



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

**PUBLIC 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, OCTOBER 27, 2015 TIME: 7:00 p.m.
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

to consider the following:

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES
3. CITIZEN INPUT
4. UNFINISHED BUSINESS
 - a. Certified Survey Map, Commercial Avenue – Larry Waldo
5. NEW BUSINESS
 - a. Certified Survey Map, Riverwalk
 - b. Architectural Design Review – Riverwalk Redevelopment, Assisted Living Facility – 28 Units
 - c. Architectural Design Review – Riverwalk Redevelopment, Market Rate Apartments – 16 Units
*** See <http://www.waterloowi.us/municipal-website/economic-development> for digital documents. Call for assistance if needed.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
7. ADJOURNMENT

Mo Hansen

Mo Hansen
Clerk/Treasurer

Please contact the Clerk/Treasurer at 478-3025 if you are unable to attend.

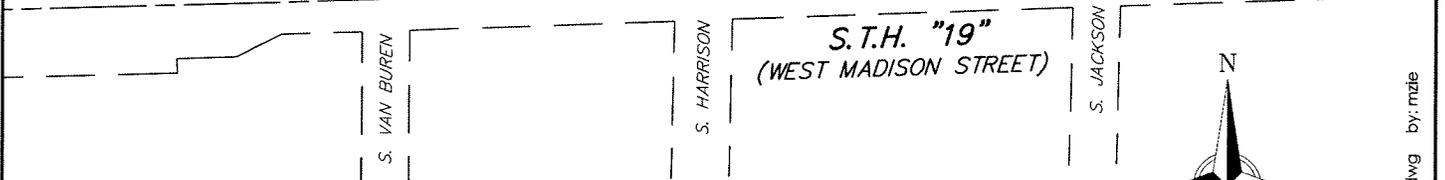
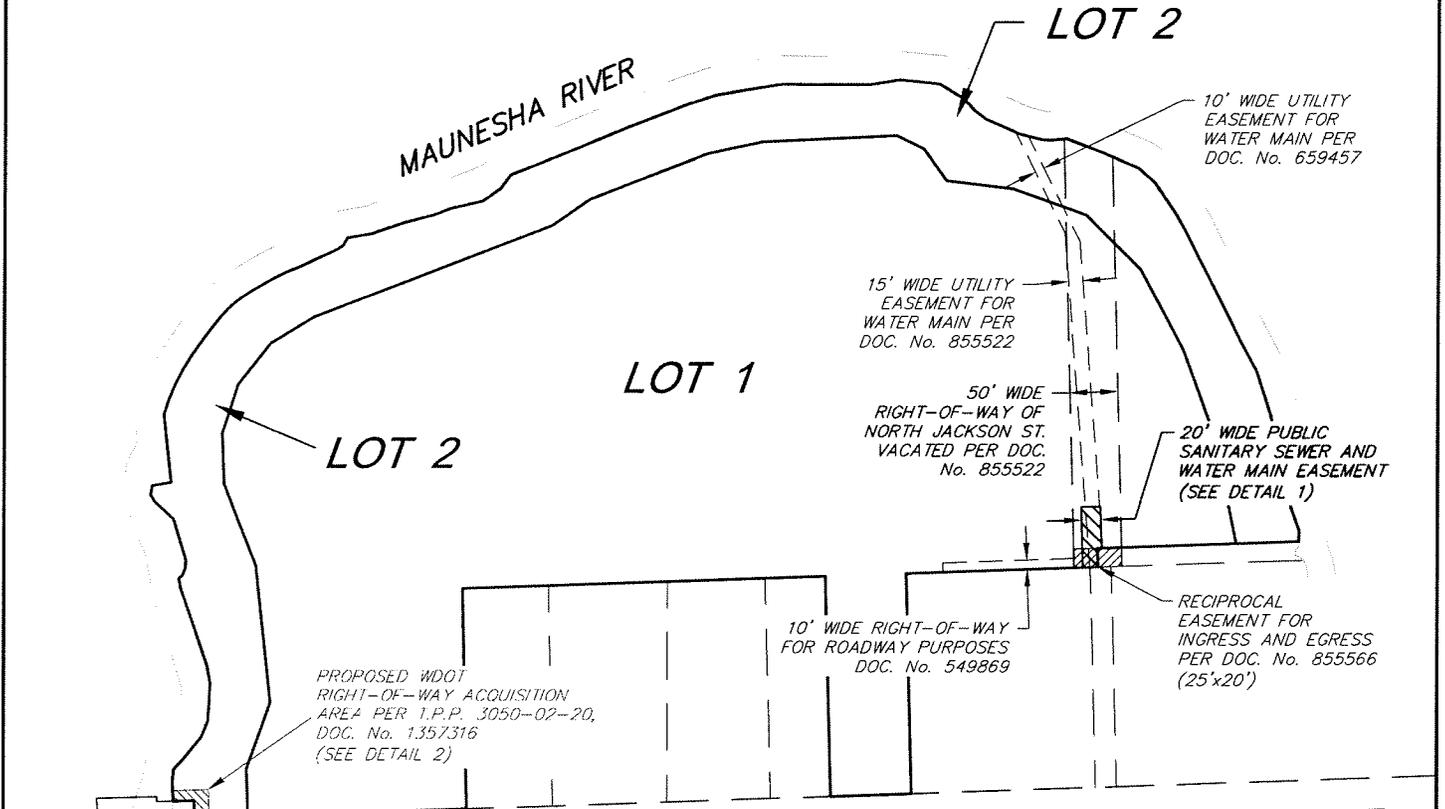
Posted, Distributed & Emailed: October 22, 2015

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

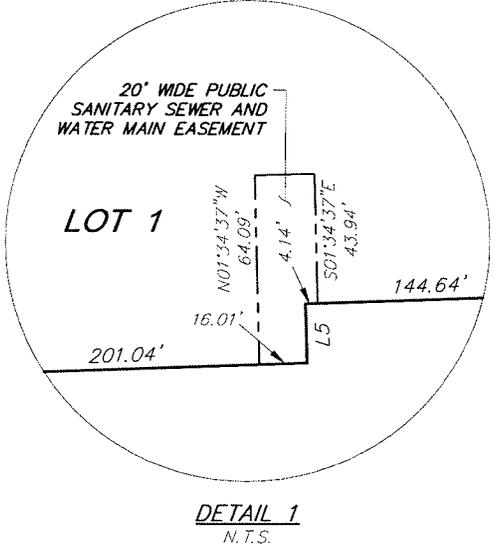
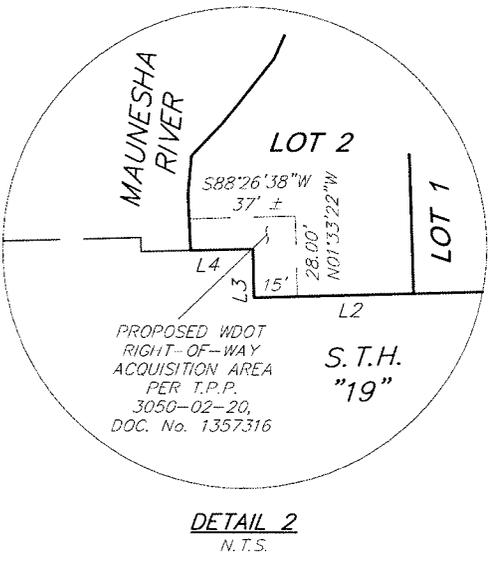
PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable 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.

CERTIFIED SURVEY MAP No.

PART OF LOTS 1 AND 6 AND ALL OF LOTS 2, 5 AND 11, BLOCK 1, FIRST ADDITION TO WATERLOO, PART OF OUTLOT 173, ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO AND PART OF VACATED NORTH JACKSON STREET PER RESOLUTION 89-16 AND RECORDED AS DOC. No. 855522 AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 08 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



SCALE: 1" = 200'



15 Oct 2015 - 9:56a M:\Hawthorn & Stone\130122_Waterloo Concept Plan\CADD\CSM-0122.dwg by: mzie

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foutier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 130122
DATE: 10/12/2015
REV:
Drafted By: MZIE
Checked By: PKNU

SURVEYED FOR:
Hawthorn & Stone
Development, LLC
Attn: Tim Geschke
7601 Ganser Way
Madison, WI 53719

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
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CERTIFIED SURVEY MAP No. _____

PART OF LOTS 1 AND 6 AND ALL OF LOTS 2, 5 AND 11, BLOCK 1, FIRST ADDITION TO WATERLOO, PART OF OUTLOT 173, ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO AND PART OF VACATED NORTH JACKSON STREET PER RESOLUTION 89-16 AND RECORDED AS DOC. No. 855522 AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 08 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

LINE TABLE			
LINE NUMBER	BEARING	DISTANCE	RECORDED AS DATA
L1	S88°00'31"W	104.20'	WEST
L2	S88°26'38"W	180.37'	WEST
L3	N01°33'22"W	17.00'	
L4	S88°26'38"W	22'±	
L5	S01°59'29"E	20.00'	SOUTH
L6	S01°33'03"E	231.00'	S00°29'11"W 230.99'
L7	S88°00'31"W	84.86'	WEST 85.02'
L8	N01°33'03"W	231.00'	N00°28'53"E 230.99'
L9	S88°26'39"W	124.72'	
L10	S88°26'39"W	55.65'	
L11	N01°59'29"W	48.36'	
L12	N19°34'54"E	73.59'	
L13	N06°11'03"W	146.00'	
L14	N21°25'31"W	91.07'	
L15	N02°02'24"W	53.75'	
L16	N18°11'36"E	53.75'	
L17	N38°25'35"E	53.75'	
L18	N58°39'34"E	53.75'	
L19	N68°46'34"E	266.27'	
L20	N55°10'08"E	48.42'	
L21	N68°43'53"E	131.89'	
L22	N78°02'06"E	59.17'	
L23	N87°20'20"E	140.45'	
L24	S64°09'18"E	31.50'	
L25	S35°38'56"E	41.26'	
L26	S83°08'15"E	70.12'	
L27	S70°21'50"E	80.92'	
L28	S44°49'02"E	80.92'	
L29	S28°04'14"E	95.93'	
L30	S20°07'27"E	95.93'	
L31	S11°25'38"E	114.01'	
L32	S88°28'48"W	36.79'	

NOTES:

- 1) THE BOUNDARY FOR THIS C.S.M. IS BASED UPON A TOPOGRAPHIC AND PLAT OF SURVEY PREPARED BY VIERBICHER ASSOCIATES, INC. DRAWING NUMBER S-542, COMPLETED ON OCTOBER 1, 2015 AND ON FILE AT THE JEFFERSON COUNTY SURVEYOR'S OFFICE.
- 2) CSM IS SUBJECT TO A 12 FOOT WIDE EASEMENT TO GTE NORTH PER DOCUMENT NUMBER 971471. (LOCATION UNKNOWN, NOT PLOTTABLE)
- 3) CSM IS SUBJECT TO EASEMENTS, IF ANY, OF THE PUBLIC OR ANY SCHOOL DISTRICT, UTILITY, MUNICIPALITY OR PERSON, AS PROVIDED IN SECTION 66.1005(2) OF THE STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS OR SERVICE IN THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY A PART OF NORTH JACKSON STREET NOW VACATED.

15 Oct 2015 - 9:57a M:\Hawthorn & Stone\130122_Waterloo Concept Plan\CADD\CSM - 0122.dwg by: mzle

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**SHEET
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CERTIFIED SURVEY MAP No. _____

PART OF LOTS 1 AND 6 AND ALL OF LOTS 2, 5 AND 11, BLOCK 1, FIRST ADDITION TO WATERLOO, PART OF OUTLOT 173, ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO AND PART OF VACATED NORTH JACKSON STREET PER RESOLUTION 89-16 AND RECORDED AS DOC. No. 855522 AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 08 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

CITY OF WATERLOO APPROVAL

Approved for recording per Waterloo City Council action of: _____

Morton Hansen, City Clerk, City of Waterloo

LEGAL DESCRIPTION

Part of Lots 1 and 6 and all of Lots 2, 5 and 11, Block 1, First Addition to Waterloo, Part of Outlot 173, Assessor's Plat of the Village of Waterloo and part of vacated North Jackson Street per resolution 89-16 and recorded as Doc. No. 855522 and located in the Southeast Quarter of the Southeast Quarter of Section 06, Township 08 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, more fully described as follows:

Commencing at the South quarter corner of said Section 06; thence North 88°05'33" East, along the South line of the Southeast quarter of Section 06, 1428.03 feet; thence North 01°12'42" West, 31.45 feet to the Northerly right-of-way line of State Trunk Highway 19 (West Madison Street) and the point of beginning of this description; thence South 88°00'31" West, along said Northerly right-of-way line, 104.20 feet; thence South 88°26'38" West, along said right-of-way line, 180.37 feet; thence North 01°33'22" West, along said Northerly right-of-way line, 17.00 feet to the meander line of the Maunasha River; thence along the meander line of the Maunasha River for the next ten (10) courses, 1-North 25°35'34" East, 84.86 feet; 2-North 05°35'26" East, 49.99 feet; 3-North 10°01'23" West, 281.04 feet, 4-North 33°29'11" East, 122.89 feet; 5-North 66°42'11" East, 531.86 feet; 6-North 86°49'59" East, 220.97 feet; 7-South 50°55'25" East, 84.23 feet; 8-South 76°38'01" East, 141.76 feet; 9-South 27°39'02" East, 275.59 feet; 10-South 11°20'47" East, 128.71 feet to the North line of lands conveyed to Artcraft Press per Doc. No. 793741; thence South 88°00'31" West, along said North line, 181.43 feet; thence South 01°59'29" East, 20.00 feet to the North line of Lot 8, Block 1, First Addition to Waterloo; thence South 88°00'31" West, along said North line, 201.04 feet; thence South 01°33'03" East, 231.00 feet to the aforementioned Northerly right-of-way line of S.T.H. 19; thence South 88°00'31" West, along said Northerly right-of-way line, 84.86 feet; thence North 01°33'03" West, 231.00 feet to the North line of Lots 3 and 4 of said First Addition to Waterloo; thence South 88°00'31" West, along said North line, 379.93 feet; thence South 01°12'42" East, along the West line of said Lot 3, 231.00 feet to the point of beginning. Together with all lands lying between the aforementioned meander line and the ordinary high water mark (O.H.W.M.) of the Maunasha River. Any land below the ordinary high water mark of a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution. Said description contains 508,613 square feet or 11.68 acres more or less to the meander line and 566,911 square feet or 13.01 acres to the O.H.W.M.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Waterloo in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Jefferson County Register of Deeds

15 Oct 2015 - 9:57a M:\Hawthorn & Stone\130122_Waterloo Concept Plan\CADD\CSM - 0122.dwg by: mzie

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