



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

**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: January 16, 2020
TIME: 6:00 p.m.
LOCATION: Municipal Building Council Chambers, 136 N. Monroe Street

PUBLIC HEARING: CONTEMPLATED SALE OF MUNICIPAL LAND FOR THE PURPOSE OF CREATING PRIVATE VEHICLE PARKING, 186 & 198 SCHULTZ STREET

1. CALL TO ORDER
2. PUBLIC COMMENT
3. CLOSE OF PUBLIC HEARING

REGULARLY SCHEDULED COMMITTEE MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING MINUTES: December 5, 2019
3. CITIZEN INPUT / PUBLIC COMMENT
4. 2019-2020 PROJECT/PROGRAM LISTING & UPDATES
5. UNFINISHED BUSINESS
 - a. Lee Columbus Offer To Purchase 186 & 198 Schultz Street Outline (Parcels 290-0813-0822-032 & 290-0813-0822-104)
 - i. CDA Communications
6. NEW BUSINESS
 - a. Selling The Old Christmas Decorations
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Committee Calendar Items

8. ADJOURNMENT

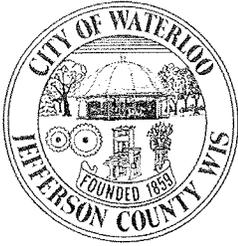
Mo Hansen
Clerk/Treasurer

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

Committee Members: Petts, Schoenwetter and Rhynes

posted, e-mailed & distributed: 01/10/2020

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.



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**CITY OF WATERLOO PUBLIC WORKS & PROPERTY COMMITTEE
PUBLIC HEARING ON THE CONTEMPLATED SALE OF MUNICIPAL LAND FOR THE PURPOSE
OF CREATING PRIVATE VEHICLE PARKING**

Please take notice that the Public Works and Property Committee of the City of Waterloo, Jefferson County, Wisconsin, shall hold a public hearing on the matter of the proposed sale of municipal land in the City of Waterloo for the purpose of creating private vehicle parking at 186 and 198 Schultz Street immediately east of the Schultz Street electric substation. These lots are currently owned by the City of Waterloo.

Lee Columbus and Community Hall LLC, owner of property at 123 South Monroe Street has made an offer to acquire all or part of the parcels.

Public comment will be heard by the Committee on the proposed property sale on Thursday, January 16, 2020 at 6:00 pm in the Council Chambers. All interested parties may also submit comments via, mail, email or phone to the Clerk/Treasurer's office in advance of the public hearing.

The parcels are described as follows:

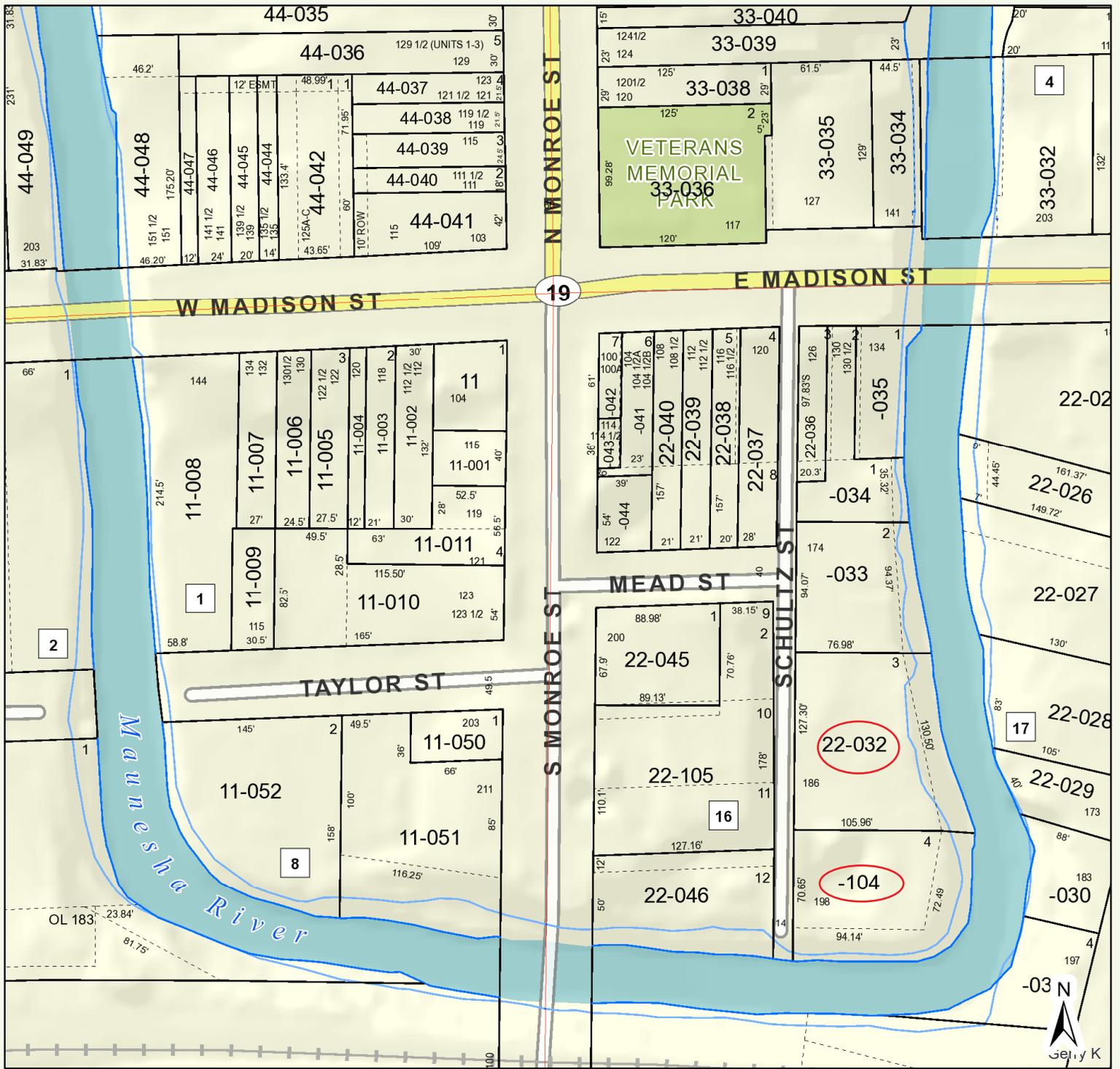
Tax Parcels: 290-0813-0822-032 and 290-0813-0822-104; also known as 186 and 198 Schultz Street

Questions regarding this topic? Contact the Clerk/Treasurer at 920-478-3025.

Mo Hansen
City Clerk/Treasurer

PUB: The Courier: January 2, 2020

186/198 Schultz Street Area



Parcels

□ Parcels

▬ Municipal Boundaries

Parcel Lines

▬ Property Boundary

--- Old Lot/Meander Lines

▬ Rail Right of Ways

▬ Road Right of Ways

▬ Section Lines

▬ Surface Water

▬ Map Hooks

▬ Tax Parcels

▬ Streams and Ditches

Lot 22-032

70

8.5'

1

2

3

4

5

6

7

8

20'

9

10

11

12

13

14

15

16

20'

17

18

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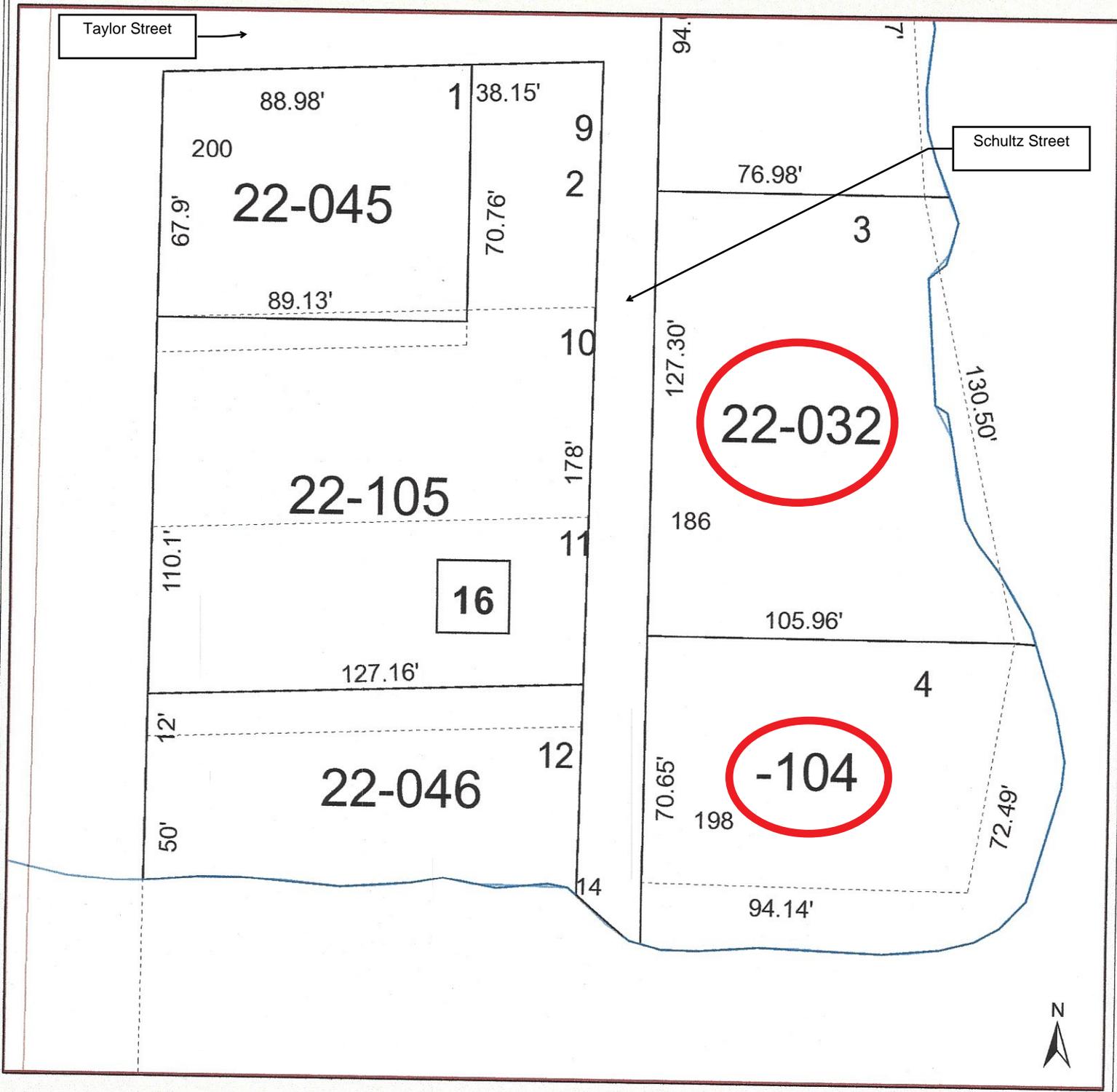
31

32

124

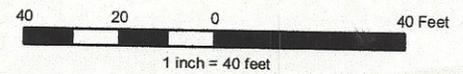
Street

Jefferson County Land Information



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

Jefferson County Geographic Information System



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: August 22, 2018
 Author: Public User

Mo Hansen

From: Mo Hansen <cityhall@waterloowi.us>
Sent: Wednesday, October 30, 2019 8:21 AM
To: 'riversedgewaterloo@gmail.com'
Cc: City of Waterloo, Mayor
Subject: FW: Purchase of City lots 22-032 & 22-104

Lee,
Confirming receipt. We will evaluate and get back.

Mo Hansen | Clerk/Treasurer | [City of Waterloo](#) | 920.478.3025

From: Rivers Edge [mailto:riversedgewaterloo@gmail.com]
Sent: Tuesday, October 29, 2019 12:15 PM
To: cityhall@waterloowi.us
Cc: Brandon Columbus <brandon1227c@hotmail.com>
Subject: Purchase of City lots 22-032 & 22-104

Hi Mo,

Here is my proposal on the purchase of City lots 22-032 & 22-104 for use as event parking for The Venue at River's Edge.

1. Offer price \$3000
2. Will use for Event Parking in conjunction with The Venue at River's Edge.
3. We will maintain the property i.e. lawn mowing and snow removal (if needed)
4. The lot will be left as lawn for parking for the first 1 to 3 years.
5. City will provide gravel for resurfacing after 1 to 3 years.
6. City will maintain Meade and Schultz street for access to lots.

Please let me know what your think of the proposal.

Thanks, Lee

--

Lee Columbus
The Venue at River's Edge
608-279-9697

mhansen@waterloowi.us

From: Lee Columbus <leecolumbus1492@gmail.com>
Sent: Friday, November 15, 2019 10:18 AM
To: mhansen@waterloowi.us
Cc: City of Waterloo, Mayor; Brandon Columbus
Subject: Re: FW: About Lee Columbus offer to purchase municipal land / RE: draft Public Works Committee agenda
Attachments: Lot 22-032 Parking.pdf

Mo,
We find these changes acceptable. I have attached a parking Diagram for the 22-032 parking lot.
Thanks, Lee

On Fri, Nov 15, 2019 at 8:11 AM <mhansen@waterloowi.us> wrote:

Lee,

[LINK TO: 11/21 Public Works & Property Committee agenda](#) with your offer outline as an agenda item.

Below, the Mayor and committee chair are viewing this as a two-step process

1. Determine if it is in the municipal best interest to sell.
2. If yes, identify sales terms.

Both Mayor Quimby and Alder Petts are commenting to the affect that the area should be public.

That said, I would like to skip to the second bullet point to ask if you would accept a modified proposal:

Sale price: \$3,800

o Why?

- Unbeknownst to you, we have incurred some additional costs related to the certified survey map approval at 123 South Monroe Street. Engineering time and attorney fees were expended because the City needs to formally “vacate” the public right-of-way. I anticipate fees at roughly \$500 for this. We rarely vacate property. The City Attorney (with many municipal clients) said he typically writes-in a provision requiring the land

recipient to incur the engineering and legal fees. We did not have any such arrangement, because my view was it was such a small land area.

- Additionally, for the contemplated land sale, we would incur the expense of amending the parcel boundaries as described immediately below and associated closing documents. I anticipate roughly \$300 for these survey and legal fees.

The southern end of the subject property with the storm water basin gets segmented out and remains a municipal responsibility.

We skip the provision of the DPW providing gravel.

- Why? We don't have ready access to gravel and would just have to buy and have it delivered.

I'm not exactly sure if it will be determined by the Mayor and governing body that it is advisable to sell this land. But if it is and you are amenable to modifications listed above, we could be in a position to close on the transaction in December.

Please call or email to further the dialogue. I'm in all next week and here until 4 pm today.

Mo Hansen | Clerk/Treasurer | City of Waterloo | 920.478.3025

From: Jeanette Petts [mailto:jeanette.petts@yahoo.com]

Sent: Thursday, November 14, 2019 8:02 PM

To: mhansen@waterloowi.us

Cc: Eric Rhynes <alder2@waterloowi.us>; jasonwtlw1@gmail.com

Subject: RE: About Lee Columbus offer to purchase municipal land / RE: draft Public Works Committee agenda

I absolutely agree that the first question we need to answer is if we even want to sell it. And absolutely it needs to be public. Thank you!

Jeani

Sent from [Mail](#) for Windows 10

From: mhansen@waterloowi.us
Sent: Thursday, November 14, 2019 3:52 PM
To: jeanette.petts@yahoo.com
Cc: [Eric Rhynes](#); jasonwtlwl@gmail.com
Subject: About Lee Columbus offer to purchase municipal land / RE: draft Public Works Committee agenda

Committee Chair Jeani,

Just talked with Mayor about Lee Columbus offer. She said an initial public discussion is warranted to determine whether or not the city wants to sell the land. She said public parking may also be of value. If answer to sell it is yes, I have reached out to Lee with modest variations on his proposal. I hope to talk with him by phone in advance of the meeting.

-Mo

From: jeanette.petts@yahoo.com [<mailto:jeanette.petts@yahoo.com>]
Sent: Thursday, November 14, 2019 11:59 AM
To: mhansen@waterloowi.us; Jeanette Petts <Jeanette.petts@yahoo.com>
Cc: rbutzine@waterloowi.us
Subject: Re: draft Public Works Committee agenda

Looks good to me!

[Sent from Yahoo Mail on Android](#)

On Thu, Nov 14, 2019 at 8:55 AM, mhansen@waterloowi.us

<mhansen@waterloowi.us> wrote:

Jeanette,

Please review this draft agenda forwarding modifications or an OK to distribute. Thank you.

COMMITTEE: **PUBLIC WORKS & PROPERTY COMMITTEE**
DATE: **November 21, 2019**
TIME: **5:30 p.m.**