



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, NOVEMBER 24, 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 – Prepared For Larry Waldo, 665 Commercial Avenue
 - 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.

*** Printed materials available for view in the Council chambers during regular business hours.

5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. January 27, 2016 Workshop For Local Land Use Officials – Whitewater
 - b. Rezoning Request C-1 To R-2, 141 W. Madison Street, Rachel Archie / On Hold

6. ADJOURNMENT

Mo Hansen
Clerk/Treasurer

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

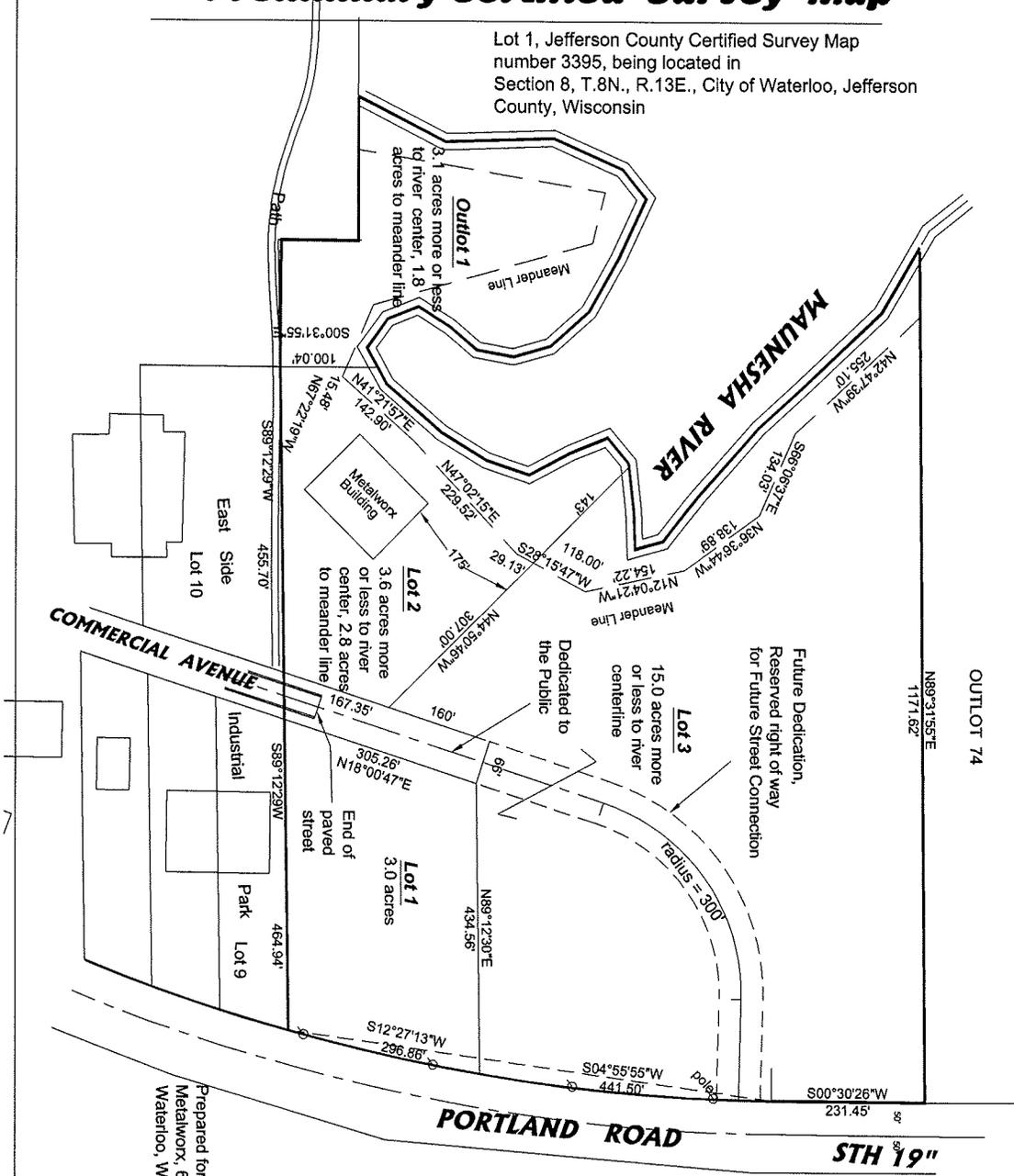
Posted, Distributed & Emailed: November 19, 2015

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

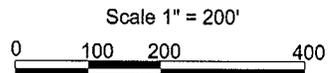
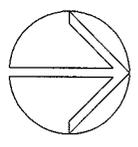
PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable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

Preliminary Certified Survey Map

Lot 1, Jefferson County Certified Survey Map number 3395, being located in Section 8, T.8N., R.13E., City of Waterloo, Jefferson County, Wisconsin



Prepared for Larry Waldo,
Metalwork, 665 Commercial Ave.
Waterloo, WI, 53594



Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4598-15 Date 11/16/2015
Sheet _____ of _____
Document No. _____
C.S.M. No. _____ V. _____ P. _____

Mo Hansen

From: Mo Hansen <cityhall@waterloowi.us>
Sent: Thursday, November 12, 2015 10:39 AM
To: wismapping@charter.net
Cc: mleisses@kunkelengineering.com; Larry Waldo (metalworx1@frontier.com); City of Waterloo, Mayor; Bob Thompson Traveling (zip53594Mayor@hotmail.com)
Subject: Municipal information for Waldo proposed CSM
Attachments: 20151112101919.pdf

Dave,

Thanks for your call. Please see attached.

1. I understand Larry Waldo wishes to take limited steps on this CSM to accomplish his immediate objectives, that's OK. I understand a you mentioned a reservation of land, only, may meet his need to sell the three acres, skipping further land divisions. The City is not wed to any particular parcel creation configuration. Our objective is only to aid Larry in marketing his land.

2. IMPORTANT NOTE ON DEDICATION vs. RESERVATION – City Attorney Tim Fenner is saying the portion of the future road from where Commercial Avenue currently ends to Point (C) on the attached should be shown on the face of the CSM as being “dedicated to the City”. Acceptance of the CSM is then acceptance of title of that specific dedicated land. This is beneficial to all parties as it facilitates the development of the 3 acres without further paperwork, and also provides the option for a driveway west of this dedication if desirable at a later date. The remainder of a possible future road north of point (C) should be noted on the face of the map as “a future dedication to the City” as it proceeds north and bends east to intersect STH 19. The notation “future dedication to the City” on the face of the CSM does not result in a land transfer and can be undone, refined or modified as needed in the future.

Thank you for your work on this matter.

Mo Hansen
Clerk/Treasurer
City of Waterloo
office: 920.478.3025
CityHall@Waterloowi.us

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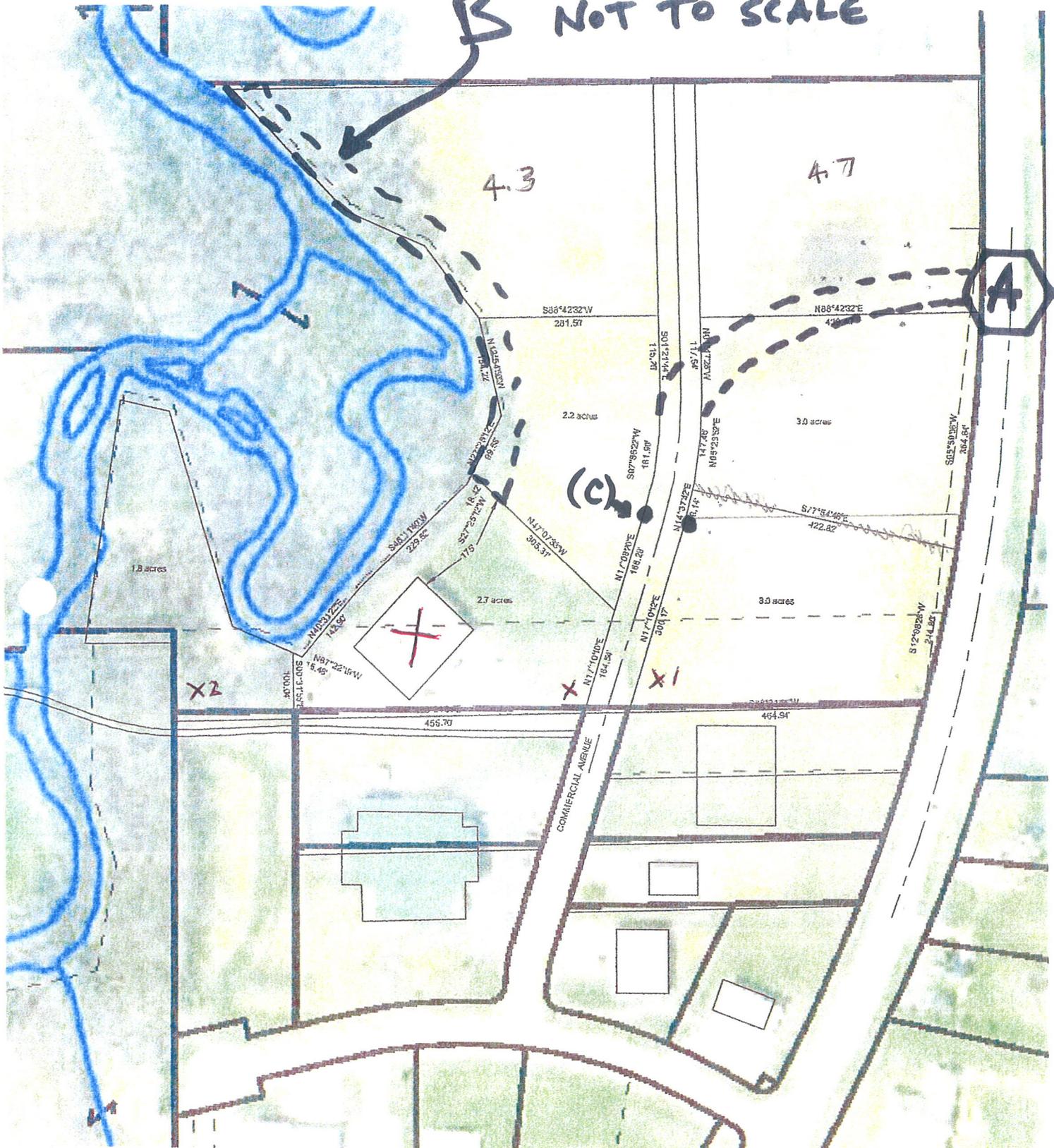
| WEB | INFO ALERTS SIGN-UP |

136 North Monroe Street • Waterloo, WI 53594-1198 • Fax: 920.478.2021

LARRY WALDO DRAFT CERTIFIED SURVEY PROPOSAL

September 29, 2015

NOT TO SCALE



- X METALWORK 2.7
- X1 - REGIS RUBBER 3.0
- X2 FLOOD PLAIN - CITY 1.8

21.8 ACRES
 - 7.5
 = 14.3 AVAILABLE

- A - ROAD DEDICATION
- B - STORMWATER DEDICATION

Workshop for Local Land Use Officials

Wednesday, January 27, 2016

6:00 p.m. - 8:30 p.m.

Whitewater University Technology Park
1221 Innovation Drive
Whitewater, WI 53190

About the Workshop

This workshop will provide an overview of the roles and responsibilities of local government officials involved in planning, zoning and land use decision-making.

Who Should Attend?

- New and experienced plan commissioners
- Elected officials representing towns, cities, villages and counties
- Community members interested in learning more about local land use decision-making

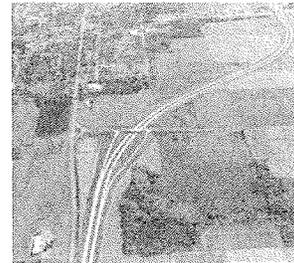
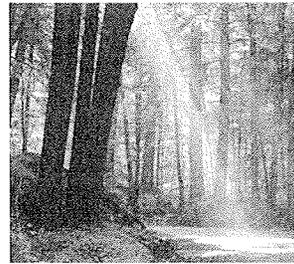
Agenda

6:00 pm - Role of the Plan Commission and Governing Body

- Planning and Plan Implementation
- Development Review
- Rezones
- Conditional Uses and Special Exceptions
- Land Divisions and Certified Survey Maps

7:30 pm - Procedural Responsibilities

- Open Meetings and Public Hearings
- Making and Recording Decisions
- Impartial Decision-Makers and Recusal
- Avoiding Legal Challenges



Workshop Organizers

Interested in learning more? Please contact one of our workshop organizers:

Rebecca Roberts, Land Use Specialist
Center for Land Use Education
rebecca.roberts@uwsp.edu
715-346-4322

Chris Munz-Pritchard, Planner / Director
City of Whitewater Neighborhood Services
CMunz-Pritchard@whitewater-wi.gov
262-473-0143

Michelle Staff, Zoning/On-Site Waste Technician
Jefferson County Planning and Zoning
MichelleS@jeffersoncountywi.gov
920-674-8638



Center for Land Use Education
College of Natural Resources
University of Wisconsin - Stevens Point

UW
Extension

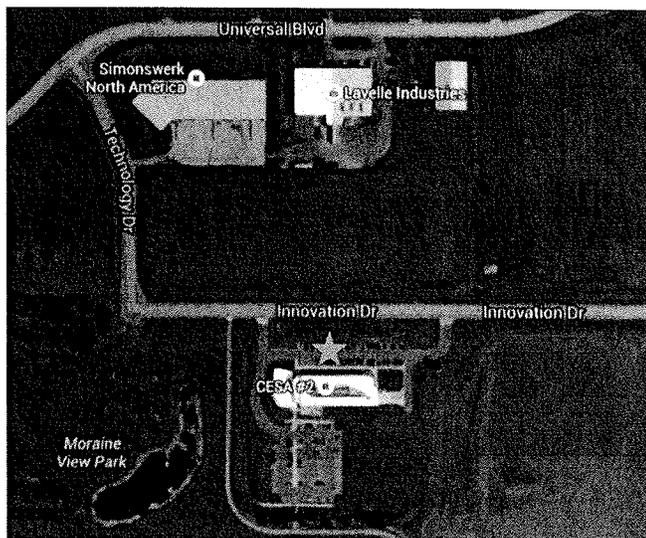
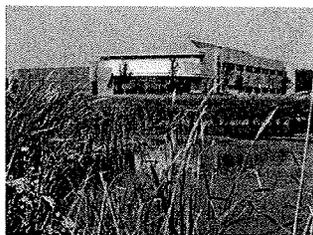
University of Wisconsin-Extension



City of
WHITEWATER

Location:

Whitewater University
 Technology Park
 Meeting Room 105
 1221 Innovation Drive
 Whitewater, WI 53190



Workshop cost: The cost of the workshop is \$15 and includes printed workshop materials and light refreshments.

Handbook: The Plan Commission Handbook is designed to serve as a reference for new and continuing plan commission members. It is not required to attend the workshop, but we do recommend that all members have access to a copy. You may purchase print copies of the handbook for \$15 apiece or access an electronic copy for free at: www.uwsp.edu/cnr-ap/clue Click on 'Publications & Resources' followed by 'Plan Commissions' from the drop down menu.

Register online at: <http://bit.ly/1HWmF3T>

Or contact: Center for Land Use Education
 800 Reserve Street, Stevens Point, WI 54481
 Email: landcenter@uwsp.edu
 Phone: 715-346-3783

Registration Form ✂

Contact Name: _____ Address: _____
 Town/City/Village of: _____ City, State, Zip: _____
 Telephone: _____ Email: _____

Method of payment: Please invoice Check enclosed (payable to Center for Land Use Education)

List Workshop Participants:	Jan 27 Workshop	PC Handbook	Total
1.			
2.			
3.			
4.			
5.			
6.			
Total Amount Owed:			\$

An EEO/AA employer, University of Wisconsin Extension provides equal opportunities in employment and programming, including Title IX and ADA requirements.

Received
10/12

(M)

10/15/2016

On hold per
verbal with
Rachel Archie

VIA FAX

Waterloo City Council
136 N. Monroe Street
Waterloo WI 53594

Dear Council Members,

I am writing to respectfully request that the Council change the classification for the building located at 141 W. Madison Street to a residential property (currently listed as commercial property). This building has been used for residential purposes for a very long time.

Since the passing of my husband, James Archie, I am looking to pursue sale of the property. Status as a commercial property limits the potential buyers.

I appreciate your time and consideration of this matter.

Sincerely,



Rachel Archie
527 E. Madison Street
Waterloo WI 53594
920-478-2740