



136 North Monroe Street  
Waterloo, WI 53594-1198  
Phone: (920) 478-3025  
Fax: (920) 478-2021  
www.waterloowi.us

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**PUBLIC NOTICE OF A COMMITTEE MEETING  
OF THE COMMON COUNCIL OF THE CITY OF WATERLOO**

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

**COMMITTEE:** PUBLIC WORKS & PROPERTY COMMITTEE  
**DATE:** March 7, 2019  
**TIME:** 6:00 p.m.  
**LOCATION:** Municipal Building Council Chambers, 136 N. Monroe Street

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING MINUTES: December 6, 2018, January 3, 2019 and February 7, 2019
3. PUBLIC COMMENTS
4. 2018/2019 PROJECT/PROGRAM UPDATES
5. NEW BUSINESS
  - a. Property Owner Request To Reconsider Prior Committee Action Relating To Stormwater At 464 Jefferson Street. [NOTE: The Committee may convene to closed session per Wis. Stat. 19.85(1)(e) "deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; or per Wis. Stat. 19.85(1)(g) "conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation which it is or is likely to become involved." Upon completion of the closed session the body will reconvene into open session.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Road Maintenance Agreements With Adjacent Townships
7. ADJOURNMENT

Mo Hansen  
Clerk/Treasurer

\*\*\* Also on Council Agenda. See Council materials for documentation.

Committee Members: Springer, Stinnett and Osborn

posted, e-mailed & distributed: 02/28/2019

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 PUBLIC WORKS & PROPERTY COMMITTEE**  
**MEETING MINUTES: February 7, 2019**

1. CALL TO ORDER AND ROLL CALL. Committee Chair Springer called the meeting to order at 6:30 p.m. in the Council Chambers. Committee members present: Springer, Stinnett and Osborn. Absent: none. Others attending: Mayor Thompson, Public Works Director Chad Yerges; Utility Superintendent Barry Sorenson; Deputy Clerk/Treasurer Kawula; Clerk/Treasurer Hansen.
2. APPROVAL OF MEETING MINUTES: December 6, 2018 and January 3, 2019. MOTION: Moved by Stinnett, seconded by Osborn to table meeting minute approval. VOICE VOTE: Motion carried.
3. PUBLIC COMMENTS. None.
4. 2018/2019 PROJECT/PROGRAM UPDATES. DISCUSSION: Hansen said lead water letters to those in the 2019 construction zone had been mailed and a letter to the rest would be sent shortly. He said an Edison/Franklin bid award was the other major project.
5. UNFINISHED BUSINESS
  - a. Christmas Decorations, Utility Superintendent's Follow-up. DISCUSSION: Sorenson said Corey Neeley from WPPI indicated that \$1,500 per year could be put towards replaced decorations. He said the City should match the figure. He estimated the cost at \$300 a piece with a total of thirty purchased over the next three years. Springer questioned where the money was to come from. Mayor Thompson said a donation bucket should be set out. Springer said the committee would look into it. No action taken.
6. NEW BUSINESS
  - a. Resolution #2019-02 Awarding A Street and Utility Construction Contract for 2019 Improvements To Edison and Franklin Streets. MOTION: Moved by Stinnett, seconded by Osborn to recommend Council approval of the resolution. ROLL CALL VOTE: Ayes: Stinnett, Osborn and Springer. Noes: none.
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Road Maintenance Agreements With Adjacent Townships. Noted.
8. ADJOURNMENT. MOTION: Moved by Stinnett, seconded by Osborn to adjourn. The time was approximately 6:38 pm. Motion carried.



Attest:  
Mo Hansen  
Clerk/Treasurer

**CITY OF WATERLOO PUBLIC WORKS & PROPERTY COMMITTEE**  
**MEETING MINUTES: January 3, 2019**

1. CALL TO ORDER AND ROLL CALL. Committee Chair Springer called the meeting to order at 6:30 p.m. in the Council Chambers. Committee members present: Springer, Stinnett and Osborn. Absent: none. Others attending: Mayor Thompson, Public Works Director Chad Yerges; Utility Superintendent Barry Sorenson and Deputy Clerk/Treasurer Kawula.
2. APPROVAL OF MEETING MINUTES: December 6, 2018. MOTION: Moved by Stinnett, seconded by Osborn to table approval. VOICE VOTE: Motion carried.
3. PUBLIC COMMENTS. None.
4. 2018/2019 PROJECT/PROGRAM UPDATES. Noted.
5. NEW BUSINESS
  - a. Christmas Decorations. DISCUSSION: Sorenson said he would talk with WPPI about possible funding options. No action taken.
  - b. Unimproved Streets In The City. DISCUSSION: It was noted that the municipality has not been clearing snow and ice for unimproved streets or sidewalks. The comment was, "if we haven't been doing them, don't do them now." No action taken.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Road Maintenance Agreements With Adjacent Townships. Noted.
7. ADJOURNMENT. MOTION: Moved by Stinnett, seconded by Osborn to adjourn. The time was approximately 6:38 pm. Motion carried.



Attest:  
Mo Hansen  
Clerk/Treasurer

**CITY OF WATERLOO PUBLIC WORKS & PROPERTY COMMITTEE**  
**MEETING MINUTES: December 6, 2018**

1. CALL TO ORDER AND ROLL CALL. Committee Chair Springer called the meeting to order at 6:30 p.m. in the Council Chambers. Committee members present: Springer, Stinnett and Osborn. Absent: none. Others attending: Mayor Thompson, Public Works Director Chad Yerges; Utility Superintendent Barry Sorenson; Mitch Leisses, Kunkel Engineering Group; Assistant Public Works Director Jeff Robbins; Deputy Clerk/Treasurer Kawula; Clerk/Treasurer Hansen.
2. APPROVAL OF MEETING MINUTES: November 1, 2018. MOTION: Moved by Stinnett, seconded by Osborn to approve the November 1<sup>st</sup> meeting minutes. VOICE VOTE: Motion carried.
3. PUBLIC COMMENTS. None.
4. 2018/2019 PROJECT/PROGRAM UPDATES. Printed report noted.
5. UNFINISHED BUSINESS
  - a. Discussion/Recommendation - 2019 Street & Utilities Reconstruction Of Edison Street / Franklin Street – Cost Estimates And Design Review. DISCUSSION: Plans were reviewed. No action taken.
  - b. Discussion/Recommendation – Updating 2016-2023 Street & Utility Project Schedule. MOTION: Moved by Stinnett, seconded by Osborn to recommend Council approval. VOICE VOTE: Motion carried.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Road Maintenance Agreements With Adjacent Townships. Noted.
  - b. January 3, 2019 Discussion/Recommendation - Considering A Sidewalk Special Assessment For The 2019 Street & Utilities Reconstruction of Edison Street / Franklin Street. Noted.
    - i. Engineer's Draft
7. ADJOURNMENT. MOTION: Moved by Stinnett, seconded by Osborn to adjourn. The time was approximately 6:50 pm. Motion carried.



Attest:  
Mo Hansen  
Clerk/Treasurer

GEORGE L. NEUBERGER, JR.  
ANDREW R. GRIGGS  
MARK S. SWEET  
NICOLE N. SCHRIER

ETHAN C. GEIS  
ALEX S. PHILLIPS

## NEUBERGER, GRIGGS, SWEET & SCHRIER, LLP

ATTORNEYS AND COUNSELORS AT LAW

136 HOSPITAL DRIVE  
WATERTOWN, WISCONSIN 53098  
TELEPHONE: (920) 261-1630 FAX: (920) 261-0339

SERVING SOUTH CENTRAL WISCONSIN SINCE 1922

LAKE MILLS OFFICE:  
122 EAST LAKE STREET  
LAKE MILLS, WI 53551  
PHONE: (920) 648-8381  
FAX: (920) 648-5636

JUNEAU OFFICE:  
218 EAST OAK STREET  
JUNEAU, WI 53039  
PHONE: (920) 386-8033  
FAX: (920) 261-0339

February 13, 2019

City of Waterloo Public Works and Property Committee  
City Hall  
36 N Monroe St.  
Waterloo, WI 53594

**RE: Flooding Concerns – 464 Jefferson St., Waterloo, Wisconsin 53594**

Dear Committee Members:

I write on behalf of David and Paula Lenius and the Peggy L. Ratcliff Trust, who have asked for my firm's assistance in resolving a water nuisance issue affecting the property at 464 Jefferson St., Waterloo, Wisconsin 53594. It is my understanding that the City of Waterloo's Public Works and Property Committee has previously discussed the matter with the Lenius's last summer, but no formal action was ever taken. The Lenius's are asking that the committee look again into whether some clarity and assistance can be given to them to resolve their ongoing concerns with the property, and further, are requesting that the City would help cure the matter.

As you may recall from previous discussions, the properties owned by the Peggy L. Ratcliff Trust at the corner of Jefferson Street and Peschel Street experience severe flooding from water flow from the streets and properties to the south and west due to less-than-adequate grading and stormwater control. At a previous meeting in June 2018, it was noted that the portions of the Peschel Street and Jefferson Street intersection apparently are yet undedicated to the public and remain private property (perhaps still the property of the original land owner and developer) and that the asphalt and gravel around or near that intersection was not installed by the City, and therefore, not a City responsibility.

The Lenius's ask the City to reconsider its position for several reasons. First, upon our review of the property land records, it would appear that at least a portion of the roadway that may be directing the stormwater to the affected properties is owned by the City of Waterloo—the portion between the Waldo and Hedges residences at 612 and 615 Jefferson St., respectively. Certified Survey Map 4230 recorded as Document No. 1080489 indicates this dedication and acceptance. Second, it is not entirely clear that the areas labeled as Future Dedication on several other certified maps (the southern and eastern portions of the Peschel/Jefferson Street intersection) have not been accepted by the City through the public user doctrine over time, as opposed to the typical formal acceptance of a dedication. Third, there seems to have been relatively little oversight on the part of the City to ensure over the years that the subdivision, development, and construction of the tracts of land adjoining the properties affected were regulated and vetted to prevent flooding and divert and control stormwater. The Lenius's

point to City's obligations under Chapter 380 of the City of Waterloo Code of Ordinances, in particular section 3 – "Intent."

The Lenius's would submit for the Committee's deliberation two potential courses of action. First, they would request that the City would install adequate stormwater controls to divert and retain the stormwater course in a fashion that avoids flooding the properties located at the east end of Peschel Street. Second, if the City is unwilling to do that, the Lenius's would request that the City would share a portion of the cost to remediate the flooding through grading improvements. There was a previous bid submitted by Gottschalk Excavating last year in the amount of \$4,375.00; the Lenius's believe a fair cost-share would be \$1,500.00.

We hope that the committee will review this matter with careful and serious consideration. Please let me know if you have any further questions or concerns.

Sincerely,

NEUBERGER, GRIGGS, SWEET & SCHRIER, LLP



By:

Ethan C. Geis

cc: David & Paula Lenius  
George & Linda Reedy  
Larry & Gwenn Waldo  
James & Mary Heideman  
Daniel & Kathleen Hedges  
Jim Ratcliff  
Mike Ratcliff



# Certified Survey Map

### Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

James Marshall  
James Marshall

Brenda Marshall  
Brenda Marshall

STATE OF WISCONSIN)  
COUNTY OF JEFFERSON )ss.

Personally came before me this 7th day of March, 2002, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public, Jefferson County, Wisconsin  
my commission expires 3/13/05

### Consent of Mortgagee

F & M Bank of Waterloo, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described hereon, and does hereby consent to the above certificate of James & Brenda Marshall, owners.

In Witness Whereof, the said F & M Bank has caused these presents to be signed by Thomas Wierschem, its President and countersigned by James G. Gorst, its Secretary (cashier), at Waterloo, and its corporate seal to be hereunto affixed this 7th day of March, 2002.

F & M Bank of Waterloo by:

Thomas Wierschem President  
James G. Gorst Secretary or Cashier

STATE OF WISCONSIN)  
COUNTY OF JEFFERSON) ss

Personally came before me this 7th day of March, 2002, the above named, to me known to be the persons who executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature]  
Notary Public, Jefferson County, Wisconsin  
my Commission Expires 3/13/05

### Surveyor's Certificate

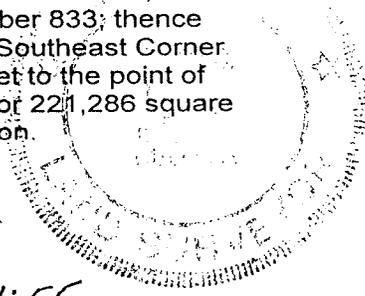
I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Waterloo, and by the direction of Tom Yohn, I have surveyed, divided, mapped, and monumented the lands described hereon, and that this land is located within and described to wit:

Part of Outlot 9 of the Assessor's Plat of the Village (now City) of Waterloo, being further located in part of the SW 1/4 of the NW 1/4 of Section 8, T.8N., R.13E., City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the W 1/4 corner of Section 8; thence N00°04'09"E, 331.36 feet to the Southwest corner Outlot 9 of the Assessor's Plat to the Village (now City) of Waterloo; thence N88°03'16"E along the South line of said Outlot, 688.34 feet to the point of beginning of this description; thence N00°37'53"E, 337.57 feet to the Southwest corner of Lot 2 Pechel's Second Addition; thence N88°34'19"E along the South line of said Lot and its extension thereof, 664.70 feet to the Southeast Corner of Jefferson County Certified Survey Map number 833; thence S01°37'42"W along the East line of the aforesaid Outlot, 331.87 feet to the Southeast Corner thereof; thence S88°03'16"W, along the South line of said Outlot, 659.17 feet to the point of beginning of this description. The above described containing 5.080 acres of 221,286 square feet and being subject to the right of ways and dedications as mapped hereon.

1080489

David C. Riesop  
David C. Riesop S-1551



### Register of Deeds Certificate

Received for recording this 12th day of March, 2002, at 11:55 o'clock A.M. and recorded in Volume 21 of Certified Surveys, Pages 46 & 47.

Larry D. Eckert, Register of Deeds, Jefferson County

## Wisconsin Mapping

\* *surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 2575-02 Date 02/10/2002  
Sheet 2 of 2  
Document No. 1080489  
C. S. M. No. 4230 V. 21 P. 47

**From:** mhansen@waterloowi.us  
**Sent:** Monday, June 11, 2018 3:13 PM  
**To:** City of Waterloo, Mayor  
**Cc:** dpw@waterloowi.us  
**Subject:** FW: City of Waterloo follow-up / after Thursday visit in the Council chambers  
**Attachments:** 2018-06-07PubWorksMinutes.pdf; 20180611140010.pdf

FYI Mayor Thompson, Public Works & Property Committee and rest of Common Council,  
-Mo

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**From:** mhansen@waterloowi.us [mailto:mhansen@waterloowi.us]  
**Sent:** Monday, June 11, 2018 3:09 PM  
**To:** Larry Waldo (metalworx1@frontier.com) <metalworx1@frontier.com>; Linda.Reedy <linda.reedy@ipcrx.com>; Lenius, Dave <DLenius@degolierprinting.com>; Paula Lenius <paula.lenius@unitypoint.org>; 'sixtythreevette@outlook.com' <sixtythreevette@outlook.com>  
**Cc:** 'Leisses, Mitchell' <mleisses@geo-logic.com>  
**Subject:** FW: City of Waterloo follow-up / after Thursday visit in the Council chambers

Area property owners:

This email is to inform you of the on-going discussion taking place at City of Waterloo Public Works & Property Committee meetings related to a storm water complaint on file from the property owners at 464 South Jefferson Street. The Committee met on June 7<sup>th</sup> and next meets on June 21<sup>st</sup> at 5:15 pm in the Council Chambers. Attached are June 7<sup>th</sup> meeting minutes and a scan of the recorded certified survey map for this area.

A long-standing complaint relating to storm water has existed. Current property owners Dave & Paula Lenius are seeking a solution. This complaint dates back multiple years prior to the death of Lloyd Ratcliff. The Committee and the engineering firm for the City, Kunkel Engineering Group, have been attempting to work through concerns of storm water flowing to structures at 464 South Jefferson Street.

- In 2016 Mitch Leisses with Kunkel Engineering met with the property owner at 464 South Jefferson Street and provided survey grades. He suggested the property owner regrade private property such that water is diverted east past the structures. It is my understanding no action was taken.
- In 2017 Dave and Paula requested municipal action to remedy recurring water flow into their buildings.
- In the last several months Mitch Leisses has collected estimates for regrading the unimproved gravel access north of the intersection of Peschel Road and Jefferson Street.
- The attached certified survey map shows that both land east of the intersection leading providing access to the Lenius and Reedy homes; and the land north of the intersection providing access to the Waldo and Hedges homes have never been dedicated to the City. Both sections are labeled on the recorded certified survey map as Future Dedication. As Mayor Thompson stated at the June 7<sup>th</sup> meeting, the City did not install the asphalt east of the intersection which conveys water directly to the structures, nor did it likely install the gravel north of the intersection. Both areas remain private property.
- At the June 7<sup>th</sup> meeting I was tasked with identifying if driveway permits were issued for properties referenced.
  - 615 Jefferson Street. A simple drawing omitting a reference to the unimproved portion of Jefferson Street north of the intersection was submitted by Tom Yohn at that time his home was build.
  - 612 Jefferson Street. No specific driveway application was submitted by the Waldos at the time their home was build. Rather , the building permit shows a hand drawn driveway, again omitting a reference to the "future" dedication of unimproved land north of the intersection.

- 410 Peschel Street and 464 Jefferson Street. Likewise, no application for the asphalt pavement currently located east of the intersection was submitted.

This information will be presented to the Committee on June 21<sup>st</sup>. I will mail this email to Mr. Heideman at 380 Peschel Street.

*Mo Hansen*  
Clerk/Treasurer  
City of Waterloo  
office: 920.478.3025  
[CityHall@Waterloowi.us](mailto:CityHall@Waterloowi.us)

| [MUNICIPAL WEBPAGE](#) | [INFO ALERTS SIGN-UP](#) |



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136 North Monroe Street • Waterloo, WI 53594-1198 • Fax: 920.478.2021

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**From:** [mhansen@waterloowi.us](mailto:mhansen@waterloowi.us) [<mailto:mhansen@waterloowi.us>]  
**Sent:** Monday, June 11, 2018 1:56 PM  
**To:** 'sixtythreevette@outlook.com' <[sixtythreevette@outlook.com](mailto:sixtythreevette@outlook.com)>  
**Subject:** City of Waterloo follow-up / after Thursday visit in the Council chambers

Dan,  
Thank you for visiting with me Thursday night. I misspoke when we talked. The next meeting of the Public Works & Property Committee will be June 21 at 5:15 pm in the Council Chambers.

- Attached are the meeting minutes.
- Since the meeting I've identified that a driveway permit was issued by the for your property. It did not provide any detail relating to the north-south access point from Jefferson Street.
- Attached is the recorded certified survey map. It shows The gravel segment north of the intersection of Peschel Street and Jefferson Street to be an unimproved "future" dedication. Meaning it was never deeded to the City. I will be reporting this to the Committee on June 21<sup>st</sup>.

*Mo Hansen*  
Clerk/Treasurer  
City of Waterloo  
office: 920.478.3025  
[CityHall@Waterloowi.us](mailto:CityHall@Waterloowi.us)

| [MUNICIPAL WEBPAGE](#) | [INFO ALERTS SIGN-UP](#) |



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136 North Monroe Street • Waterloo, WI 53594-1198 • Fax: 920.478.2021

Gottschalk Excavating  
N6672 Hwy 0  
Marshall, WI 53559  
(608)438-7267  
gottsexcavating@aol.com

# ESTIMATE

## ADDRESS

Kunkel engineering group  
107 Parallel Street  
Beaver Dam, Wisconsin 53916  
USA

ESTIMATE # 1204

DATE 06/06/2018

EXPIRATION DATE 10/06/2018

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/06/2018	<b>Excavating</b> Excavate to correct drainage South of 464 Jefferson St. Waterloo Wi. On East side of road, slope to catch basin around pole and hydrant, hauling away all excess spoils and sod. Seed with Madison parks or equivalent seed and blow straw for cover per Konkel Engineerings request.	1	1,975.00	1,975.00
06/06/2018	<b>Excavating</b> On West side of street, take out top section of 2'x3' concrete storm sewer that is 2' high and replace with a 1' section using rope seal and reinstalling Neenah Foundry inlet casting to assist in achieving slope due to catch basin being installed to high. Slope surrounding grade to basin, haul away all excess spoils, seed with Madison parks or equivalent seed and blow straw per Konkel Engineering request. Disassemble and remove small block retaining wall and Remove stump in neighbors flower bed immediately west of casting. If the owner chooses to have us rebuild landscape wall, add 250.00 to proposal.	1	2,400.00	2,400.00

Anything extra will cost extra. No warranty will be given for straw or seed due to unknown weather conditions, payment due net 15.

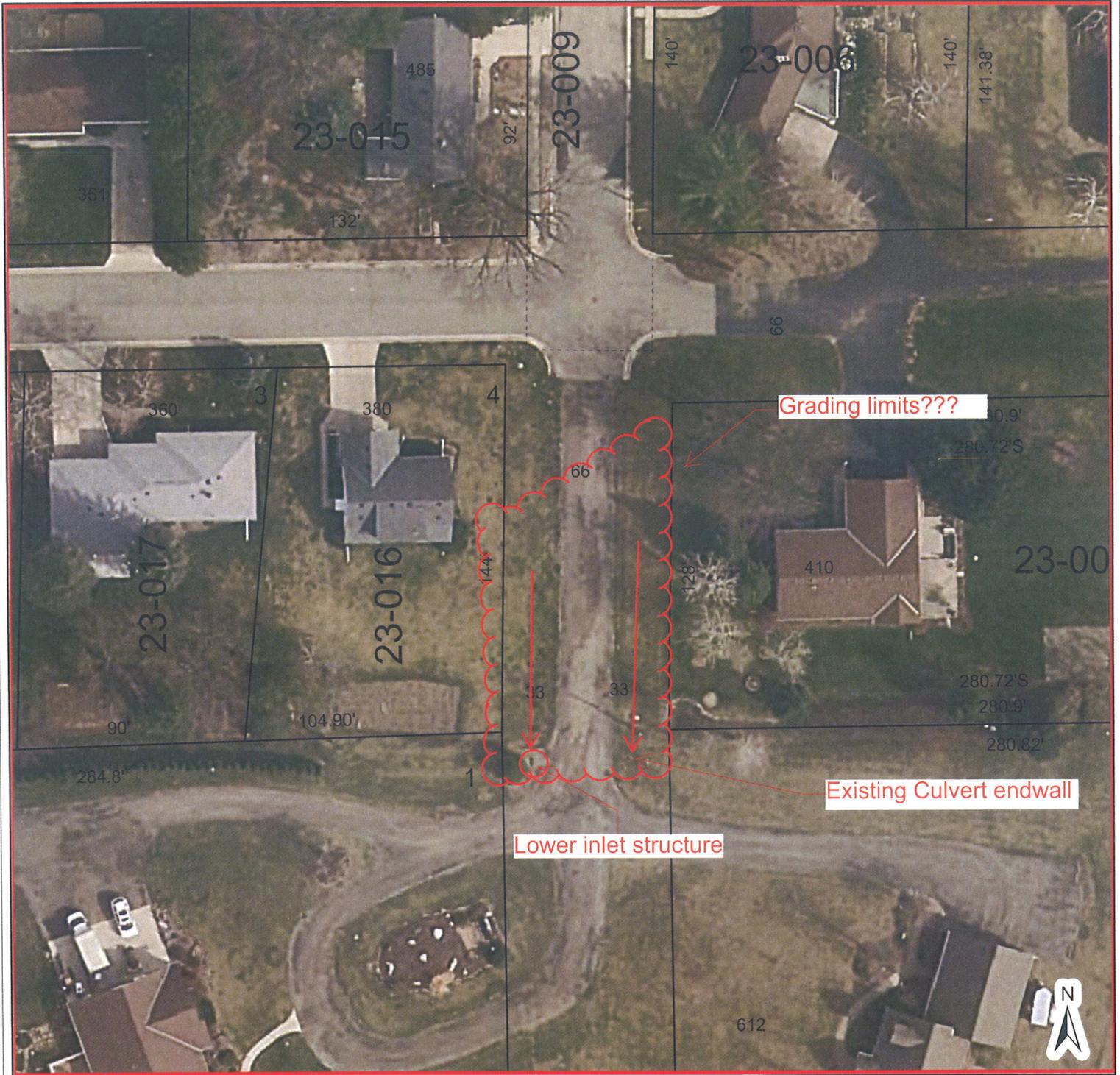
TOTAL

**\$4,375.00**

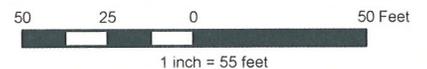
Accepted By

Accepted Date

# Jefferson County Land Information



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



Call (262) 544-8280 or  
1-800-422-5220  
INDEPENDENT  
INSPECTIONS, LTD.  
ILHR 20-06(a)3

# BUILDING PERMIT APPLICATION

**37-04-4B**  
PERMIT NO.

TAX KEY #

<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY OF <u>WATERLOO</u>	<b>PROJECT LOCATION</b> (Building Address)	<u>612 JEFFERSON ST</u>
		<b>PROJECT DESCRIPTION</b>	<u>MANUFACTURED HOME NSFD</u>

Owner's Name <u>LARRY WALDO</u>	Mailing Address - Include City & Zip <u>1239 OAK ST WATERLOO 53594</u>	Telephone - Include Area Code <u>920-253-8147</u>
Construction Contractor (Lic No.) <u>STIL BEST HOMES</u>	Mailing Address - Include City & Zip <u>P.O. BOX 549 PARDESVILLE</u>	Telephone - Include Area Code <u>920-887-1122</u>
Plumbing Contractor (Lic No.) <u>BURMACH PLBG.</u>	Mailing Address - Include City & Zip	Telephone - Include Area Code <u>920-478-2860</u>
Electrical Contractor (Lic No.) <u>SULLY'S ELEC.</u>	Mailing Address - Include City & Zip	Telephone - Include Area Code <u>920-478-3760</u>
HVAC Contractor (Lic No.) <u>KLECKER HEATING</u>	Mailing Address - Include City & Zip	Telephone - Include Area Code <u>920-261-9218</u>

<b>PROJECT INFORMATION</b>		Subdivision Name		Lot No.	Block No.
Zoning District <u>R-2</u>	Lot Area <u>475.92</u> Sq. Ft.	N.S.E.W. Setbacks	Front <u>65</u> Ft.	Rear <u>89.7</u> Ft.	Left <u>55</u> Ft.
1a. PROJECT <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other	3. TYPE <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Other	6. ELECTRICAL Entrance Panel Size: <u>200</u> amp Service: <input type="checkbox"/> Underground <input type="checkbox"/> Overhead	9. HVAC EQUIPMENT <input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	12. ENERGY SOURCE	
1b. GARAGE <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		4. CONST. TYPE <input type="checkbox"/> Site Constructed <input checked="" type="checkbox"/> Manufactured		* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equip. Infiltration control option is: <input type="checkbox"/> Full sealing of joints. <input type="checkbox"/> Blower door test. <input type="checkbox"/> Exterior air infiltration barrier.	
2. AREA Basement <u>1760</u> Sq. Ft. Living Area <u>1760+850</u> Sq. Ft. Garage <u>1152</u> Sq. Ft. Other _____ Sq. Ft. TOTAL <u>2912</u>		5. STORIES <input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input checked="" type="checkbox"/> Other <u>1 1/2</u>			
		7. FOUNDATION <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other		10. PLUMBING Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic <input type="checkbox"/> Permit No. _____	
		8. USE <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other		11. WATER <input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	
				13. HEAT LOSS (Calculated) Envelope _____ BTU/HR Infiltration _____ BTU/HR	
				14. ESTIMATED COST \$ <u>175000.00</u>	

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate. Have Permit/Application number and address when requesting inspections. Call (262) 544-8280 or 1-800-422-5220. Give at least 24 hours notice on all inspections.

**SIGNATURE OF APPLICANT** Larry Waldo      **DATE** 4-6-04

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

\$25.00 For all Reinspection

Built to code Comm 20-25

Built to code from conditions of approval

<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	<b>SEAL NO.</b> <u>284390</u>	<b>Municipality No.</b> <u>28-290</u>
Building Fee <u>291.20</u>	Bldg. # At top of form	<b>RECEIPT</b>	<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>
Zoning Fee <u>30.00</u>	Zoning # _____		
WI Seal <u>122.36</u>	Elec. # <u>38-04-4E</u>	CK # <u>1522</u>	Name <u>C. Butschke</u>
Electric Fee <u>122.36</u>	Pmb. # <u>37-04-4P</u>	Date <u>4-13-04</u>	Date <u>4-13-04</u>
Plumbing Fee <u>93.24</u>	HVAC # <u>40-04-4H</u>	From <u>Larry Waldo</u>	Certification No. <u>70579</u>
HVAC Fee <u>50.00</u>		Rec By. <u>CB</u>	
Adm. Fee <u>75.00</u>			
Other <u>ERBION</u>			
Total <u>784.16</u>			

# OCCUPANCY PERMIT

Municipality C. OF WATERLOO Date 1-7-05 Permit # 37-04-4B

Certificate of Occupancy for the building located at 612 JEFFERSON ST.  
Street Address

Owner LARRY + GWEN WALDO Builder AMERICAN HOMES

It is unlawful to occupy or use this building except in the manner for which this Occupancy Permit is intended. No change in the use of this building, structure or premises shall be made until a new Occupancy Permit has been issued by the Building Inspector.

TEMPORARY OCCUPANCY ONLY is granted on this date for a period of \_\_\_\_\_ days. If the terms listed below are not corrected in the amount of time granted and confirmed by an inspection by the building inspector, this permit will expire and may be cause for further action by the municipality. Reinspection for Occupancy and Final inspection must be requested by phoning (262) 544-8280 or 1-800-422-5220. A fee will be required before the inspection is made.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed \_\_\_\_\_

This permit certifies that the above described building may lawfully be occupied in the manner for which it was intended. The homeowner shall maintain the required erosion control procedures/devices until the site is completely stabilized.

Signed T. FOCKLER



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198  
Phone (414) 478-3025  
Fax (414) 478-2021

APPLICATION FOR DRIVEWAY/CULVERT

DATE OF APPLICATION: 4-13-04 FEE: \$10.00  
LOCATION OF PROPERTY: 612 JEFFERSON ST  
APPLICANT: LARRY WALDO  
OWNER OF PROPERTY: SAME  
LEGAL DESCRIPTION OF PROPERTY: SEE CSM #3534

NEW DRIVEWAY APPROACH/CULVERT REQUESTED: New Driveway  
EXISTING DRIVEWAY APPROACH/CULVERT TO BE RELOCATED: \_\_\_\_\_

DRIVEWAY APPROACH/CULVERT IN: RESIDENTIAL AREA: X  
COMMERCIAL/INDUSTRIAL AREA: \_\_\_\_\_

PROPOSED DRIVE APPROACH WIDTH AT STREET SIDE OF SIDEWALK: 16 FEET.  
(MAXIMUM WIDTH 24 FT IN RESIDENTIAL AREA - 36 FT IN COMMERCIAL/INDUSTRIAL AREA)

DRIVEWAY APPROACH TO BE: CONCRETE: \_\_\_\_\_ ASPHALT: \_\_\_\_\_ GRAVEL: X

PROPOSED CULVERT: DIAMETER: \_\_\_\_\_ INCH LENGTH: \_\_\_\_\_ FEET  
MATERIAL: \_\_\_\_\_  
(MAXIMUM DIAMETER 24 INCH ON STH AND 18 INCH ON OTHER STREETS)

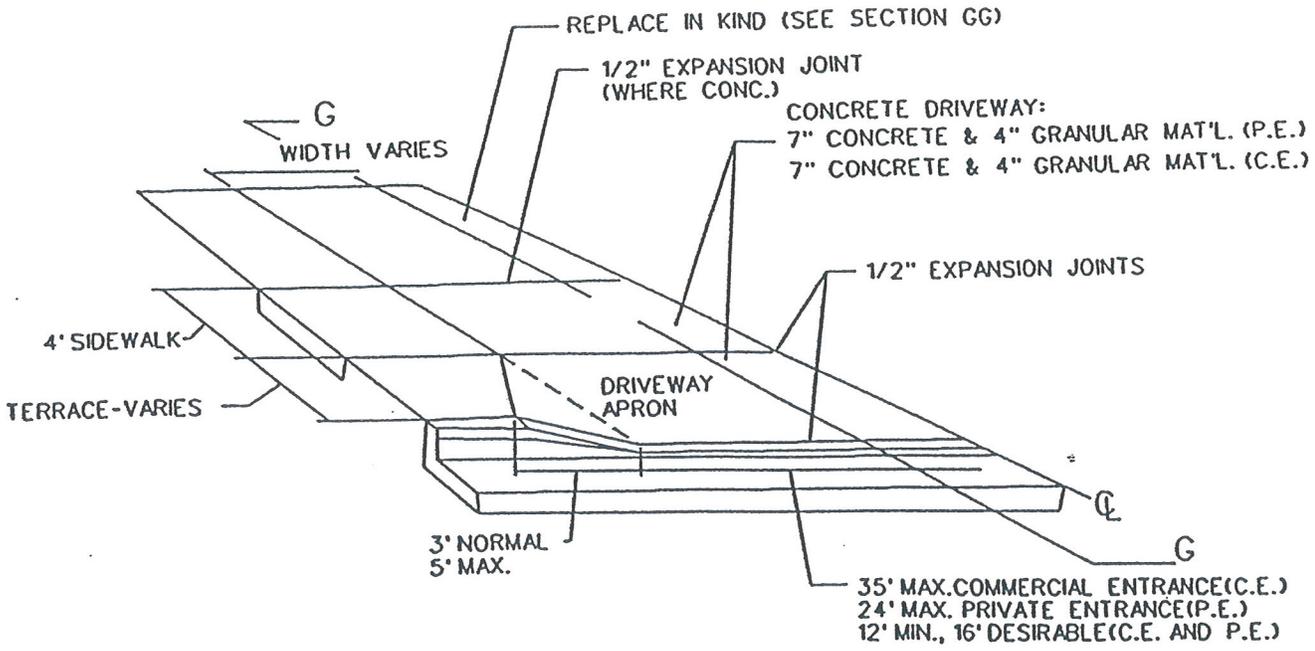
PROPOSED WORK COMPLETION DATE: 9/2004

DATE: 4-13-04 Larry Waldo  
SIGNATURE OF APPLICANT

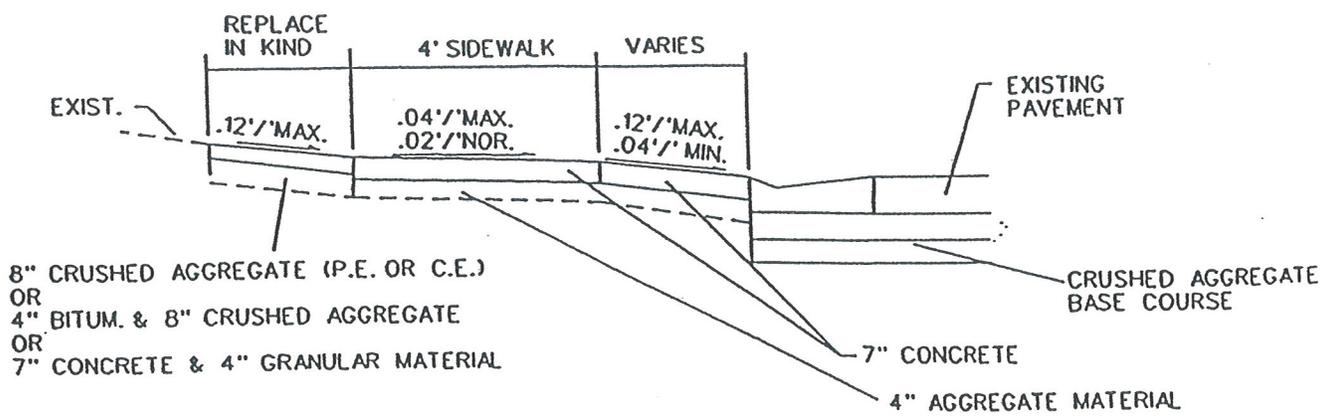
PLEASE ATTACH COPY OF PLAT MAP INDICATING LOCATION OF DRIVEWAY

IMPORTANT NOTE: ALL DRIVEWAYS WHICH AFFORD ACCESS TO EXISTING STATE TRUCK HIGHWAYS  
MUST BE APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, 2101 WRIGHT STREET  
MADISON, WI. 53704-2583 TELEPHONE (608-246-7906)

-----DO NOT WRITE BELOW THIS LINE-----  
PERMIT: # 2004-2 DATE ISSUED: 4-13-04  
FEE PAID: 413104 Louisa M. Banick  
AMOUNT PAID: 10.00 CLERK/TREASURER - Interwin  
RECEIPT NO: 20597 **COPY**



NOTE:  
 GRANULAR MATERIAL INCIDENTAL TO BID ITEM OF CONCRETE DRIVEWAY.  
 DRIVEWAY APRON AND SIDEWALK MEASURED AND PAID FOR AS CONCRETE DRIVEWAY.



SECTION G-G

**URBAN DRIVEWAY** COPY



ADAMS ST.

333.98'

### Erosion Control

1. Stone Access drive
2. Contain all stock piles
3. Contain tracking

305.69'

155.69

156 FT

Stone Access drive

36

32

60

15'

32

10'

6'

25'

40'  
MIN.  
SETBACK

33'  
ROAD  
R.O.W.

COPY

Call (262) 544-8280 or  
1-800-422-5220  
INDEPENDENT  
INSPECTIONS, LTD.  
ILHR 20-06(a)3

# BUILDING PERMIT APPLICATION

194-02-11B

PERMIT NO.

TAX KEY #

<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY OF <u>Waterloo</u>	<b>PROJECT LOCATION</b> (Building Address) <u>601 Jefferson St.</u>	
		<b>PROJECT DESCRIPTION</b> <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY <u>New Single Fam. Dwg.</u>	
Owner's Name	Mailing Address - Include City & Zip	Telephone - Include Area Code	
<u>Tom Vohyn</u>	<u>337 Portland Rd Waterloo</u>	<u>920-478-2147</u>	
Construction Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code	
<u>3494</u>	<u>Merschauer Builders 1354 Barus Rd Deerfield WI 53551</u>	<u>608-764-5025</u>	
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code	
<u>MP22565</u>	<u>Marshall WI</u>	<u>608-655-3510</u>	
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code	
<u>C &amp; L Electric</u>	<u>170-388 Waterloo</u>	<u>920-478-9657</u>	
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code	
<u>High Tech Heating</u>	<u>115122 Cottage Grove</u>	<u>608-839-5066</u>	

<b>PROJECT INFORMATION</b>		Subdivision Name		Lot No.	Block No.																					
				<u>1</u>																						
Zoning District	Lot Area	Sq. Ft.	N.S.E.W.	Front	Rear																					
<u>B-2</u>	<u>96136</u>			<u>19</u> Ft.	<u>110</u> Ft.																					
		Left	Right																							
		<u>8100+</u> Ft.	<u>88</u> Ft.																							
<b>1a. PROJECT</b>	<b>3. TYPE</b>	<b>6. ELECTRICAL</b>	<b>9. HVAC EQUIPMENT</b>		<b>12. ENERGY SOURCE</b>																					
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Other _____	Entrance Panel Size: <u>200</u> amp Service: <input type="checkbox"/> Underground <input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec.*</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Fuel	Nat. Gas	L.P.	Oil	Elec.*	Solid	Solar	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
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Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>	<b>7. FOUNDATION</b>	<b>10. PLUMBING</b>																							
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <b>2. AREA</b>	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Manufactured	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other _____	Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic <input type="checkbox"/> Permit No. _____																							
Basement <u>1837</u> Sq. Ft. Living Area <u>1837</u> Sq. Ft. Garage <u>1170</u> Sq. Ft. Other <u>NO DECK</u> Sq. Ft. TOTAL <u>4844</u>	<b>5. STORIES</b>	<b>8. USE</b>	<b>11. WATER</b>																							
	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well																							
		<b>13. HEAT LOSS (Calculated)</b>		<b>14. ESTIMATED COST</b>																						
		Envelope <u>34011</u> BTU/HR Infiltration <u>23513</u> BTU/HR		\$ <u>190,000.00</u>																						

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate. Have Permit/Application number and address when requesting inspections. Call (262) 544-8280 or 1-800-422-5220. Give at least 24 hours notice on all inspections.

**SIGNATURE OF APPLICANT** John O. Merschauer DATE 10-31-02

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

\$25.00 For ALL Reinspects 8559.40

Build to code Comm 20-25

Build Per conditions on PLANS 20.09

Provide Erosion Control

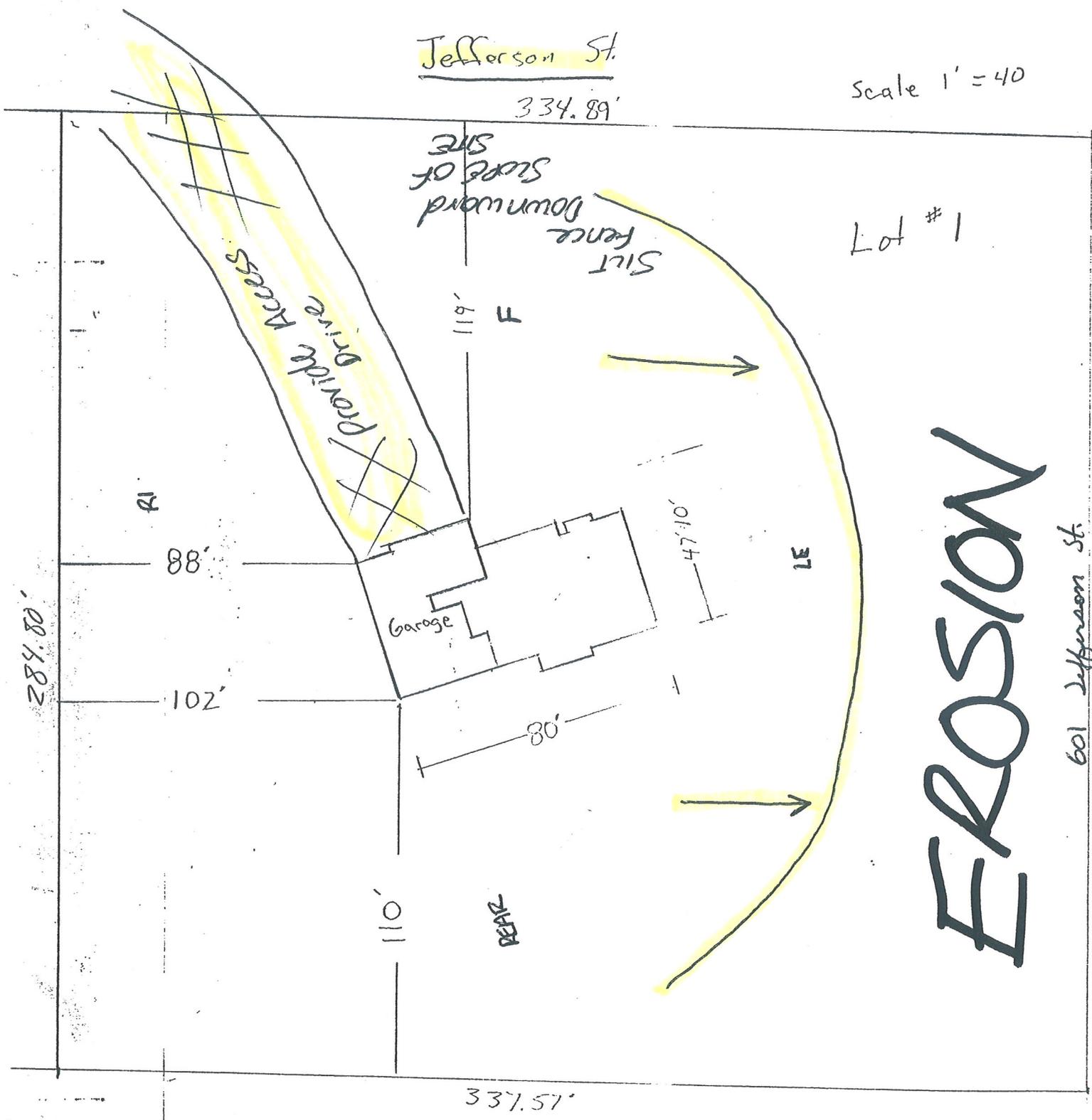
<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	SEAL NO. <u>239278</u>	Municipality No. <u>28 - 290</u>
Building Fee <u>484.40</u> Zoning Fee _____ WI Seal <u>30.00</u> Electric Fee <u>180.32</u> Plumbing Fee <u>180.32</u> HVAC Fee <u>131.88</u> Adm. Fee _____ Other <u>E.C.</u> <u>75.00</u> Total <u>1081.92</u>	Bldg. # At top of form _____ Zoning # _____ Elec. # <u>195-02-11E</u> Plmb. # <u>196-02-11P</u> HVAC # <u>197-02-11H</u>	<b>RECEIPT</b> CK # <u>0008258</u> Date <u>11-7-02</u> From <u>John O. Merschauer</u> Rec By. <u>CB</u>	<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b> Name <u>C. Butschke</u> Date <u>11-7-02</u> Certification No. <u>70579</u>

Jefferson St.

334.89'

Scale 1' = 40

Lot #1



EROSION

601 Jefferson St.