of TID #5 and the implementation of the projects in this Project Plan will promote orderly development in the City of Waterloo by facilitating the development of adjacent lands which are currently unserved by public utilities and streets.

By establishing TID #5 and encouraging mixed-use development, it will provide additional tax base to the City of Waterloo and overlaying taxing entities. Additionally, Waterloo will see positive secondary impacts in the community including business growth, new job opportunities and potentially, new residents.

10 Economic Feasibility

Under Wis. Stat. § 66.1105, 100 percent of the property taxes levied against new property value created within a TIF district are retained by the District (TID #5) to pay for improvement costs that were incurred to attract the new development. Implicit in the law is the concept that without the improvements, the attraction of new development, the creation of new jobs, and the expansion of the tax base would not occur.

The economic feasibility of this Project Plan is dependent upon the tax increment revenue generated from increment captured assessment within TID #5. There are three critical components in determining the economic feasibility of the Plan:

1. Inflation driven increases in property value.
2. New development increases in property value within the TID #5 district boundaries.
3. Variances or change in the full value tax rate.

Wisconsin Tax Increment Law establishes that the maximum life of a mixed-use TID is 20 years unless extended by the Joint Review Board for a maximum of three additional years (23 years total). Project expenditures may be incurred until five years before the maximum life of the TID. This allows the City 15 years in which to make the public improvements and implement the project costs needed to stimulate and support development. The property tax increments generated by the new development are retained by the City until all TID costs are paid or until the end of the maximum life of TID #5.

The City of Waterloo's TID #5 will be established with January 1, 2023 as the base year for valuation purposes. All TID project improvement costs and expenditures must be completed by 2038 (the 15-year expenditure period). The taxes on any increased property value in the district between 2023 and 2043 will be retained by the District (TID #5) to repay the TID project costs. TID #5 will be dissolved when all TID project costs are repaid, or in 2043, whichever comes first.

To determine the economic feasibility of the proposed Tax Incremental District, estimated TID project costs must be compared to projected property tax increments within TID #5. Where tax increments exceed TID costs over the 20-year life of the District, the TID is considered economically feasible.

10.1 TID #5 Projected Tax Increment Revenue

Property values within TID #5 are expected to increase because of the construction and implementation of public capital improvements. This value increase will generate tax increment revenue for the City to pay for qualified expenses for public capital improvement projects identified herein, either as: (i) pay-as-you-go, as tax increment revenue is generated annually or (ii) a pledge of tax increment revenue to payments on principal and interest of financial instrument obligations (debt service).

Tax increment revenue generated by the District from TID #5 is projected to come from three sources:

1. Property Investment: New investment within TID #5 is anticipated to occur because of the implementation of this Project Plan and as identified in Section 6 and in Table 5, as assessed value added. Throughout the life of the TID, general property improvements will occur within TID #5, however, the increased assessed valuation associated with these general improvements has not been quantified or applied to this Project Plan for conservative scenario estimates.
2. Inflation: For this analysis, we used a zero percent increase in property value. However, it is likely property values will experience some inflation over the life of the District.
3. Market Value Increases: The market value of real property in the district will increase over time, which will influence increases in assessed valuation of property in TID #5. These increases are independent of inflation.
4. Tax rate. For this analysis, we did not project an increase in the mill rate, rather utilized the 2022 TID mill rate.

This Project Plan utilizes conservative assumptions about the future to determine the economic feasibility of TID #5.

Anticipated increases in assessed valuation for properties within TID #5 and corresponding tax increment revenue are described in Section 5 and are shown in Table 8 which follows.

Table 8 – Projected Tax Increment Revenue

TID Provision Year	Valuation Year	Revenue Year		Assessed Value Added / Change in Increment	Equalized Value Ratio	Equalized Value Added / Change in Increment	Total Increment (with 1% Inflation)	TID Mill Rate	Increment Revenue
creation year	2023	2024							
1	2024	2025	15-Year Expenditure Period (2023-2038)	\$4,384,000	1.0000	\$4,384,000	\$ 4,427,800	21.44	\$ 94,900
2	2025	2026		7,307,000	1.0000	7,307,000	11,779,100	21.44	252,500
3	2026	2027		-	1.0000	-	11,896,900	21.44	255,000
4	2027	2028		825,000	1.0000	825,000	12,840,900	21.44	275,300
5	2028	2029		-	1.0000	-	12,969,300	21.44	278,000
6	2029	2030		-	1.0000	-	13,099,000	21.44	280,800
7	2030	2031		-	1.0000	-	13,230,000	21.44	283,600
8	2031	2032		-	1.0000	-	13,362,300	21.44	286,500
9	2032	2033		-	1.0000	-	13,495,900	21.44	289,300
10	2033	2034		-	1.0000	-	13,630,900	21.44	292,200
11	2034	2035		-	1.0000	-	13,767,200	21.44	295,100
12	2035	2036		-	1.0000	-	13,904,900	21.44	298,100
13	2036	2037		-	1.0000	-	14,043,900	21.44	301,100
14	2037	2038		-	1.0000	-	14,184,300	21.44	304,100
15	2038	2039		-	1.0000	-	14,326,100	21.44	307,100
16	2039	2040	-	1.0000	-	14,469,400	21.44	310,200	
17	2040	2041	-	1.0000	-	14,614,100	21.44	313,300	
18	2041	2042	-	1.0000	-	14,760,200	21.44	316,400	
19	2042	2043	-	1.0000	-	14,907,800	21.44	319,600	
20	2043	2044	-	1.0000	-	15,056,900	21.44	322,800	
TOTALS				12,516,000		12,516,000			\$ 5,675,900

Table Notes:

- (1) The value added is projected; actual development and equalized values may vary from estimates.
- (2) Projection assumes no change to current tax rate and 1% inflation on property values.
- (3) Expenditure period is 15 years from date of TID #5 creation (2/2038).
- (4) Maximum life of TID #5 is 20 years, and district must close not later than February 2043.

Based on the assumptions listed above, \$12,516,000 in new property value is anticipated between 2024 and 2043. Over the life of TID #5, this will generate \$5,675,900 in tax increment revenue.

Development is currently proposed on the Dempsey property (as noted in Section 7.2) and developer assistance is being considered, in compliance with the “but for” test. Table 9 identifies a scenario where TID #5 contributes to the developer feasibility gap as TID #5 generates TIF increment revenue. Note that the anticipated future valuation and increment revenue is only shown in Table 9 for the Dempsey property development, and not for other sites. The Dempsey property development is anticipated to generate \$5,350,200 in increment revenue.

Prior to the award of any developer subsidy (cash grant provided through a pay-go arrangement, as tax increment revenue is realized), the City will enter into a development agreement with the developer. The development agreements are binding contracts that will guarantee the minimum amount of investment needed to fully amortize all TID costs associated with each project within 10-15 years. The City will limit the implementation of all TID expenditures until the actual levels of new property value are known and sufficient increment is available to pay project costs.

Table 9 – Projected Tax Incremental Revenue with Developer Share (Dempsey Property)

TID Provision Year	Valuation Year	Revenue Year	Assessed Value Added / Change in Increment	Equalized Value Ratio	Equalized Value Added / Change in Increment	Total Increment (with 1% Inflation)	TID Mill Rate	Increment Revenue	Developer Share (60%) of Dempsey Development		TID #5 Share (40%) of Dempsey Development	
									Annual	Cumulative	Annual	Cumulative
creation year	2023	2024							-	-	-	-
1	2024	2025	\$4,384,000	1.0000	\$4,384,000	\$ 4,427,800	21.44	\$ 94,900	\$ 56,900	\$ 56,900	\$ 38,000	\$ 38,000
2	2025	2026	7,307,000	1.0000	7,307,000	11,779,100	21.44	252,500	151,500	208,400	101,000	139,000
3	2026	2027		1.0000	-	11,896,900	21.44	255,000	153,000	361,400	102,000	241,000
4	2027	2028		1.0000	-	12,015,900	21.44	257,600	154,600	516,000	103,000	344,000
5	2028	2029		1.0000	-	12,136,100	21.44	260,200	156,100	672,100	104,100	448,100
6	2029	2030		1.0000	-	12,257,500	21.44	262,800	157,700	829,800	105,100	553,200
7	2030	2031		1.0000	-	12,380,100	21.44	265,400	159,200	989,000	106,200	659,400
8	2031	2032		1.0000	-	12,503,900	21.44	268,100	160,900	1,149,900	107,200	766,600
9	2032	2033		1.0000	-	12,628,900	21.44	270,700	162,400	1,312,300	108,300	874,900
10	2033	2034		1.0000	-	12,755,200	21.44	273,400	164,000	1,476,300	109,400	984,300
11	2034	2035		1.0000	-	12,882,800	21.44	276,200	165,700	1,642,000	110,500	1,094,800
12	2035	2036		1.0000	-	13,011,600	21.44	278,900	167,300	1,809,300	111,600	1,206,400
13	2036	2037		1.0000	-	13,141,700	21.44	281,700	169,000	1,978,300	112,700	1,319,100
14	2037	2038		1.0000	-	13,273,100	21.44	284,600	170,800	2,149,100	113,800	1,432,900
15	2038	2039		1.0000	-	13,405,800	21.44	287,400	172,400	2,321,500	115,000	1,547,900
16	2039	2040		1.0000	-	13,539,900	21.44	290,300	174,200	2,495,700	116,100	1,664,000
17	2040	2041		1.0000	-	13,675,300	21.44	293,200	175,900	2,671,600	117,300	1,781,300
18	2041	2042		1.0000	-	13,812,100	21.44	296,100	177,700	2,849,300	118,400	1,899,700
19	2042	2043		1.0000	-	13,950,200	21.44	299,100	179,500	3,028,800	119,600	2,019,300
20	2043	2044		1.0000	-	14,089,700	21.44	302,100	181,300	3,210,100	120,800	2,140,100
TOTALS			11,691,000		11,691,000			\$ 5,350,200	\$3,210,100		\$2,140,100	

Table Notes:

- (1) The value added is projected for the Dempsey property development; actual development and equalized values may vary from estimates.
- (2) Projection assumes no change to current tax rate and 1% inflation on property values.
- (3) Expenditure period is 15 years from date of TID #5 creation (2/2038).
- (4) Maximum life of TID #5 is 20 years, and district must close not later than February 2043.

10.2 TID #5 Projected Cash Flow

An estimation of the TID #5 project costs required to spur priority development as outlined in Table 9, along with a projection of borrowing costs and increment revenue is shown below in Table 10.

Table 10 – Projection of Cash Flow

TID Provision Year	Valuation Year	Cumulative Beginning Fund Balance	Revenues		Expenditures				Other Funding Sources	Fund Balance	
			Increment Revenue	\$1,000,000 Debt P&I (5%)	Developer Feasibility Gap Costs (60% Increment)	Public Project Costs	Admin & Other	Total Expenditures	Debt Issued	Annual Fund Balance	Cumulative Fund Balance
creation year	2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ (30,000)	\$ (30,000)
1	2024	(30,000)	94,900	-	56,900	-	85,000	141,900	-	(47,000)	(77,000)
2	2025	(77,000)	252,500	-	151,500	1,000,000	72,500	1,224,000	1,000,000	28,500	(48,500)
3	2026	(48,500)	255,000	129,500	153,000	-	72,500	355,000	-	(100,000)	(148,500)
4	2027	(148,500)	275,300	129,500	154,600	-	72,500	356,600	-	(81,300)	(229,800)
5	2028	(229,800)	278,000	129,500	156,100	-	72,500	358,100	-	(80,100)	(309,900)
6	2029	(309,900)	280,800	129,500	157,700	-	72,500	359,700	-	(78,900)	(388,800)
7	2030	(388,800)	283,600	129,500	159,200	-	72,500	361,200	-	(77,600)	(466,400)
8	2031	(466,400)	286,500	129,500	160,900	-	85,000	375,400	-	(88,900)	(555,300)
9	2032	(555,300)	289,300	129,500	162,400	-	72,500	364,400	-	(75,100)	(630,400)
10	2033	(630,400)	292,200	129,500	164,000	-	72,500	366,000	-	(73,800)	(704,200)
11	2034	(704,200)	295,100	129,500	165,700	-	72,500	367,700	-	(72,600)	(776,800)
12	2035	(776,800)	298,100	129,500	167,300	-	72,500	369,300	-	(71,200)	(848,000)
13	2036	(848,000)	301,100	-	169,000	-	72,500	241,500	-	59,600	(788,400)
14	2037	(788,400)	304,100	-	170,800	-	72,500	243,300	-	60,800	(727,600)
15	2038	(727,600)	307,100	-	172,400	-	85,000	257,400	-	49,700	(677,900)
16	2039	(677,900)	310,200	-	174,200	-	-	174,200	-	136,000	(541,900)
17	2040	(541,900)	313,300	-	175,900	-	-	175,900	-	137,400	(404,500)
18	2041	(404,500)	316,400	-	177,700	-	-	177,700	-	138,700	(265,800)
19	2042	(265,800)	319,600	-	179,500	-	-	179,500	-	140,100	(125,700)
20	2043	(125,700)	322,800	-	181,300	-	-	181,300	-	141,500	15,800
			\$ 5,675,900	\$ 1,295,000	\$ 3,210,100	\$ 1,000,000	\$ 1,155,000	\$ 6,660,100	\$ 1,000,000		

Table Notes:

- (1) Value added is projected and project costs are estimates. Actual values and costs may vary from estimates.
- (2) Project Costs Include: Year 2024-2042 - Developer Feasibility Gap (Dempsey Property).
Year 2025 - N Monroe St Sidewalk (\$125,000), Well # 2 / Lum High-Pressure Zone Improvements (\$375,000) and 50% funding for Sanitary Lift Station (\$500,000).
- (3) Administrative Costs Include: TID #5 administration and economic development funding.
- (4) The Expenditure Period for TID #5 ends in 2038.

Overall, TID #5 is planned to be able to recover costs on priority projects by the year 2043. Contingent public improvement projects will be implemented if tax increment revenue is projected to support the costs of the improvements.

10.3 General Obligation Borrowing Capacity

The City of Waterloo has sufficient resources to finance this Project Plan's proposed public capital improvement projects and administrative and organizational costs. In accordance with Wisconsin Statutes, total general obligation indebtedness of the City of Waterloo may not exceed 5 percent of the equalized value of taxable property within the City of Waterloo's jurisdiction. The 2021 Municipal Audit Report outlines that the City of Waterloo's debt limit as of December 31, 2021 was \$13,333,770. Total general obligation debt outstanding at year end was \$3,610,570.

The City reserves the right to pledge tax increment revenue to qualified financial obligations for identified public capital improvement projects and improvements proposed using debt backed by the general obligation borrowing capacity of the City.

11 Financing Methods

11.1 Municipal Borrowing

Wisconsin Statutes provide several methods of financing the cost of improvements in tax incremental districts including municipal borrowing.

Municipal debt obligations can be secured in one of two ways:

- (1) General Obligation Pledge – General obligation debt is secured by the full faith, credit, and taxing power of the issuer. Repayment of the obligation is secured by an irrevocable tax levy imposed at the time the obligation is issued. Wisconsin Statutes limit the principal amount of outstanding general obligation debt a community may have, to not exceed five percent of its total equalized value.
- (2) Revenue Pledge – Repayment of the obligation is secured by a pledge of specified revenues such as water or sewer system revenues, tax increments or special assessments. Revenue pledges generally do not count against a municipal taxing unit's general obligation borrowing capacity or debt limitation. However, this type of borrowing is viewed as less secure credit than a general obligation pledge so typically includes a higher interest rate and is more costly to issue.

The City anticipates using general obligation borrowing to fund TID project costs, however a determination will be made at the time the borrowing is needed, to ensure that the debt is most appropriately structured considering the principal amount, timing of the new increment, and outstanding municipal obligations at the time of the borrowing.

11.2 Federal and State Grant, Loan and Economic Development Programs

The City may be able to leverage federal and/or state grant and loan program funds to support the development objectives in this TID #5 Project Plan.

The U.S. Economic Development Administration (EDA) has programs such as the *Public Works and Economic Adjustment Assistance Program*, which may be available to supplement public infrastructure investments within the City and TID #5.

The U.S. Department of Agriculture (USDA) has programs such as the *Rural Housing Service Community Facilities Program* and the *Housing Preservation Program*. The *Community Facilities Program* offers direct loans, loan guarantees and grants to develop or improve essential public services and facilities in communities across rural America. These amenities help increase the competitiveness of rural communities in attracting and retaining businesses that provide employment and services for their residents. The *Housing Preservation Program* provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.

State of Wisconsin grant / loan programs include the following:

- *Transportation Economic Assistance (TEA) Grants* through the Wisconsin Department of Transportation (WisDOT). This program provides grants to local governments for road, projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Businesses cannot be speculative and local communities must assure that the number of jobs anticipated from the proposed project will materialize within three years from the date of the project agreement and remain after another four years. Grants of up to \$1,000,000 are available for transportation improvements that are essential for an economic development project. A 50 percent local match is required. Applications are collected throughout the year.
- *STP Urban* through the Wisconsin Department of Transportation (WisDOT). This program allocates federal funds to complete a variety of improvements to federal-aid-eligible roads and streets in urban areas. Communities are eligible for funding on roads functionally classified as major collector or higher.
- *Community Development Investment (CDI) Grant Program* through the Wisconsin Economic Development Corporation (WEDC). The goal of the CDI program is to incentivize primarily downtown community development in the State of Wisconsin. The program will support community development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts. Funded activities should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners.
 - Eligible activities include Building renovation; Historic preservation; Demolition; New construction; Infrastructure investment; Project or site development planning;
 - Eligible projects are: Development of significant destination attractions; Rehabilitation and reuse of underutilized or landmark buildings; Infill development; Historic preservation; Infrastructure efforts, including disaster

prevention measures, providing substantial benefit to downtown residents/property owners; and Mixed-use developments (not exclusively residential).

Grants recipients must provide a minimum 3:1 matching investment in project costs, with a maximum grant amount of up to \$250,000.

- *Wisconsin Assessment Monies (WAM)* through the Wisconsin Department of Natural Resources (WDNR). This program offers professional site investigation services, up to \$35,000, to communities where closed industrial plants act as barriers to redevelopment. No match is currently required.

These grant programs do require local funding to complement their participation. There is potential that tax increment revenue could serve as match for some, if not all, of these programs, provided the TID project aligns with the grant program requirements, and the grant program requirements align with the TID #5 project goal and objectives.

Other economic development tools that may help finance the development goals of this Project Plan include Tax Credits.

Low-Income Housing Tax Credits. Development projects that include an affordable housing component may qualify for Low-Income Housing Credits (LIHTC) available through the Wisconsin Housing and Economic Development Authority (WHEDA). The LIHTC program can provide tax credits of 30 percent or 70 percent of the property value of the project

12 Projected Share of Tax Increment for Overlying Jurisdictions

The 2022 assessed valuation of real and personal property within TID #5 is \$11,154,200, generating \$239,125 in taxes. These taxes are shared between the City of Waterloo, Jefferson County, Madison Area Technical College, and the Waterloo Area School District. Allocations to each overlying taxing jurisdiction for 2022 taxes, on this base value of properties within TID #5 are identified in Table 11 below.

Table 11 – Taxes Collected in 2023 on Properties within TID #5

	Percentage of Mill Rate by Jurisdiction	2022 Taxes Collected on Base Value of Properties in TID #5
City of Waterloo	41.80%	\$ 99,953
Waterloo Area School District	33.65%	80,467
Jefferson County	20.40%	48,784
Madison Area Technical College	4.15%	9,921
TOTAL	100.0%	\$ 239,125
Table Notes: (1) 0.02144 Tax Rate for 2022		

The new property value of TID #5 when it terminates is projected to be \$12,516,000 (Equalized Value Added / Change in Increment, Table 8).

Without the creation of TID #5, the development of lands within the proposed district is not anticipated to occur with the same timing, scale, density, or types of uses, as the development anticipated following the creation of TID #5. In other words, but for TID #5, the valuations shown below in Table 12 will not occur.

TID #5 is a mechanism to make improvements in an area of Waterloo to support development of new residential, commercial and industrial development in the City.

All taxing jurisdictions will benefit from the increased property values, job creation, creation of developable lots, other economic activity, public safety, and community vitality which will result from the projects and development planned in TID #5. For these reasons the project costs shown in this Project Plan should not be paid by the owners of property that benefit from improvements within the District, or exclusively by the City, but should be shared among all taxing jurisdictions.

Table 12 provides a summary of the property tax creation benefits to the overlying taxing jurisdictions over the life of the District.

Table 12 – Analysis of Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	2022 Taxes Collected on Base Value of Properties in TID #5	Annual Taxes Collected on Final Year of Properties in TID #5 (2043)	Increase in Annual Tax Collections (Year 2022-2043)
City of Waterloo	41.80%	\$ 99,953	\$ 212,112	\$ 112,159
Waterloo Area School District	33.65%	\$ 80,467	170,755	90,288
Jefferson County	20.40%	\$ 48,784	103,519	54,735
Madison Area Technical College	4.15%	\$ 9,921	21,059	11,138
TOTAL	100.00%	\$ 239,125	\$ 507,444	\$ 268,319

Table Notes:

(1) Tax Rate assumed at 2022 TID Mill Rate of 0.02144

(2) Projection includes \$12,516,000 in Assessed Valuation added to TID #5 by 2043.

(3) Projection is made with 2022 dollars and have not been adjusted to reflect inflation.

The annual increase in tax revenue for properties in TID #5 due to new development and increased valuations, that would not have occurred but for the use of TIF, is \$268,319. This amount will be distributed to overlaying taxing jurisdictions based on tax rates.

13 Legal Description of TID #5 Boundary

Metes and Bounds Description of TID #5

[To be added following Plan approval by City Council.]

Wetlands located on parcels within the boundary of TID #5 are excluded from any Project Plan activities.

14 Legal Opinion of TID #5 Project Plan

An opinion from the City of Waterloo's legal counsel regarding the TID #5 Project Plan's compliance with Wis. Stat. § 66.1105 is provided in Appendix B.

Appendix A

TID #5 Real and Personal Property List

Real and Personal Property Included in TID #5

Map ID	Tax Parcel	Parcel Owner	Site Address	2022 Land Valuation	2022 Improvement Valuation	2022 Total Assessed Valuation	Property Assm't Class	Acres	Currently in TID #
1	290-0813-0522-069	MV21 LLC	234 GOEHL RD	81,500	-	81,500	2	1.24	-
2	290-0813-0522-071	WATERTOWN MEDICAL CENTER LLC	105 HIGHLAND TER	36,500	466,000	502,500	2	0.82	-
3	290-0813-0611-000	JAEGER, THOMAS E JAEGER, THERESA	200 W CLARKSON RD	134,300	355,600	489,900	1,4	16.00	#4
4	290-0813-0611-001	BRAUNSCHWEIG, LYLE BRAUNSCHWEIG, SHARON	1043 N MONROE ST	80,000	148,000	228,000	1	4.00	#4
5	290-0813-0611-002	WATERLOO SCHOOL DISTRICT		-	-	-	X4	4.23	#4
6	290-0813-0611-004	CRICKFER ENTERPRISES LLC	1003 N MONROE ST	82,500	100,500	183,000	2	1.65	#4
7	290-0813-0611-005	WATERLOO SCHOOL DISTRICT		-	-	-	X4	5.35	#4
8	290-0813-0611-006	DEMPSEY, MARILYN A	W CLARKSON RD	1,900	-	1,900	4	6.65	#4
9	290-0813-0612-000	WELHOEFER, JOHN WELHOEFER, DORIS	W CLARKSON RD	10,800	-	10,800	4	37.46	-
10	290-0813-0613-000	WELHOEFER, JOHN WELHOEFER, DORIS	W CLARKSON RD	13,700	-	13,700	4,5M	25.56	-
11	290-0813-0614-000	JOINT SCHOOL DISTRICT NO 1	785 N MONROE ST	-	-	-	X4	47.99	#4
12	290-0813-0641-067	WATERLOO, CITY OF		-	-	-	X4	0.29	-
13	290-0813-0641-068	WATERLOO, CITY OF		-	-	-	X4	2.82	-
14	290-0813-0642-055	WATERLOO, CITY OF		-	-	-	X4	7.13	-
15	290-0813-0643-029	WATERLOO, CITY OF		-	-	-	X4	0.66	-
16	290-0813-0643-040	WATERLOO, CITY OF		-	-	-	X4	6.86	-
17	290-0813-0712-010	VAN HOLTEN'S INC	703 W MADISON ST	6,000	-	6,000	2	2.27	-
18	290-0813-0712-020	ARANDA GOMEZ, J JESUS ARANDA, AIDHE	692 W MADISON ST	71,500	68,500	140,000	2	0.81	-
19	290-0813-0712-021	WALLYMART LLP	688 W MADISON ST	70,000	130,000	200,000	2	0.79	-
20	290-0813-0721-000	VAN HOLTEN'S INC	703 W MADISON ST	455,200	2,490,600	2,945,800	3	18.06	-
21	290-0813-0721-005	WATERLOO, CITY OF		-	-	-	X4	1.10	-
22	290-0813-0721-006	WATERLOO, CITY OF	720 W MADISON ST	-	-	-	X4	1.70	-
23	290-0813-0721-007	BRIESS INDUSTRIES INC	W MADISON ST	16,000	2,200	18,200	3	0.62	-
24	290-0813-0722-000	BUSCHKOPF, RONALD BUSCHKOPF, HOLLY	934 CANAL RD	107,300	150,400	257,700	1,4,5	19.13	-
25	290-0813-0722-001	BRIESS INDUSTRIES INC	901 W MADISON ST	156,600	389,400	546,000	3	6.08	-
26	290-0813-0722-002	BRIESS INDUSTRIES INC	W MADISON ST	-	-	-	X4	1.01	-
27	290-0813-0723-000	MCKAY NURSERY HOLDING CO INC	1001 W MADISON ST	142,700	14,400	286,700	2,4,5	26.00	-
28	290-0813-0724-002	BRIESS INDUSTRIES INC	W MADISON ST	75,900	6,000	81,900	3	2.92	-
TOTALS				1,542,400	4,321,600	5,993,600		249.20	

Personal Property (Locally Assessed)

Parcel ID	Business / Owner	Property Address	2022 PP Value
290-9901-2000-000	BRIESS INDUSTRIES INC	901 W MADISON ST	\$ 321,500
290-9901-1500-000	JG VAN HOLTON & SON	703 W MADISON ST	\$ 243,600
TOTAL			\$ 565,100

Manufacturing - Real Estate (State Assessed)

Parcel ID	Business / Owner	Property Address	DOR Parcel Number	2022 Real Estate Full Value
290-0813-0721-000	VAN HOLTEN'S INC	703 W MADISON ST	000003324	\$ 3,256,600
290-0813-0721-007	BRIESS INDUSTRIES INC	901 W MADISON ST	000003326	\$ 20,100
290-0813-0722-001	BRIESS INDUSTRIES INC	901 W MADISON ST	000003328	\$ 603,600
290-0813-0722-002	BRIESS INDUSTRIES INC	901 W MADISON ST	000003329	\$ -
290-0813-0724-002	BRIESS INDUSTRIES INC		000003331	\$ 90,500
TOTAL				\$ 3,970,800

Manufacturing - Personal Property (State Assessed)

Business / Owner	Property Address	DOR Account Number	2022 Personal Property - Full Value
BRIESS INDUSTRIES INC	901 W MADISON ST	000015179	\$ 355,400
VAN HOLTEN'S INC	703 W MADISON ST	000015184	\$ 269,300
TOTAL			\$ 624,700

ASSESSMENT TOTALS

	Totals
Real Estate (Locally Assessed)	\$ 5,993,600
Personal Property (Locally Assessed)	\$ 565,100
Manufacturing - Real Estate (State Assessed)	\$ 3,970,800
Manufacturing - Personal Property (State Assessed)	\$ 624,700
TOTAL	\$ 11,154,200

Appendix C

Plan Commission Adoption Resolution



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:


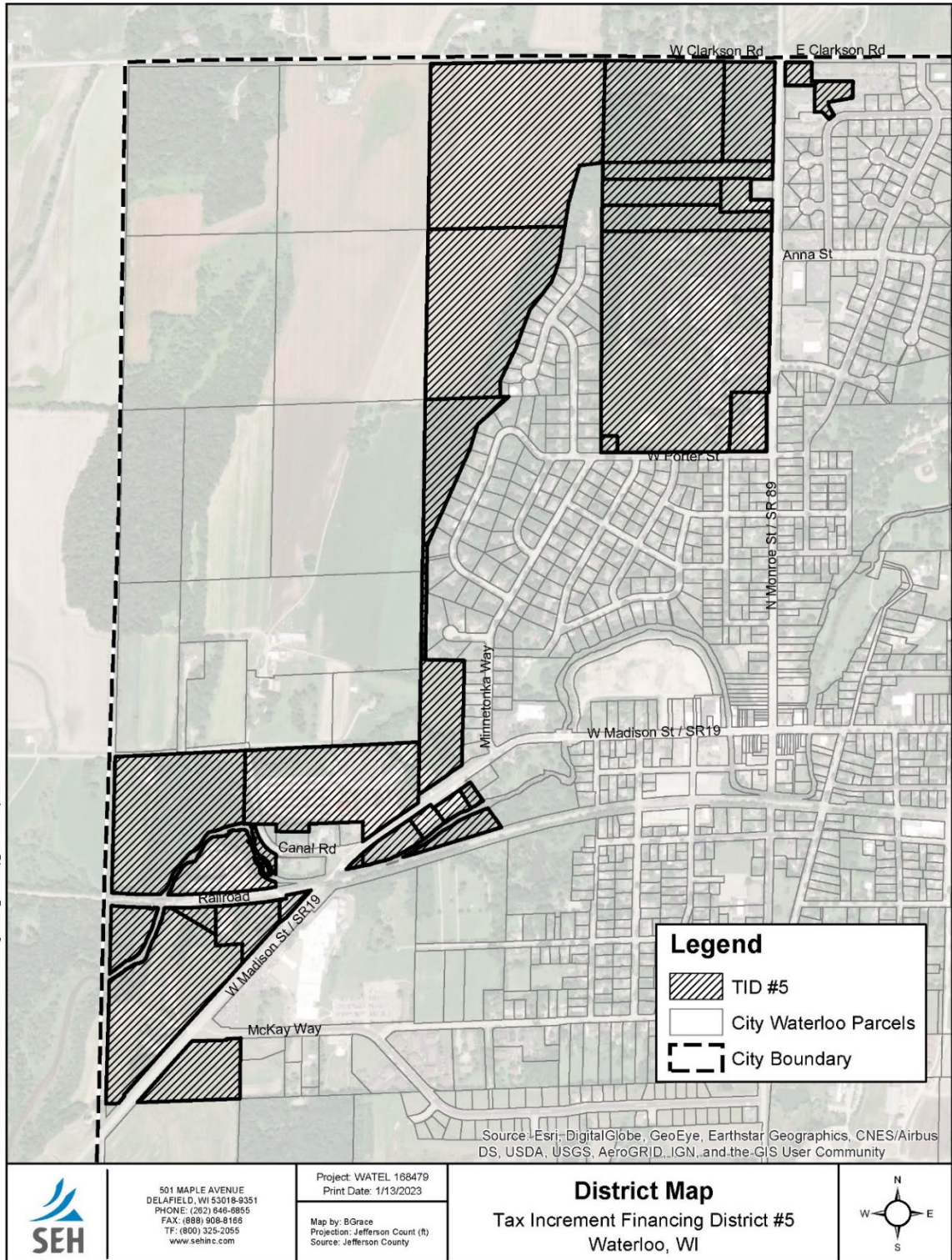

Jeane Ritter, Clerk/Deputy Treasurer

EXHIBIT A

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



Path: X:\KONNON\MCCOMMON\GIS\SmartITF Planning\WATEL_TID 5 Map_B&W for Adoption_Reso.mxd

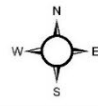


501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 PHONE: (262) 648-8855
 FAX: (888) 908-8166
 TF: (800) 325-2055
 www.sehinc.com

Project: WATEL 168479
 Print Date: 1/13/2023

Map by: BGrace
 Projection: Jefferson Count (ft)
 Source: Jefferson County

District Map
 Tax Increment Financing District #5
 Waterloo, WI



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring measuring measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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We're confident in our ability to balance these requirements.

Join Our Social Communities



CLAIM FOR EXCESSIVE ASSESSMENT PURSUANT TO WIS. STAT. §74.37

TO: Clerk, City of Waterloo
136 North Monroe Street
Waterloo, Wisconsin 53594

Via Process Server pursuant to Wis. Stat. § 801.11(4).

Now comes Claimant, **WISCO PROPERTIES WATERLOO, LLC**, owner of parcels 290-0813-0742-012, 290-0813-0742-013, 290-0813-0742-019, 290-0813-0742-026, 290-0813-0742-027 and 290-0813-0742-028 in the City of Waterloo (collectively, "the Property"), and files this Claim For Excessive Assessment against the City of Waterloo ("the City"), pursuant to WIS. STAT. §74.37.

1. In April 2022, Claimant purchased 44 adjacent rental units in the City ("the 44 Rental Units"), comprised of the Property plus twelve other tax parcels in the City. The 44 Rental Units consist of seven four-unit townhomes and eight two-unit duplexes.

2. Claimant purchased the 44 Rental Units as a single economic entity, and Claimant has consistently operated the 44 Rental Units as a single economic entity.

3. For 2022, the City's Assessor assessed the 38 rental units other than the Property as rental units. For that year, however, the City's Assessor assessed the six rental units comprising the Property in an inconsistent and improper manner, as if they were single family homes, which they are not.

4. The aggregate assessment the City's Assessor placed on the Property for 2022 was \$1,530,500. The correct assessment the City's Assessor should have placed on the Property for 2022, consistent with his assessment of all of the other 44 Rental Units as rental units, was \$1,143,000. As a result, the Property was overassessed for 2022 by at least \$387,500.

5. Claimant was the owner of the Property at the time the City's 2022 assessments were issued. However, even though the 2022 assessment of each parcel comprising the Property was increased from the 2021 assessment of that parcel, the City's Assessor did not provide Claimant with notice of the increased 2022 assessment of any of the six parcels comprising the Property, as required by WIS. STAT. §70.365.

6. For 2022, property in the City was taxed at \$19.242876 per \$1,000 of assessed value. As a result of the excessive and inconsistent assessment of the Property for 2022, excess tax in at least the amount of \$7,456.61 was imposed on the Property.

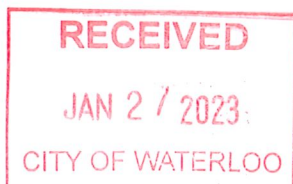
The amount of this claim is \$7,456.61, plus interest.

Dated this 24th day of January, 2023.

WISCO PROPERTIES WATERLOO, LLC

Frances J Erhardt

By: Frances Erhardt





CITY OF WATERLOO CEMETERY

136 N MONROE ST.
WATERLOO, WI.
53594

MEITNERS LAND SERVICE LLC.

PRICING FOR GRAVE OPENING AND CLOSING YEAR 2023

AS OF JANUARY 1, 2023 THE FEE FOR OPENING AND CLOSING A FULL GRAVE
WILL BE \$740.00

CREMATIONS WILL BE \$350.00 PER OPENING AND CLOSING. THIS PRICE COULD
FLUCTUATE WITH THE SIZE OF THE GRAVE NEEDED.

DOUBLE CREMATIONS ARE \$55.00 EXTRA

ALL SUNDAYS, HOLIDAYS, AND AFTER 5:00 P.M. FUNERALS WILL BE \$220.00 EXTRA.

CLOSING BETWEEN 3:00 & 5:00 P.M. WILL BE \$110.00 EXTRA.

ALL SATURDAY BURIALS WILL BE \$135.00 EXTRA.

CALL FOR PRICING ON OVERSIZED GRAVES.

IN SPECIAL CIRCUMSTANCES WHERE CUSTOM BACKHOE WORK IS PREFORMED,
THE RATE WILL BE AT \$125.00 PER HOUR.

THIS PRICING IS AT OR BELOW INDUSTRY STANDARDS FOR SERVICES RENDERED.

CORDIALLY;

MEITNERS LAND SERVICE;


WAYNE H MEITNER

372 CANAL ROAD
MARSHALL, WI. 53559
608-576-3809
wmeitner@me.com