



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, AUGUST 22, 2017 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

to consider the following:

PUBLIC HEARING

1. CALL TO ORDER -- CONDITIONAL USE PERMIT -- JOHN & STACEY MEYER - PROPERTY LOCATED AT 550 EAST MADISON STREET.
The Applicants, John & Stacey Meyer, Owners Of The Property Located At 550 East Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 22' X 26' (572 Sq. Ft.) Accessory Building In A R-2 Single Family Residential District.
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. Uniform & Effective Enforcement Of The Building & Zoning Code: Policies To Achieve Desired Outcomes
5. NEW BUSINESS
 - a. Conditional Use Permit, John & Stacey Meyer - Property Located At 550 East Madison Street, To Allow For Construction Of An Additional 22' X 26' (572 Sq. Ft.) Accessory Building In A R-2 Single Family Residential District
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
7. ADJOURNMENT

Mo Hansen

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: August 17, 2017

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.



136 North Monroe Street, Waterloo, Wisconsin 53594-1198
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**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-10 (B) (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 §385-10(B)(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 John & Stacey Meyer, owners of the property located at 550 East Madison Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of an additional 22' x 26' (572 sq. ft.) accessory building. A conditional use permit is required for an additional garage or accessory building in a residential district.

The property is described as follows:

Tax Parcel: #290-0813-821-019

Legal Description: LOT 1, BLK 1, Rood's Addition, 0.2 acres, City of Waterloo, Jefferson County, Wisconsin

Also known as 550 East Madison 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 7:00 p.m. on Tuesday, August 22, 2017 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, September 7, 2017.

Morton J. Hansen
City Clerk/Treasurer

Pub: The Courier: August 17, 2017

Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges

7/19/2017 2:16 PM

Category	Address	Property Owner	Desired Outcome	Link To Ord.	Notes
_Property Maintenance	Commonly corner lots		Annual inspection to ensure corner lot vision triangles are maintained for pedestrian & vehicle safety	§261-2 Public nuisance defined - vision clearance	Typically complaint based or enforce in non-uniform manner.
_Property Maintenance	Multiple	multiple	Recurring inspection for unclean lots, deteriorate structures or other blighting influences	§219-5 Safe and sanitary maintenance of property	Typically complaint based or enforce in non-uniform manner.
Absentee owner	122 S. Monroe St	Tom Bussan	Improved property owner care for property	261-3 Public nuisance affecting health	Property serves as dumping grounds for mattresses, and junk, etc in downtown because all know no eyes are watching property
Blight	104 East Madison St	Nick Sharron	Eliminate recurring dumping of trash/appliances & furniture on Monroe St side of property	§219-5 Safe and sanitary maintenance of property	Mattresses & debris dumped on site without owners consent on recurring basis.
Blight	362 W. Madison St	Robert Janek	Improved property owner care for property	§219-5 Safe and sanitary maintenance of property	Junk/trash in yard, recurring
Blight	multiple	Owners of vehicles or recreational equipment	Recurring uniform contact & follow-up	§261-6 Nuisances - Storage of vehicles, recreational equipment & firewood	Police Department makes contact on complaint basis & reviews the community in Spring & Fall; primarily relates to unlicensed vehicles
Code compliance	100 McKay Way	Carl Butzine	Sump pump code compliance	§283-8 Clear waters	discharge of sump pump to curb line
Code compliance	120 W. Madison St	Todd Strauss	100% of final inspections completed	§140-7 Building Inspector	Owner does not call-in for final inspection. How many incomplete final inspections do we have?
Code compliance	129 N Monroe St	Keri Sellnow	Complete 1st floor build-out to code per conditional use	§140-19 Violations and penalties	Owner granted conditional use to reside on a portion of 1st floor; has not complied with building code with shared commercial & residential floor
Code compliance	1326 Oak	Vic Bauer	Peaceable operation of an in-home business owner must seek and be granted an in-home occupation permit in this residential district	§385-10.2 Home occupations in residential districts	noise complains of mechanical repairs in R-1 District
Code compliance	143 Portland Rd	Walter Hensler & tenants	Outdoor storage of vehicles limited to three	261-6 Nuisances - Storage of vehicles	recurring violation; no citations issued

Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges

7/19/2017 2:16 PM

Category	Address	Property Owner	Desired Outcome	Link To Ord.	Notes
Code compliance	213 West Madison St	Bill Hart	Non-warehousing use conforming use in C-1 District	§385-12 C-1 General Commercial District	Use changed from printing to warehousing, no conditional use granted therefore an illegal use
Code compliance	258 Polk St	Dan Knapton	Prompt enforcement. Raze property due to blighting influence	§219-5 Safe and sanitary maintenance of property	4 years and running, citation and notices have no effect on compliance
Code compliance	341 Portland Rd	Ron Griffin	Outdoor storage of vehicles including truck bodies or trailers limited to three	261-6 Nuisances - Storage of vehicles	recurring violation; no citations issued
Code Compliance	347 Crestview	Daniel Gorder Trust	One-family dwelling	§385-8 R-1 Single-Family Residential District	Report of for-profit dwelling arrangement rather than nonprofit housekeeping unit as stated in ordinance
Code compliance	437 Minnetonka	Bruce Braunschweig	Pay utilities bills to remedy dwelling being deemed an uninhabitable dwelling	219-9 Unfit Dwelling	Property owner residing in an unfit dwelling unit. Water & sewer disconnected due to past due utility bills
Code compliance	Multiple commercial locations	multiple	Compliance with the sign ordinance with focus on repair of damaged signs and removal of outdated signs	§385-26 Signs and billboards	Commercial signs require a permit; some existing have not been issued a permit; other temporary advertising signs on private property also have not been issued a permit. Encouraging creative use of signage to promote commerce is an implementation item of the economic development plan
Code compliance	601 Mohawk Ct	Hogan residence	Code Compliance	§385-8 R-1 Single-Family Residential District	Neighbors complaining that property is not used as a single-family dwelling.
Neighbor complaints	100 block of Hickory Ln	Old National Bank	Improved property owner care for property which was originally intended to be public space	§ 377-7 Postconstruction Stormwater Performance standards	terminus of Hickory Ln a former park reverted to private property when the plat was voided in 2008. Former park space is design to receive and convey storm water from public street. It now discharges to private ditch which is silted in.
Neighbor complaints	1300 block Oak St	Fugate/Bauer	Compliance with law	§ 385-10.2 Home occupations in residential districts	neighbor reports operation of business without home occupation permit

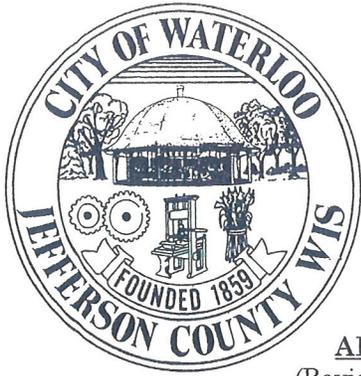
Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges

7/19/2017 2:16 PM

Category	Address	Property Owner	Desired Outcome	Link To Ord.	Notes
Neighbor complaints	135 Jefferson St	Corey Besl	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
Neighbor complaints	200 block of Beech Rd	Old National Bank	Improved property owner care for property which was originally intended to be public space	§ 377-7 Postconstruction Stormwater Performance standards	terminus of Beech Rd (private property) collects storm water from street leading to ponding of stagnant water
Neighbor complaints	348 & 362 E Madison St	Seidl & Uttech	Prompt enforcement		Neighbors make recurring complaints and counter-complaints against one another; one property owner is moving out-of-town due to lack of prompt enforcement
Neighbor complaints	362 E. Madison St.	Jeremy Uttech	Property owner maintaining clean property; no dangerous work garage	§219-5 Safe and sanitary maintenance of property	A residential property formerly zoned commercial; owner has long history of selling items on lawn. Repeated combustion incidents in garage.
Neighbor complaints	505 Indian Hills & 901 W Madison St	Marten residence & Briess Malting	Ability to enforce credible noise complaints	§385-24 Performance standards - Noise	Recurring complaint about noise from Briess Malting plant creating excess noise in back yard. Multiple municipal attempts to remedy; property owner moved away due to noise
Neighbor complaints	McKay Way	Waterloo Properties Inc	Improved property owner care for property	§261-8 Weed control	Neighbor complaint: undeveloped R-1 land infrequently mowed exacerbating health concerns
Neighbor complaints	Multiple locations in public right-of-way	City of Waterloo	Unsafe public right-of-ways examples: poor quality road surfaces; tree branches embedded in utility lines; unsafe sidewalks; sidewalks submerges with turf (Portland Rd); sidewalk deadend; walk-off hazard @ 203 E Madison St, etc...		<i>"Why should I invest in my property when the City doesn't maintain public property?"</i> Applying standards for private property to public places -- a recurring, common citizen complaint
Neighbor complaints: foreclosure or similar	143 Adams St	Cascade Investment Group	Improved property owner property maintenance	§ 219-5 Safe and sanitary maintenance of property	
Neighbor disputes	1042 & 1110 E. Madison St	Cook & Weihert	Neighbor behavior towards one another not leading to repetitive filed complaints		Multiple issues relating to storm water management; property line location; equipment travel on ROW, etc... complaints date back more than an decade.

Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges
7/19/2017 2:16 PM

Category	Address	Property Owner	Desired Outcome	Link To Ord.	Notes
Property Maintenance	133 Harrison St	Brent Voelker	Complete improvement project to code	§140-7 Building Inspector	Permit not initially pulled; contractor work not to code; SafeBuilt requires remedy; remedy incomplete due to legal dispute between contractor & owner
Property Maintenance	275 S. Jackson St	Paul Marty	Property owner investment in warehouse repairs after sale of property from City to property owners	§219-5 Safe and sanitary maintenance of property	west end of property is blighted, unsafe and in need of repair



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

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

Number: _____ Date Filed: 8/10/2017 Fee Paid: \$285

Location of Property: 550 E Madison St, Waterloo

Applicant: John + Stacey Meyer

Address: 550 E Madison St Waterloo Telephone: (608) 225-2536

Owner of Property: John + Stacey Meyer jet196871@yahoo.com

Address: 550 E Madison St Telephone: _____

Contractor: _____

Address: _____ Telephone: _____

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: _____

Land Parcel Size: 0.2 acres Present Use: residential Zoning District: R-2

Type of Existing Structure (if any): 13x20 garage

Proposed Use of the Structure or Site: storage Number of Employees: _____

Terms of Municipal Code

Conditional Use Requested

allow 2nd accessory structure
22x26

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

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: Aug 9 2017

John Meyer
Signature of Applicant

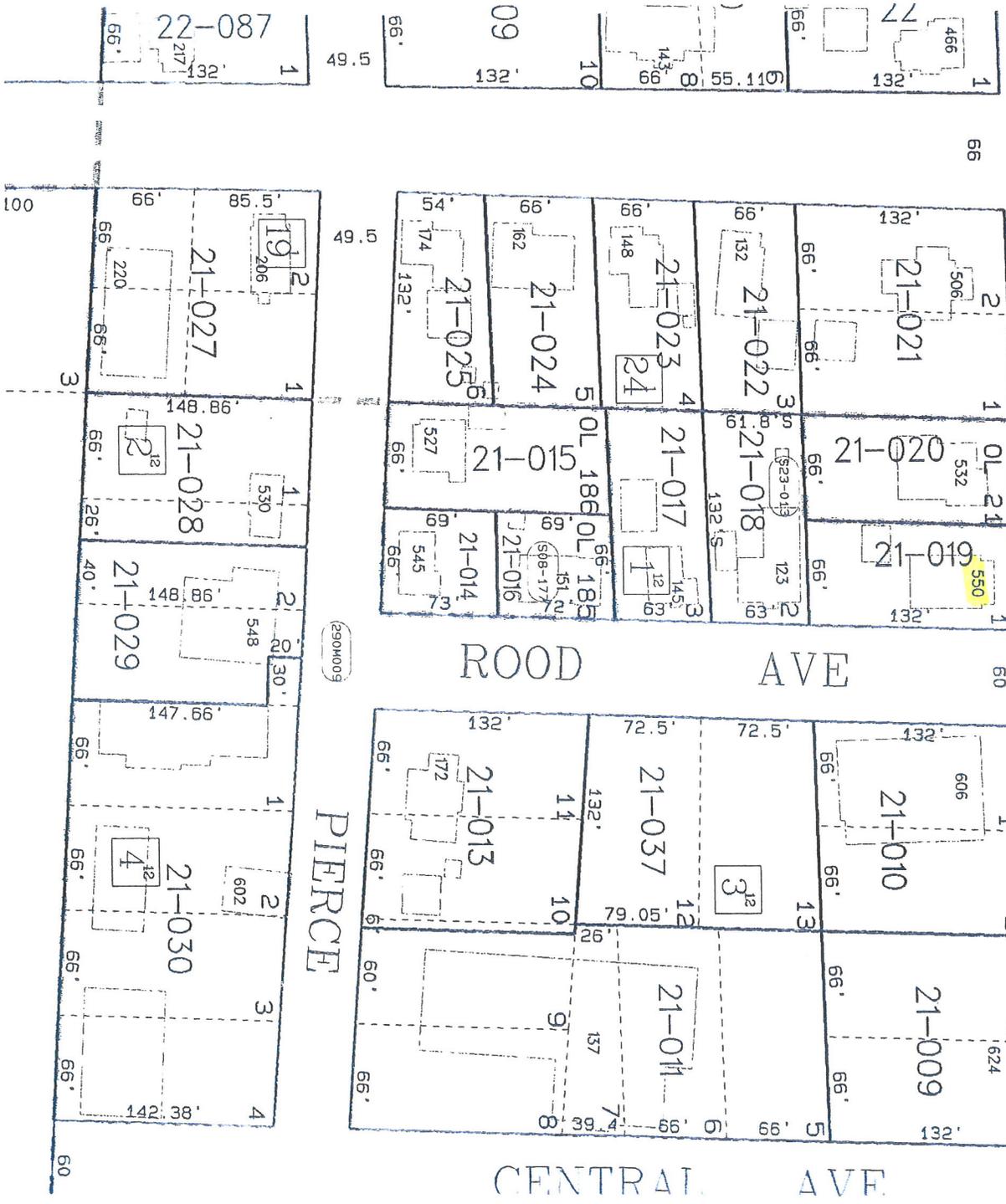
NE 1 / 4 NW 1

60'

MADISON ST

SPR 19

60'



W

22x26 ft

11 ft 9 in high to peak

9 ft wall

12 g

steel

sandstone color

Cliff
Butzine
DWG

S

East
Madison St
N

DWG
Vanna
Beppe

123 Road Ave

5 ft

2 ft

22x26

13x20

EXISTING

house

9 ft

60 ft

Road

K + B Auto

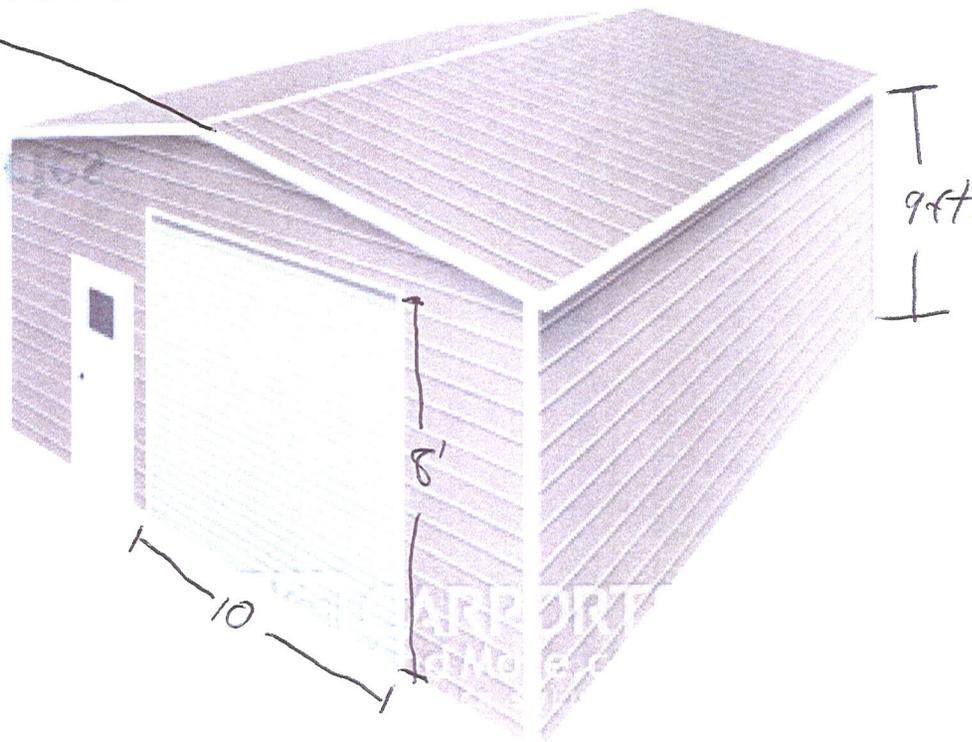
F



TOLL FREE: 877-275-7048

CARPORTS AND MORE

Peak Height 11' 9"



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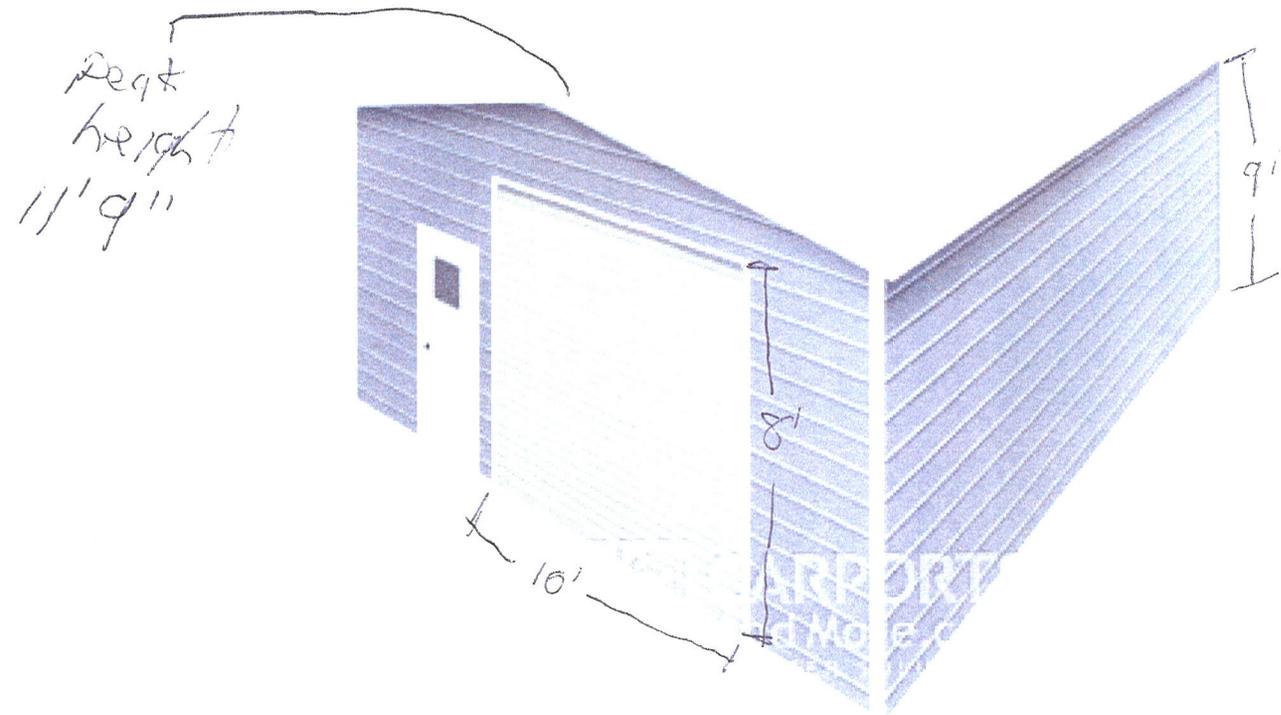
\$6,060.00

RECEIVED
AUG 14 2017
CITY OF WATERLOO



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\$909.00

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-or-

Checkout& pay only \$909.00 today

Specification

WidthLengthHeight

22'26'9'

Roof:A-Frame Vertical

Gauge:12g

Surface:Concrete

Options:

Sides:Both Sides - Horizontal Siding

Gables:none selected



Ends:Front and Back - Horizontal

Colors:

Roof

Trim

Sides, Gables, Ends

Extra Panels:none selected

Augers:none selected

Doors & Windows

Front

Back

Left

Right

1 Roll Up Door 10x8

none selected none selected none selected

1 Walk-In Door 72" tall

Share My Carport or Garage:

232

Extra Metal Panels

Do you Need Extra Metal Panels?

Customers typically order extra panels to have partially open sides for extra weather protection. Click the INFO button for complete details



EXISTING Garage 13x20 = De ~~206~~ 260 ♂

Proposed 24x21 = De 504 ♂

385-8 B. (7) Cond. Use Permit

8' wall

1. Site Plan - Show location + setbacks
 2. Plans showing elevation and materials
+ colors
- Replace temp 10' x 10' shed

608-688-0997 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION madisoninspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY#
-----------------------------------	--	---------------------------

ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY OF <u>Waterloo</u> COUNTY: <u>Jefferson</u>	PROJECT LOCATION (Building Address) <u>550 E Madison St Waterloo</u>	PROJECT DESCRIPTION <u>Garage 24 x 21</u> <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY
-----------------------------	---	---	---

Owner's Name <u>John + Stacey Meyer</u>	Mailing Address - Include City & Zip <u>550 E Madison St Waterloo WI 53591</u>	Telephone - Include Area Code <u>608-225-2536</u>
Construction Contractor (DC Lic No.) <u>TBD</u>	Mailing Address - Include City & Zip	Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION		Subdivision Name		Lot No.	Block No.																		
Zoning District <u>R-2</u>	Lot Area Sq. Ft.	N.S.E.W. Front <u>60'</u> Ft.	Back <u>5'</u> Ft.	Left <u>9'</u> Ft.	Right <u>N/A</u> Ft.																		
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT	12. ENERGY SOURCE																			
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other <u>11'-9"</u>	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>LP.</td> <td>Oil</td> <td>Elec. *</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Fuel	Nat. Gas	LP.	Oil	Elec. *	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>								
Fuel	Nat. Gas	LP.	Oil	Elec. *	Solar																		
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING																				
<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																				
2. AREA	5. ELECTRICAL	8. USE	11. WATER																				
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage <u>504</u> Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well																				
				13. HEAT LOSS (Calculated)																			
				Total _____ BTU/HR																			
				14. ESTIMATED COST																			
				\$ <u>6000.00</u>																			

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): John Meyer SIGN: [Signature] DATE: 5-1-17

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
PERMIT ISSUED BY MUNICIPAL AGENT:			
Name _____ Date _____ Certification No. _____			

REAL ESTATE PAYMENT RECEIPT

8/11/2017

JEFFERSON COUNTY

TAX YEAR: 2016

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

Total Tax: \$2,898.29
Less Lottery Credit Claimed: \$119.05
Less Tax Paid: \$2,779.24
Balance Due: \$0.00

Legal Description
LOT 1, BLK 1, ROOD'S ADD

Parcel Number: 29008130821019
Bill Number: 001248
Physical Address: 550 E MADISON ST

JOHN MEYER
550 E MADISON ST
WATERLOO, WI 53594

Land Assessment: \$19,800.00
Improvement Assessment: \$103,300.00
Total Assessment: \$123,100.00
EFMV: \$127,900.00
Special Assessments: \$0.00
MFL/FCL: \$0.00
Acreage: 0.2

Receipt Date	Operator	Check #	Batch #	Tax Paid	Refund	Other	Total Paid
Receipt Number	Paid By						
12/30/2016	RB	1591	13	\$440.24	\$0.00	\$0.00	\$440.24
876	JOHN MEYER						
12/30/2016	RB	1184	13	\$2,339.00	\$0.00	\$0.00	\$2,339.00
877	JOHN MEYER						

THANK YOU

Mitch Leisses Comments

Raynelle

From: Mitchell Leisses <mleisses@kunkelengineering.com>
Sent: Wednesday, August 16, 2017 1:08 PM
To: 'Mo Hansen'; Barry Sorenson; Chris Butschke; dpw@waterloowi.us
Subject: RE: City of Waterloo Conditional Use application available for internal review - Meyer conditional use application, 550 E. Madison St
Attachments: 2017-08-10MeyerCUAppSubmittal JKB Review.pdf

Mo,

I couldn't make all of the markups on the DropBox site so I've attached a pdf with some markups.

That said, I have indicated a couple of small notes on the application. The size of the building is not consistent throughout the application and the distance from the proposed building to Rood Street is incorrect. Other than those things, it appears that the rest of the application is in order and the proposed location meets setback requirements. I would also ask where is this property owner directing the storm water from the roof/downspouts???

Have a good day!

Mitchell Leisses, Project Manager
Kunkel Engineering Group, LLC
Beaver Dam, WI 53916
(920) 356-9447 Office (920) 210-6330 Cell
mleisses@kunkelengineering.com

From: Mo Hansen [mailto:cityhall@waterloowi.us]
Sent: Monday, August 14, 2017 11:20 AM
To: Barry Sorenson <bsorenson@wppienergy.org>; Mitchell Leisses <mleisses@kunkelengineering.com>; Chris Butschke <CButschke@safebuilt.com>; dpw@waterloowi.us
Subject: City of Waterloo Conditional Use application available for internal review - Meyer conditional use application, 550 E. Madison St

The Clerk/Treasurer's office has received an application for internal municipal review -- Meyer conditional use application, 550 E. Madison St.

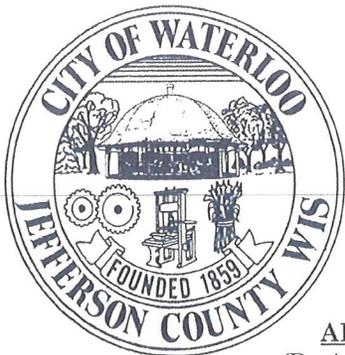
NOTE:

As requested by Chris Butschke, today, the applicant submitted additional information.

1. LINK TO: [Submittal Info & Application](#)
2. Please route review comments to me by August 21, 2017. If you find information missing or other review challenges, please call or email me ASAP.
3. This matter will be before the Plan Commission on August 22, 2017.
4. Link goes to an online DropBox.com folder containing this application (and perhaps others also). The applicant submittals are PDF files.

Thank you.

Mo Hansen
Clerk/Treasurer
City of Waterloo



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021
cityhall@waterloowis.com

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

Number: _____ Date Filed: 8/10/2017 Fee Paid: \$285

Location of Property: 550 E Madison St, Waterloo

Applicant: John + Stacey Meyer

Address: 550 E Madison St Waterloo Telephone: (608) 225-2536

Owner of Property: John + Stacey Meyer jet196871@yahoo.com

Address: 550 E Madison St Telephone: _____

Contractor: _____

Address: _____ Telephone: _____

Architect or Professional Engineer: _____

Address: _____ Telephone: _____

Legal Description of Property: _____

Land Parcel Size: 0.2 acres Present Use: residential Zoning District: R-2

Type of Existing Structure (if any): 13x20 garage

Proposed Use of the Structure or Site: storage Number of Employees: _____

Terms of Municipal Code

Conditional Use Requested

allow 2nd accessory structure
22x26

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

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: Aug 9 2017

John Meyer
Signature of Applicant

W

22x26ft

11ft 9in high to peak

9ft wall

12g

Steel
Sandstone Color

Cliff
Butz/4e
DWG

S

East
Madison St
N

DWG
Donna
Seppe

123 Road Ave

5ft 2ft

22x26

13x20

EXISTING

house

9ft

60ft

Measurement is incorrect.
According to GIS
the property has a
total width of 66'.

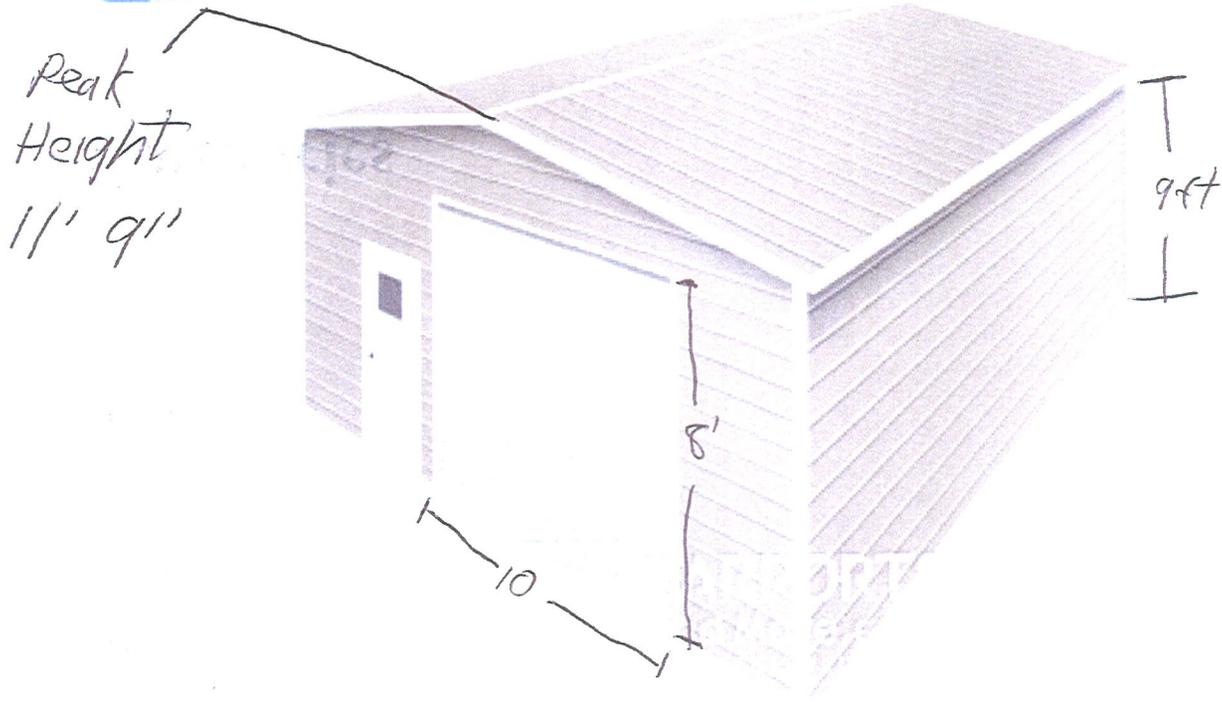
Road

K + B Auto

E



TOLL FREE: 877-275-7048



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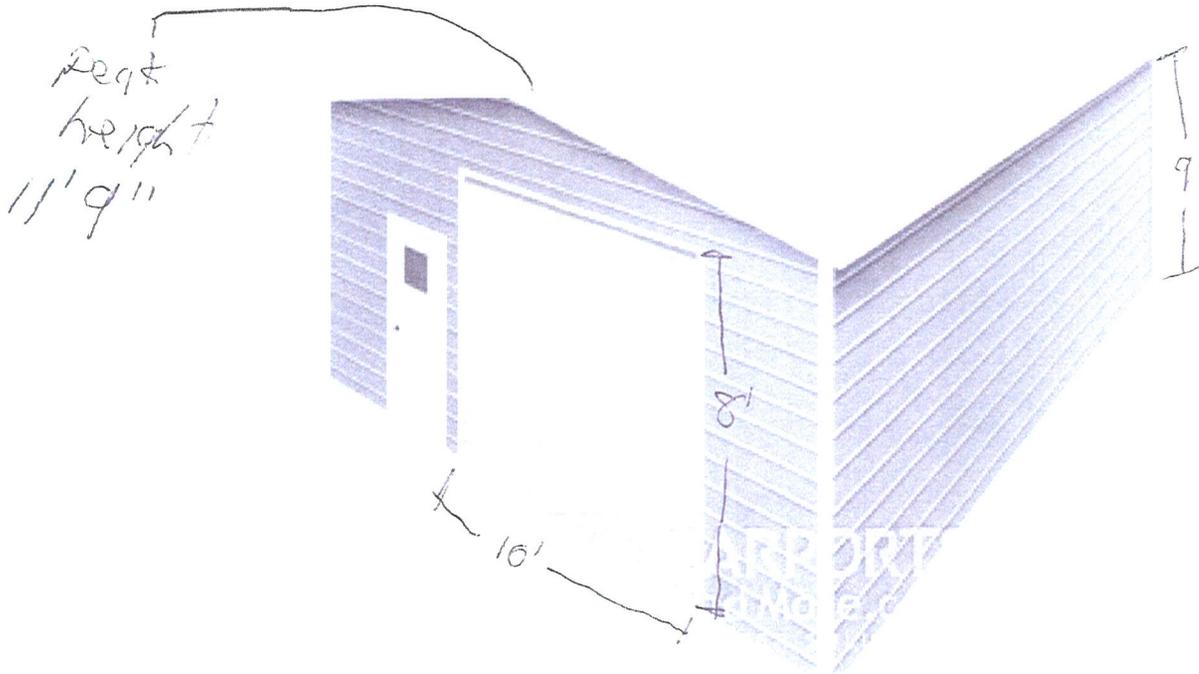
FREE Delivery & Installation!

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\$909.00

Save Your Project

You can save your project for later use

-or-

Checkout& pay only \$909.00 today

Specification

WidthLengthHeight

22'26'9'

Roof:A-Frame Vertical

Gauge:12g

Surface:Concrete

Options:

Sides:Both Sides - Horizontal Siding

Gables:none selected



Ends:Front and Back - Horizontal

Colors:

Roof

Trim

Sides, Gables, Ends

Extra Panels:none selected

Augers:none selected

Doors & Windows

Front

Back

Left

Right

1 Roll Up Door 10x8

1 Walk-In Door 72" tall

none selected none selected none selected

Share My Carport or Garage:

232

Extra Metal Panels

Do you Need Extra Metal Panels?

Customers typically order extra panels to have partially open sides for extra weather protection. Click the INFO button for complete details



EXISTING Garage 13x20 = De ~~205~~ 260 ♂

Proposed 24x21 = De 504 ♂

385-8 B. (7) Cond. Use Permit

8' wall

Does not match proposed size indicated elsewhere on application and building notes.

1. Site Plan - show location + setbacks
 2. Plans showing elevation and materials + colors
- Replace temp 10' x 10' shed

608-688-0997 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION madisoninspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY#
-----------------------------------	--	-----------------------

ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY OF <u>Waterloo</u> COUNTY: <u>Jefferson</u>	PROJECT LOCATION (Building Address) <u>550 E Madison St Waterloo</u>	PROJECT DESCRIPTION <u>Garage 24 x 21</u> <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY
-----------------------------	---	---	---

Owner's Name <u>John + Stacey Meyer</u>	Mailing Address - Include City & Zip <u>550 E Madison St Waterloo WI 53591</u>	Telephone - Include Area Code <u>608-225-2536</u>
--	---	--

Construction Contractor (DC Lic No.) <u>TBD</u>	Mailing Address - Include City & Zip	Telephone - Include Area Code
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Dwelling Contractor Qualifier (DCQ Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
---	--------------------------------------	-------------------------------

Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
---------------------------------	--------------------------------------	-------------------------------

HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
---------------------------	--------------------------------------	-------------------------------

PROJECT INFORMATION		Subdivision Name		Lot No.	Block No.																					
Zoning District <u>R-2</u>	Lot Area Sq. Ft.	N.S.E.W. Setbacks Front <u>60'</u> Ft. Rear <u>5'</u> Ft.	Left <u>9'</u> Ft. Right <u>N/A</u> Ft.																							
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT	12. ENERGY SOURCE																						
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other <u>11'-9"</u>	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																				
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING	13. HEAT LOSS (Calculated)																						
<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																							
2. AREA	5. ELECTRICAL	8. USE	11. WATER	14. ESTIMATED COST																						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage <u>504</u> Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: ___ New ___ Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	Total _____ BTU/HR \$ 6000.00																						

I understand that I am subject to all applicable conditions of this permit; understand that the information is accurate. If one acre or more of land will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): John Meyer SIGN: [Signature] DATE: 8-1-17

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
PERMIT ISSUED BY MUNICIPAL AGENT:			
Name _____ Date _____ Certification No. _____			

Chris Butschke Comments

Raynelle

From: Chris Butschke <CButschke@safebuilt.com>
Sent: Thursday, August 17, 2017 8:41 AM
To: Mitchell Leisses
Cc: Mo Hansen; Barry Sorenson; dpw@waterloowi.us
Subject: Re: City of Waterloo Conditional Use application available for internal review - Meyer conditional use application, 550 E. Madison St

Hi Mo,

The setback from Rood Ave based on my calculation is 35'. We would want to confirm that the accessory building is 35' from Rood and that the front of the structure is behind the front of the dwelling from the Rood Ave setback.

R-1 setbacks for accessory buildings:

Front 30', proposed from Rood appears to be 35'. Need to confirm.

Side yard 5', proposed is 5'

Rear yard 5', proposed is 9'

Height max 15', proposed is 11'-9"

Max area is 864, proposed is 572 square feet.

From a zoning standpoint as long as we can confirm the setback from Rood this application is conforming to the zoning requirements.

Please feel free to contact me with any questions.

Thank you,

Chris Butschke
Building Official
608-576-6371
www.SAFEBuilt.com



Making a difference where
you need us

CORE VALUES: Integrity – Improvement – Service – Teamwork - Respect

On Aug 16, 2017, at 1:07 PM, Mitchell Leisses <mleisses@kunkelengineering.com> wrote:

Mo,

I couldn't make all of the markups on the DropBox site so I've attached a pdf with some markups.

That said, I have indicated a couple of small notes on the application. The size of the building is not consistent throughout the application and the distance from the proposed building to Rood Street is incorrect. Other than those things, it appears that the rest of the application is in order and the proposed location meets setback requirements. I would also ask where is this property owner directing the storm water from the roof/downspouts???

Have a good day!

Mitchell Leisses, Project Manager