



136 North Monroe Street
Waterloo, WI 53594
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www.waterloowi.us

CITY OF WATERLOO COUNCIL AGENDA
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING – 136 N. MONROE STREET
Thursday, September 17, 2015 – 7:00 p.m.

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

1. Call to Order, Pledge of Allegiance and Roll Call
2. Meeting Minutes Approval: September 3, 2015 (open and closed session)
3. Public Comment
4. Notice of Newspaper Publications
 - a. Application to sell "Class B" Intoxicating Liquor and Class "B" Beer, Peggy Hansen, Agent for Peggy Hansen LLC, 120 E. Madison Street (The MT Bar)
 - b. Notice of Public Hearing for Land Use Rezoning, (Conservancy to Residential) -- 257 Mill Street
 - c. Notice of Public Hearing for Land Use Rezoning, (Industrial to General Commercial) and a Conditional Use Permit -- 333 W. Madison Street
5. Consent Agenda Items
 - a. Reports of City Officials and contract service providers
 - i. Building Inspector - Building, Plumbing, and Electrical Permits for August 2015
 - ii. Public Works Director Gary Yerges for August 2015
 - iii. Police Chief Denis Sorenson for August 2015
 - iv. Library Director Kelli Mountford for August 2015
 - v. Waterloo Water & Light Commission – September 8, 2015
 - vi. Watertown Humane Society for August 2015
 - b. Resolution 2015-20 Requesting Exemption From County Library Tax
6. Reports of Committees, Commissions and Boards
 - a. Finance, Insurance & Personnel Committee
 - i. Payroll for August, 2015 - \$59,619.80
 - ii. General Disbursements – August 21, 2015 through September 17, 2015
 - iii. Treasurer's Report & Budget Reports for August 2015
7. New Business
 - a. Peggy Hansen, Agent, Peggy Hansen LLC (The MT Bar) – 120 E. Madison Street
 - i. Agent Approval, Peggy Hansen
 - ii. "Class B" Intoxicating Liquor and Class "B" Beer License beginning September 18, 2015 and ending June 30, 2016
 - b. Resolution 2015-21 Authorizing A Revised Subordination Agreement Between the City of Waterloo and Rediscovered LLC, 575 W. Madison Street
8. Future Agenda Items and Announcements

9. Adjournment



Mo Hansen
Clerk/Treasurer

Posted and Emailed: 9/15/2015

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-Karl Junginger Memorial Library Board

-Karl Junginger Memorial Library Board – August 11, 2015

CITY OF WATERLOO COMMON COUNCIL
OPEN SESSION MEETING MINUTES: September 3, 2015

1. **CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE.** Council President Springer called the meeting to order at 7 p.m. in the Mayor's absence. Alderpersons present: Ziaja, Quimby, Springer, Griffin, Thomas, Stinnett and Reynolds. Absent none. Others present: Maureen Giese, Christina Brey, The Courier; Tammy Krueger with the Watertown Daily Times; Police Chief Denis Sorenson; Gary Becker, Shaun Wilson and Colin Punt each with Vierbicher and Associates Inc.; WLOO videographers, and Clerk/Treasurer Hansen. The Pledge of Allegiance was recited.
2. **MEETING MINUTES APPROVAL.** August 20, 2015. **MOTION:** Moved by Quimby, seconded by Thomas to approve August 20, 2015 open session meeting minutes as listed and presented. **VOICE VOTE:** Motion carried.
3. **PUBLIC COMMENT.** Maureen Giese read from the ordinances stating that noxious weeds near her property on McKay Way were not being addressed in a timely fashion. She said she had contacted the Public Works Director and had not received a reply. She said she contacted her state legislator sending pictures. She said John DeWitt, the adjacent property owner, has taken some steps but only mowed the lot adjacent to her property.
4. **REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS**
 - a. **Public Safety & Health Committee**
 - i. **Trick or Treat Hours.** **MOTION:** Moved by Reynolds, seconded by Thomas to set Trick or Treat hours for Sunday October 25th from 2 to 5 pm. **VOICE VOTE:** Motion carried.
5. **NEW BUSINESS**
 - a. **Interviews for Economic Development Strategic Planning Services:** [Note: The Council convened in closed session. The statutory exception for the closed session is Wis. Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons requires a closed session." Upon conclusion of the closed session the Council reconvened in open session.]
 - i. **Building Communities, Inc.**
 - ii. **Vierbicher & Associates****MOTION:** Moved by Quimby, seconded by Thomas to adjourn to closed session for the purpose stated above. **VOICE VOTE:** Motion carried. Upon returning from closed session further action was taken. **MOTION:** Moved by Ziaja. Seconded by Quimby to accept a proposal for economic development strategic planning services from Vierbicher & Associates Inc. **ROLL CALL VOTE:** Ayes: Ziaja, Springer, Quimby, Griffin, Thomas, Stinnett and Reynolds. Noes: none. Motion carried.
 - b. **Municipal Offer to Purchase: 333 Portland Road, 123 South Monroe Street, 115 North Monroe Street, 173 North Monroe Street Diane Gauthier, Personal Representative of the Estate of Jim Gauthier.** [Note: The Council convened in closed session. The statutory exception for the closed session is Wis. Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons requires a closed session." Upon conclusion of the closed session the Council reconvened in open session.] **MOTION:** Moved by Quimby, seconded by Stinnett to adjourn to closed session for the purpose stated above. **VOICE VOTE:** Motion carried. Upon returning from closed session no further action was taken.
6. **FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.** None
7. **ADJOURNMENT.** **MOTION:** Moved by Quimby, seconded by Griffin to adjourn. **VOICE VOTE:**

Motion carried. Approximate time was 8:45 pm.

Attest:

A handwritten signature in black ink, appearing to read "Mo Hansen", written in a cursive style.

Mo Hansen
Clerk/Treasurer



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OFFICIAL PUBLICATION

CITY OF WATERLOO, JEFFERSON COUNTY, WI

Published by authority of the Common Council of the City of Waterloo, Jefferson County, Wisconsin pursuant to Section 125.04(3)(g) of the Wisconsin State Statutes.

Notice is hereby given that the following Limited Liability Company has made application to sell intoxicating liquor and fermented malt beverages for the license period beginning September 18, 2015 and ending June 30, 2016. The granting of said license is now pending and will be acted upon at a regular scheduled Council Meeting to be held on September 17, 2015.

"CLASS B" INTOXICATING LIQUOR AND CLASS "B" BEER

NAME AND ADDRESS OF APPLICANT

Peggy Hansen, Agent
Peggy Hansen, LLC
112 Hickory Lane
Waterloo, WI 53594
(The MT Bar)

LOCATION OF PREMISE

120 E. Madison Street

Morton J. Hansen
Clerk/Treasurer

PUB: The Courier: September 10, 2015



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Waterloo, WI 53594
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**NOTICE OF PUBLIC HEARING FOR LAND USE REZONING UNDER PROVISIONS OF CHAPTER §385-10 R-2
SINGLE FAMILY RESIDENTIAL DISTRICT AND §385-31 CHANGES AND AMENDMENTS TO THE ZONING
CODE OF THE CITY OF WATERLOO, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385 of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from the City of Waterloo in regards to the property located at 257 Mill, owned by the City Waterloo

The land use-rezoning request is to allow a change in land use from existing CON Conservancy District to R-2, Single Family Residential District for the purpose of renovating an existing structure and converting it to a single family dwelling.

The property is described as follows:

Tax Parcel: 290-0813-0533-022

Lot Description: Outlot 59 Assessor's Plat

Also known as: 257 Mill Street

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the recommendation for a land use zoning change at a public hearing to be held at **7:00 p.m., on Tuesday, September 29, 2015 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 land use rezoning to the Common Council. The Common Council will act on the Plan Commission's recommendation at its regular scheduled October 1, 2015 meeting.

Morton J. Hansen
City Clerk/Treasurer

PUB: The Courier: September 17, 2015 and September 24, 2015



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**NOTICE OF PUBLIC HEARING FOR LAND USE REZONING UNDER PROVISIONS OF CHAPTER §385-12 C-1
GENERAL COMMERCIAL DISTRICT AND §385-31 CHANGES AND AMENDMENTS TO THE ZONING CODE
OF THE CITY OF WATERLOO, WISCONSIN**

**NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT UNDER PROVISIONS OF CHAPTER
§385-21 CONDITIONAL USES**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-12, §385-31 and §385-21 of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from Hawthorne and Stone Development, Inc. in regards to the property located at 333 W. Madison Street, owned by Riverwalk of Waterloo, LLC from Cross Plains, WI.

The land use-rezoning request is to allow a change in land use from existing M-1 Limited Industrial District to C-1, General Commercial District for the purpose of building a 28 unit single story Assisted Living/Memory Care facility (parcel 1) and to also build five 16 two story multi-family units (parcel 2).

Additionally the applicant is seeking a conditional use permit to allow dwelling units below the second floor. Chapter §385-12 C (1) states dwelling units are not permitted below the second floor without a conditional use permit.

The property is described as follows:

Tax Parcel: 290-0813-0644-065

Lot Description: Beg SW/C Lot 1, Blk 1, 1st Addition

Also known as: 333 W. Madison Street

Tax Parcel: 290-0813-0644-064

Sly 231 FT of Lot 2, Blk 1, 1st Addition

Also known as: 467 W. Madison Street

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the recommendation for a land use zoning change and a conditional use permit at a public hearing to be held at **7:00 p.m., on Tuesday, September 22, 2015 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 land use rezoning and conditional use permit request to the Common Council. The Common Council will act on the Plan Commission's recommendation at its regular scheduled October 1, 2015 meeting.

Morton J. Hansen
City Clerk/Treasurer