



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

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: TUESDAY, SEPTEMBER 22, 2015** **TIME: 7:00 p.m.**  
**LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS**

to consider the following:

PUBLIC HEARING

1. CALL TO ORDER -- LAND USE REZONING & CONDITIONAL USE PERMIT HAWTHORNE AND STONE DEVELOPMENT INC, 333 W. MADISON ST. AND 567 W. MADISON ST.  
The applicant, Hawthorne and Stone Development Inc. is requesting a change in land use from 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 build five two story multi-family units, 16 units each (parcel 2). Additionally the applicant seeks a conditional use permit to allow dwelling units below the second floor. (See attached notice.)
2. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES
3. CITIZEN INPUT
4. UNFINISHED BUSINESS
  - a. PROPOSED CERTIFIED SURVEY MAP – 843 S. MONROE ST., MATT JENNINGS
5. NEW BUSINESS
  - a. PROPOSED CERTIFIED SURVEY MAP – 333 W. MADISON ST AND 467 W. MADISON ST., HAWTHORN AND STONE DEVELOPMENT INC.
  - b. LAND USE REZONING (M-1) TO (C-1) –333 W. MADISON ST AND 467 W. MADISON ST., HAWTHORN AND STONE DEVELOPMENT INC.
  - c. CONDITIONAL USE PERMIT REQUEST TO ALLOW DWELLING UNITS BELOW THE SECOND FLOOR–333 W. MADISON ST AND 467 W. MADISON ST., HAWTHORN AND STONE DEVELOPMENT INC.

6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

7. ADJOURNMENT

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: September 17, 2015

Members: Leisses, Thompson, Crosby, Butzine, Reynolds, Lannoy and Oelke

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  
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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, 1<sup>st</sup> Addition

Also known as: 333 W. Madison Street

Tax Parcel: 290-0813-0644-064

Sly 231 FT of Lot 2, Blk 1, 1<sup>st</sup> 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.

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Morton J. Hansen  
City Clerk/Treasurer

## Waterloo City Hall

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**From:** Matt Jennings <matt@jenningsupnorth.com>  
**Sent:** Monday, August 31, 2015 9:14 AM  
**To:** Waterloo City Hall; 'City of Waterloo, Mayor'; 'J Mohns'; 'Lindsay Reynolds '; 'Mike Lannoy'; mleisses@kunkelengineering.com; 'Robert Crosby '; Ron Oelke; 'Tammy Hampton'; vb911@charter.net  
**Cc:** fied1@frontier.com; Andrea V. Roth; 'Gesina M. Seiler'; tfenner@axley.com  
**Subject:** Jennings Proposed Memorandum of Understanding Framework - 843 South Monroe Street - Waterloo, WI

### Plan Commission-

Thank you again for your consideration and input regarding my draft CSM for the subdivision of 843 S. Monroe. Regarding Mo Hansen's statement in his electronic mail, I agree that a Memorandum of Understanding is the appropriate vehicle to obtain consensus prior to the September plan meeting. To facilitate a complete understanding and make progress against this objective, I propose the following as conditions/actions that could balance the city's planning needs while enabling subdivision for the needs of our families:

- Assuming the commission agrees in principle, I will submit a revised draft CSM showing the subdivision of the 23 acre parcel into 4 smaller parcels. This is permitted by both City Chapter 380 and State Chapter 236 Statutes regulating the subdivision of land. These 4 parcels will represent the existing draft CSM showing 2 parcels, but further subdivides the land *west of the drainage*. I have embedded a JPG of this concept in this message for your visualization. The red lines show the subdivision of the larger blue shaded parcel in question.
- The two westernmost parcels (Numbers 1 and 3 in the embedded visualization), both west of the creek and owned respectively by the Fiedorowicz and Jennings families, will be designated as 'future conservancy.' The city will be given first right of refusal on these two parcels.
- The remaining two parcels would remain zoned agricultural with no deed restrictions imposed by the city.
- Prior to siting of future homes and buildings on the parcels, consideration would be given on the two home site parcels to provide for future roadways and utilities. We would rely on the plan commission to give us guidance on the possible location of these improvements *prior* to setting the home locations.
- Once full siting of the homes has been established, this siting would be communicated to the plan commission.
- Due to engineering concerns regarding sewer, the city would allow for water and sewer installation by each home site in accordance with all current codes and allowing for future roadways and utilities planning. Estimates have already been obtained for well and septic on these properties.
- Any future subdivisions would by statute be required to come before the plan commission, at which time any development improvements would be discussed.

In summary, it is my hope that by specifically calling out a sizable tract of the property as future conservancy in the CSM, siting the homes in consideration of future city needs, allowing for water and sewer installations, and allowing existing legislative process to govern any future subdivision of the parcel, we are reaching an agreement that is mutually beneficial to the city and the owners.

I would hope that we could electronically discuss this proposed framework of a Memorandum of Understanding prior to next month's meeting. My current offer to purchase has been extended to allow for

further consideration, but we hope to close this calendar year if at all possible.

Thank you again for your time.

Matt Jennings