



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

**NOTICE OF A CITY OF WATERLOO
PLAN COMMISSION MEETING**

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

MEETING: PLAN COMMISSION
DATE: SEPTEMBER 16, 2020 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS
(Commissioners and the public may participate in-person or remotely)

Remote Meeting Instructions

Join Zoom Meeting: <https://us02web.zoom.us/j/86904533802?pwd=MHJidkNpcy9DSjlyYlA1ZTI4TkhhMUT09>
Meeting ID: 869 0453 3802
Passcode: 689639

Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
Meeting ID: 869 0453 3802
Passcode: 689639

to consider the following:

PUBLIC HEARING, CONDITIONAL USE APPLICATION, Petry Trust No. 1989 Belleville, WI, To Allow For The Construction Of Two-Family And Multi-Family Dwellings On Parcels Zoned R-2 In The DeYoung Farms Subdivision. A Conditional Use Permit Is Required For Residential Dwellings Other Than Single-Family Dwellings In A R-2 Residential District.

1. PUBLIC HEARING CALL TO ORDER
2. PUBLIC HEARING COMMENT
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF PRIOR MEETING MINUTES – July 28, 2020 and August 25, 2020 (no meeting)
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. UNFINISHED BUSINESS
 - a. Comprehensive Plan Review
6. NEW BUSINESS
 - a. City Of Waterloo Conditional Use Permit Request, Petry Trust No. 1989 Belleville, WI, To Allow For The Construction Of Two-Family And Multi-Family Dwellings On Parcels Zoned R-2 In The DeYoung Farms Subdivision. A Conditional Use Permit Is Required For Residential Dwellings Other Than Single-Family Dwellings In A R-2 Residential District.
 - b. Architectural Design Review ([§385-25 Municipal Code](#)), Petry Trust No. 1989 Belleville, WI, For Residential Projects Have Four Or More Dwelling Units In The DeYoung Farm Subdivision (See Handouts For 6a)

- c. Procedures For Building Permit Applications ([§140-7 Building Inspector](#)) And Future Development Plans ([§380-13 Subdivision Of Land Preapplication](#))

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

- a. Concept Plan Presentation Lot 2 Treyburn Farms, Julie Busche (9/22/2020 tentative)

8. ADJOURNMENT

Mo Hansen

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: 9/10/2020

Members: Leisses, Quimby, Crosby, Reynolds, Lannoy, Petts and Sorenson

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.



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

**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-10 B(2) AND §385-10 B(3) OF THE ZONING CODE OF THE
CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-10 B (2) and §385-10 B (3) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application for a conditional use permit received from Newark Home Builders, the owner of the vacant parcels in the DeYoung Farm Subdivision under consideration.

The applicant is requesting a conditional use permit to allow the construction of multi-unit dwellings on each parcel described below. A conditional use permit is required for a dwelling unit number greater than one in this residential district.

The affected properties are described as follows:

- LOTS 1 THROUGH 6; DEYOUNG FARM SUBDIVISION
- LOTS 32 THROUGH 39; DEYOUNG FARM SUBDIVISION
- LOT 41 DEYOUNG FARM SUBDIVISION

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Wednesday, September 16, 2020 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

Subsequent to the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regular scheduled meeting on Thursday, September 17, 2020.

M. Hansen

Morton J. Hansen
City Clerk/Treasurer

Pub: The Courier: September 3, 2020 & September 10, 2020

DEYOUNG FARM

LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

SCALE 1 ONE INCH = ONE HUNDRED FEET
 TOTAL PLAT AREA = 3,046,182 SQ. FT.
 (69.5514 ACRES)

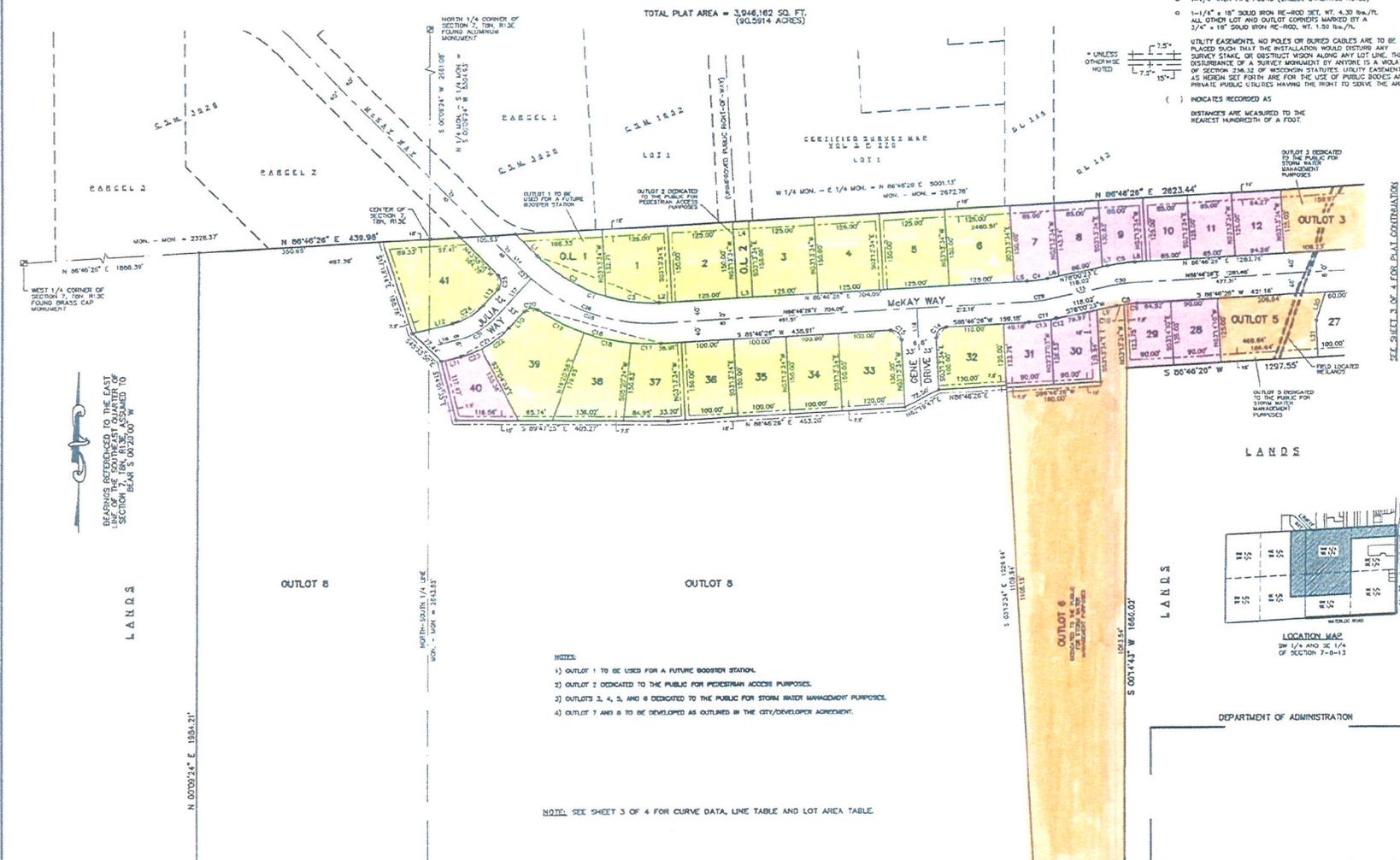
LEGEND

- 1-1/4" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
- 3/4" x 18" SOLID IRON RE-ROD, WT. 1.90 lbs./ft.

UNLESS OTHERWISE NOTED

UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD OBSTRUCT ANY SURVEY STAKE OR OBSTRUCT WAGON ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.12 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

() INDICATES RECORDS AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



- NOTES:**
- 1) OUTLOT 1 TO BE USED FOR A FUTURE BOOSTER STATION.
 - 2) OUTLOT 2 DEDICATED TO THE PUBLIC FOR PEDESTRIAN ACCESS PURPOSES.
 - 3) OUTLOTS 3, 4, 5, AND 6 DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT PURPOSES.
 - 4) OUTLOT 7 AND 8 TO BE DEVELOPED AS OUTLINED IN THE CITY/DEVELOPER AGREEMENT.

NOTE: SEE SHEET 3 OF 4 FOR CURVE DATA, LINE TABLE AND LOT AREA TABLE.

SEE SHEET 2 OF 4 FOR PLAT CONTINUATION

projects\HUS03\dwg\111505-Find Plat\PHASE1\Revised\plat-HUS03-1-phasel-revised.dwg

HUS03
 SHEET 1 OF 4

R-1 SINGLE FAMILY

R-2 SINGLE FAMILY

CON CONSERVANCY

WATERLOO PLAN COMMISSION – Minutes for July 28, 2020

PUBLIC HEARING – CONDITIONAL USE APPLICATION - Larry Waldo, 612 Jefferson Street, To Allow The Construction Of A 20' X 20' (400 Sq. Ft.) Accessory Building Addition. A Conditional Use Permit Is Required For Additional Garage Space Of This Amount In A Residential District.

1. **PUBLIC HEARING CALL TO ORDER.** Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Sorenson and Lannoy. Absent: Petts. Others attending: Tom Blyth; Larry Waldo; Maureen Giese & Clerk/Treasurer.
2. **PUBLIC HEARING COMMENT.** No comments.
3. **ADJOURN PUBLIC HEARING. MOTION:** Moved by Lannoy, seconded by Leisses to close the public hearing at 7:01 pm. **VOICE VOTE:** Motion carried.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. **CALL TO ORDER AND ROLL CALL.** Mayor Quimby called the regularly scheduled meeting to order at 7:02 pm. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Sorenson and Lannoy. Absent: Petts. Others attending: Tom Blyth; Larry Waldo; Maureen Giese & Clerk/Treasurer.
2. **APPROVAL OF PRIOR MEETING MINUTES – June 23, 2020. MOTION:** Moved by Lannoy, seconded by Reynolds to approve the minutes. **DISCUSSION:** Maureen Giese said she was not listed as attending the June meeting. **VOICE VOTE:** Motion carried noting the correction that Maureen Giese was in attendance. Motion carried.
3. **CITIZEN INPUT.**
4. **COMPLIANCE & ENFORCEMENT REPORT.** Hansen noted the addition of two blighted properties and Quimby inquired about adding the broken windows and mold at 692 West Madison Street (former Burger King location).
5. **UNFINISHED BUSINESS**
 - a. **Comprehensive Plan Review, Commissioner's Items To Include Or Exclude. DISCUSSION:** Hansen said the agenda item was to gain a sense from Commissioners as to what should be in and not in the Comprehensive Plan.

Quimby spoke in favor of a short plan update which would be an addendum (or preface) to the existing. She indicated focus on three measurable outcomes or goals to work on for the next five years: (1) Economic Development -- along Portland Road and Downtown (Hart building area); (2) Neighborhood Developments – single family, multi-family and senior housing along with blight remedy with the city targeted towards businesses, homes and roads; (3) continuation of a Green & Healthy theme with expansion of walkable paths with connectedness to neighbors, parks & schools with an emphasis on beautification throughout including river clean-up for recreational use & beauty and continuation of the Tree City designation.

Lannoy said all items marked void in the existing plan by the Clerk/Treasurer to prompt discussion should be removed adding it doesn't make sense to keep outdated items. He said the document contained too much fluff. He said the getting rid of old Madison Street gas station should be included; civic organizations were not active, with only youth sports active. He said learn from others like Marshall as to why they are growing.

Leisses said smaller communities have challenges with overall comprehensive plans, being more reactive to opportunities than directing a plan. He said Waterloo is comparable to Horicon. He said an addendum as suggested would create a focused document.

Sorenson said his focus was on infrastructure and you can get to infrastructure as needed without a plan.

Maureen Giese said the comprehensive plan was the most valuable document the city had. Adding it was necessary to have a mission statement and master plan. She said much work was put into the prior plan, many citizens contributed, it contained noteworthy historic downtown information. She said doing away with it would be going in the wrong direction. She said on November 29th she provided plan information as requested by the City. She said city gateway initiatives had not been implemented. She mentioned the pop-up storefront initiative.

MOTION: Moved by Sorenson, seconded by Lannoy to direct the Mayor and Clerk/Treasurer to draft a plan update for the next meeting. VOICE VOTE: Motion carried.

6. NEW BUSINESS

- a. City Of Waterloo Conditional Use Permit Request, Larry Waldo, 612 Jefferson Street, To Allow The Construction Of A 20' X 20' (400 Sq. Ft.) Accessory Building Addition. A Conditional Use Permit Is Required For Additional Garage Space Of This Amount In A Residential District. DISCUSSION: Leisses raised questions about how the new structure would drain storm water saying efforts should be made to prevent a flow south onto Jefferson Street. Waldo indicated he was not planning to install gutters or downspouts. Leisses asked if building materials would match the existing home. Waldo indicated yes. Waldo noted that he had redesigned the roof line to meet the 15 foot height restrictions. Sorenson said Waldos original plan was OK and should be approved. Leisses questions the 15 foot limited given the nearby structures. Waldo said he only wanted to attend one meeting and was fine with the revised roof line. MOTION: Moved by Sorenson, seconded by Lannoy to recommend Council approval. VOICE VOTE: Motion carried.
- b. Review Of Hickory Lane Proposed Lot Line Adjustment, Timber Creek. DISCUSSION: Hansen presented a property owner concept for informational purposes only. It consisted of dividing off a portion of property to an adjacent property owner by way of lot line adjustment. Leisses indicated that a CSM would be the appropriate means to go to allow for a sale of property. Tom Blyth (prospective buyer) described his interests as room for a fence and dog. Quimby indicated that property owner Mike Hedtcke has suggested he would donate land and develop other segments of the original 26 acre parcel he owns. Leisses said if a lot was extended north along Hickory the public dedication of additional land along Hickory would also be appropriate. Hansen said he would follow-up with Hedtcke regarding being able to carry out the modification as a lot line adjustment. No action taken.

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS. None.

8. ADJOURNMENT. MOTION: Moved by Lannoy, seconded by others to adjourn. Approximate time: 8:05 p.m.



Mo Hansen
Clerk/Treasurer

PLAN COMMISSION MEETING NOTES

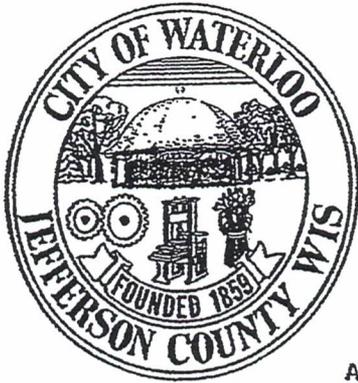
A draft of a revised comprehensive plan is incomplete as of the creation of this meeting packet.

Report To The Plan Commission
Open Code Enforcement Challenges
Clerk/Treasurer

Category			Municipal			Desired Outcome	Link To Ord.	Notes
Column1	Open Date	Closed Date	Address Column2	Responsible Party Column3	Lead Column32 3			
OPEN Neighbor complaints	Jan-15		362 E. Madison St.	Jeremy Uttech	DPW	Property owner maintaining clean property; no dangerous work garage	§219-5 Safe and sanitary maintenance of property	Continue to watch. A residential property formerly zoned commercial; owner has a history of storing scrap on site and selling items on lawn. Repeated combustion incidents in garage.
OPEN Code compliance	Jan-16		129 N Monroe St	Keri Sellnow	SAFEBUILT	Complete 1st floor build-out to code per conditional use	§140-19 Violations and penalties	C.B. to schedule. Owner granted conditional use to reside on a portion of 1st floor; has not complied with building code with shared commercial & residential floor
OPEN Code compliance	Jan-16		213 West Madison St	Bill Hart	TBD	Use in compliance with zoning code	§385-12 C-1 General Commercial District	J.Q. to address. Use changed from printing to warehousing, no conditional use granted therefore an illegal use
OPEN Neighbor complaints	Jun-17		136 Jefferson Street	Jon & Tara Driver	DPW	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	Remedy linked to when road is redone. Discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
OPEN Neighbor complaints	Jun-17		135 Jefferson St	Corey Besl	DPW	Developer dredging of silted ponds per development agreement	§283-8 Clear waters	Remedy linked to when road is redone.. Discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
OPEN Property Maintenance	Jun-17		McKay Way (municipal stormwater ponds south of road)	John DeWitt / Waterloo Properties Inc	DPW	Developer dredging of silted ponds per development agreement	§377-7 Postconstruction Stormwater Performance standards	C.Y. to determine when dredging needed. Waterloo Properties Inc. responsible for maintaining stormwater drainage ponds dedicated to City per original development agreement

Report To The Plan Commission
Open Code Enforcement Challenges
Clerk/Treasurer

		Municipal					
Category		Address	Responsible Party	Lead	Desired Outcome	Link To Ord.	Notes
OPEN Property Maintenance	Jun-17	275 S. Jackson St	Tired Iron Buyer LLC	SAFE BUILT	Property owner investment in warehouse repairs after sale of property from City to property owners <u>and no blight</u>	§219-5 Safe and sanitary maintenance of property	Door repaired wall repair in progress; 11/6 neighbor files complaint of trash, property owner contacted, property owner replies matter being addressed
OPEN Code compliance	May-19	134 East Madison Street	Colin Gorder	SAFE BUILT	Remedy multiple building code violations per building inspector and fire inspector		Progress made. Building Inspector waiting on remedy, ready to issue unfit for dwelling notice.
OPEN Property maintenance	Sep-19	1085 Jaystone Terr	KSA Waterloo LLC; Ben Waterloo LLCLS DR	SAFE BUILT	Resident complaint: entry threshold prevents wheel chairs and dryer vent may be fire hazarded; 9/3 Routed to Chris B to inspect	§ 219-5 Safe and sanitary maintenance of property	
OPEN Property Maintenance	Jun-20	261 S MONROE ST	ANDREW V GRUNEWALD	SAFE BUILT	No blighting conditions	§ 219-5 Safe and sanitary maintenance of property	Follow-up pending
OPEN Property Maintenance	May-20	208 PORTLAND RD	GORDON D YELK & DEBRA A YELK	SAFE BUILT	Remedy collapses garage. No blighting conditions	§ 219-5 Safe and sanitary maintenance of property	Follow-up pending



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 635 MCKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: '' Telephone: ''

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 2 DEYOUNG FARM

Land Parcel Size: 125x150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: 4-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

MULTI-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegle

Signature of Applicant

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address 635 MCKAY WAY

Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874

Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

Address "

Describe Project 4-FAMILY DWELLING

Zoning R2 Conforming Use MULTI-FAMILY DWELLING

Date Received _____ Hearing Date _____

Fee _____ Received By _____

Mike Hagele
APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

LOT LAYOUT PLAN

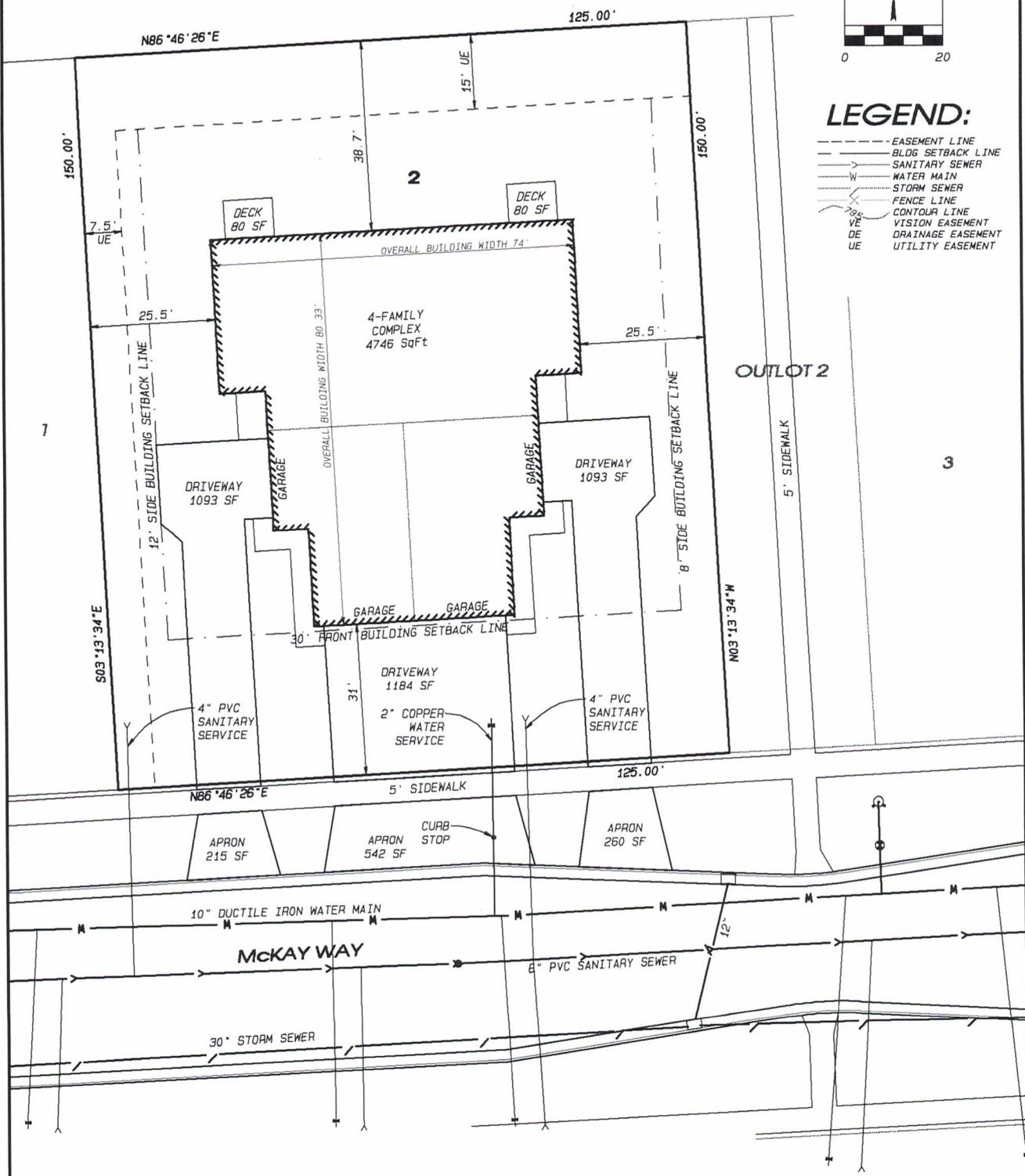
LOT 2 OF DEYOUNG FARM, LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

Member
 To Obtain Location of
 Participants Underground
 Facilities Before You
 Dig in Wisconsin
**CALL DIGGERS
 HOTLINE**
 1-800-242-8511
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate



LEGEND:

- EASEMENT LINE
- BLDG SETBACK LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE LINE
- CONTOUR LINE
- VE VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT



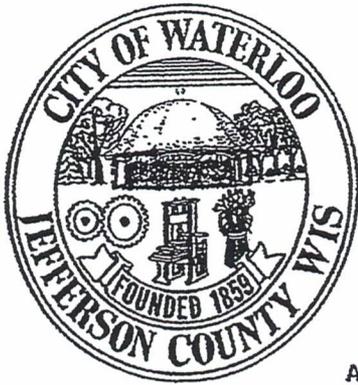
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 STREET, CURB, WALK, AND UTILITY LOCATIONS, AND THEIR GRADES SHOWN ARE TAKEN FROM STREET CONSTRUCTION PLANS. CONTRACTOR MUST FIELD VERIFY LOCATIONS.

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534



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APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 615 McKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: '' Telephone: ''

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 3 DEYOUNG FARM

Land Parcel Size: 125x150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: 4-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

MULTI-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
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DWELLING VIA A CONDITIONAL USE PERMIT.

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PLAN COMMISSION APPLICATION
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Project Address 615 MCKAY WAY

Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874

Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

Address "

Describe Project 4-FAMILY DWELLING

Zoning R-2 Conforming Use MULTI-FAMILY DWELLING

Date Received _____ Hearing Date _____

Fee _____ Received By _____

Mike Haegle
APPLICANT SIGNATURE

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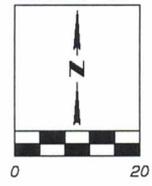
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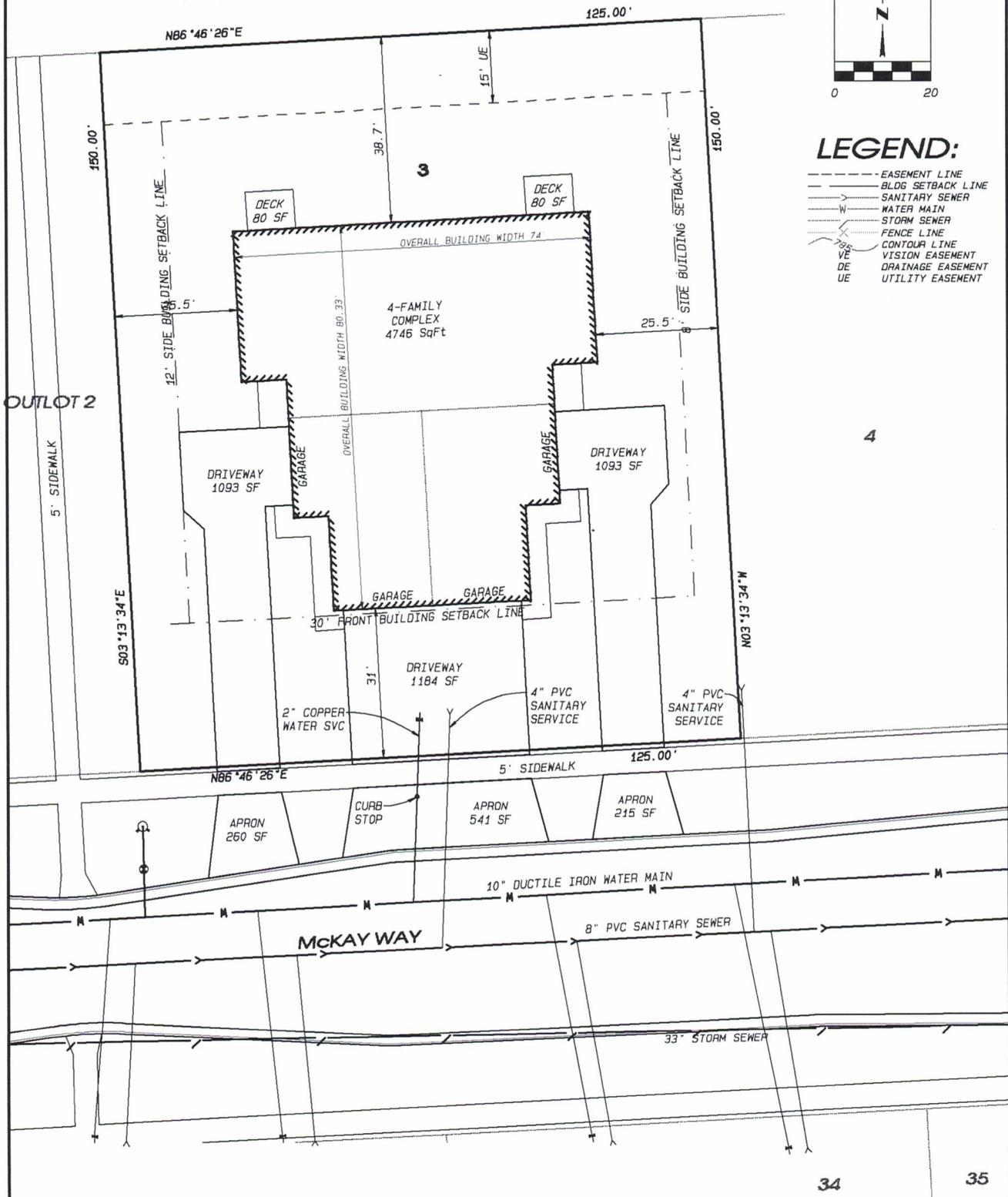

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SCALE 1"=20'



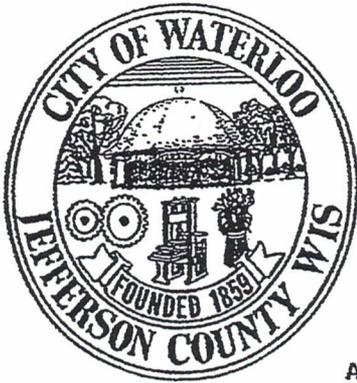
LEGEND:

- EASEMENT LINE
- - - BLDG SETBACK LINE
- - - SANITARY SEWER
- - - WATER MAIN
- - - STORM SEWER
- - - FENCE LINE
- - - CONTOUR LINE
- - - VISION EASEMENT
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT



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APPLICATION FOR CONDITIONAL USE PERMIT

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

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Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: 11 Telephone: 11

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 4 DEYOUNG FARM

Land Parcel Size: 125X150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: 4-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

MULTI-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegle

Signature of Applicant

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address 605 MCKAY WAY

Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874

Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

Address "

Describe Project 4-FAMILY DWELLING

Zoning R-2 Conforming Use MULTI-FAMILY DWELLING

Date Received _____ Hearing Date _____

Fee _____ Received By _____

Mike Hoegle
APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

LOT LAYOUT PLAN

LOT 4 OF DEYOUNG FARM, LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

Member
Excav System International

To Obtain Location of
Participants Underground
Facilities Before You
Dig in Wisconsin

CALL DIGGERS
HOTLINE
1-800-242-8511

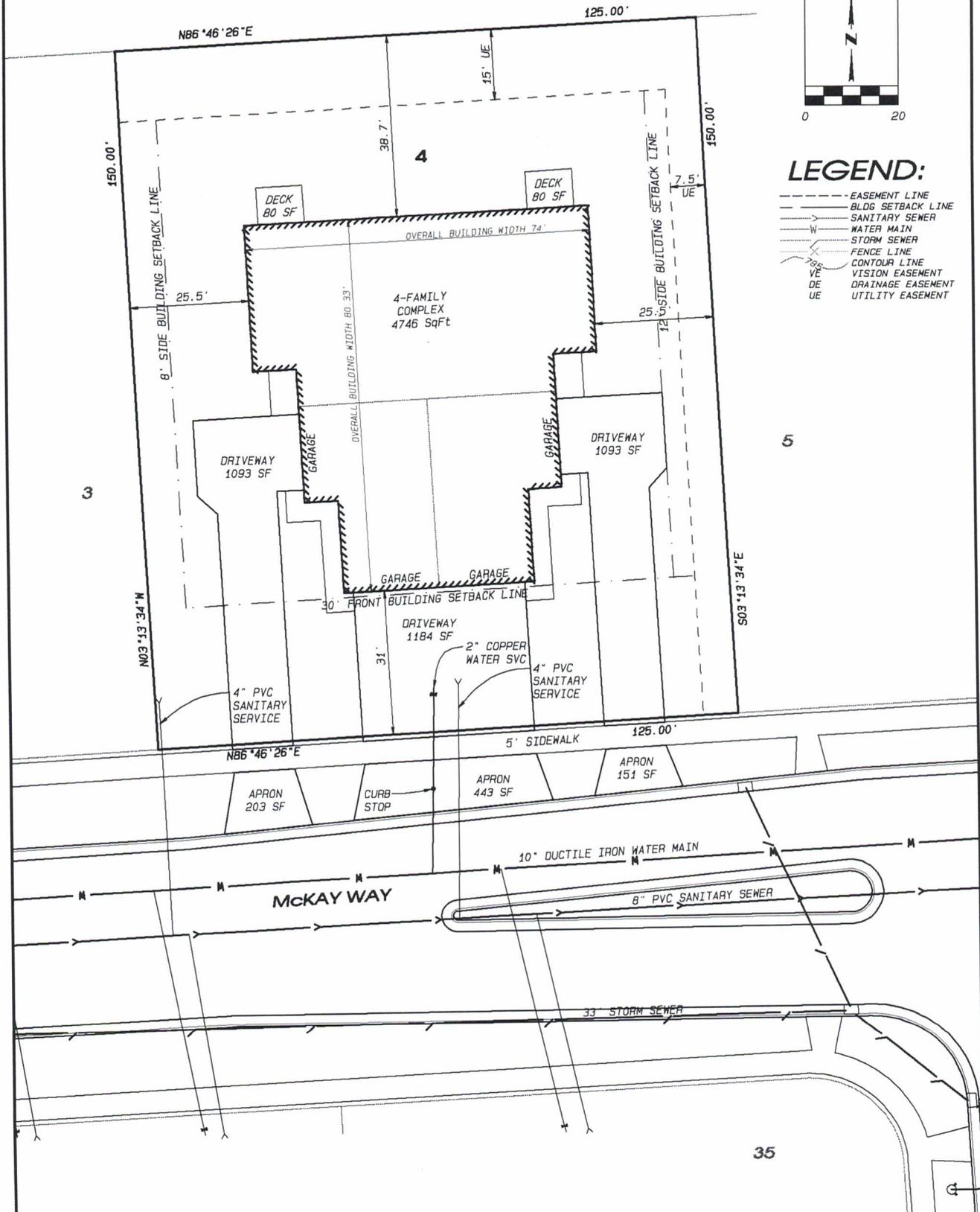
Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

SCALE 1"=20'



LEGEND:

- EASEMENT LINE
- BLDG SETBACK LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE LINE
- CONTOUR LINE
- VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT



NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.
STREET, CURB, WALK, AND UTILITY LOCATIONS, AND THEIR GRADES SHOWN ARE TAKEN FROM STREET CONSTRUCTION PLANS. CONTRACTOR MUST FIELD VERIFY LOCATIONS.

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
fax: 608 752-0534



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 555 MCKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: 11 Telephone: 11

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 5 DEYOUNG FARM

Land Parcel Size: 125X150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: 4-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

MULTI-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegle

Signature of Applicant

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address 555 MCKAY WAY
Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874
Address P.O. BOX 80 BELLEVILLE WI 53508
Owner Name SAME AS APPLICANT Phone "
Address "
Describe Project 4-FAMILY DWELLING

Zoning R-2 Conforming Use MULTI-FAMILY DWELLING
Date Received _____ Hearing Date _____
Fee _____ Received By _____

Mike Hoegede
APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

LOT LAYOUT PLAN

LOT 5 OF DEYOUNG FARM, LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

Member
Open System International

To Obtain Location of
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Facilities Before You
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1-800-242-8511

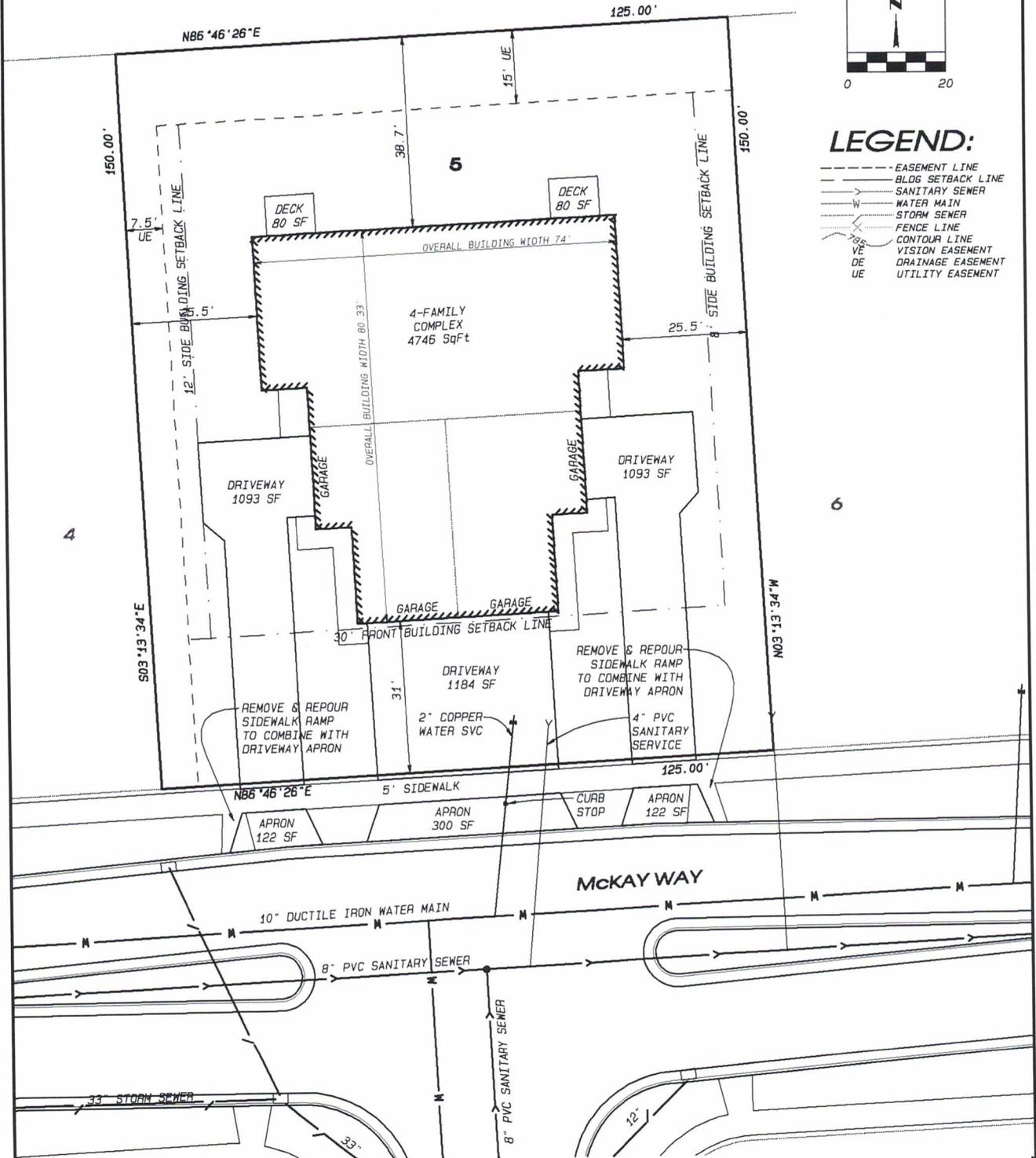
Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

SCALE 1"=20'



LEGEND:

- EASEMENT LINE
- BLDG SETBACK LINE
- SANITARY SEWER
- W WATER MAIN
- STORM SEWER
- FENCE LINE
- CONTOUR LINE
- VE VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT



32

NOTES:

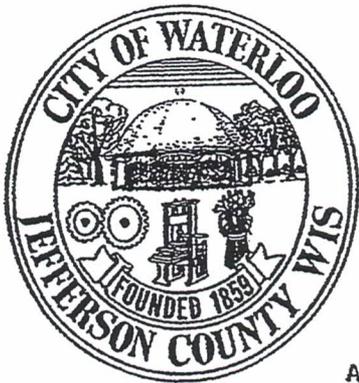
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Combs & Associates

- LAND SURVEYING
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109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 535 MCKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: 11 Telephone: 11

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 6 DEYOUNG FARM

Land Parcel Size: 125x150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: 4-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

MULTI-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegle

Signature of Applicant

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

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Project Address 535 MCKAY WAY

Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874

Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

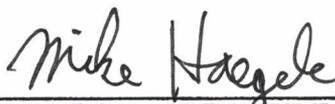
Address "

Describe Project 4-FAMILY DWELLING

Zoning R-2 Conforming Use MULTI-FAMILY DWELLING

Date Received _____ Hearing Date _____

Fee _____ Received By _____



APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

LOT LAYOUT PLAN

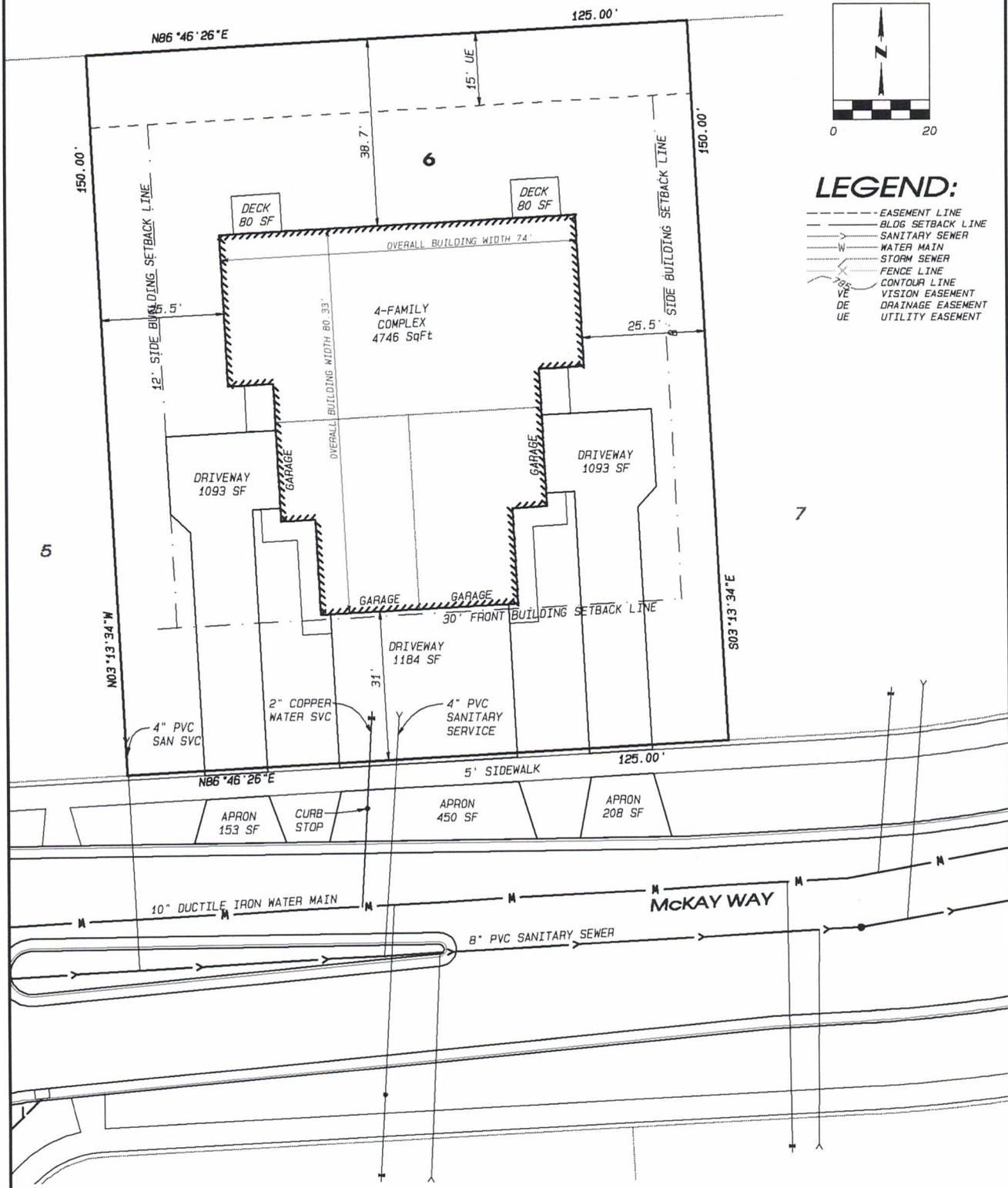
LOT 6 OF DEYOUNG FARM, LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

Member of National Society of Professional Surveyors
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
 1-800-242-8511
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days Notice Before You Excavate



LEGEND:

- EASEMENT LINE
- - - BLDG SETBACK LINE
- - - SANITARY SEWER
- - - WATER MAIN
- - - STORM SEWER
- - - FENCE LINE
- - - CONTOUR LINE
- - - VISION EASEMENT
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT



NOTES:
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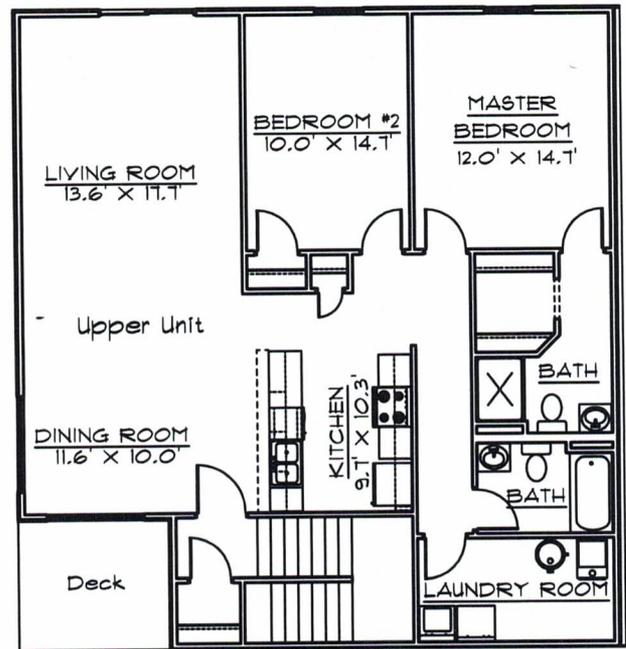
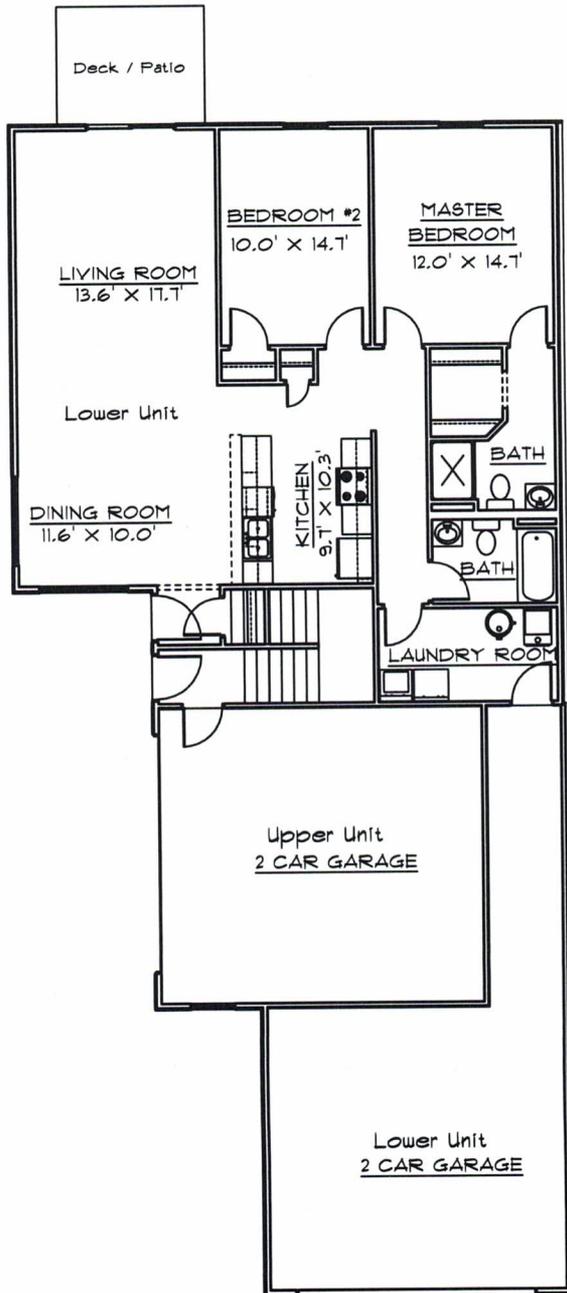
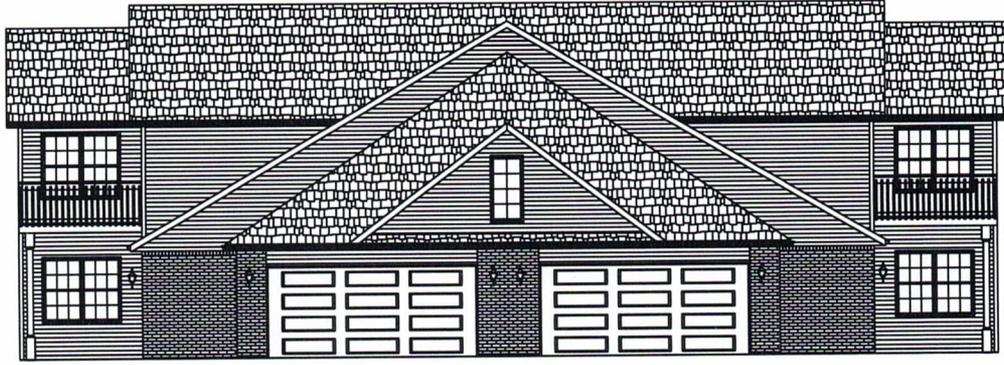
Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

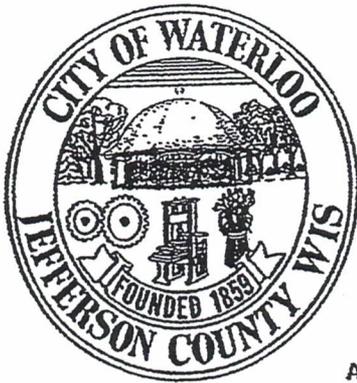
109 N. Milwaukee St.
 Janesville, WI 53548
 WWW.COMBSURVEY.COM

tel: 608 752-0575
 fax: 608 752-0534

4 - FAMILY DWELLING PLAN + ELEVATION



Upper Unit Layout



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 540 McKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: '' Telephone: ''

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 32 DEYOUNG FARM

Land Parcel Size: 120 x 130 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: TWO-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

TWO-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegle
Signature of Applicant

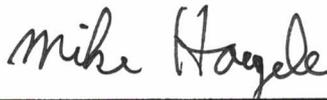
**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

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Project Address 540 MCKAY WAY
Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874
Address P.O. BOX 80 BELLEVILLE WI 53508
Owner Name SAME AS APPLICANT Phone "
Address "
Describe Project TWO-FAMILY DWELLING

Zoning R-2 Conforming Use TWO-FAMILY DWELLING
Date Received _____ Hearing Date _____
Fee _____ Received By _____



APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

Member
of the
National
System
Integrators

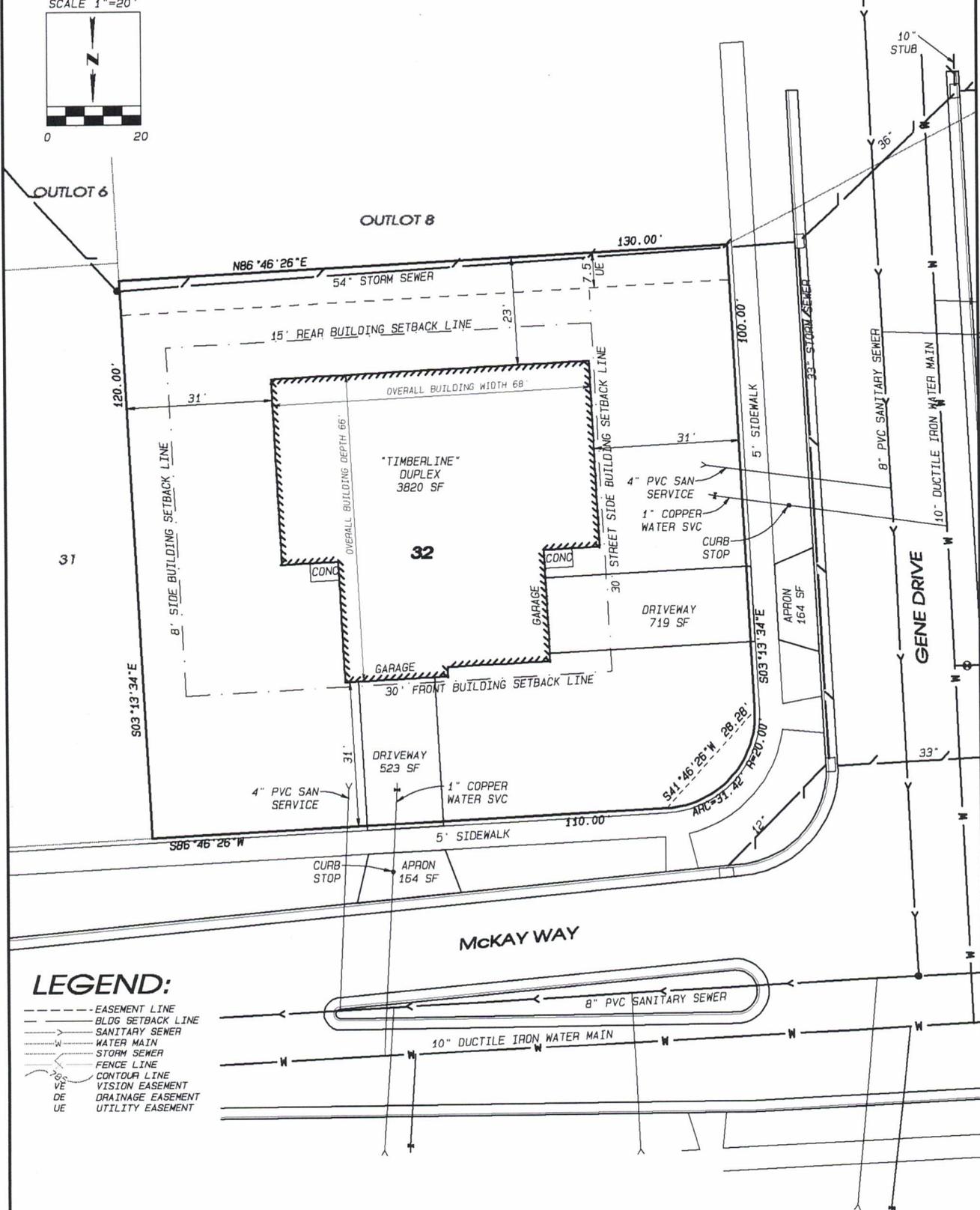
To Obtain Location of
Participants Underground
Facilities Before You
Dig in Wisconsin

CALL DIGGERS
HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

LOT LAYOUT PLAN

LOT 32 OF DEYOUNG FARM, LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.



LEGEND:

- EASEMENT LINE
- - - BLDG SETBACK LINE
- - - SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE LINE
- CONTOUR LINE
- VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT

NOTES:

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STREET, CURB, WALK, AND UTILITY LOCATIONS, AND THEIR GRADES SHOWN ARE TAKEN FROM STREET CONSTRUCTION PLANS. CONTRACTOR MUST FIELD VERIFY LOCATIONS.

Combs & Associates

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109 W. Milwaukee St.
Janesville, WI 53548 tel: 608 752-0575
www.combsurvey.com fax: 608 752-0534



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 600 MCKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: 11 Telephone: 11

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 33 DEYOUNG FARM

Land Parcel Size: 120X150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: TWO-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

TWO-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegeler

Signature of Applicant

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

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Project Address 600 MCKAY WAY
Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874
Address P.O. BOX 80 BELLEVILLE WI 53508
Owner Name SAME AS APPLICANT Phone "
Address "
Describe Project TWO-FAMILY DWELLING

Zoning R-2 Conforming Use TWO-FAMILY DWELLING
Date Received _____ Hearing Date _____
Fee _____ Received By _____

Mike Hagele
APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

Member
 CORDS System International

To Obtain Location of
 Participants Underground
 Facilities Before You
 Dig in Wisconsin

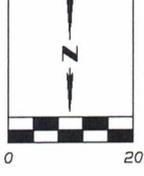
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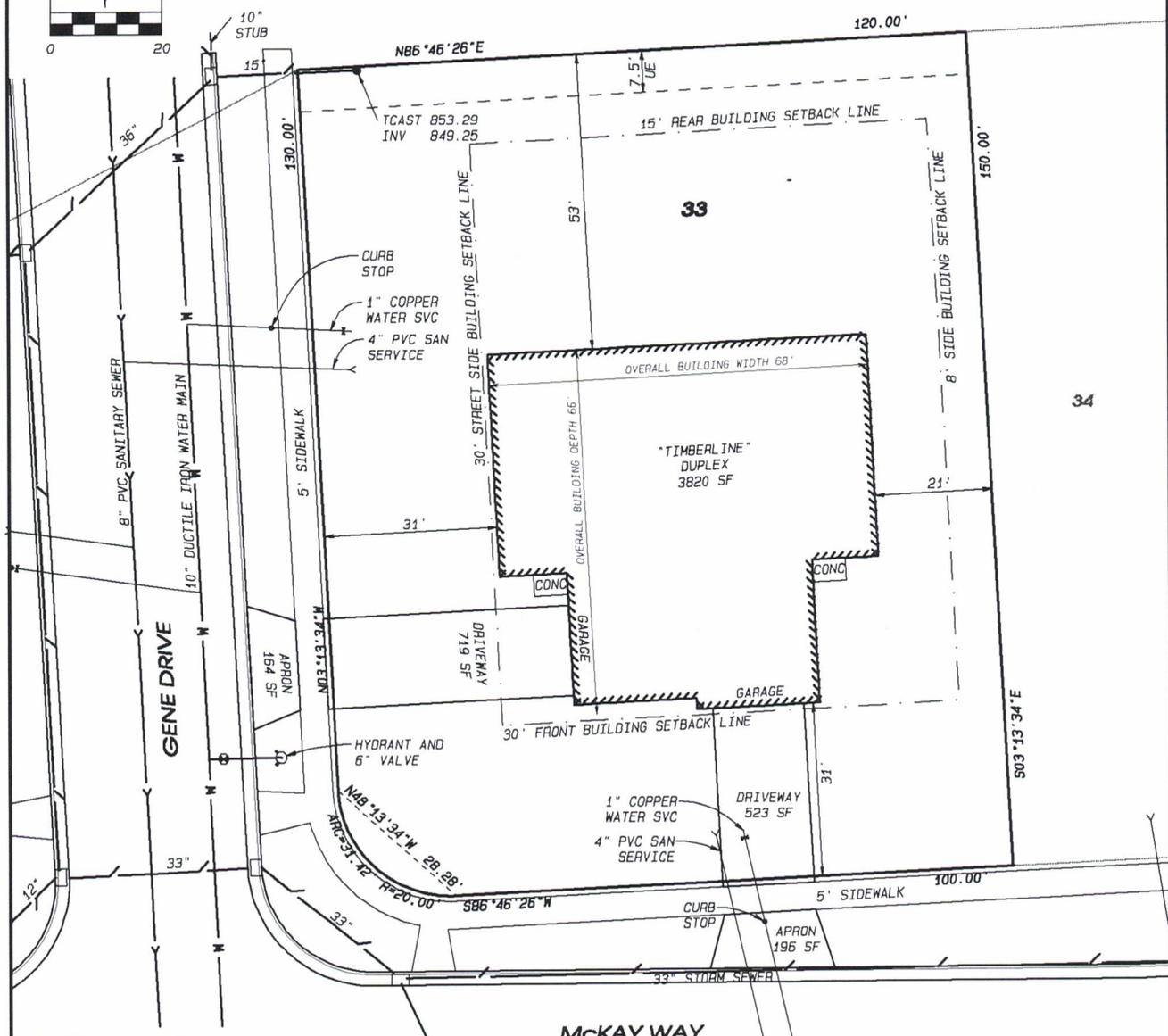
LOT LAYOUT PLAN

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 PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF
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 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE
 SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO,
 JEFFERSON COUNTY, WISCONSIN.

SCALE 1"=20'



OUTLOT 8



LEGEND:

- EASEMENT LINE
- - - - - BLDG SETBACK LINE
- - - - - SANITARY SEWER
- - - - - WATER MAIN
- - - - - STORM SEWER
- - - - - FENCE LINE
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- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT

NOTES:

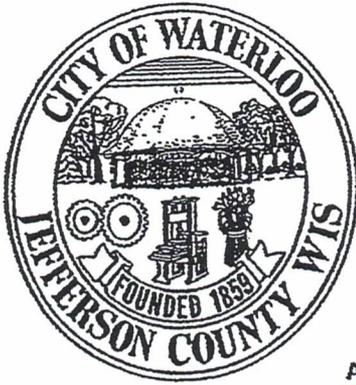
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 STREET CONSTRUCTION PLANS. CONTRACTOR MUST FIELD VERIFY LOCATIONS.

Combs & Associates

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136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 610 MCKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: 11 Telephone: 11

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 34 DEYOUNG FARM

Land Parcel Size: 100 X 150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: TWO-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

TWO-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
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DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

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Date: 9/9/2020

Mike Haegle
Signature of Applicant

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ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

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Project Address MCKAY WAY

Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874

Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

Address "

Describe Project TWO-FAMILY DWELLING

Zoning R-2 Conforming Use TWO-FAMILY DWELLING

Date Received _____ Hearing Date _____

Fee _____ Received By _____



APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

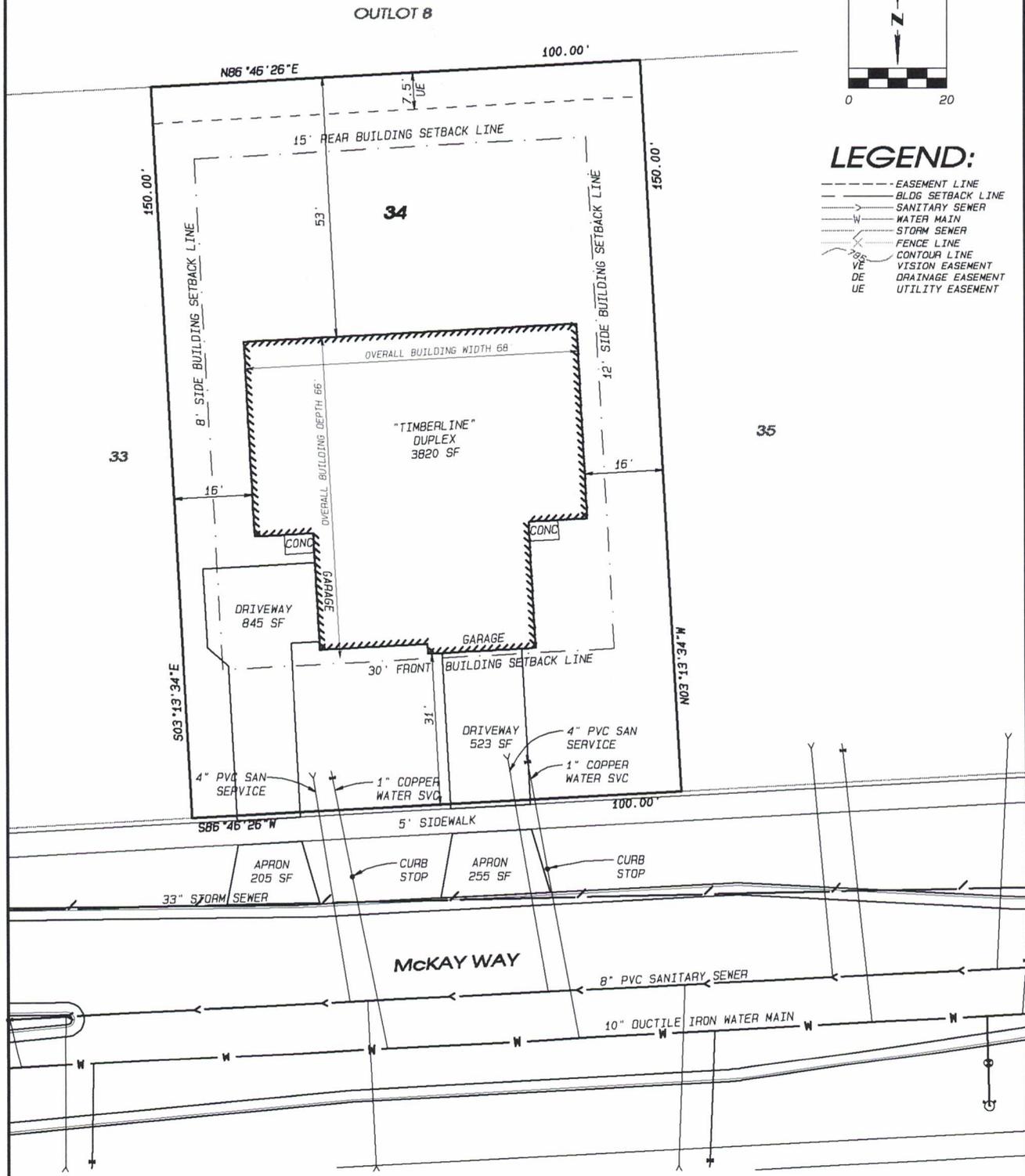
LOT LAYOUT PLAN

LOT 34 OF DEYOUNG FARM, LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, ALL IN T.8N., R.13E OF THE 4TH PM., CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

Member
 To Obtain Location of
 Participants Underground
 Facilities Before You
 Dig in Wisconsin
 CALL DIGGERS
 HOTLINE
 1-800-242-8511
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days
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- LEGEND:**
- - - - - EASEMENT LINE
 - BLDG SETBACK LINE
 - - - - - SANITARY SEWER
 - - - - - WATER MAIN
 - - - - - STORM SEWER
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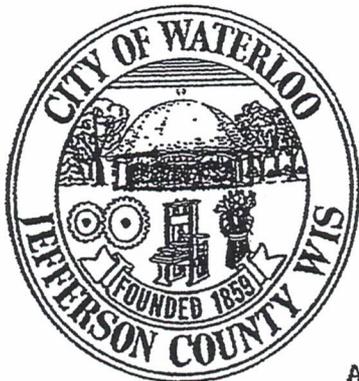
NOTES:
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 STREET, CURB, WALK, AND UTILITY LOCATIONS, AND THEIR GRADES SHOWN ARE TAKEN FROM STREET CONSTRUCTION PLANS. CONTRACTOR MUST FIELD VERIFY LOCATIONS.

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 620 McKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: '' Telephone: ''

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: — Telephone: —

Legal Description of Property: LOT 35 DEYOUNG FARM

Land Parcel Size: 100X150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: TWO-FAMILY DWELLING Number of Employees: N/A

TERMS OF MUNICIPAL CODE

385-10 R-2 ZONING DISTRICT
PERMITS TWO-FAMILY OR
MULTI-FAMILY DWELLINGS

CONDITIONAL USE REQUESTED

TWO-FAMILY DWELLING

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY
DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 9/9/2020

Mike Haegle
Signature of Applicant

**CITY OF WATERLOO
PLAN COMMISSION APPLICATION
ARCHITECTURAL DESIGN REVIEW**

Date 9/9/2020

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address McKAY WAY

Applicant Name PETRY TRUST NO. 1989 Phone 608-289-7874

Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

Address "

Describe Project TWO-FAMILY DWELLING

Zoning R-2 Conforming Use TWO-FAMILY DWELLING

Date Received _____ Hearing Date _____

Fee _____ Received By _____

Mike Hagele
APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

LOT LAYOUT PLAN

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Member
One Day System International

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

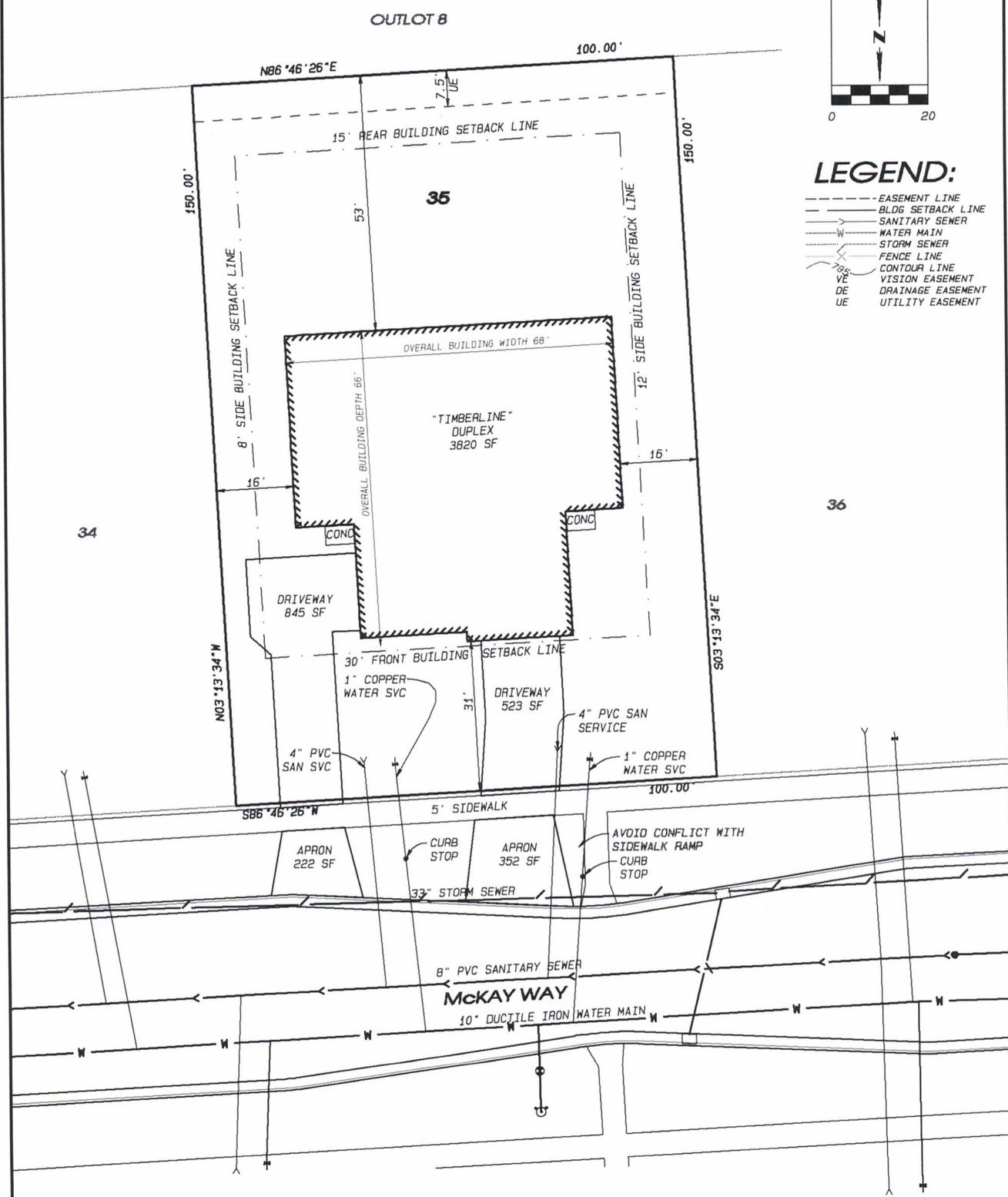
CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate



LEGEND:

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- SANITARY SEWER
- WATER MAIN
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- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT



NOTES:

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APPLICATION FOR CONDITIONAL USE PERMIT

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

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 630 McKAY WAY

Applicant: PETRY TRUST NO. 1989

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Owner of Property: SAME AS APPLICANT

Address: '' Telephone: ''

Contractor: NEWARK HOMEBUILDERS LLC

Address: P.O. BOX 80 BELLEVILLE WI 53508 Telephone: 608-289-7874

Architect or Professional Engineer: N/A

Address: _____ Telephone: _____

Legal Description of Property: LOT 36 DEYOUNG FARM

Land Parcel Size: 100x150 Present Use: VACANT LOT Zoning District: R-2

Type of Existing Structure (if any): NONE

Proposed Use of the Structure or Site: TWO-FAMILY DWELLING Number of Employees: N/A

<u>TERMS OF MUNICIPAL CODE</u>	<u>CONDITIONAL USE REQUESTED</u>
<u>385-10 R-2 ZONING DISTRICT</u>	<u>TWO-FAMILY DWELLING</u>
<u>PERMITS TWO-FAMILY OR</u>	
<u>MULTI-FAMILY DWELLINGS</u>	

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)
R-2 ZONING DISTRICTS PERMITS TWO-FAMILY OR MULTI-FAMILY DWELLING VIA A CONDITIONAL USE PERMIT.

ATTACH THE FOLLOWING:

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Address P.O. BOX 80 BELLEVILLE WI 53508

Owner Name SAME AS APPLICANT Phone "

Address "

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Zoning R-2 Conforming Use TWO-FAMILY DWELLING

Date Received _____ Hearing Date _____

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APPLICANT SIGNATURE

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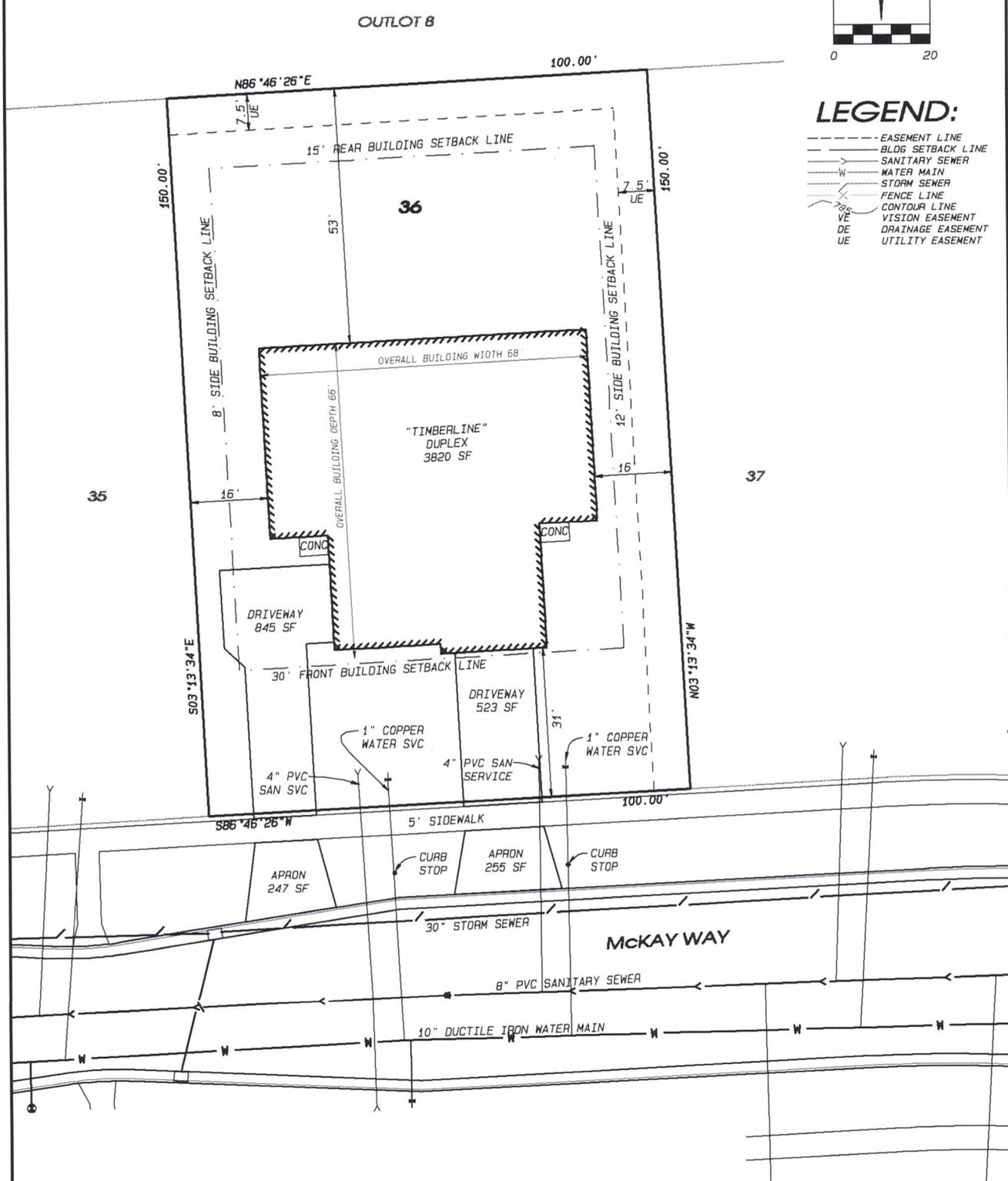
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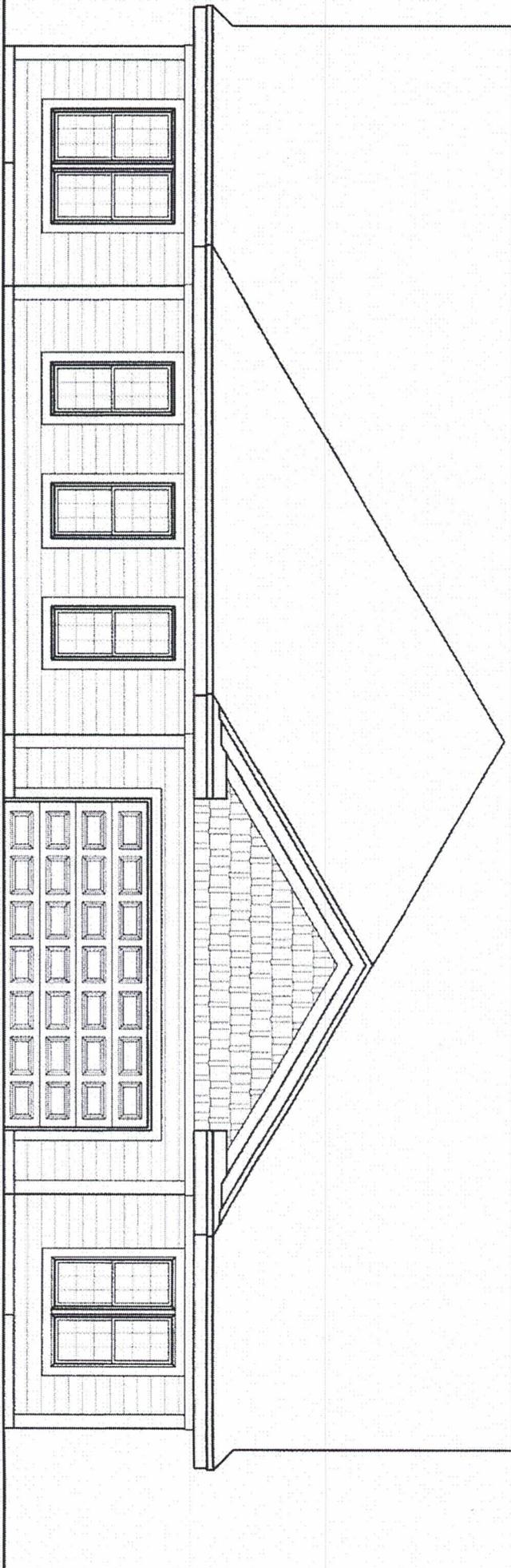
Combs & Associates

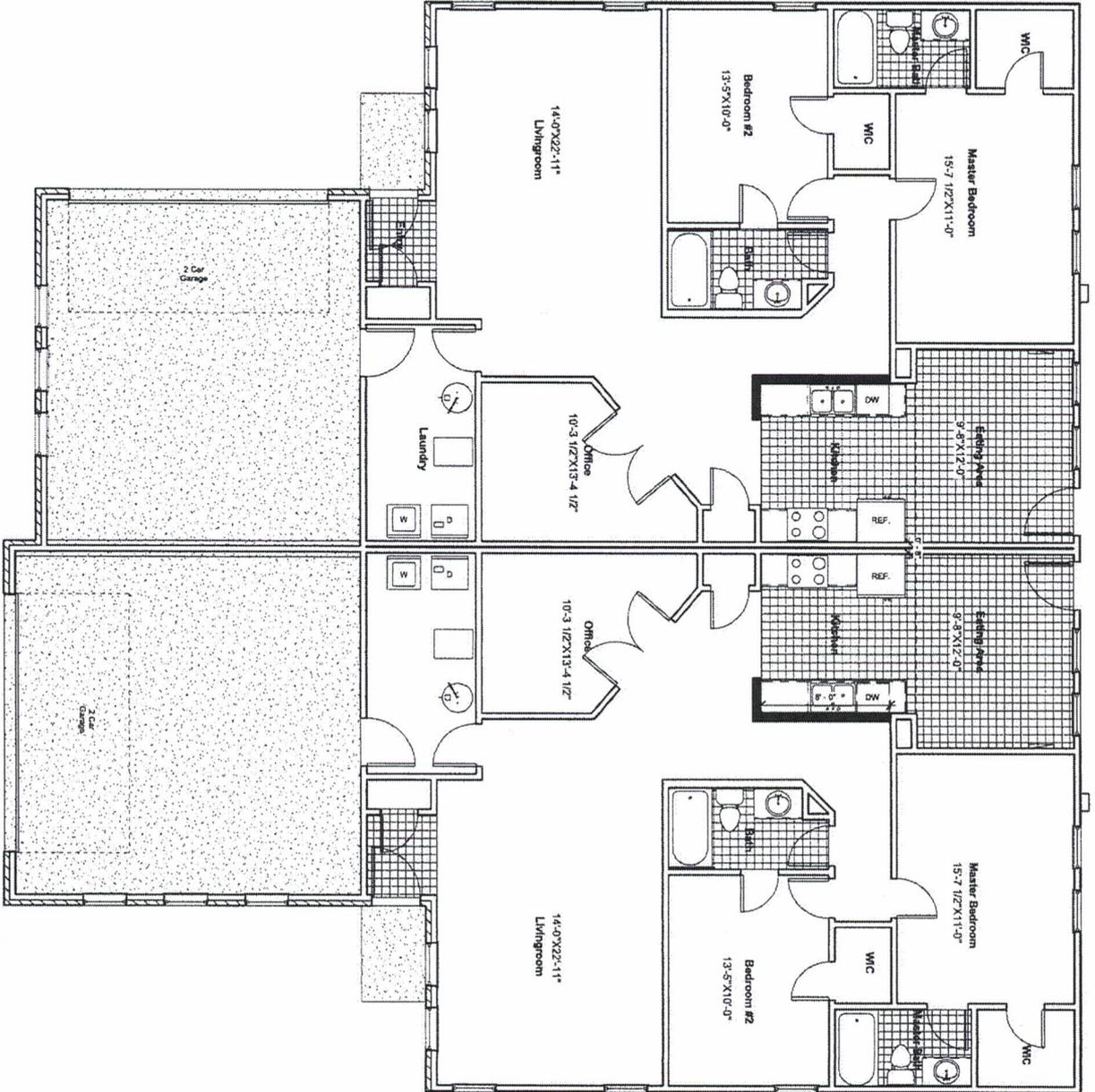
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§ 385-25 Architectural design review.

[Added by Ord. No. 97-8]

A. Developments requiring design review:

- (1) Site and structural development of residential projects having four or more dwelling units.
- (2) Site and structural development in business districts.
- (3) Site and structural development in industrial districts.
- (4) Site and structural development in planned development districts.
- (5) Utility and governmental facilities.
- (6) Those variance cases deemed by the Board of Zoning Appeals to justify design review. Design review shall be advisory to the Board.
- (7) Any parking area, even if not accompanying an otherwise included development, if it has 50 or more parking spaces.
- (8) In addition, design review districts may be designated by ordinance adopted by the Council. Once adopted, design review standards shall apply to such districts within the terms of such designation ordinance.

B. Administration of design review.

- (1) The Clerk-Treasurer shall advise applicants when they apply for zoning permits or other approvals whether design review applies. If design review applies, the applicant shall be given checklists, application forms and timetables. These documents shall have prior Plan Commission approval as to format and content. This application form shall note that a fee as stated in the City of Waterloo Fee Schedule must accompany the application. Applicants may request and have preapplication conferences with staff. **[Amended 11-17-2005 by Ord. No. 2005-4]**
- (2) Completed applications and supporting materials shall be reviewed by staff prior to placement on the Plan Commission agenda. Staff must be satisfied that a complete packet of information will be available to the Plan Commission prior to the commencement of the Commission meeting at which the item is set for decision review.
- (3) The Plan Commission shall review applications set for design review. Following such review, discussions with applicants and agents, and discussion within the Plan Commission and with staff, the Commission shall render a decision of approval, conditional approval or rejection. Decisions shall be in writing and shall identify those elements of the approved design which the Commission intends to be mandatory. The Clerk-Treasurer shall have applicants sign acknowledgments of receipt of the written Plan Commission design review decision prior to issuance of a zoning/building permit.

(4) A project that has had design review and that has a zoning/building permit is approved for execution only in accordance with the directives included in the design approval. Construction or execution that deviates from directives may not occur within the terms of this section without prior City approval. The Clerk-Treasurer is responsible for determining whether to give staff approval to such deviations on a finding that they are minor variations as to the Plan Commission's decision or whether full Plan Commission review and approval are needed upon a finding that the deviations are major.

C. Design review standards.

- (1) Jurisdictions. Design review applies to exterior structural and design features, landscaping and site planning.
- (2) Directives. The following specific design standards are established and are intended to be applied in the informed judgment of the Plan Commission:
 - (a) The land forms and landscape shall be preserved in their natural state, insofar as practicable, by minimizing soil and tree removal that is not essential to project development and by retaining grades and contours in keeping with the general appearance of neighboring developed areas.
 - (b) Building masses and long, straight building fronts and sides (relative to the overall length of the building) that are visually accessible shall be broken up and made more variegated with staggers and offsets, with landscaping or surficial features or with accumulation of mass in the form of smaller related units. This is a directive standard as to residential and commercial structures and those industrial structures that are visually accessible to larger volumes of traffic and a recommendatory standard to industrial buildings within the center core of industrial districts.
 - (c) Within residential properties, parking areas that are located in front of street-side yards shall have landscape screening and/or screening by fencing having decorative character to soften views of parked vehicles. All design reviewed parking lots shall have decorative landscape treatment at the perimeter of the lot and, for larger lots, in island areas within the lot, to provide breakup of the expanse of paving.
 - (d) Rooftop mechanical equipment that will be readily visible when viewed from ground level from other properties or from major public ways should be softened by screening or covered in a manner that forms an integral part of the building design.
 - (e) External garbage or refuse containers shall be screened by walls, fences, berms or effective landscaping, or combinations thereof.
 - (f) Landscaping. Each project subject to design review shall provide landscaping of sufficient height and density to accomplish positive visual impact within three years from the time of planting.
 - (g) All developments and occupancies subject to design review shall plan and construct so that surface drainage positively drains from structures and so that compliance is achieved with the erosion control and stormwater drainage requirements of this Code.
 - (h) The following principles of landscape design are stated as guides to be applied with discretion by the Plan Commission, taking into account how visible the site is to public view, sensitivity of neighboring

properties and the cost considerations. Parks Commission preferences on species shall be made available in writing to project applicants.

- [1] Overhead canopy trees contribute to a pattern within the neighborhood and streetscape focus plants (trees or shrubs) accomplish screening of less attractive elements, afford privacy, noise control and windbreak, soften transitions from vertical to horizontal features and create visual focal points.
 - [2] Ground plane plants (lawn, ground cover, etc.) provide lower level continuity and retard soil erosion.
 - [3] Terraces, trellises, walks, drives, garden walls and berms and related elements increase variety.
- (i) Storage of materials, fuel, scrap, inoperative vehicles and similar objects in places that are readily visible from major public rights-of-way or parts of neighboring properties where a significant amount of viewing is expected shall be minimized and, where necessary, shall be reasonably screened. Where other portions of this section establish more stringent standards, the other portions shall govern.
 - (j) Exterior lighting, when used, shall be established, directed and maintained so as not to be cast directly on public rights-of-way or occupied structures or neighboring properties or be lighted in intensity or colors seriously disturbing to neighboring properties.
- D. Recommendations. Other features of site design and construction, building and structural design and construction and landscaping that are not listed under directives may also be addressed by Plan Commission advisory suggestions within the design review process upon a finding that the suggestion would be desirable to make the development a positive asset to the visual appearance of the community and positive contribution to the growth and stability of the community tax base.

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§ 140-7 **Building Inspector.**

A. Appointment. See Chapter 85, § 85-3, of this Code.

B. Qualifications.

(1) The Building Inspector shall have the necessary qualifications required by the State of Wisconsin to determine compliance with applicable state and local building codes relating to the construction of buildings.

(2) The Building Inspector shall be certified by the Wisconsin Department of Safety and Professional Services in the required categories specified in Ch. SPS 305, Wis. Adm. Code.

C. General powers and duties. The Building Inspector shall enforce the provisions of this chapter and of all other ordinances and the laws and orders of the State of Wisconsin which relate to building construction, plumbing and electrical installations and for these purposes may at all reasonable times enter buildings and premises. He may pass upon any questions arising under the provisions of this chapter relating to buildings, subject to conditions contained in this chapter. No person shall interfere with the inspector while in the performance of the duties prescribed in this chapter. He shall coordinate the activities of the Plumbing Inspector and the Electrical Inspector. The Building Inspector may grant variances from the terms of Chapter 385, Zoning, in those cases where a setback, side yard or rear yard variance would clearly be consistent with those existing in the neighborhood. In the event that the Inspector is refused access to any premises, then the Building Inspector is authorized to apply for a special inspection warrant pursuant to § 66.0119, Wis. Stats.

D. Inspections. In order to permit inspection of a building project at all necessary phases without causing delay for the owner, the owner and/or contractor shall request all of the following inspections in conformity with the appropriate time frame defined in the Wisconsin Administrative Code or at least 48 hours in advance, excluding Saturdays, Sundays and holidays, by the applicant/contractor or property owner as applicable:

(1) Footings.

(2) Foundation.

(3) Rough carpentry, HVAC, electric and plumbing.

(4) Drain tile/basement floor.

(5) Underfloor plumbing.

(6) Electric service.

(7) Insulation.

(8) Final carpentry, HVAC, electric and plumbing.

- (9) Erosion control.
- E. Failure to request any inspection will be the responsibility of the contractor and/or property owner. No construction shall be deemed approved by default or lack of inspection by the Building Inspector. The expense of uncovering or exposing any work which must be inspected, where such work was required by the failure of the property owner to request any inspection, will be the responsibility of the contractor and/or property owner.
- F. Records. The Building Inspector shall keep a record of all applications for building permits and regularly number each permit in the order of issuance. He shall keep a record showing the number, description and size of all buildings erected during his term of office, indicating the kind of materials used, the cost of each building and the aggregate cost of all buildings of the various classes. He shall keep a record of all inspections made and of all removal and condemnation of buildings. He shall make a monthly report to the Council on the above matters.
- G. Appeals. Any person feeling himself aggrieved by any order or ruling of the Building Inspector may, within 20 days thereafter, appeal from such order or ruling to the Board of Zoning Appeals, such appeal to be in writing. The municipality will follow procedures explained on Chapter 68 Wis. Stats., to arrive at a final determination. Final determinations may be reviewed as explained in Wisconsin Administrative Rules § SPS 320.21.
- H. Assistants. The Building Inspector may employ, assign, or appoint, as necessary, assistant inspectors. Any assistant hired to inspect buildings shall be certified as defined in Ch. SPS 305, Wis. Adm. Code.

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§ 380-13 Preapplication.

Prior to the filing of an application for the approval of a preliminary plat or certified survey map, it is recommended that the subdivider consult with the Plan Commission or the Director of Public Works in order to obtain its or his advice and assistance. This consultation is intended to inform the subdivider of the purpose and objectives of these regulations, other provisions of this Code, and duly adopted City plans, sewer and water availability, and other engineering considerations and to otherwise assist the subdivider in planning his development. In so doing, both the subdivider and the Plan Commission may reach mutual conclusions regarding the general objectives of the proposed development and its possible effects on the neighborhood and the community. The subdivider will also gain a better understanding of the subsequent required procedures.