



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, July 30, 2013 **TIME: Immediately following public hearings scheduled for 7:00 p.m.**

LOCATION: 136 N. Monroe Street, Municipal Building Council Chambers

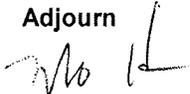
to consider the following:

1. Call To Order And Roll Call
2. Approval Of Previously Unapproved Meeting Minutes
3. Citizen Input
4. New Business
 - a. Conditional Use Permit, The Applicant, Nathan Galston, Owner Of The Property Located At 1311 Oak Street, Is Requesting A To Allow For A To Allow The Construction Of An Additional 20' X 24' (480 Square Feet) Accessory Building.

A conditional use permit is required for an additional garage or accessory building exceeding 144 square feet in a residential district.

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: July 16, 2013

Members: Leisses, Crosby, Thompson, Butzine, Reynolds, Lannoy, and one vacancy

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
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
PUBLIC HEARING MINUTES
PROPOSED CONDITIONAL USE PERMIT FOR 163 N. MADISON STREET
May 28, 2013**

1. CALL PUBLIC HEARING TO ORDER AND ROLL CALL. Mayor Thompson called the meeting to order at 7:01 p.m. Members present: Leisses, Crosby, Thompson, Butzine, Lannoy and Reynolds with one vacancy. Others present: Alyssa Skiba of the Courier, Joyce Kovalaske, Richard Kovalaske, Franklin Peot and Clerk/Treasurer Hansen.

2. PUBLIC HEARING TOPIC: The applicants, Franklin Peot and Richard & Joyce Kovalaske, owners of the property located at 163 N. Monroe Street, are requesting a conditional use permit to allow 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

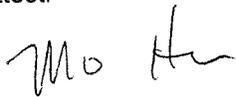
Legal Description: S1/2 of Lot 10, Blk 2, 1st Addition to Waterloo, Waterloo, Jefferson County, Wisconsin

Street Address: 163 N. Monroe Street

3. PUBLIC COMMENT PERIOD: Crosby asked if sufficient off-street parking would be available. Franklin Peot and Richard Kovalaske replied that Dunneisen Excavating had recently leveled and placed crushed asphalt on a back portion of the lot creating a turnaround and additional parking for this lot and the adjacent lot also owned by applicants.

4. PUBLIC HEARING ADJOURNED. With no additional comments for or against coming from the floor, Mayor Thompson concluded the public hearing at approximately 7:02 p.m.

Attest:



Morton Hansen
Clerk/Treasurer

**CITY OF WATERLOO PLAN COMMISSION
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
PUBLIC HEARING MINUTES
PROPOSED REZONING OF 720 W. MADISON STREET
May 28, 2013**

1. CALL PUBLIC HEARING TO ORDER AND ROLL CALL. Mayor Thompson called the meeting to order at 7:02 p.m. Members present: Leisses, Crosby, Thompson, Butzine, Lannoy and Reynolds with one vacancy. Others present: Alyssa Skiba of the Courier, Joyce Kovalaske, Richard Kovalaske, Franklin Peot and Clerk/Treasurer Hansen.

2. PUBLIC HEARING TOPIC: The Waterloo Community Development Committee, in regards to the property located at 720 W. Madison Street, is requesting a Land Use Rezoning to allow a change in land use from existing M-1, Limited Industrial District to CON, Conservancy District to be designated as Mauneshia Park

The property is described as follows:

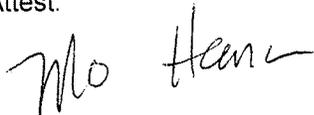
Tax Parcel #290-0813-0721-005 & 290-0813-0721-006

Legal Description: 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, Jefferson County, Wisconsin

3. PUBLIC COMMENT PERIOD: No one attending spoke in favor or in opposition. Hansen said previously the Council resolution calling for rezoning did not include designating it as Mauneshia Park. He suggested that the phrase "to be designated as Mauneshia Park" was inadvertently placed on announcements for this rezoning. Thompson said that the phrase could be struck.

4. PUBLIC HEARING ADJOURNED. With no comments coming from the floor, Mayor Thompson concluded the public hearing at approximately 7:03 p.m.

Attest:

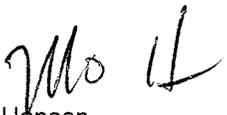


Morton Hansen
Clerk/Treasurer

**CITY OF WATERLOO PLAN COMMISSION MINUTES
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
May 28, 2013**

1. **Call To Order And Roll Call.** Mayor Thompson called the meeting to order at 7:05 p.m. following two public hearings. Members present: Leisses, Crosby, Thompson, Butzine, Lannoy and Reynolds with one vacancy. Others present: Alyssa Skiba of the Courier, Joyce Kovalaske, Richard Kovalaske, Franklin Peot and Clerk/Treasurer Hansen.
2. **Approval Of The Past Meeting Minutes And Public Hearing Minutes.** Moved by Crosby, seconded by Butzine to approve the April 23, 2013 meeting minutes. **Voice vote:** Motion carried.
3. **Citizen Input.** None.
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.** **Discussion:** Mayor Thompson noted that no one spoke in opposition to the request at the public hearing. **Motion:** Moved by Reynolds, seconded by Butzine to recommend Council approval of the conditional use permit as presented. **Voice vote:** Motion carried.
 - 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 Maunesh Park.** **Discussion:** Mayor Thompson noted that by consensus the phrase "to be designated as Maunesh Park" would be struck from the title as part of a Council recommendation. He noted that no one attended the public hearing. **Motion:** Moved by Butzine, seconded by Leisses to recommend Council approval of the land use rezoning request as presented. **Voice vote:** Motion carried.
 - c. **Comprehensive Plan Update – Recommendation To Council To Amend The Future Land Use Map To Reflect Agenda Items 4a & 4b.** **Discussion:** Thompson said state law required that the zoning changes match the adopted comprehensive plan. He said the means to do this is to update the adopted comprehensive plan to reflect zoning changes. **Motion:** Moved Crosby, seconded by Reynolds to recommend to Council that it amend the Future Land Use Map in the Comprehensive Plan to reflect proposed changes in items 4a and 4b above. **Voice vote:** Motion carried.
5. **Future Agenda Items And Announcements.** Mayor Thompson instructed the members to expect future meetings.
6. **Adjournment.** **Motion:** Moved by Butzine, seconded by Lannoy to adjourn. **Voice Vote:** Motion passed. Time: 7:12 p.m.

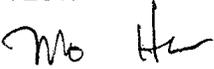
Attest:


Morton Hansen
Clerk/Treasurer

**CITY OF WATERLOO PLAN COMMISSION MINUTES
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
June 25, 2013**

No meeting held due to the lack of agenda items.

ATTEST:

A handwritten signature in black ink, appearing to read 'Morton Hansen', written in a cursive style.

Morton Hansen, Clerk/Treasurer



136 N. MONROE STREET, WATERLOO, WI 53594
PHONE (920) 478-3025
EMAIL cityhall@waterloowi.us
FAX (920) 478-2021
Website: www.waterloowi.us

**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER 385-10(B)(7) AND 385-21 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) and 385-21 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 Nathan Galston, owner of the property located at 1311 Oak Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of an additional 20' X 24' (480 square feet) accessory building. The applicant currently has an attached garage. A conditional use permit is required for an additional garage or accessory building exceeding 144 square feet in a residential district.

The property is described as follows:

Tax Parcel: #290-0813-0544-029

Legal Description: Lot 17, Heritage Hills, City of Waterloo,
Jefferson County, Wisconsin

Street Address: 1311 Oak Street

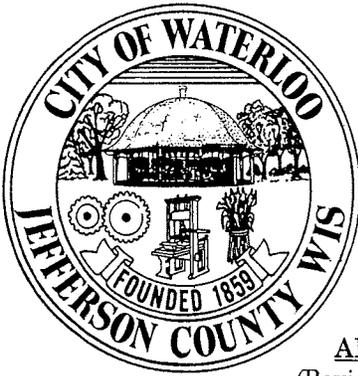
Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning this conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, ~~July 23, 2013~~ JULY 30, 2013 in the Council Chamber of the Municipal 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 City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, August 1, 2013.

Morton J. Hansen
City Clerk/Treasurer

Pub: The Courier: July 25, 2013

Please note date change, the Public Hearing will be held on Tuesday, July 30, 2013 at 7:00 p.m.



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)

PO
7/12/2013
Receipt
#29787
dk

Number: 2013-02 Date Filed: 7-12-13 Fee Paid: 285.00

Location of Property: 1311 Oak Street Waterloo WI

Applicant: Nathan Galston

Address: 1311 Oak Street Telephone: 608-843-9105

Owner of Property: Nathan Galston

Address: 1311 Oak Street Telephone: 608-843-9105

Contractor: Nathan Galston

Address: 1311 Oak Street Telephone: 608-843-9105

Architect or Professional Engineer: Same as above

Address: _____ Telephone: _____

Legal Description of Property: lot 17 Heritage Hills

Land Parcel Size: 90' x 140' Present Use: R-1 Zoning District: R-1

Type of Existing Structure (if any): _____

Proposed Use of the Structure or Site: Storage shed / snowmobile tools Number of Employees: _____

Terms of Municipal Code

Conditional Use Requested

CUP additional
Accessory Bldg over 144 sq. Ft

20 x 24 additional accessory
building

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

For more storage

ATTACH THE FOLLOWING:

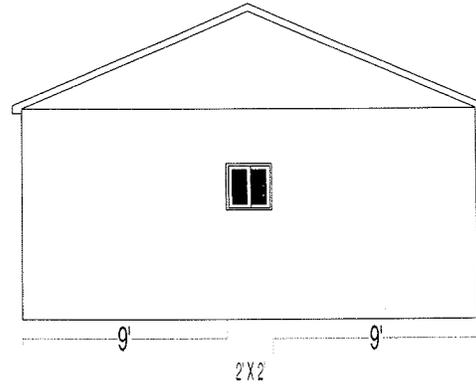
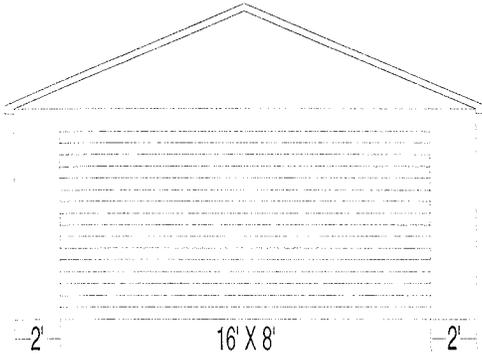
1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 7/12 2013

Nathan Galston
Signature of Applicant

*** Here are the wall configurations for your design.

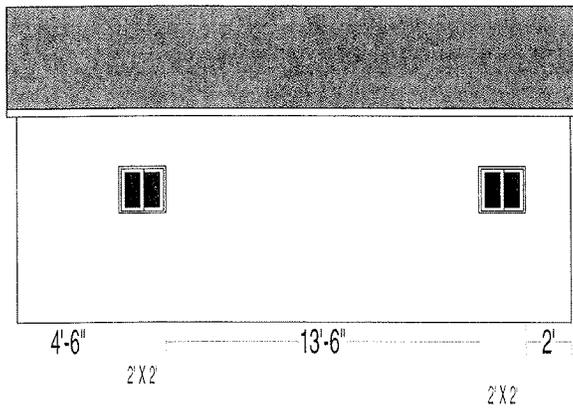
Illustration May Not Depict All Options Selected



Gable Front View

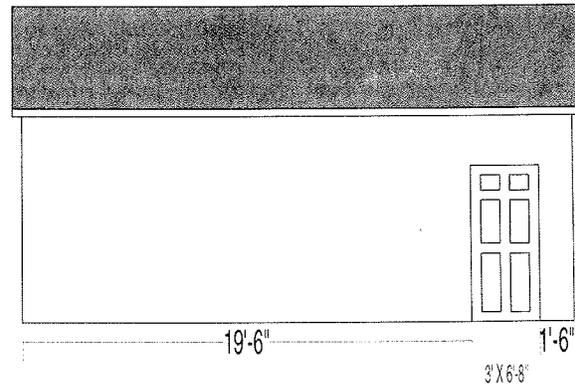
(1) - M5EST 16X8 EZ-SET WHITE M5EST NONINS

(1) - 24X24 WHITE VINYL UTILITY WINDOW



Eave Front View

(2) - 24X24 WHITE VINYL UTILITY WINDOW



Eave Back View

(1) - CM-1 6-PANEL STEEL DOOR 36X80 RH PH

Building Size: 20 feet wide X 24 feet long X 9 feet high

Approximate Peak Height: 13 feet 7 inches (163 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

