



136 North Monroe Street, Waterloo, Wisconsin 53594-1198  
Phone (920) 478-3025  
Fax (920) 478-2021

**PUBLIC NOTICE OF A PUBLIC HEARING OF  
THE PLAN COMMISSION OF THE CITY OF WATERLOO**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held:

**COMMISSION: PLAN COMMISSION**

**DATE: Monday, June 30, 2014**

**TIME: 7:00 p.m.**

**LOCATION: Council Chamber of the Municipal Building  
136 N. Monroe Street**

to consider the following:

**1. Call Public Hearing To Order**

The applicant, Kevolutionary Ventures, LLC of Waterloo, Wisconsin, is requesting a change in land use from R-2, Single Family Residential District to C-1 General Commercial District for purposes of establishing a restaurant, a state approved kitchen suitable for food processing services including off-site sales and allowing for fruit and vegetable production.

Further the applicant is requesting a conditional use permit to allow for outdoor restaurant service and food preparation. Chapter §385-12 C(3) states that all businesses, servicing and processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

The property is described as follows:

Tax Parcel: #290-0813-0611-004  
Legal Description: LOT 1, CSM 3725-17-160  
Jefferson County, Wisconsin  
Also known as: 1003 North Monroe Street, Waterloo

**2. Adjourn Public Hearing**

Morton Hansen  
Clerk/Treasurer

Posted, Mailed & Emailed: June 18, 2014

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  
Phone: (920) 478-3025  
Fax: (920) 478-2021  
E-mail: [cityhall@waterloowi.us](mailto:cityhall@waterloowi.us)  
Website: [www.waterloowi.us](http://www.waterloowi.us)

**NOTICE OF PUBLIC HEARING FOR LAND USE REZONING UNDER PROVISIONS OF CHAPTER §385-12 C-1  
GENERAL COMMERCIAL DISTRICT AND §385-31 CHANGES AND AMENDMENTS TO THE ZONING CODE  
OF THE CITY OF WATERLOO, WISCONSIN**

**NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT UNDER PROVISIONS OF CHAPTER  
§385-21 CONDITIONAL USES**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-12, §385-31 and §385-21 of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from Kevolutionary Ventures, LLC, in regards to the property located at 1003 N. Monroe Street, Waterloo.

The land use-rezoning request is to allow a change in land use from existing R-2, Single Family Residential District to C-1 General Commercial District for purposes of establishing a restaurant, a state approved kitchen suitable for food processing services including off-site sales and allowing for fruit and vegetable production.

Additionally the applicant is seeking a conditional use permit to allow for off-site sales of products produced on the property. Such sales are prohibited under provisions of Chapter §385-12 C (2). Furthermore, the applicant is seeking a conditional use permit to allow for outdoor restaurant service and food preparation. Chapter §385-12 C (3) states that all business, servicing and processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

The property is described as follows:

Tax Parcel: 290-0813-0611-004

Lot Description: LOT 1, CSM 3725-17-160

Also known as: 1003 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 land use zoning change and a conditional use permit at a public hearing to be held at **7:00 p.m., on Monday, June 30, 2014 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 and conditional use permit request to the Common Council. The Common Council will act on the Plan Commission's recommendation at its regular scheduled July 3, 2014 meeting.

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Morton J. Hansen  
City Clerk/Treasurer

Kevolutionary Ventures, LLC  
1320 Chestnut St.  
Waterloo, WI 53594

May 16, 2014

RE: <sup>C-1 Commercial</sup>  
~~Planned Use Development~~ zoning request in TID #4

City of Waterloo,

Kevolutionary Ventures, LLC, a new Waterloo-based company is proposing the creation of a "farm-to-table" pizza and grill restaurant in TID #4 at the 1003 N. Monroe St. property formerly known as the Kuhl Campus. Since the details of this proposal are not public information at this time, we request that you treat the information contained in this request with reasonable confidentiality and that the details be discussed in closed-session.

Our mission is simple. We believe that small communities deserve food that looks and taste great. We believe our food should be prepared with high-quality, locally-sourced ingredients whenever possible. We believe that how we choose to feed ourselves has a major impact on our fragile local economies. To those ends, we strive to be a model restaurant that shows it is possible to make a profit as a restaurant in a small town and still be good stewards of the environment and community, while supporting our local and regional farms and other small businesses.

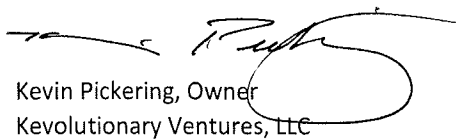
We want to foster an environment that leads to increased local economic activity by attracting customers from the region including visitors travelling by bicycle through the new Waterloo Regional Trailhead.

To generate enough cash flow to make this dream a reality, we are seeking a <sup>C-1 Commercial</sup>  
~~Planned Use Development~~ zoning for the property at 1003 N. Monroe St. in Waterloo, WI that allows for the following:

1. Restaurant with dine-in, carry-out and delivery
2. Light agricultural for some onsite food production
3. Light industrial use for possible future endeavors (ie food processing)
4. Retail sales for some locally and regionally produced products
5. Class "B" beer and wine license
6. Signage that is clearly visible from the north and south on Monroe St.
7. Residential. We would like the option to eventually build a single home on the property away from the main business. - future item, not part of this request
8. Occasional outdoor events such as birthday parties, cookouts or small community gatherings that may include tasteful live or recorded music at a reasonable volume during hours allowed by the standard community ordinances.

The project will likely be completed in phases over several years. However, it is important to our business planning to seek this zoning in order to determine what activities we will be able to engage in to build our revenue stream. We ask you to please give your consideration to this request in a timely manner so we can begin to implement our plan as soon as possible. If anyone has any questions, please feel free to contact us using the information at the top of this letter.

Sincerely,

  
Kevin Pickering, Owner  
Kevolutionary Ventures, LLC

608-669-6554 (mobile)

## City Hall

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**From:** City Hall [cityhall@waterloowi.us]  
**Sent:** Friday, June 13, 2014 1:12 PM  
**To:** 'kevin@technoauthority.com'  
**Subject:** RE: 1003 North Monroe Street / rezoning request documentation

Thank you for confirming the rezoning request. You correctly state below that off-site product selling and serving food outside are addressed in the conditional use application which is separate from the rezoning.

-Mo

**From:** [kevin@technoauthority.com](mailto:kevin@technoauthority.com) [<mailto:kevin@technoauthority.com>]  
**Sent:** Friday, June 13, 2014 11:16 AM  
**To:** City Hall  
**Subject:** RE: 1003 North Monroe Street / rezoning request documentation

Mo,  
This accurately represents our modified rezoning request based on our conversations on 6/12/2014. I believe we discussed addressing #2 and #3 of section C in the C-1 zoning code to ensure that we can potentially sell some of our products off-side and serve food outside for outdoor dining and special events. Is that to be addressed separately in the conditional use application?

Thanks for your time,  
Kevin Pickering  
Kevolutionary Ventures, LLC  
608-669-6554

----- Original Message -----

Subject: 1003 North Monroe Street / rezoning request documentation  
From: "City Hall" <[cityhall@waterloowi.us](mailto:cityhall@waterloowi.us)>  
Date: Fri, Jun 13, 2014 9:51 am  
To: "Kevin Pickering" <[kevin@technoauthority.com](mailto:kevin@technoauthority.com)>  
Cc: "Waterloo Clerk/Treas Office" <[cityhall@waterloowi.us](mailto:cityhall@waterloowi.us)>

Kevin,  
Please confirm via email for our public records that the attached communication from you represents your rezoning request as of 6/13/2014 given changes and revisions discussed during our 6/12/2014 meeting. Thank you.

**Mo Hansen**

Clerk/Treasurer  
City of Waterloo  
136 North Monroe Street  
Waterloo, WI 53594-1198

**email - [cityhall@waterloowi.us](mailto:cityhall@waterloowi.us)**  
**website - <http://www.waterloowi.us>**  
**voice - 920-478-3025**

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

Number: \_\_\_\_\_ Date Filed: 6-12-14 Fee Paid: 285.00

Location of Property: 1003 N MONROE ST

Applicant: Revolutionary Ventures, LLC

Address: 1320 Chestnut St. Telephone: 608-669-6554

Owner of Property: Terry Kuhl (Kuhl Enterprises)

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

Contractor: TBI

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

Architect or Professional Engineer: Jim Widger

Address: \_\_\_\_\_ Telephone: 608-515-9439

Legal Description of Property: LOT 1, CSM 3725-17-160

aka 1003 N. Monroe St.

Land Parcel Size: 1.65 acres Present Use: vacant Zoning District: R-2

Type of Existing Structure (if any): Manufactured, single-level

Proposed Use of the Structure or Site: Restaurant, off-site sales of food produced onsite. Number of Employees: 4

Terms of Municipal Code

Conditional Use Requested

385-12(C2)

off site sales

385-12(C3)

outdoor restaurant service and food preparation

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: June 12 20 14

[Signature]  
Signature of Applicant