



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:

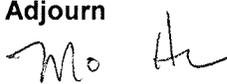
**MEETING: PLAN COMMISSION**

**DATE: Tuesday, May 28, 2013**      **TIME: Immediately following public hearings scheduled for 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. New Business
  - a. Conditional Use Permit, Franklin Peot, Richard And Joyce Kovalaske, Owners Of The Property Located At 163 N. Monroe Street, Requesting A Conditional Use Permit For A Two-Family Dwelling In An R-2, Single-Family Residential District
  - b. Land Use Rezoning Request, Community Development Committee, In Regards To The Property Located At 720 W. Madison Street, Requesting A Change In Land Use From Existing M-1, Limited Industrial District To CON, Conservancy District To Be Designated As Maunsha Park
  - c. Comprehensive Plan Update – Recommendation To Council To Amend The Future Land Use Map To Reflect Agenda Items 4a & 4b
5. Future Agenda Items And Announcements
6. Adjourn

  
Morton Hansen  
Clerk/Treasurer

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

Posted, Distributed & Emailed: May 21, 2013

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

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.



**CITY OF WATERLOO PLAN COMMISSION MINUTES  
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER  
April 23, 2013**

1. **Call To Order And Roll Call.** Mayor Thompson called the meeting to order at 7:00 p.m. Members present: Thompson, Crosby, Leisses, Butzine and Reynolds. Absent – Lannoy and Seidl. Others present: Alyssa Skiba of the Courier and Clerk/Treasurer Hansen.
2. **Approval Of The Past Meeting Minutes And Public Hearing Minutes.** Moved by Butzine, seconded by Crosby to approve the October 23, 2012 meeting minutes and noting that no meetings were held from November 2012 until tonight. **Voice vote:** Motion carried.
3. **Citizen Input.** None.
4. **New Business.**
  - a. **Request For A Home-Based Business: Badger Sporting Supply, LLC, dba Badger Arms & Ammo, 401 Anna Street (Paul Mattson, owner).** **Discussion:** Thompson said businesses of this type already exist in Waterloo and that the federal Bureau of Alcohol, Tobacco and Firearms had contacted the City about this business being in a residential area. Reynolds inquired about the mass production of items on premise. In reply to a Crosby question, Mattson said he would not have a significant gun inventory and would be selling or offering for sale a large number of fire arms. **Motion:** Moved by Crosby, seconded by Butzine to approve the request as submitted. **Roll Call Vote:** Ayes: Leisses, Crosby, Butzine and Reynolds. Noes: none, with Seidl and Lannoy absent. Motion carried.
  - b. **Comprehensive Implementation Plan – Update.** **Discussion:** Hansen noted the handout. No action taken.
  - c. **Briefing On Current Development Projects Under Municipal Review/Consideration.** **Discussion:** Hansen and Thompson gave a verbal overview of pending projects before the City. No action taken.
    - i. **333 West Madison Street**
    - ii. **565 West Madison Street**
    - iii. **217 North Monroe Street**
    - iv. **333 Portland Road And Associated Properties**
    - v. **207 Jackson Street And Associated Properties**
5. **Future Agenda Items And Announcements.** None.
6. **Adjournment.** **Motion:** Moved by Butzine, seconded by Reynolds to adjourn. **Voice Vote:** Motion passed. Time: 7:32 p.m.

Attest:

  
Morton Hansen  
Clerk/Treasurer





136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198  
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**NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT UNDER PROVISIONS OF CHAPTER §385-10 AND §385-21(B) OF THE ZONING CODE OF THE CITY OF WATERLOO, WISCONSIN.**

Please take notice that the Plan Commission of the City of Waterloo, Wisconsin, acting under provisions of Chapter §385.10, R-2 Single Family Residential District and §385-21(B) Conditional Uses of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from Franklin Peot, Richard and Joyce Kovalaske, owners of the property located at 163 N. Monroe Street in the City of Waterloo.

- 1) A conditional use permit is required for a two-family dwelling in an R-2, Single-Family Residential District.

The property is described as follows:

Tax Parcel #290-0813-0644-031  
S1/2 OF LOT 10, BLK 2, 1<sup>st</sup> ADD TO WATERLOO  
Also known as 163 N. Monroe Street, Waterloo

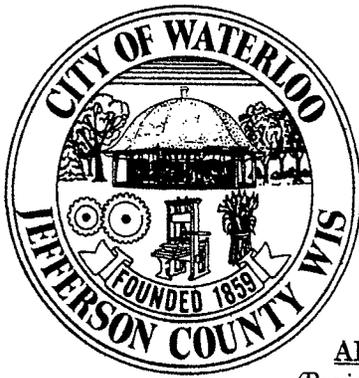
Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the recommendation for a conditional use permit at a public hearing to be held at **7:00 p.m., on Tuesday, May 28, 2013 in the Council Chamber of the Municipal Building, 136 N. Monroe 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 Common Council will act on the Plan Commission's recommendation at their regular scheduled June 6, 2013 meeting.

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Morton J. Hansen  
City Clerk/Treasurer





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

4/26/2013  
Receipt  
# 29574

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

Number: 2013-01 Date Filed: 4/26/2013 Fee Paid: 28500

Location of Property: 163 North Monroe Street

Applicant: Franklin Peot, Joyce Kovalaske, Richard Kovalaske

Address: 1747 Pennsylvania Ave, Sun Prairie, WI Telephone: 608-852-4387

Owner of Property: Same as Above

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Architect or Professional Engineer: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Legal Description of Property: S 1/2 of lot 10, Blk 2, 1st add to Waterloo .280 acres

Land Parcel Size: .280 acres Present Use: Apartment Zoning District: \_\_\_\_\_

Type of Existing Structure (if any): two story frame building

Proposed Use of the Structure or Site: Apartments Number of Employees: 0

Terms of Municipal Code

Conditional Use Requested

R-2 zoning / Conditional

Two-Family Dwelling

Use Permit for 2 Family

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

The building is presently a single family unit - we wish to convert it to 2 apartments the second being a 1 bedroom efficiency

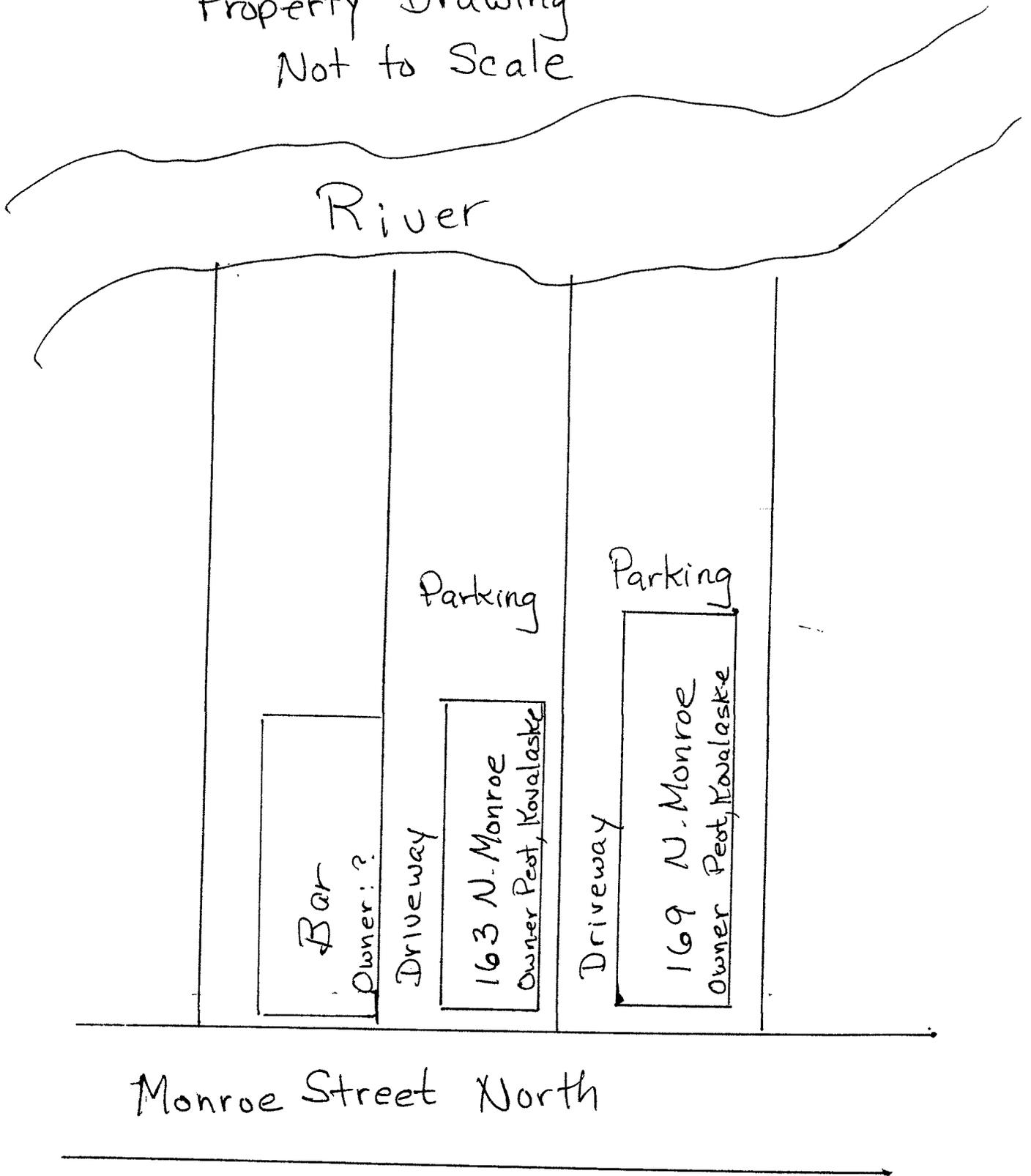
**ATTACH THE FOLLOWING:**

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: 26 April 20 10

Franklin R Peot  
Signature of Applicant

Property Drawing  
Not to Scale





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**NOTICE OF PUBLIC HEARING FOR LAND USE REZONING UNDER PROVISIONS OF CHAPTER §385-19 CON, CONSERVANCY 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 §385-19 and §385-31 of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from the Community Development Committee, in regards to the property located at 720 W. Madison Street, Waterloo.

The land use-rezoning request is to allow a change in land use from existing M-1, Limited Industrial District to CON, Conservancy District to be designated as Maunesh Park.

The property is described as follows:

Tax Parcels: 290-0813-0721-005 & 290-0813-0721-006

OUTLOT 111, ASR PLT EX LAND IN STH 19 IN 725-675 & LOT 1, CSM 2733-10-229

Also known as 720 W. Madison Street, Waterloo

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 **7:15 p.m., on Tuesday, May 28, 2013 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

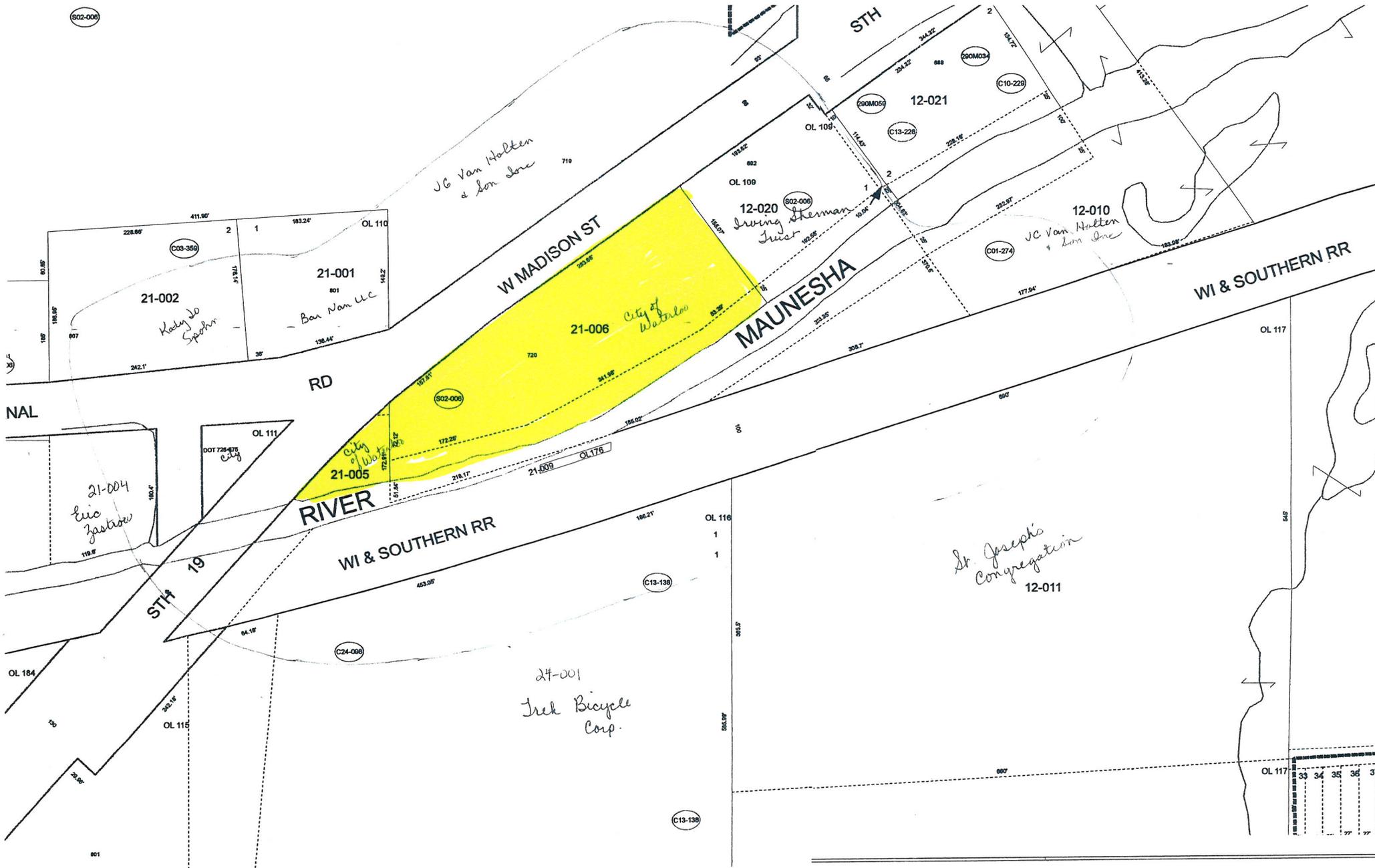
Subsequent to the public hearing, the Plan Commission shall recommend approval, denial or conditional approval of the land use rezoning request to the Common Council. The Common Council will act on the Plan Commission's recommendation at their regular scheduled June 6, 2013 meeting.

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Morton J. Hansen  
City Clerk/Treasurer

PUB: The Courier: May 9 and 16, 2013





(502-000)

(C03-359)

21-002

Kathy Jo Spahr

21-001

Bar Van Ue

W MADISON ST

21-006

City of Waterloo

MAUNESHA RIVER

21-005

WI & SOUTHERN RR

21-001  
Irek Bicycle Corp.

STH

12-021

12-020

Living Sherman Trust

12-010

JC Van Halten & Son Inc

St. Joseph's Congregation

12-011

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