



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 \*\*\*
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

\*\*\* 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.

6. ADJOURNMENT

Mo Hansen  
Clerk/Treasurer

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

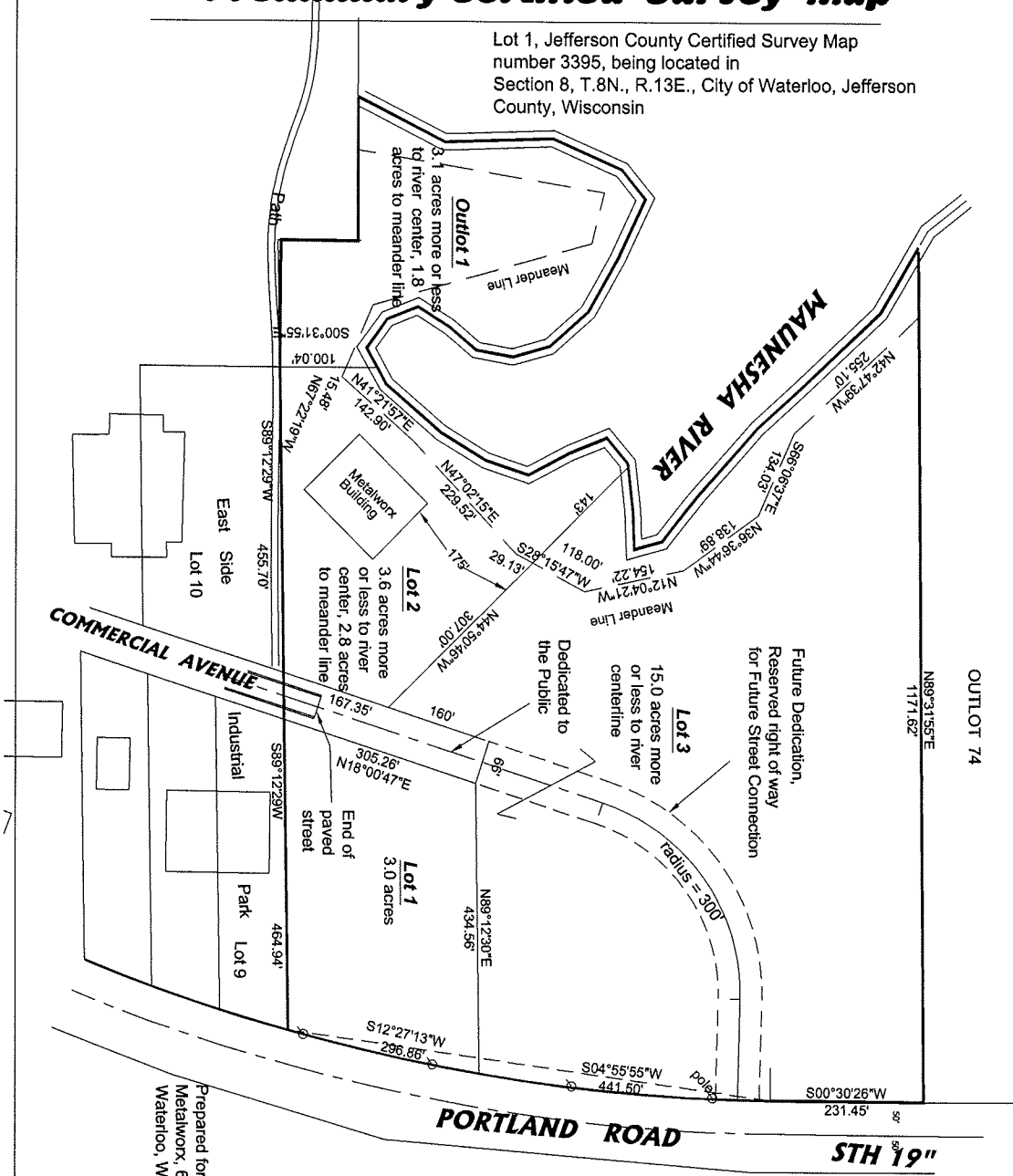
Posted, Distributed & Emailed: November 19, 2015

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

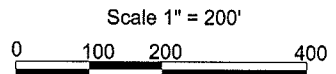
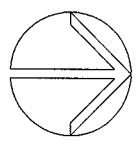
PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable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

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**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](mailto:CityHall@Waterloowi.us)

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