



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

**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 24, 2018 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

to consider the following:

PUBLIC HEARING #1

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – RICHARD WEIHERT, PROPERTY LOCATED AT 1110 E. MADISON STREET
The Applicant, Richard Weihert, Owner Of The Property Located At 1110 E. Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of A 32' X 40' (1,280 sq. ft.) Additional Accessory Building And Exceeding Height Requirements of 15'
2. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING PUBLIC HEARING MINUTES: 03/27/2018 And 04/24/2018 (no May or June meetings)
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. NEW BUSINESS
 - a. Conditional Use Permit, Richard Weihert, Owner Of The Property Located At 1110 E. Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of A 32' X 40' (1,280 sq. ft.) Additional Accessory Building And Exceeding Height Requirements of 15'
 - b. Certified Survey Map, 123 South Monroe Street, Community Hall 1926 LLC
 - c. Initiating The Rezoning Of Parcel (290-0813-0544-089) 217 Maple Drive. As Permitted by § 385-31(b) Of The Municipal Code
 - d. Review Of Certified Survey Map Considering Exercising Extraterritorial Jurisdiction Rights, W9521 Waterloo Road, Wilkes LLC
6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS - Zoning Maps & Planning Map Updates & Forms Updates
7. ADJOURNMENT

Mo Hansen

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: July 19, 2018

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.

Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges
7/19/2018 2:36 PM

Category	Address	Responsible Party	Contact_Street	Contact_City	Desired Outcome	Link To Ord.	Notes
Column1	Column2	Column3	Column34	Column33	Column4	Column43	Column5
OPEN Property Maintenance	McKay Way (municipal stormwater ponds south of road)	John DeWitt / Waterloo Properties Inc	5375 MARINERS COVE DR UNIT 112	MADISON	Developer dredging of silted ponds per development agreement	§377-7 Postconstruction Stormwater Performance standards	Waterloo Properties Inc. responsible for maintaining stormwater drainage ponds dedicated to City per original development agreement
OPEN Property Maintenance	133 Harrison St	Brent Voelker	133 HARRISON ST	WATERLOO	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
OPEN Property Maintenance	467 W. Madison St	Janice Faga / Hawthorn & Stone Development			Property owner investment in construction after sale of property from City to property owners	§219-5 Safe and sanitary maintenance of property	Property in violation of contract with City (development agreement)
OPEN Neighbor complaints	100 block of Hickory Ln	David Baehr American Realtors / Old National Bank	106 West Main St.	Sun Prairie	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.
OPEN Neighbor complaints	136 Jefferson Street	Jon & Tara Driver	136 Jefferson St	Waterloo	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
OPEN Neighbor complaints	135 Jefferson St	Corey Besl	135 Jefferson St	Waterloo	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
OPEN Neighbor complaints	200 block of Beech Rd	David Baehr American Realtors / Old National Bank	106 West Main St.	Sun Prairie	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
OPEN Code compliance	100 McKay Way	Carl Butzine	100 McKay Way	Waterloo	Sump pump code compliance	§283-8 Clear waters	discharge of sump pump to curb line
OPEN Code compliance	120 W. Madison St	Todd Strauss	N8605 HIGHLAND RD	Watertown	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?
OPEN Code compliance	129 N Monroe St	Keri Sellnow	129 N Monroe St	Waterloo	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
OPEN Code compliance	213 West Madison St	Bill Hart	92 CAMBRIDGE RD	Madison	Use in compliance with zoning code	§385-12 C-1 General Commercial District	Use changed from printing to warehousing, no conditional use granted therefore an illegal use
OPEN Code compliance	341 Portland Rd	Ron Griffin	341 Portland Rd	Waterloo	Outdoor storage of vehicles including truck bodies or trailers limited to three	261-6 Nuisances - Storage of vehicles	recurring violation; no citations issued
CLOSED Property Maintenance	275 S. Jackson St	Tired Iron Buyer LLC	N8117 ABENDROTH RD	WATERLOO	Property owner investment in warehouse repairs after sale of property from City to property owners	§219-5 Safe and sanitary maintenance of property	Door repaired wall repair in progress

Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges
7/19/2018 2:36 PM

Category	Address	Responsible Party	Contact_Street	Contact_City	Desired Outcome	Link To Ord.	Notes
CLOSED Neighbor complaints	1300 block Oak St	Fugate/Bauer				§ 385-10.2 Home occupations in residential districts	neighbor reports operation of business without home occupation permit
CLOSED 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
CLOSED 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.
CLOSED 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
CLOSED 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
CLOSED Neighbor complaints	143 Adams St	Cascade Investment Group			Improved property owner property maintenance	§ 219-5 Safe and sanitary maintenance of property	
CLOSED Neighbor complaints	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.
CLOSED Code compliance	143 Portland Rd	Walter Hensler & tenants	143 Portland Rd	Waterloo	Outdoor storage of vehicles limited to three	261-6 Nuisances - Storage of vehicles	vehicles moved
CLOSED 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
CLOSED 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
CLOSED 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
CLOSED Code compliance	437 Minnetonka	Bruce Braunschweig			Pay utilities bills to remedy dwelling being deems an uninhabitable dwelling	219-9 Unfit Dwelling	Property owner residing in an unfit dwelling unit. Water & sewer disconnected due to past due utility bills

Clerk/Treasurer's Report To The Plan Commission: Partial List Of Enforcement Challenges
7/19/2018 2:36 PM

Category	Address	Responsible Party	Contact_Street	Contact_City	Desired Outcome	Link To Ord.	Notes
CLOSED 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
CLOSED 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.
CLOSED 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.
CLOSED 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
CLOSED 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
CLOSED 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



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

**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**

AMENDED 07-09-2018

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 Richard Weihert for the property located at 1110 E. Madison Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of a ~~32' X 32' (1,024 sq. ft.)~~ **32' X 40' (1,280 sq. ft.)** additional accessory building and exceeding the height requirements of 15'. A conditional use permit is required for an additional garage or accessory building and exceeding the height requirement of 15' in a residential district.

The property is described as follows:

Tax Parcel: #290-0813-0812-000

Legal Description: LOT 1, CSM 2908-11-231, City of Waterloo, Jefferson County, WI

Also known as 1110 E. Madison Street

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, July 24, 2018 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 regular scheduled meeting on Thursday, August 2, 2018.

M. Hansen

Morton J. Hansen
City Clerk/Treasurer

Pub: The Courier: July 12, 2018



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

*pd 285.00
6/25/18
34095*

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

Number: _____ Date Filed: 6/22/2018 Fee Paid: \$285.00

Location of Property: 1110 E. Madison St. Waterloo, WI 53594

Applicant: Richard Weihert

Address: 1110 E. Madison St., Waterloo, WI Telephone: 920-478-2039

Owner of Property: Richard Weihert

Address: 1110 E. Madison St., Waterloo, WI Telephone: 920-478-2039

Contractor: TBD

Address: _____ Telephone: _____

Architect or Professional Engineer: Menards

Address: _____ Telephone: _____

Legal Description of Property: Lot 1 101,433 SF or 2,329 acres

Land Parcel Size: < 2.329 acres > Present Use: Residential Zoning District: R-2

Type of Existing Structure (if any): N/A

Proposed Use of the Structure or Site: Garage Number of Employees: N/A

*amendment
attached for
32 x 40*

Terms of Municipal Code

Conditional Use Requested

< 380-10(1)(7) >

See below

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

M.A. Seeking a second accessory structure exceeding height requirements of 15'.

N/A ATTACH THE FOLLOWING:

- 1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet. *Not applicable*
- 2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 6-22 2018
(See Richards email for further submittals)

Richard Weihert
Signature of Applicant

July 9, 2018

Richard R. Weihert

1110 E. Madison Street

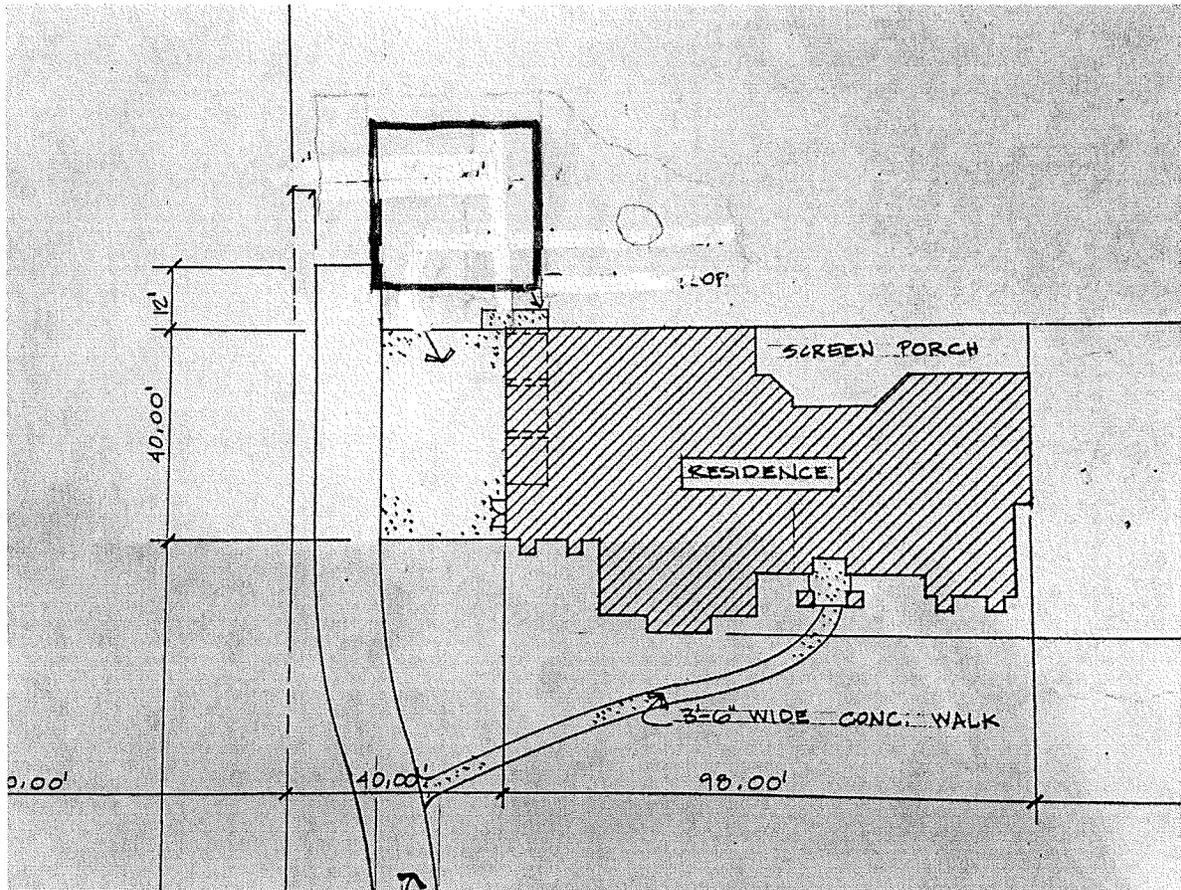
Waterloo, WI. 53594

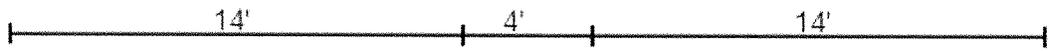
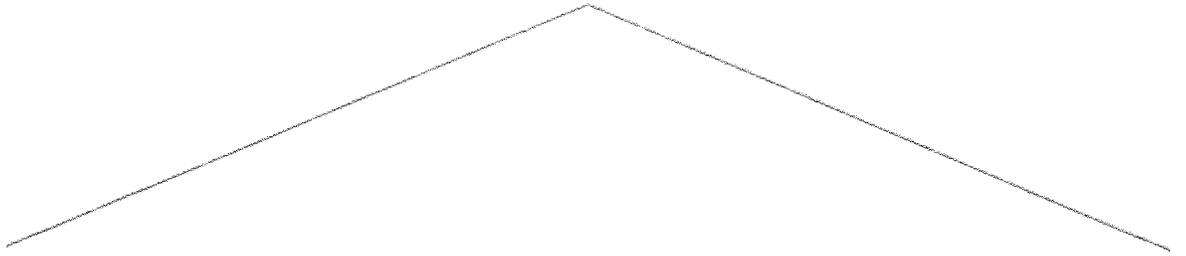
Mr. Hansen,

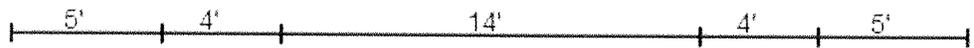
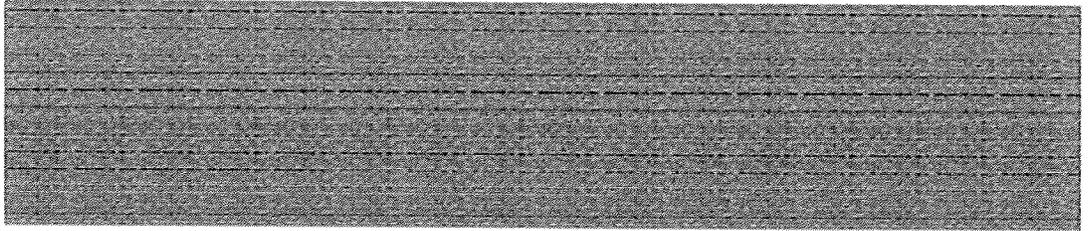
We would like to amend the size of the building from 32 x 32 to 32 x 40 feet.

Thank you.

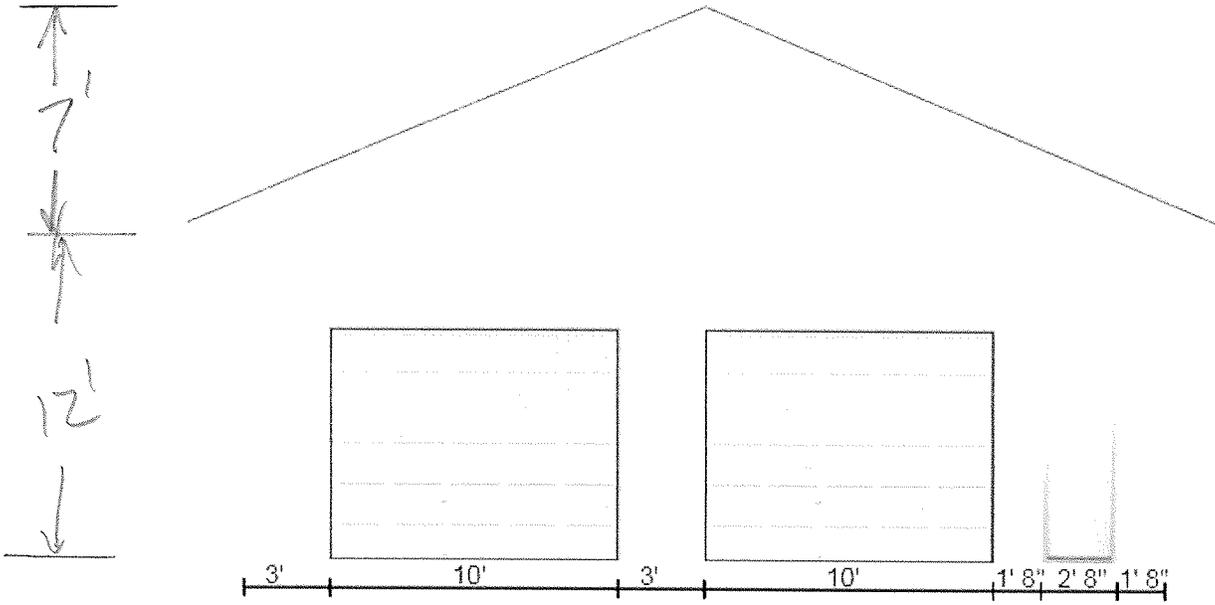
A handwritten signature in black ink, appearing to read "Richard R. Weihert", with a long horizontal flourish extending to the right.

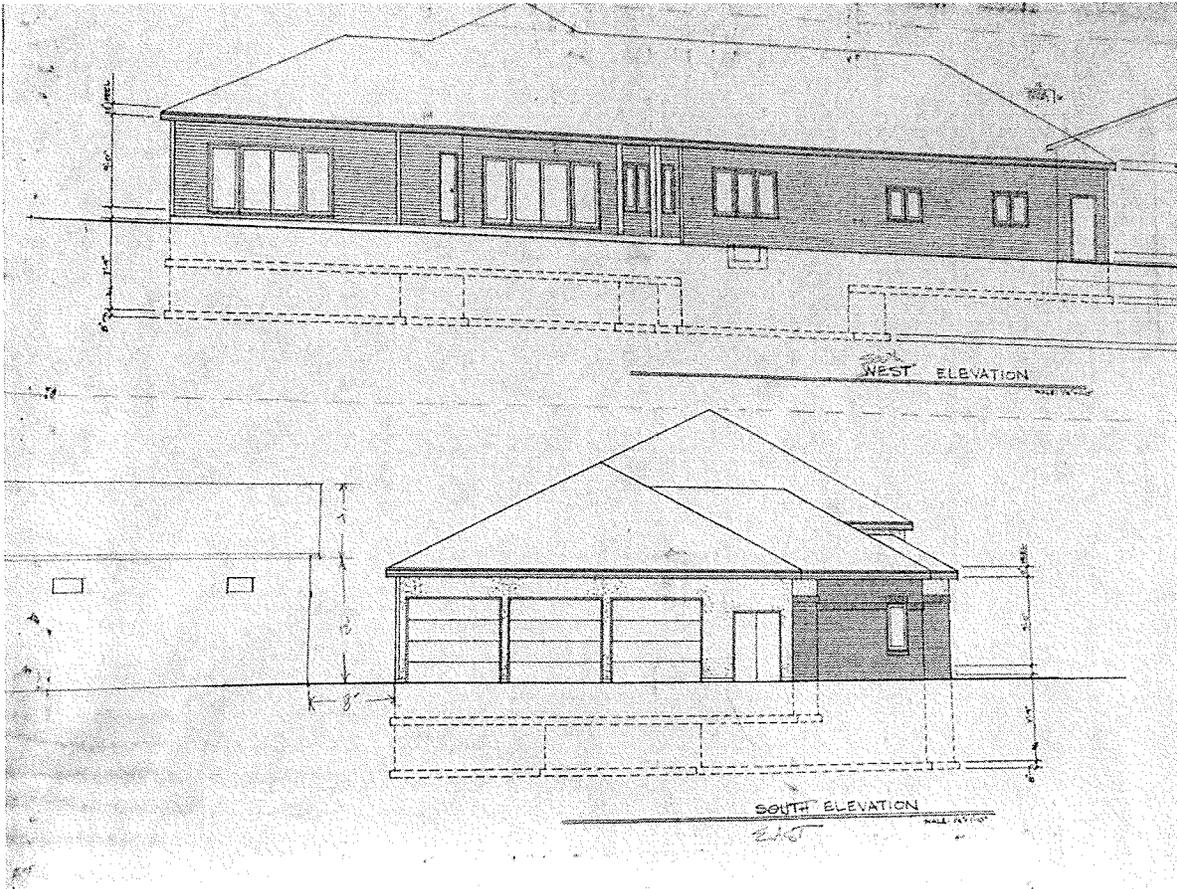






Click on doors and windows to drag, move, or remove them.



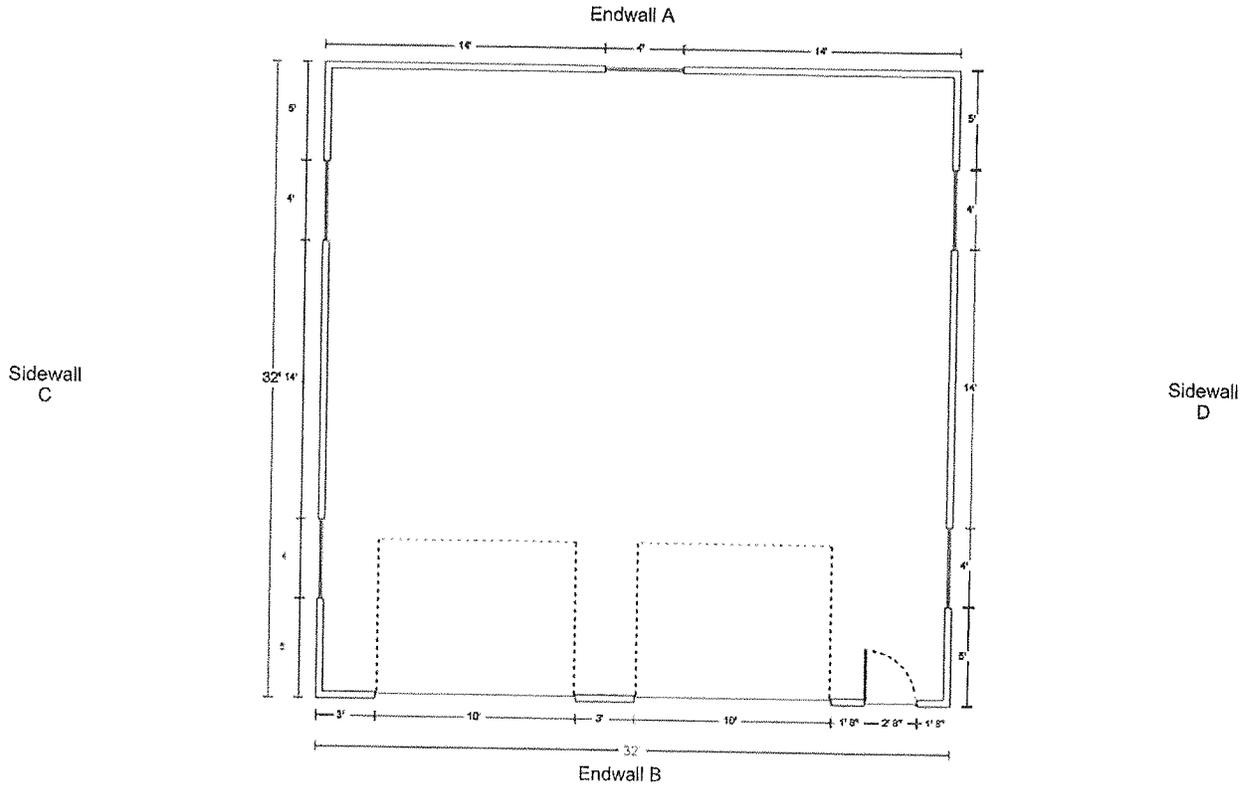




JOHNSON CREEK, 440 WRIGHT ROAD, JOHNSON CREEK, WI, 920-699-6400

Garage Floor Plan

**Illustration may not depict all selections.



Design Name: Garage Design
 Design ID: 315956467465
 Estimate ID: 29708

Estimated Total Price: \$14780.13*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



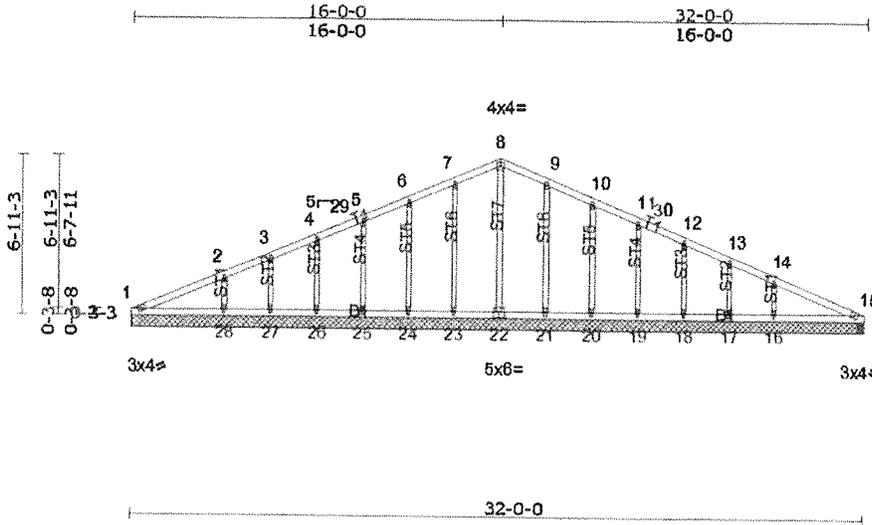
Job QTREC0554644	Truss T1DE	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8:28 0 Jan 22 2018 Print: 8:200 6 Jan 22 2018 MITek Industries, Inc. Set Jun 09 11:53:02

Page: 1

ID: ydlh7egrbaDSgCm1J6JDP4z80th-GJHTR5nYwroPKpIRzn8UE8PmTMHh6?MkksEnz20sF



Scale = 1/85.2

Plate Offsets (X, Y): [22:0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(oc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.21	Vert(LL)	-0.01	15-16	>999	240	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.14	Vert(TL)	-0.02	15-16	>999	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.29	Horiz(TL)	0.00	15	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-R								
BCDL	10.0											
											Weight: 115 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x3 SPF Stud

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.

Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 32-0-0.

(b) - Max Horiz 1=62(LC 9)

Max Uplift All uplift 100 (b) or less at joint(s) 1, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28

Max Grav All reactions 250 (b) or less at joint(s) 1, 15, 17, 22, 27 except
 16=464(LC 14), 18=259(LC 4), 19=304(LC 4), 20=330(LC 4), 21=335(LC 4), 23=335(LC 3), 24=330(LC 3), 25=304(LC 3), 26=259(LC 3), 28=464(LC 13)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS 7-23=-294/54, 6-24=-289/67, 5-25=-266/62, 2-28=-350/106, 9-21=-294/54, 10-20=-289/67, 11-19=-266/62, 14-16=-350/106

JOINT STRESS INDEX

1 = 0.51, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.51, 7 = 0.51, 8 = 0.42, 9 = 0.51, 10 = 0.51, 11 = 0.51, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.51, 16 = 0.51, 17 = 0.51, 18 = 0.51, 19 = 0.51, 20 = 0.51, 21 = 0.51, 22 = 0.31, 23 = 0.51, 24 = 0.51, 25 = 0.51, 26 = 0.51, 27 = 0.51 and 28 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TC DL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) exterior zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=42.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp; Ct=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-08-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 23, 24, 25, 26, 27, 28, 21, 20, 19, 16, 17, 16.
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Certified Survey Map

Part of the NE 1/4 of the NW 1/4 of Section 18,
Township 8 North, Range 13 East, Town of Waterloo,
Jefferson County, Wisconsin.

Petition # R4043A-18 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning

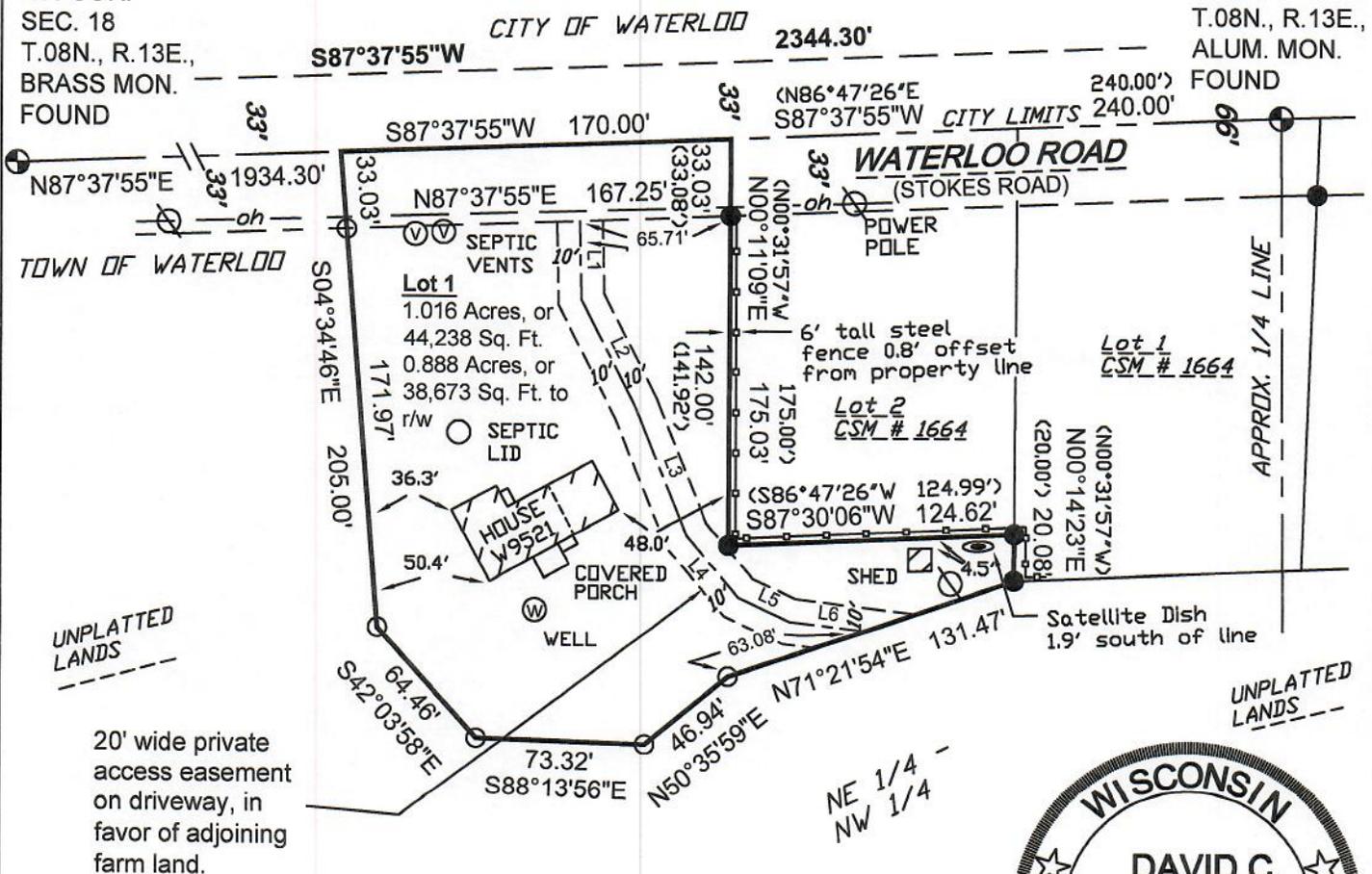
Referred to the Jefferson County
Coordinate System, with the N line of the
NW 1/4 bearing S87°37'55"W



Prepared for:
Wilkes LLC,
W9521 Waterloo Road
Waterloo, WI. 53594

N 1/4 COR.
SEC. 18
T.08N., R.13E.,
ALUM. MON.
FOUND

NW COR.
SEC. 18
T.08N., R.13E.,
BRASS MON.
FOUND



20' wide private
access easement
on driveway, in
favor of adjoining
farm land.

PRIVATE ACCESS EASEMENT CENTERLINE TABLE

LINE	LENGTH	BEARING
L1	33.53'	S01°21'32"E
L2	52.78'	S26°51'28"E
L3	59.04'	S22°06'00"E
L4	34.78'	S40°45'13"E
L5	24.43'	S65°14'11"E
L6	33.30'	S83°15'37"E

- Legend:**
- = 1" dia. pipe found unless otherwise noted
 - = 3/4" dia. X 18" long iron set 1.5lbs. per Lineal Foot
 - ⊗ = power pole
 - () Parentheses indicate recorded as values.



Scale 1" = 80'



Wisconsin Mapping, LLC

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

Dwg. No. 5098-17 Date 06/26/2018
Sheet 1 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Part of the NE 1/4 of the NW 1/4 of Section 18, Township 8 North, Range 13 East, Town of Waterloo, Jefferson County, Wisconsin.

Owner's Certificate

As owners We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped and dedicated as represented on this certified survey map.

Wilkes LLC, by: _____

Managing Member

STATE OF WISCONSIN)
COUNTY OF JEFFERSON)ss.

Personally came before me this ___ day of _____, 2018, the above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Jefferson County, Wisconsin
my commission expires, _____.

Consent of Mortgage Holder

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Wilkes LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its Authorized Officer, at _____, Wisconsin on this _____ day of _____, 20____.

(name, title)

STATE OF WISCONSIN)
COUNTY OF JEFFERSON)ss.

Personally came before me this ___ day of _____, 20____, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Jefferson County, Wisconsin
my commission expires _____.



Wisconsin Mapping, LLC

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

Dwg. No. 5098-17 Date 06/26/2018
Sheet 2 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Part of the NE 1/4 of the NW 1/4 of Section 18, Township 8 North, Range 13 East, Town of Waterloo, Jefferson County, Wisconsin.

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Jefferson, and by the direction of Charles Eggert, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and its subdivision thereof, and that this land is located within and more fully described to wit:

Part of the NE 1/4 of the NW 1/4 of Section 18, Township 8 North, Range 13 East, Town of Waterloo, Jefferson County, Wisconsin.

Commencing at the N 1/4 corner of said Section 18; thence S87°37'55"W along the North line of the Northwest 1/4, 240.00 feet to the point of beginning; thence continue S87°37'55"W along said North line, 170.00 feet; thence S04°34'46"E, 205.00 feet; thence S42°03'58"E, 64.46 feet; thence S88°13'56"E, 73.32 feet; thence N50°35'59"E, 46.94 feet; thence N71°21'54"E, 131.47 feet to the Southwest corner of Lot 1 Jefferson County Certified Survey Map Number 1664; thence N00°14'23"E, 20.08 feet to the Southeast corner of Lot 2 Jefferson County Certified Survey Map Number 1664; thence S87°30'06"W along South line of said Lot 2, 124.62 feet to the Southwest corner of said Lot 2; thence N00°11'09"E along the West line of said Lot 2, 175.03 feet to the point of beginning. The above described containing 1.016 acres or 44,238 square feet, beig subject to a right of way for Waterloo Road across the Northerly 33 feet thereof as mapped hereon.

David C. Riesop S-1551



City of Waterloo Approval (extraterritorial)

This Certified Survey Map was approved for recording per City of Waterloo action of _____, 2018.

City Clerk

County Approval

Approved for recording per Jefferson County Zoning and Land Regulation Committee action of _____.

Authorized Representative

Wisconsin Mapping, LLC

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

Dwg. No. 5098-17 Date 06/26/2018
Sheet 3 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____