



136 North Monroe Street  
Waterloo, Wisconsin 53594-1198

### **NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC 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 to consider the following:

**MEETING: PLAN COMMISSION**  
**DATE: Tuesday, December 23, 2025** **TIME: 6:00 p.m.**  
**LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS**

#### **PLAN COMMISSION REGULARLY SCHEDULED MEETING**

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING MINUTES:
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) NEW BUSINESS
  - a. New CSM Map for 477 W. Madison St
  - b. Minor Land Division W12295 State Road 89
- 5) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 6) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Kuhl, Crosby, Chadwick, Empey & Renforth

Posted, Distributed & Emailed: 12/19/2025

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noted. 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.

**WATERLOO PLAN COMMISSION – Minutes October 28, 2025**  
[a digital meeting recording also serves as the official record]

**PLAN COMMISSION REGULARLY SCHEDULED MEETING**

- 1) CALL TO ORDER AND ROLL CALL: Mayor Quimby called the meeting to order at 6:00 p.m. Commissioners attending: C. Kuhl, B. Renforth, M. Leisses and Chadwick. Absent: Crosby and Empey. Others in attendance: D. Behm, T. Ulam, T.Castillo and Clerk Ritter.
- 2) APPROVAL OF MEETING MINUTES: September 23, 2025 Motion [C.Kuhl/Leisses] VOICE VOTE: Motion carried.
- 3) CITIZEN INPUT (3-Minute Time Limit)- none
- 4) NEW BUSINESS
  - a. CSM for 516 Washington Street James and Brenda Marshall Motion to approve with changes to the CSM and Engineers final sign off. [Leisses/Renforth] VOICE VOTE Motion carried
  - b. Ordinance 2025-13 Amending 140-13 Fences and Walls. Motion to change distance to 2ft from property line. [C.Kuhl/Chadwick] VOICE VOTE: Motion carried.
- 5) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 6) ADJOURNMENT Motion [Leisses/C.Kuhl] VOICE VOTE: Motion carried. 6:26p.m.

Jeanne Ritter, Clerk/Deputy Treasurer

# CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5708 AND PART OF LOT 2, BLOCK 1 IN FIRST ADDITION TO WATERLOO, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 13 EAST, IN THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

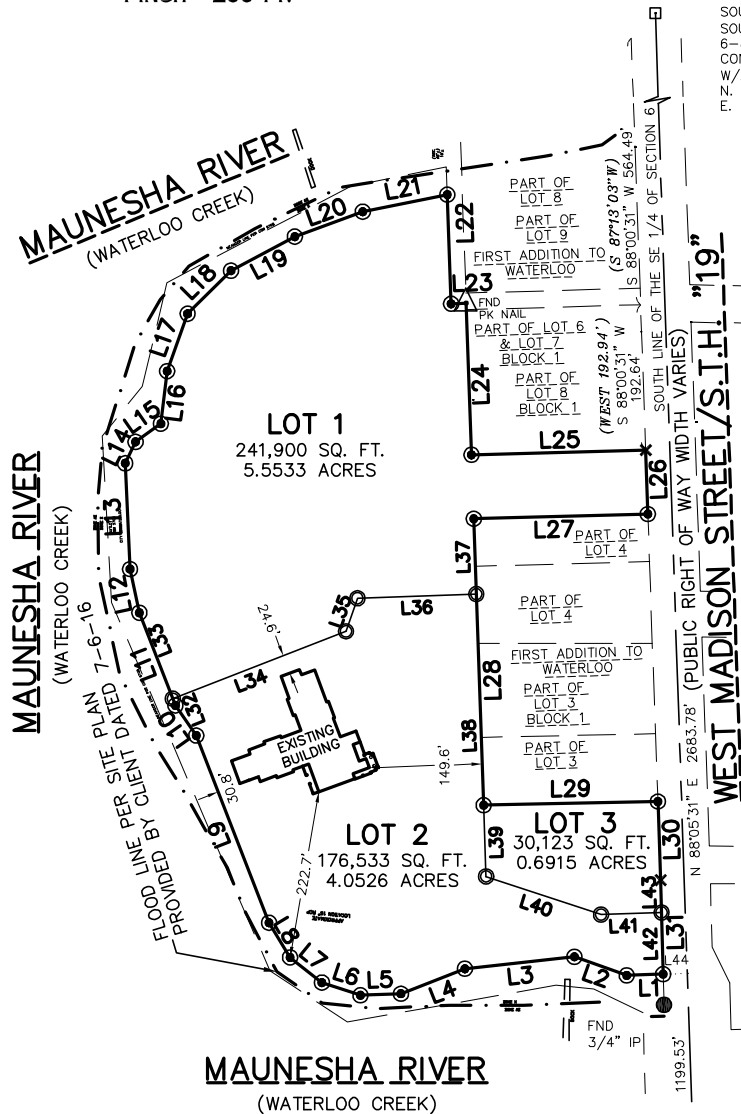
PREPARED FOR:  
HAWTHORN & STONE CONST., INC.  
5274 COUNTY RD. KP  
CROSS PLAINS, WI 53528



CAPITOL SURVEY ENTERPRISES  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (262) 786-6608  
WWW.CAPITOLSURVEY.COM



1 INCH = 200 FT.



SOUTHEAST CORNER  
SOUTHEAST 1/4  
6-8-13  
CONCRETE MONUMENT  
W/ALUMINUM CAP, FND  
N. 623,859.7730  
E. 806,542.2990

● INDICATES FOUND 3/4" IRON ROD,  
FOUND.

○ INDICATES 3/4 INCH DIA. IRON  
ROD, 18 INCHES IN LENGTH,  
WEIGHING 1.68 LBS PER LINEAL  
FOOT, SET.

TAX KEY NO.:  
012-0816-2732-000

ZONED C-1, GENERAL COMMERCIAL  
DISTRICT

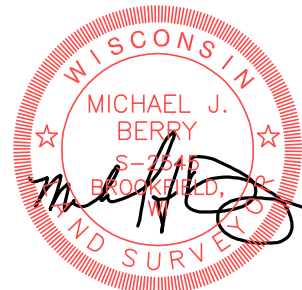
ALL DISTANCES SHOWN ARE MEASURED TO  
THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS WERE MADE  
TO THE NEAREST ONE SECOND

ALL BEARINGS REFER TO SOUTH LINE OF  
THE SOUTHEAST 1/4 OF SECTION 6,  
WHICH HAS A WISCONSIN COUNTY  
COORDINATE SYSTEM, JEFFERSON COUNTY  
BEARING OF N 88°05'31" E.

SEE SHEET 2 FOR EXISTING EASEMENTS

SEE SHEET 3 FOR APPROVED BUILDING  
SITES PER CLOMR-F CASE NO.  
14-05-3106C, DATE: JULY 03, 2014.

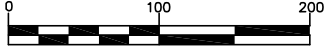


DECEMBER 15, 2025

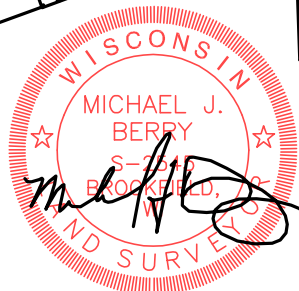
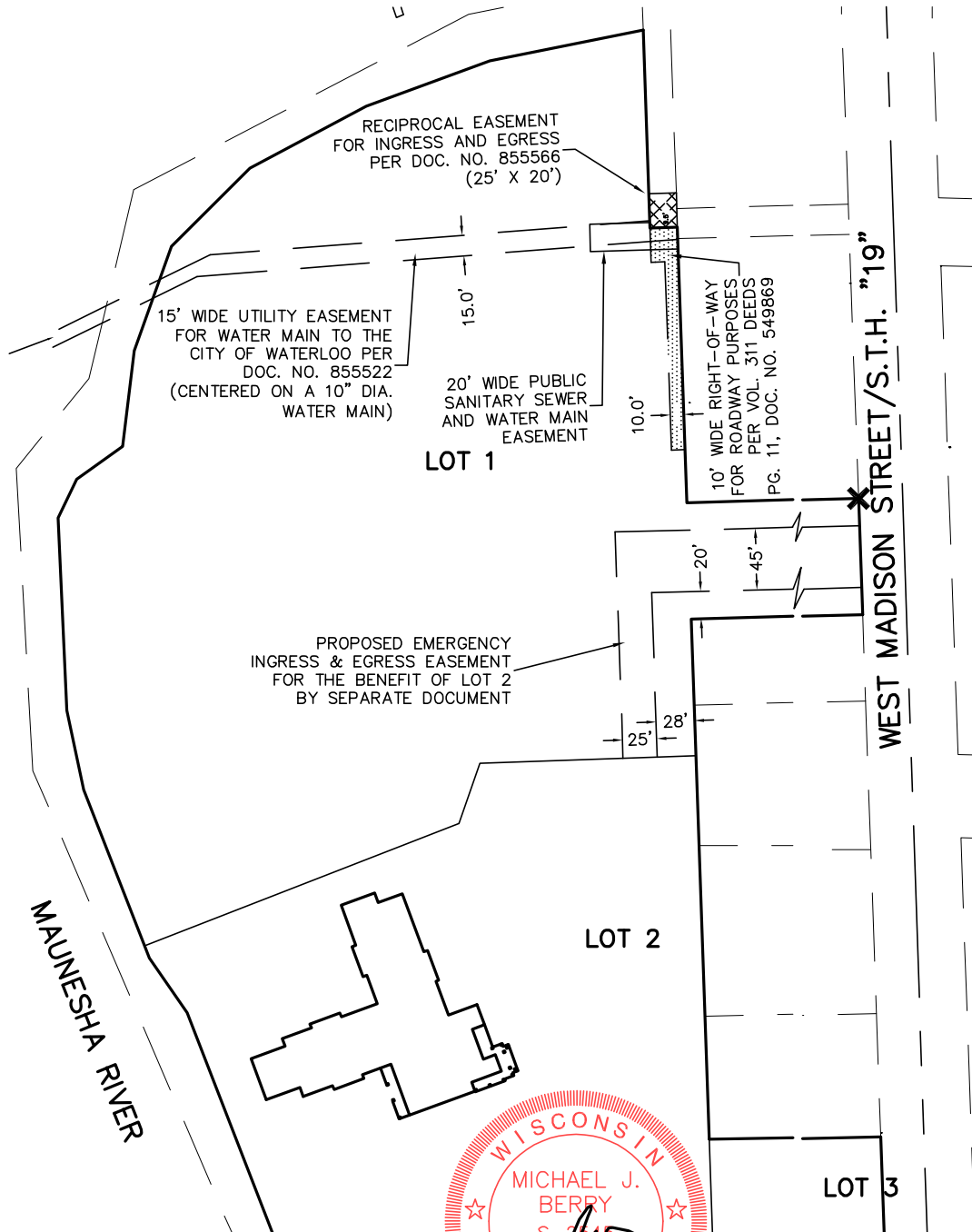
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## GRAPHIC SCALE

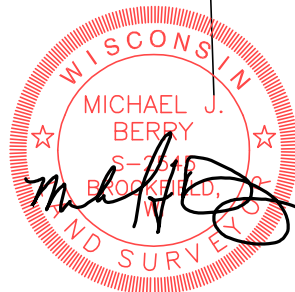


1 INCH = 100 FT.



DECEMBER 15, 2025

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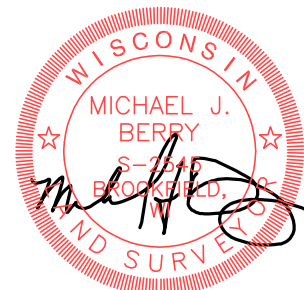
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LINE TABLE

LINE	LENGTH	BEARING
L1	48.36'	N01°59'29"W
L2	73.59'	N19°34'54"E
L3	146.00'	N06°11'03"W
L4	91.07'	N21°25'31"W
L5	53.75'	N02°02'24"W
L6	53.75'	N18°11'36"E
L7	53.75'	N38°25'35"E
L8	53.75'	N58°39'34"E
L9	266.27'	N68°46'34"E
L10	48.42'	N55°10'08"E
L11	131.89'	N68°43'53"E
L12	59.17'	N78°02'06"E
L13	140.45'	N87°20'20"E
L14	31.50'	S64°09'18"E
L15	41.26'	S35°38'56"E
L16	70.12'	S83°08'15"E
L17	80.92'	S70°21'50"E
L18	80.92'	S44°49'02"E
L19	95.93'	S28°04'14"E
L20	95.93'	S20°07'27"E
L21	114.31'	S11°25'38"E
L22	144.69'	S88°00'31"W

LINE	LENGTH	BEARING
L23	20.00'	S01°59'29"E
L24	201.04'	S88°00'31"W
L25	231.00'	S01°33'03"E
L26	84.86'	S88°00'31"W
L27	231.00'	N01°33'03"W
L28	379.93'	S88°00'31"W
L29	231.01'	S01°12'42"E
L30	104.20'	S88°00'31"W
L31	124.72'	S88°26'38"W
L32	9.62'	N68°43'53"E
L33	122.27'	N68°43'53"E
L34	246.30'	S21°16'07"E
L35	46.42'	S70°57'05"E
L36	157.70'	S01°59'29"E
L37	99.90'	S88°00'31"W
L38	374.43'	S88°00'31"W
L39	94.40'	S88°00'31"W
L40	160.50'	S18°23'08"W
L41	80.21'	S01°59'29"E
L42	81.79'	S88°26'38"W
L43	42.93'	N88°26'38"E
L44	32.07'	N01°59'29"W



DECEMBER 15, 2025

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## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5708 AND PART OF LOT 2, BLOCK 1 IN FIRST ADDITION TO WATERLOO, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 13 EAST, IN THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 88°05'31" E ALONG THE SOUTH LINE OF SAID 1/4 SECTION 1199.53 FEET; THENCE N 01°59'29" W 32.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT, BEING ON THE NORTH LINE OF STATE TRUNK HIGHWAY "19" AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 01°59'29" W 48.36 FEET; THENCE N 19°34'54" E 73.59 FEET; THENCE N 06°11'03" W 146.00 FEET; THENCE N 21°25'31" W 91.07 FEET; THENCE N 02°02'24" W 53.75 FEET; THENCE N 18°11'36" E 53.75 FEET; THENCE N 38°25'35" E 53.75 FEET; THENCE N 58°39'34" E 53.75 FEET; THENCE N 68°46'34" E 266.67 FEET; THENCE N 55°10'08" E 48.42 FEET; THENCE N 68°43'53" E 131.89 FEET; THENCE N 78°02'06" E 59.17 FEET; THENCE N 87°20'20" E 140.45 FEET; THENCE THENCE S 64°09'18" E 31.50 FEET; THENCE S 35°38'56" E 41.26 FEET; THENCE S 83°08'15" E 41.26 FEET; THENCE S 83°08'15" E 70.12 FEET; THENCE S 70°21'50" E 80.92 FEET; THENCE S 44°49'02" E 80.92 FEET; THENCE S 28°04'14" E 95.93 FEET; THENCE S 20°07'27" E 95.93 FEET; THENCE S 11°25'38" E 114.31 FEET; THENCE S 88°00'31" W 144.69 FEET; THENCE S 01°59'29" E 20.00 FEET; THENCE S 88°00'31" W 201.04 FEET; THENCE S 01°33'03" E 231.00 FEET TO A POINT ON THE SAID NORTH LINE OF STATE TRUNK HIGHWAY; THENCE S 88°00'31" W ALONG SAID NORTH LINE 84.86 FEET; THENCE N 01°33'03" W 231.00 FEET; THENCE S 88°00'31" W 379.93 FEET; THENCE S 01°12'42" E 231.01 FEET TO A POINT ON SAID NORTH LINE; THENCE S 88°00'31" W ALONG SAID LINE 104.20 FEET; THENCE S 88°26'38" W ALONG SAID LINE 124.72 FEET TO THE POINT OF BEGINNING.


CONTAINING: 448,556 SQUARE FEET OR 10.2974 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HAWTHORN & STONE CONSTRUCTION, INC., OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, THE CITY OF WATERLOO MUNICIPAL CODE, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 15TH DAY OF DECEMBER, 2025.

  
PROFESSIONAL LAND SURVEYOR,  
S-2545  
STATE OF WISCONSIN



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## **CORPORATE OWNER'S CERTIFICATE**

HAWTHORNE AND STONE CONSTRUCTION, INC., A WISCONSIN CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF WATERLOO.

IN WITNESS WHEREOF, HAWTHORNER AND STONE CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JANICE FAGA, PRESIDENT, AT \_\_\_\_\_, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
JANICE FAGA  
PRESIDENT

STATE OF WISCONSIN) SS  
COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, JANICE FAGA, TO ME KNOW AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_

## **CITY OF WATERLOO PLAN COMMISSION APPROVAL**

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF WATERLOO ON THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
JENIFER QUIMBY, MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DOUG KOEHLER, PLAN COMMISSION SECRETARY

\_\_\_\_\_  
DATE

## **CITY OF WATERLOO COMMON COUNCIL APPROVAL**

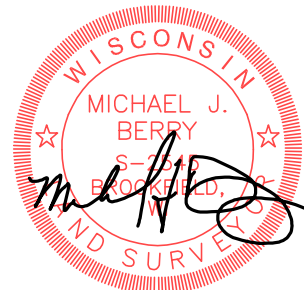
THIS CERTIFIED SURVEY MAP, HAVING BEEN APPROVED BY THE CITY OF WATERLOO PLANNING COMMISSION, IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF WATERLOO COMMON COUNCIL ON THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
JENIFER QUIMBY, MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
JEANNE RITTER, CITY CLERK

\_\_\_\_\_  
DATE



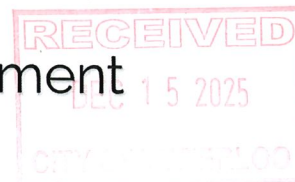
DECEMBER 15, 2025





# Dodge County Land Resources and Parks Department

127 East Oak Street • Juneau, WI 53039  
PHONE: (920) 386-3700 • EMAIL: landresources@co.dodge.wi.us  
WEBSITE: co.dodge.wi.gov



**DATE SENT TO CITY:**

**DECEMBER 11, 2025**

**DEADLINE FOR CITY RESPONSE:**

**JANUARY 10, 2026**

## LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s)  
submitted to our department for approval.

**NAME**  
BRENT COX & PATRICIA  
BURLEW

**CITY**  
WATERLOO  
(TOWN OF PORTLAND)

**ACTIVITY NUMBER**  
2025-1176

Please notify our department of your City's position on the enclosed letter of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request.

**CONTACT:** Land Resources & Parks Department  
ATTN: Land Division  
127 E. Oak Street  
Juneau, WI 53039

Phone: (920) 386-3700 x2  
E-mail: landresources@co.dodge.wi.us

## CITY RECOMMENDATION

**APPROVE**

☐

**DENY**

☐

**NO RECOMMENDATION**

☐

**LAYOVER TO DATE:**

\_\_\_\_\_

☐

**COMMENTS:**

\_\_\_\_\_

\_\_\_\_\_  
CITY REPRESENTATIVE

**DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT**

127 E OAK STREET • JUNEAU, WI 53039  
PHONE: (920) 386-3700 • FAX: (920) 386-3979  
E-MAIL: landresources@co.dodge.wi.us

**MINOR LAND DIVISION  
LETTER OF INTENT FORM**

THIS AREA FOR OFFICE USE ONLY	
<b>Activity No.</b> <b>251176</b>	<b>Expiration Date</b>
Application Date: <b>12-9-25</b>	Receipt #: <b>13033-0005</b>

Application Fee: \$75 (Non-Refundable)

①

land PIN 036-0913-2131-000

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Applicant (Agent) <b>Brent Cox and Patricia Burlew</b>		Parcel Identification Number (PIN) <b>residential PIN 036-0913-3121-001</b>			
Street Address <b>W 12295 State Road 89</b>		Town <b>Portland</b>		T	N
City • State • ZipCode <b>Waterloo, WI 53594</b>		1/4	1/4	Section	Acreage of Parent Parcel
Property Owner (If different from applicant) <b>sane</b>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)			
Street Address		Site Address Of Property (DO NOT include City/State/ZipCode)			
City • State • ZipCode		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**CONTACT PERSON**

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.

Name **Brent Cox** Daytime Phone **(920) 390-9401**

CURRENT PROPERTY USE	PROPOSED USE
<input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input checked="" type="checkbox"/> Active Working Farm Operation <b>(30 acres)</b> <input checked="" type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)	<input checked="" type="checkbox"/> Single Family Residential - <b>new 2 acre residential</b> <input type="checkbox"/> Duplex (Two-family Residential) <b>parcel from land +</b> <input type="checkbox"/> Multi-Family Residential <b>small silver from residential</b> • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only - No residential structures <input checked="" type="checkbox"/> Open Space Recreational / Wetlands - No residential structures - <b>to be</b> <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <b>added to</b> <input type="checkbox"/> Other (Describe Below) <b>current residential</b> <b>parcel - area</b> <b>wooded/recreational</b>

A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

**CERTIFICATE**

I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.

Contact Person (Print) **Brent Cox** Daytime Contact Phone **(920) 390-9401** Email: **lostmarblefactory@gmail.com**  
Signature **[Signature]** Date **11/11/25**

**OFFICE USE ONLY**

<input type="checkbox"/> CUP Required (App _____)	<input type="checkbox"/> REZONE Required (App _____)	<input type="checkbox"/> Restriction Release Required
Notes: <b>TZONZ</b>		
APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	LAND RESOURCES AND PARKS DEPARTMENT Date _____



①

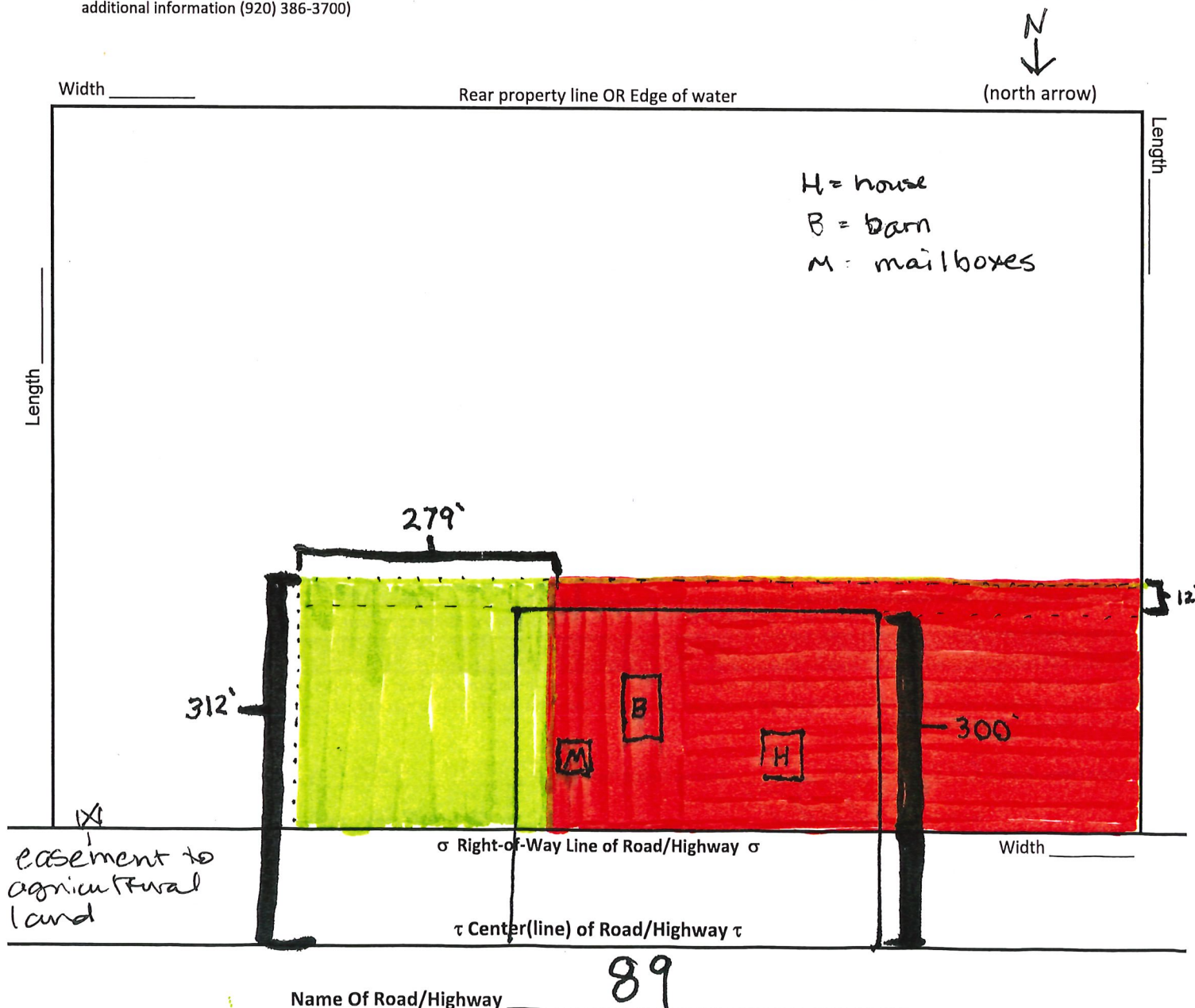
# SKETCH MAP

## INSTRUCTIONS

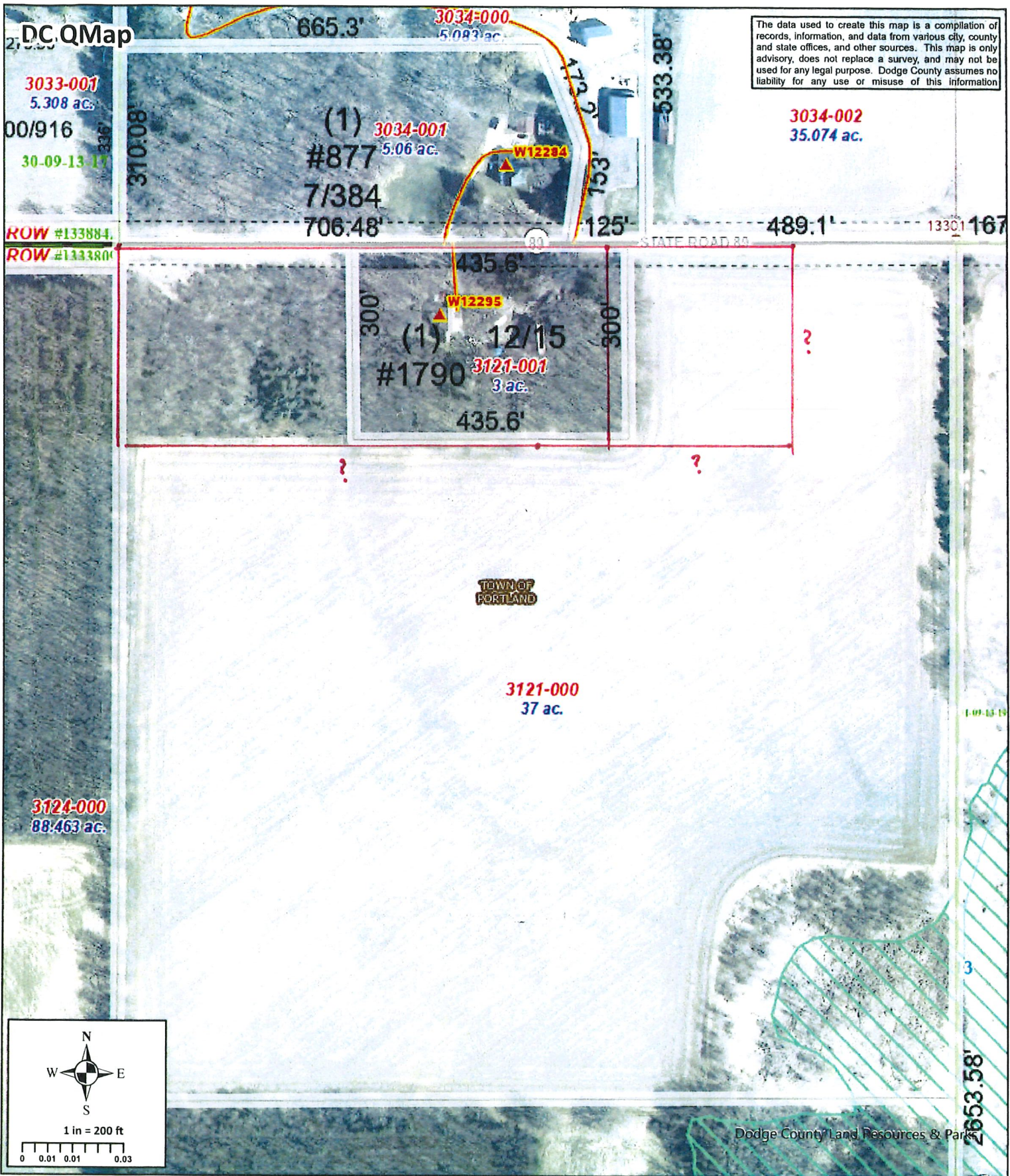
Sketch the proposed land division in the space provided below or attach a sketch map or aerial photo of the proposed land division to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

1. North arrow, date and scale;
2. Reference to a section corner or existing lot line;
3. The dimensions of the existing parcel;
4. The location and dimensions of the proposed lot(s);
5. The location of the existing and proposed lot lines;
6. The location and dimensions of any existing or proposed easements;
7. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to proper division;
8. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
9. The location of existing and proposed driveways;
10. Any other additional information pertinent to this land division;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)







<b>General</b> <ul style="list-style-type: none"> <li>Urbanized Roads</li> <li>Soils</li> <li>Airport Ordinance 3-Mile Buffer</li> <li>Sewer Service Areas</li> <li>Highly Developed Shoreline</li> <li>Elevation Contours</li> </ul>	<b>WI Historical Society</b> <ul style="list-style-type: none"> <li>Historic Structures</li> <li>Archaeological Sites</li> <li>Survey Areas</li> </ul> <b>Non-Metallic Mining</b> <ul style="list-style-type: none"> <li>Active Mining Area</li> <li>Approved Mining Area</li> <li>Mine Property Boundaries</li> </ul>	<b>Floodplain / Wetland</b> <ul style="list-style-type: none"> <li>FEMA Floodplain/Storage/Dam Shadow</li> <li>DNR Wetland Areas/Points</li> </ul> <b>Shoreland Zoning</b> <ul style="list-style-type: none"> <li>Shoreland Zoning Buffer</li> <li>Lakes/Ponds/Sloughs</li> <li>Rivers/Streams/Creeks</li> </ul>	<b>County Zoning</b> <ul style="list-style-type: none"> <li>Planned Unit Development</li> <li>Hartford Extraterritorial</li> <li>General Agricultural</li> <li>Prime Agricultural</li> <li>One Family Residential</li> <li>Two Family Residential</li> <li>Multi-Family Residential</li> <li>General Commercial</li> <li>Extensive Commercial</li> <li>Light Industrial</li> <li>Industrial</li> <li>Waterbody</li> <li>ROW/City/Village</li> </ul>
--	--	--	--