



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, JULY 26, 2016 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 – OLIVER CONSTRUCTION CO. FOR TREK BICYCLE CORP. - PROPERTY LOCATED AT 821 MCKAY WAY.
The applicant, Oliver Construction Co. is requesting a change in land use from A-Agricultural District to M-1, Limited Industrial District for Trek Bicycle Corp. to incorporate the recently purchased 1.72 acre parcel as part of their existing single certified survey map, also known as 801 W. Madison Street.
2. ADJOURN PUBLIC HEARING

PUBLIC HEARING

1. CALL TO ORDER – CONDITIONAL USE PERMIT – PAUL MARTY, TIRED IRON BUYER, LLC, OWNER OF THE PROPERTY LOCATED AT 275 S. JACKSON STREET.
The applicant, Paul Marty, Tired Iron Buyer, LLC. is requesting a conditional use permit to allow the use of a commercial recreational facility. The proposed plan is to convert 6,000 square feet of the existing warehouse to an indoor sports training facility.
2. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES – May 24, 2016 and Special Meeting June 14, 2016 (June 28, 2016 no meeting)
3. CITIZEN INPUT
4. NEW BUSINESS
 - a. Land Use Rezoning From A-Agricultural To M-1, Limited Industrial District – Oliver Construction Co., for Trek Bicycle Corp., to incorporate the recently purchased 1.72 acre parcel (821 McKay Way) as part of their existing single certified survey map, also known as 801 W. Madison Street.
 - b. Conditional Use Permit Request – Paul Marty, Tired Iron Buyer, LLC, 275 S. Jackson Street To Allow The Use Of A Commercial Recreational Facility. The proposed plan is to convert 6,000 square feet of the existing warehouse to an indoor sports training facility.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
6. ADJOURNMENT

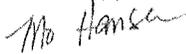
Mo Hansen

Mo Hansen, Clerk/Treasurer
Posted, Distributed & Emailed: July 22, 2016
Members: Leisses, Thompson, Crosby, Butzine, Reynolds, Lannoy and Springer

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.

WATERLOO PLAN COMMISSION – MINUTES
May 24, 2016

1. ROLL CALL AND CALL TO ORDER. In the Mayor's absence, Crosby called the meeting to order at 7:30 pm in the Municipal Building Council Chambers. ROLL CALL: Voting members present, Leisses, Springer, Crosby, Butzine, Lannoy and Reynolds. Absent: Thompson. Others present: Mary Danielson, Diane Graff of the Courier and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: NOVEMBER 24, 2015 (Dec. – April, no meeting). MOTION: Moved by Leisses, seconded by Butzine to approve the November meeting minutes. VOICE VOTE: Motion carried.
3. PUBLIC COMMENT. No public comment.
4. NEW BUSINESS
 - a. Proposed Certified Survey Map, Kwik Trip, 115 Portland Road. DISCUSSION: Leisses said the document presented was missing some items as required by state statutes. Multiple Commissioners asked if the outline of the former building should be removed, Leisses agreed. MOTION: Moved by Reynolds, seconded by Butzine to recommend Council approval contingent upon a final review and sign-off from Mitch Leisses or a representative of the municipal engineering firm, Kunkel Engineering. VOICE VOTE: Motion carried.
 - b. Application For A Conditional Use Permit, Marjorie Hein Trust, 717 Lum Avenue/208 Henry Street. DISCUSSION: Hansen said after consulting with the City Attorney this permit was sought by the City to have on file an issued permit which was not on file. He said a property sale was contemplated and this was the time to clarify its status as a multi-unit dwelling. Hansen said the application fee was waived. MOTION: Moved by Lannoy, seconded by Springer to recommend Council approval of the conditional use permit as submitted. VOICE VOTE: Motion carried.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.
 - a. Hansen noted a potential request for a special meeting to consider a 23,000 square foot expansion to Trek Bicycle.
6. ADJOURNMENT. MOTION: Moved by Springer, seconded by multiple Commissioners to adjourn. Approximate time: 7:40 pm.



Mo Hansen
Clerk/Treasurer

WATERLOO PLAN COMMISSION – MINUTES
June 14, 2016

1. ROLL CALL AND CALL TO ORDER. Mayor Thompson called the special meeting to order at 7:00 pm in the Municipal Building Council Chambers. ROLL CALL: Voting members present: Thompson, Leisses, Lannoy and Reynolds. Absent: Springer, Crosby and Butzine. Others present: Margaux Stutz representing Trek Bicycle, Bud Bessler representing Oliver Construction, Christina Brey and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: May 24, 2016. MOTION: Moved by Leisses, seconded by Reynolds to table meeting minutes approval. VOICE VOTE: Motion carried.
3. PUBLIC COMMENT. None.
4. NEW BUSINESS
 - a. Oliver Construction Co. for Trek Bicycle Corp., 801 W. Madison Street
 - i. Proposed Certified Survey Map. DISCUSSION: It was noted that a revised map dated 6/13/2016 was before the Plan Commission. Leisses has no objections. MOTION: Moved by Leisses, seconded by Reynolds to recommend Council approval of the proposed certified survey map revised and dated 6/13/2016. VOICE VOTE: Motion carried.
 - ii. Proposed Design Review. DISCUSSION: Bud Bessler reviewed the proposal for a 20,775 sq. ft. office expansion. Leisses said the project should use stormwater management best practices. Mayor Thompson confirmed that the project foot print does not extend to the recently acquired adjacent residential parcel along McKay Way. Leisses said Kunkel Engineering had done a thorough review and had no concerns. MOTION: Moved by Leisses, seconded by Reynolds to approve the design review pursuant to the City engineer's Comments that project should use stormwater management best practices. VOICE VOTE: Motion carried.
 - iii. Request for Land Use Rezoning from A, Agricultural District to M-1, Limited Industrial District (public hearing to be scheduled). MOTION: Moved by Reynolds, seconded by Leisses to table the matter until July. VOICE VOTE: Motion carried.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.
6. ADJOURNMENT. MOTION: Moved by Reynolds, seconded Lannoy to adjourn. Approximate time: 7:20 pm.



Mo Hansen
Clerk/Treasurer



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

**NOTICE OF PUBLIC HEARING FOR LAND USE REZONING UNDER PROVISIONS OF
CHAPTER §385-15, M-1, LIMITED INDUSTRIAL 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 a land use rezoning application from Oliver Construction Co. in regards to the property located at 821 McKay Way, owned by Trek Bicycle Corp.

The land use-rezoning request is to allow a change in land use from existing A-Agricultural District to M-1, Limited Industrial District. Trek Bicycle Corporation recently purchased the 1.72 acre parcel to incorporate the parcel as part of their existing single certified survey map, also known as 801 W. Madison Street, Waterloo.

The property is described as follows:

Tax Parcel: 290-0813-0724-003

Lot Description: W1/2 OUT LOT 162, ASR PLT

Also known as: 821 McKay Way

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, July 26, 2016 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 August 4th, 2016 meeting.

Morton J. Hansen
City Clerk/Treasurer

PUB: The Courier: July 14, 2016 and July 21, 2016

Mo Hansen

From: Bud Bessler <budb@oliverconstruction.com>
Sent: Wednesday, May 25, 2016 5:01 PM
To: Mo Hansen
Cc: Robb Wierdsma; Margaux Stutz; Rob Davy
Subject: Plan Commission Submittal: Proposed Office Addition to Trek Bicycle Facility
Attachments: Waterloo_P.C. Application_5_25_16.pdf; TREK_Proposed Revised_C.S.M_5_25_16.pdf

Hi Mo,

Attached is (1) of (2) e-mails (Due to size) providing information required for Submission for Plan Commission Approval.

It is our understanding that we are required to provide payments for the following:

- City of Waterloo Design Review Fee (2 cents per s.f. of Disturbed Area): A check will be provided by Oliver Construction Co. for \$870 (2 cents x 43,500 s.f. of Disturbed Area)
- City of Waterloo C.S.M Approval Fee: A check will be provided by Oliver Construction Co. for \$50.00
Note: Trek Recently Purchased a 1.72 acre parcel and would like to incorporate as part of a single C.S.M. Note: The Parcel is currently zoned (A-1); Trek is also requesting that said Parcel be rezoned to (M-1).
- City of Waterloo Special Meeting Fee: A check will be provided by Oliver Construction Co. for \$200.00
Note: Due to Construction Schedule we are requesting to have a Special Plan Commission Meeting if one can be possible. We understand that this is only possible if you can gather a quorum but would appreciate a date, if possible, prior to the regularly scheduled Plan Commission Meeting on June 28th.

Please review the information provided and let us know if you have any questions or need additional information.

Thank you.

Bud
Erwin Bud Bessler, Jr., A.I.A.

Oliver Construction Co.
Phone: (262) 567-6677
Fax : (262) 567-4676
e-mail: budb@oliverconst.com



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**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-21(7) OF THE ZONING CODE OF THE CITY OF WATERLOO,
JEFFERSON COUNTY, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-21(7) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application for a conditional use permit received from Paul Marty, Tired Iron Buyer, LLC, owner of the property located at 275 S. Jackson Street, Waterloo.

The applicant is requesting a conditional use permit to allow the use of a commercial recreational facility. The proposed plan is to convert 6,000 square feet of the existing warehouse to an indoor sports training facility.

The property is described as follows:

Tax Parcel: #290-0813-0711-043

Legal Description: BEG NW/C Lot 7, BLK 10, ORIG PLAT, N02DG47'E 115.35FT, ELY ON CUR PAR TO & 50FT S OF MAIN RR TR WITH A CD OF N87DG07'E 457.70FT, S02DG47', 1.018 ACRES, Jefferson County, Wisconsin

Also known as 275 S. Jackson Street

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning this conditional use permit application at a public hearing. The public hearing will be held at **7:15 p.m. on Tuesday, July 26, 2016 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 conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, August 4, 2016.

Morton J. Hansen
City Clerk/Treasurer

Pub: The Courier: July 21, 2016



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
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cityhall@waterloowis.com

PQ
7/11/2016
Receipt
32313
db

APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: 2016-02 Date Filed: 7-11-16 Fee Paid: \$28500

Location of Property: 275 S. Jackson

Applicant: Paul N. Marty

Address: W8117 Abendroth Rd Telephone: 920-988-6388

Owner of Property: Paul Marty

Address: _____ Telephone: _____

Contractor: _____

Address: _____ Telephone: _____

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: see attached

Land Parcel Size: 1.018 acres Present Use: Warehouse Zoning District: M-1

Type of Existing Structure (if any): warehouse

Proposed Use of the Structure or Site: Indoor Sports Training Number of Employees: 1

Terms of Municipal Code

Conditional Use Requested

385-21 Conditional Uses

Indoor Sports Training

(7) Commercial Recreational Facility

Facility

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

Converts 6000 sqft of warehouse area to an indoor training facility.

ATTACH THE FOLLOWING:

1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 7-11 2016

Paul N. Marty
Mary P. Marty
Signature of Applicant

REAL ESTATE PAYMENT RECEIPT

7/11/2016

JEFFERSON COUNTY

TAX YEAR: 2015

MORTON J HANSEN
CITY OF WATERLOO
136 N. MONROE
WATERLOO, WI 53594

Total Tax: \$4,563.78
Less Lottery Credit Claimed: \$0.00
Less Tax Paid: \$2,282.78
Balance Due: \$2,281.00

Legal Description
BEG NW/C LOT 7, BLK 10, ORIG
PLAT, N02DG47'E 115.35FT,
ELY ON CUR PAR TO & 50FT S
OF MAIN RR TR WITH A CD OF
N87DG07'E 457.70FT, S02DG47'

Parcel Number: 29008130711043
Bill Number: 000920
Physical Address: 275 S JACKSON ST

TIRED IRON BUYER LLC
N8117 ABENDROTH RD
WATERLOO, WI 53594

Land Assessment: \$23,200.00
Improvement Assessment: \$165,000.00
Total Assessment: \$188,200.00
EFMV: \$189,800.00
Special Assessments: \$0.00
MFL/FCL: \$0.00
Acreage: 1.018

Receipt Date	Operator	Check #	Batch #	Tax Paid	Refund	Other	Total Paid
1/31/2016	RB	2006	19	\$2,282.78	\$0.00	\$0.00	\$2,282.78
1670	PAUL MARTY/TIRED IRON BUYER LLC						

THANK YOU