



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, September 23, 2025 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER
2. PUBLIC COMMENTS ON Remnant Property & Hush Property
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING MINUTES: April 22, 2025
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) NEW BUSINESS
 - a. Hush Property Vacating Road
 - b. Thomas property remnant land
 - c. Archie property remnant land
 - d. Authorizing a CSM for the Split of 333 Portland Rd
- 5) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 6) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

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

Posted, Distributed & Emailed: 09/18/2025

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.

PUBLIC HEARING NOTICE

City of Waterloo, Wisconsin

Notice of Public Hearing on Proposed Right-of-Way Vacation

Notice is hereby given that the **City of Waterloo Plan Commission** will hold a **Public Hearing** on:

September 23, 2025 at 6:00 PM

Waterloo Municipal Building – Council Chambers

136 North Monroe Street, Waterloo, WI 53594

The purpose of the hearing is to receive public comments regarding the **proposed abandonment (vacation) of a portion of public right-of-way** located adjacent to the property at:

318 E Polk Street, Waterloo, WI 53594

(290-0813-0822-071)

The area proposed for abandonment is a portion of the unimproved right-of-way that lies in front of the subject property. If approved, this action would vacate the City's interest in that section of right-of-way, and it may revert to the adjacent property owners in accordance with state law.

Interested parties are encouraged to attend the public hearing to provide input.

A map and description of the affected area are available for public inspection at City Hall during regular business hours.

Dated: 09/10/2025

Jeanne Ritter, City Clerk

NOTICE OF PUBLIC HEARING

CITY OF WATERLOO, WISCONSIN

Proposed Sale of Remnant City-Owned Land to Adjacent Property Owners

NOTICE IS HEREBY GIVEN that the **Plan Commission** will hold a **Public Hearing** at the meeting to consider the proposed sale of certain **remnant parcels of City-owned land** to adjacent property owners.

Date of Hearing: September 23, 2025 6:00 PM

Location: Waterloo City Hall – Council Chambers
136 North Monroe Street
Waterloo, WI 53594

Purpose of the Hearing:

The City has identified parcels of land that are considered *remnant parcels*—typically small, irregularly shaped, or leftover from previous municipal projects. These parcels are not suitable for independent development and are proposed to be sold to owners of adjoining properties to:

- Improve property maintenance and use
- Reduce City maintenance obligations
- Return the land to the property tax roll

Parcels Proposed for Sale Include:

- [290-0813-0714-076] – Adjacent to Timothy & Wanda Thomas 434 S Jackson Street Waterloo, WI 53594
- 290-0813-0714-006] – Adjacent to Joseph Archie 408 S Jackson Street Waterloo, WI 53594

Public Input Invited:

All interested people are encouraged to attend the Public Hearing and provide input. Maps and legal descriptions of the proposed remnant parcels are available for review during normal business hours at City Hall.

Dated: 09/10/2025

Jeanne Ritter
City Clerk

WATERLOO PLAN COMMISSION – Minutes April 22, 2025
[a digital meeting recording also serves as the official record]

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER – Mayor Quimby called the public hearing to order at 6:00p.m.
2. PUBLIC COMMENTS ON 425 Cleveland St.
3. ADJOURN PUBLIC HEARING 6:02p.m.

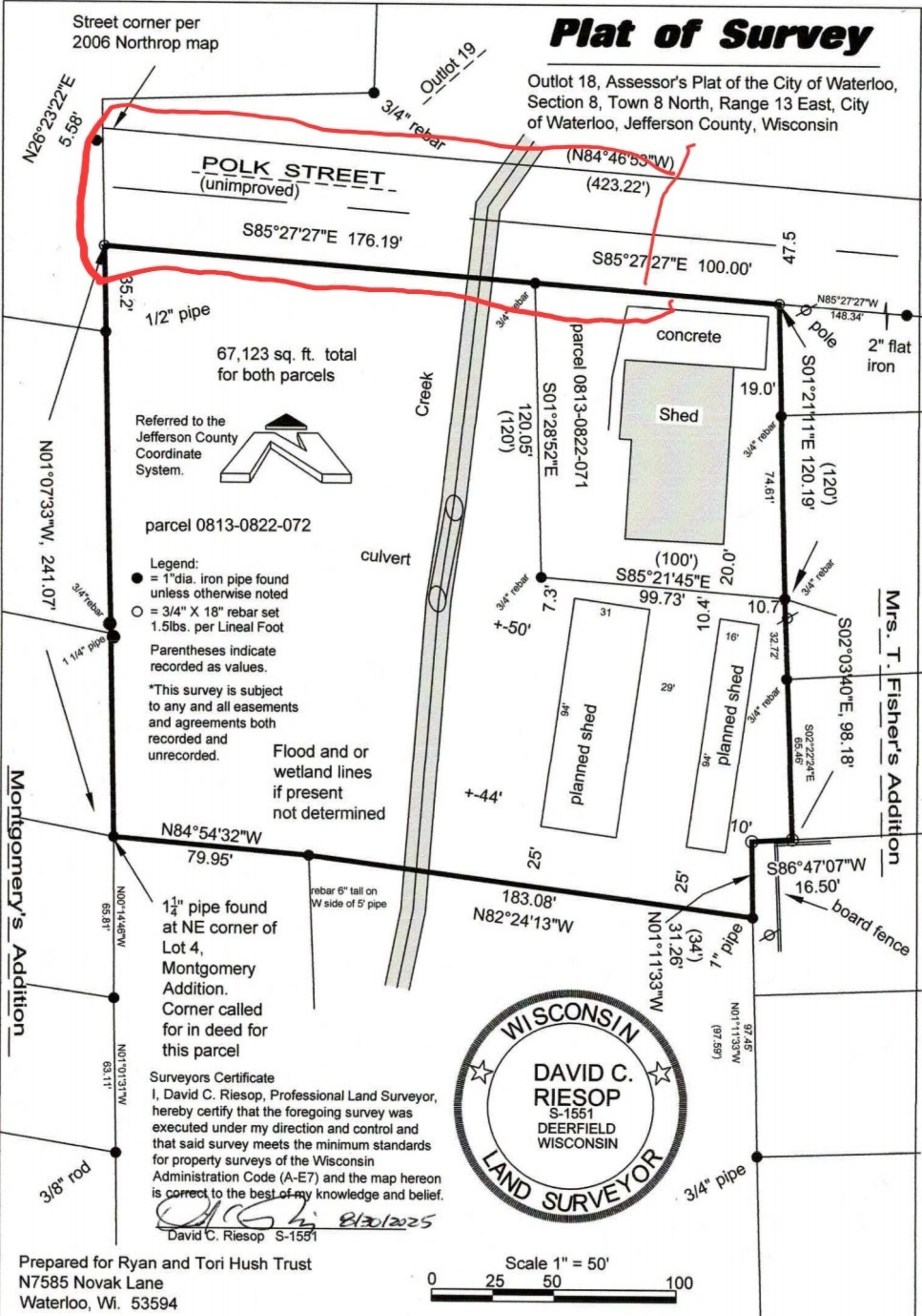
PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL Mayor Quimby called the meeting to order at 6:02p.m.. Commissioners attending: Renforth, Crosby, C.Kuhl, Empey, and Chadwick. Absent Leisses. Others in attendance: P. Kuhl, J. Morris, P. Morris, A.Morris, and Clerk Ritter.
- 2) APPROVAL OF MEETING MINUTES: February 25, 2025 Motion [Empey/Crosby] VOICE VOTE: Motion carried.
- 3) CITIZEN INPUT (3-Minute Time Limit)- none
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - a. Conditional Use 425 Cleveland Motion to send to Council on May 1, 2025 [C.Kuhl/Chadwick] VOICEVOTE: Motion carried.
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 7) ADJOURNMENT Motion [C.Kuhl/Crosby] VOICE VOTE: Motion carried. 6:20p.m.

Jeanne Ritter, Clerk/Deputy Treasurer

Plat of Survey

Outlot 18, Assessor's Plat of the City of Waterloo,
Section 8, Town 8 North, Range 13 East, City
of Waterloo, Jefferson County, Wisconsin



Referred to the
Jefferson County
Coordinate
System.

parcel 0813-0822-072

- Legend:
- = 1" dia. iron pipe found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.

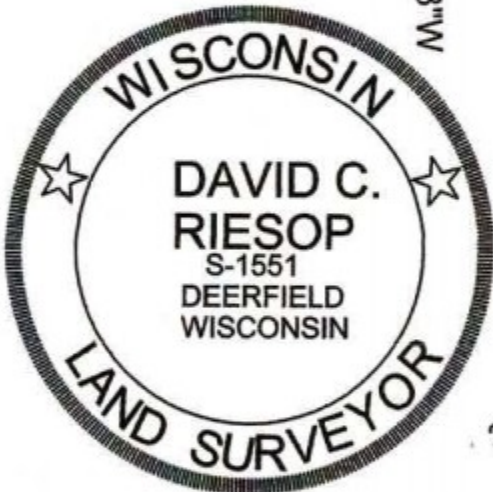
*This survey is subject to any and all easements and agreements both recorded and unrecorded.

Flood and or wetland lines if present not determined

1 1/4" pipe found at NE corner of Lot 4, Montgomery Addition. Corner called for in deed for this parcel

Surveyors Certificate
I, David C. Riesop, Professional Land Surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administration Code (A-E7) and the map hereon is correct to the best of my knowledge and belief.

David C. Riesop S-1551 8/30/2025



Prepared for Ryan and Tori Hush Trust
N7585 Novak Lane
Waterloo, Wi. 53594

Scale 1" = 50'
0 25 50 100

Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6434-25 Date 8/30/2025
Sheet 1 of 1

