



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198  
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## PUBLIC NOTICE 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, OCTOBER 28, 2014**      **TIME: IMMEDIATELY FOLLOWING THE PUBLIC HEARING SCHEDULED AT 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 Previous Minutes**
  - September 23, 2014
  - October 10, 2014 Special Meeting
3. **Citizen Input**
4. **New Business**
  - a. Mary Coppens, Mary's Service Boutique, 500 Riverside Drive
    - i. Home Occupation in a Residential District
  - b. Movin' Out of Madison, WI – 217 N Monroe Street
    - i. Land Use Rezoning from C-1 General District to R-2 Single-Family Residential District to allow the redeveloping of the former Perry Printing parking lot into a twenty-four unit multifamily rental apartment community
    - ii. Conditional Use Permit to allow for multifamily dwellings per Chapter 385.10 B (3) conditional use permit required for multifamily dwellings
    - iii. Architectural Design Review, for the construction of a 24 unit 3 story apartment building
5. **Future Agenda Items and Announcements**
6. **Adjournment**

Lois A. M. Baird  
Interim Clerk/Treasurer

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

Posted, Distributed & Emailed: October 24, 2014

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.

October 6<sup>th</sup> 2014

To: City Of Waterloo

~~173 S. Washington St.~~

Waterloo WI 53594

From: Mary Coppens

500 Riverside Drive

Waterloo WI 53594

Attention: Lois Baird

Hi Lois, Regards to Mary's Service Boutique

I'm sending you this letter per your request. We are wanting to open a home-based business at our home at 500 Riverside Drive. Our home has 3000 Square Feet and we have a 312 Sq. ft. room that is dedicated for Boutique only. There is two entrances and is wheelchair friendly. We do have a pocket door to separate it from our living quarters. We do Fashion show's in Madison and Milwaukee area's. We mostly cater to retirement homes. We are open by appointment only. We are requesting any permits required from the City of Waterloo.

Thanks Mary Coppens

608-347-0899



- (f) Copies of the deed restrictions and private covenants shall be placed on file in the Clerk-Treasurer's office and recorded by the office of the Register of Deeds for Jefferson County.
- (g) Changes to covenants or deed restrictions shall require an amendment to the special use approval or conditional use permit required by this chapter.
- (h) Each dwelling shall maintain a common wall which shall be a minimum one-hour fire wall running from the lowest floor level, including the basement, to the underside of the roof sheathing.
- (i) No fences shall be permitted along the zero lot line in the front or rear yards.

**§ 385-10.1. Residential Overlay District. [Added 7-2-2009 by Ord. No. 2009-09]**

- A. Intent. A Residential Overlay District allows consideration for higher density development in existing older residential areas that have large underutilized lots. The permitted and conditional uses of the underlying zoning district (i.e., R-1, R-1A, etc.) remain the same. The lot, yard, and building requirements of the subject parcel, however, can be changed.
- B. Lot, yard, and building requirements. Lots located within the Residential Overlay District are subject to the following requirements:
  - (1) Lot frontage at setback: 60 feet.
  - (2) Lot area: minimum 7,500 square feet.
  - (3) Principal building setbacks: front, 20 feet; side, total 15 feet, minimum five feet; rear yard, 20 feet.
  - (4) Building height: 40 feet maximum.
  - (5) Floor area: 800 square feet minimum.

**§ 385-10.2. Home occupations in residential districts. [Added 7-2-2009 by Ord. No. 2009-09]**

- A. Intent. It is the intent of this section to provide a means to accommodate a small home-based business without the necessity of a rezoning the land area from an R-1, R1-A, or R-2 District to a commercial district. Home occupations are economic activities permitted within any single-family detached residence which comply with the following requirements. Examples include the provision of personal and professional services. Once a home occupation has been approved, it may not be expanded or enlarged.
- B. Requirements. Any individual who desires to locate a home occupation within a dwelling located in one of the residential districts described in Subsection A, shall make written application to the Plan Commission for approval thereof. Said application shall contain complete and accurate description of the proposed home occupation; and such additional information as the Zoning Administrator and/or the Plan Commission may require. In

determining whether or not to approve any requested home occupation, the Plan Commission shall be guided by the following criteria:

- (1) The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage.
  - (2) There shall be no exterior alterations of the structure which change the character thereof as a dwelling. There shall be no exterior evidence of the home occupation other than those signs permitted in the district.
  - (3) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises.
  - (4) No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.
  - (5) Only one sign may be used to indicate the type of home occupation. Such sign shall not be illuminated and shall not exceed three square feet.
  - (6) The home occupation shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
  - (7) Authorized home occupations are restricted to service-oriented businesses and the mass production of items or products or the sale of items or products on the premises is prohibited. Examples of service-oriented businesses include, but are not limited to, computer programming, accounting, law, insurance agencies and computer-based consulting and clerical services.
  - (8) Authorized home occupations shall not occupy more than 30% of the floor area of the dwelling in question.
  - (9) Persons employed in home occupations shall be limited to the resident, immediate family members, and no more than one nonresident employee.
  - (10) Under no circumstances shall a motor vehicle repair or body work business qualify as an authorized home occupation.
  - (11) No animals shall be involved in any authorized home occupation.
  - (12) Home day care is an authorized home occupation so long as it does not involve more than seven children or require state licensing.
- C. Conditional uses. Any proposed home occupation which does not satisfy the criteria established in Subsection B above may be authorized by the Plan Commission as a conditional use, subject to the requirements of § 385-21 and the following:
- (1) The extent of the equipment or machinery used in the home occupation may be restricted by the Plan Commission.

- (2) Sale or transfer of the subject property or the expansion of the approved home occupation shall cause the conditional use permit to terminate.

**§ 385-11. R-3 Mobile Home Park and Mobile Home Subdivision District.**

A. Permitted uses.

- (1) Mobile home parks.
- (2) Mobile home subdivisions.

B. Conditional uses. None.

C. Mobile home park requirements. See also Chapter 252, Mobile Homes and Mobile Home Parks, of this Code.

(1) Park requirements.

- (a) A minimum of five acres.
- (b) Forty-foot minimum setbacks on all sides.
- (c) A hard surface road no less than 24 feet wide serving all mobile home spaces.
- (d) Electricity, cable television and public sewer and water servicing all mobile home spaces.
- (e) A central hard surface parking lot with one parking space for each three mobile home spaces.
- (f) A separate building providing laundry facilities.
- (g) An on-site manager's office.

(2) Space requirements.

- (a) Space frontage: minimum 40 feet.
- (b) Space area: minimum 4,000 square feet.
- (c) Front yard: minimum 25 feet.