



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, January 27, 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 Rezoning from Commercial (C-1) to Residential (R-2)
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING MINUTES: October 28, 2025
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - a. Resolution 2026-04 New CSM Map for 477 W Madison St
 - b. Rezoning Riverwalk Lot 1, 427 W Madison, 409 W. Madison St, 381 W Madison St, and 355 W Madison St
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 7) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

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

Posted, Distributed & Emailed: 01/23/2026

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.

**NOTICE OF CITY OF WATERLOO PLAN COMMISSION PUBLIC HEARING FOR LAND USE REZONING
FROM COMMERCIAL (C-1) TO RESIDENTIAL (R-2) UNDER PROVISIONS OF CHAPTER §385-31 CHANGES
AND AMENDMENTS**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-31 changes and amendments of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application from the City of Waterloo, regarding a Portion of 290-0813-0644-065 Riverwalk, 290-0813-0644-063 427 W Madison, 290-0813-0644-062 409 W. Madison St, 290-0813-0644-061 381 W. Madison St, 290-0813-0644-060 355 W. Madison St., all located in the City of Waterloo.

The land use-rezoning request is to allow a change in land use from existing Commercial (C-1) to a Residential (R-2) due to current use of all parcels is Residential.

The property is described as follows:

- Lot Descriptions: 1) Riverwalk LOT 1, CSM 5708-32-127 DOC 1370234 EX PAR 13,TRANS (PORTION)
- 2) 427 W Madison St W90FT LOT 3, BLK 1,1ST ADD to WATERLOO
- 3) 409 W Madison St LOT3, BLK 1, EX W90FT 1ST ADD TO WATERLOO,EXBEG SE/C
- 4) 381 W Madison St W102 FT LOT 4, BLK 1, 1ST ADD TO WATERLOO, ALSO BEG SE/C
- 5) 355 W Madison St. E63FT LOT 4, BLK 1, 1ST ADD TO WATERLOO

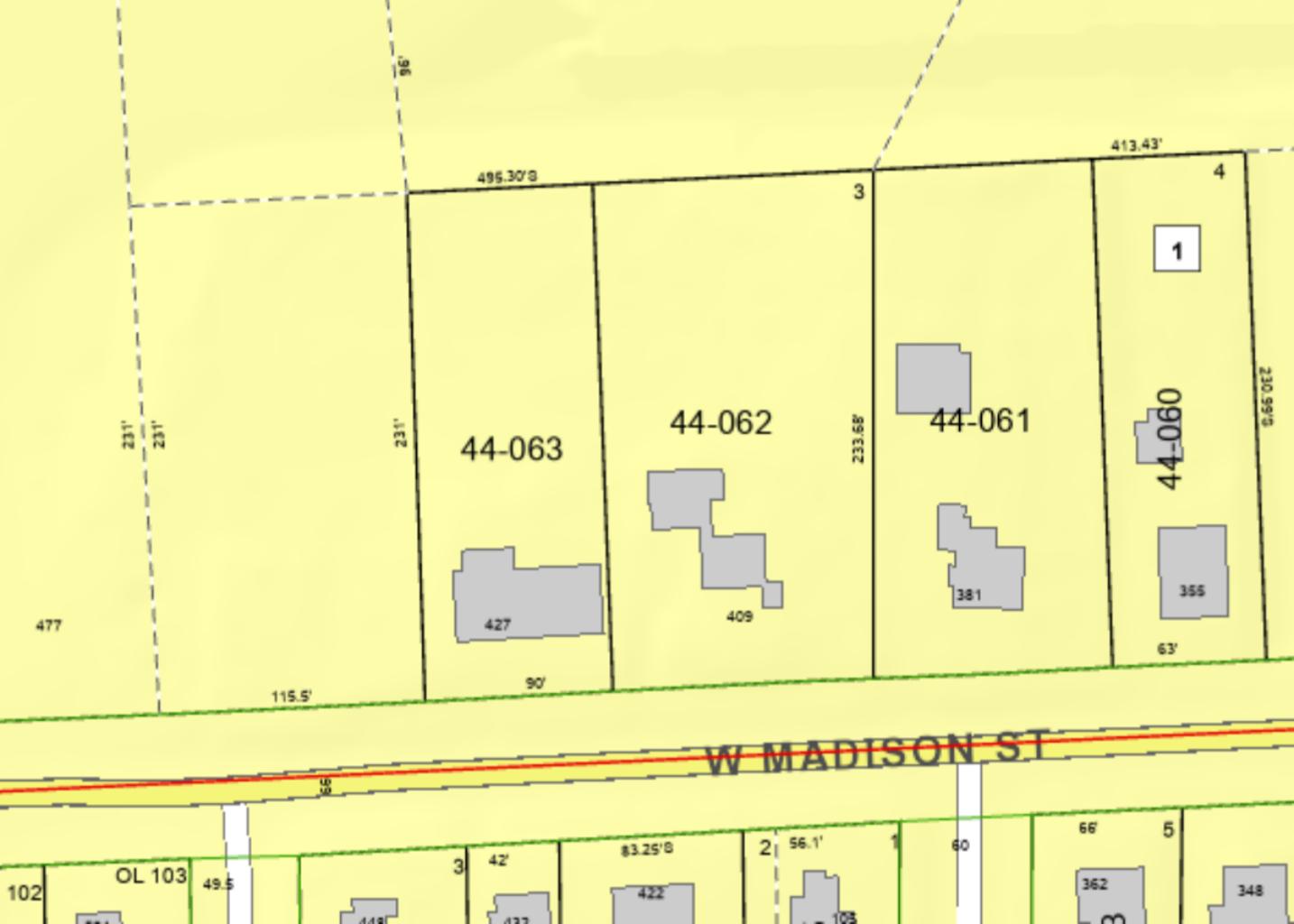
Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the recommendation for a land use zoning change at a public hearing to be held at **6:00 p.m., on Tuesday, January 27, 2026 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

Subsequent to the public hearing, the Plan Commission shall recommend approval, denial or conditional approval of the land use rezoning request to the Common Council. The Common Council will act on the Plan Commission's recommendation at its regular scheduled February 5, 2026 meeting.

Jeanne Ritter
City Clerk/Deputy Treasurer

PUB: The Courier:

January 22, 2026



§ 385-10. R-2 Single-Family Residential District.

The R-2 District is intended to provide a quiet, pleasant and relatively spacious living area for single-family, two-family and multifamily dwellings protected from traffic hazards and intrusion. Further, it is intended that two-family and multifamily dwellings be dispersed throughout the district on a conditional use basis.

A. Permitted uses.

- (1) Uses permitted in the R-1 District.
- (2) Boardinghouses, up to four paying guests or boarders, including bed-and-breakfast establishments.

B. Conditional uses.

- (1) Conditional uses permitted in the R-1 District. **[Amended 3-15-2007 by Ord. No. 2007-05]**
- (2) Two-family dwellings.
- (3) Multifamily dwellings.
- (4) Funeral homes.
- (5) Public hospitals and rest homes.
- (6) Private clubs, fraternities and lodges, except those whose chief activity is customarily carried on as a business.
- (7) Additional garages or accessory building exceeding 144 square feet. **[Added by Ord. No. 95-11; amended 11-5-2009 by Ord. No. 2009-17]**
- (8) Zero lot line or common wall construction single-family dwelling. **[Added by Ord. No. 2-01]**

C. Lot, yard and building requirements. See also § 385-3 of this chapter.

- (1) Single-family dwellings. Same as for R-1 District.
- (2) Two-family dwellings.
 - (a) Lot frontage: minimum 100 feet.
 - (b) Lot area: minimum 12,000 square feet.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum 15 feet.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**

- [4] Building height: maximum 35 feet.
- (d) Accessory building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - [5] Floor area per dwelling unit: minimum 900 square feet.
 - [6] Off-street parking: minimum two spaces per unit. (See also § 385-23 of this chapter.)
- (3) Multifamily dwellings.
 - (a) Lot frontage: minimum 100 feet.
 - (b) Lot area: minimum 12,000 square feet.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum 15 feet.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**
 - [4] Building height: maximum 35 feet.
 - (d) Accessory building:
 - [1] Front yard: minimum 25 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - (e) Number of stories: maximum two.

- (f) Lot area per dwelling unit: minimum 3,600 square feet.
- (g) Floor area per dwelling unit:
 - [1] One-bedroom unit: minimum 600 square feet.
 - [2] Two-bedroom unit: minimum 800 square feet.
 - [3] Three-bedroom unit: minimum 1,000 square feet.
- (h) Off-street parking: 1 1/2 spaces per unit. See also § 385-23 of this chapter.

(4) Zero lot line or common wall single-family units. **[Added by Ord. No. 2-01]**

- (a) Lot frontage: minimum 50 feet each unit.
- (b) Lot area: minimum 6,000 square feet each unit.
- (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: zero feet on one side and a minimum of 15 feet on the other side.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**
 - [4] Building height: maximum 35 feet.
- (d) Accessory building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - [5] Floor area per dwelling unit: minimum 1,000 square feet.
 - [6] Off-street parking: minimum two spaces per unit. (See also § 385-23 of this chapter.)

D. Zero lot line duplexes/common wall construction dwellings. **[Added by Ord. No. 2-01]**

(1) The plans, specifications and construction of zero lot line duplexes shall require that the installation and the construction of sewer, water and other utility services be done in such a manner as to provide separate systems to each dwelling unit.

- (2) A minimum one-hour fire-rated wall shall separate living areas from the lowest floor level, including the basement, to the underside of the roof sheathing. Such basement wall, if any, shall be masonry.
- (3) When attached dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe and maintenance shall be guarded against by private covenant, deed restrictions and the approving authority.
- (4) Deed restrictions. Deed restrictions shall provide:
 - (a) Each side of the building shall be constructed at the same time and in such a way as to be harmonious with the other side so that the overall effect is aesthetically pleasing.
 - (b) Each side of the dwelling shall be provided with a minimum of two trees and foundation planting covering 1/2 of the street side of the unit. Lots shall be maintained equally with respect to lawn care and pruning of shrubs and trees.
 - (c) The dwelling shall be painted, stained or sided one color scheme and any subsequent repainting, staining or siding shall be one color scheme, or according to the plan established by these covenants. The covenants shall describe exterior property maintenance and what is or is not permitted.
 - (d) These covenants shall further discuss the housing of dogs, cats or other domesticated household pets.
 - (e) Violation of these covenants shall be handled by the signing parties.
 - (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.

§ 385-12. C-1 General Commercial District.

The C-1 District is intended to provide an area for the business and commercial needs of the City.

A. Permitted uses.

- (1) Post offices.
- (2) General business and commercial uses which do not generate noise, smoke or odors that would create a public or private nuisance. These uses generally include the following:
[Amended 10-17-2019 by Ord. No. 2019-08]

- (a) Banks, commercial or professional offices and telephone offices.
- (b) Hotels and motels.
- (c) Places of amusement and theaters.
- (d) Personal service, automobile service, and equipment service establishments.
- (e) Bus depots.
- (f) Parking lots.
- (g) Warehousing of 5,000 square feet or less, when an area equal to, or greater than, the same area on the same parcel is used as non-warehousing commercial use.
- (h) Uses customarily incident to any of the above uses.

B. Conditional uses.

- (1) Any other uses similar in character with the permitted uses and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.
- (2) Apartments. See Subsection C below.

C. Uses permitted in the C-1 District are subject to the following conditions:

- (1) Dwelling units are not permitted below the second floor without a conditional use permit and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established. **[Amended by Ord. No. 02-3]**
- (2) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (3) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

D. Development standards. Within the C-1 District, there shall be no minimum required standards or setbacks in order to provide flexibility in the redevelopment of the downtown area. However, new buildings shall be subject to the off-street parking and loading requirements of § 385-23 of this chapter.

§ 385-31. Changes and amendments.

- A. Authority. Whenever the public necessity, convenience, general welfare or good zoning practice require, the City may, by ordinance, change the district boundaries or amend, change or supplement the regulations established by this chapter or amendments thereto. Such change or amendment shall be subject to the review and recommendation of the Plan Commission.

B. Initiation. A change or amendment may be initiated by the Council, the Plan Commission or by a petition of one or more of the owners or lessees of property within the area proposed to be changed.

C. Petitions. Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Clerk-Treasurer and shall describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:

- (1) A plot plan showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
- (2) The owners' names and addresses of all properties lying within 200 feet of the area proposed to be rezoned.
- (3) Additional information required by the Plan Commission.
- (4) Fees as stated in the City of Waterloo Fee Schedule.¹ **[Amended 11-17-2005 by Ord. No. 2005-4]**

D. Recommendations. The Plan Commission shall hold a public hearing as provided for in § 62.23(7)(d), Wis. Stats., and review all proposed changes and amendments within the corporate limits and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Council.

E. Council action. After careful consideration of the Plan Commission recommendations, the Council shall vote on the passage of the proposed change or amendment. If the Council denies the proposed change or amendment, a similar petition for such change or amendment may not be submitted for a period of one year.

F. Protest. In the event of a protest against such district change or amendment to the regulations of this chapter, duly signed and acknowledged by the owners of 20% or more of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20% of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of 3/4 of the members of the Council voting on the proposed change.

1. Editor's Note: The Fee Schedule is on file at the office of the City Clerk-Treasurer.

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



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
Phone: (920) 478-3025
Fax: (920) 478-2021
E-Mail: cityhall@waterloowi.us
Website: www.waterloowi.us

ORDINANCE #2026-01

AN ORDINANCE Rezoning W. Madison St. (parcels 290-0813-0644-065 Riverwalk lot #1, 290-0813-0644-063 427 W Madison, 290-0813-0644-062 409 W Madison St, 290-0813-0644-061 381 W Madison St, 290-0813-0644-060 355 W Madison St) From Commercial 1 to Residential 2 District.

Following a public hearing held on January 27, 2026 and upon the recommendation of the Plan Commission, the Common Council(Feb. 5, 2026) of the City of Waterloo does hereby ordain as follows:

The following parcels: 290-0813-0644-065 Riverwalk lot #1, 290-0813-0644-063 427 W Madison, 290-0813-0644-062 409 W Madison St, 290-0813-0644-061 381 W Madison St, 290-0813-0644-060 355 W Madison St) from existing Commercial 1 to Residential 2 District.

The lots are described as follows:

- 1) Riverwalk LOT 1, CSM 5708-32-127 DOC 1370234 EX PAR 13,TRANS (PORTION)
- 2) 427 W Madison St W90FT LOT 3, BLK 1,1ST ADD to WATERLOO
- 3) 409 W Madison St LOT3, BLK 1, EX W90FT 1ST ADD TO WATERLOO,EXBEG SE/C
- 4) 381 W Madison St W102 FT LOT 4, BLK 1, 1ST ADD TO WATERLOO, ALSO BEG SE/C
- 5) 355 W Madison St. E63FT LOT 4, BLK 1, 1ST ADD TO WATERLOO

This ordinance shall be in full force and effect from and after its passage and publication.

Adopted at a regular meeting of the Common Council on February 5, 2026.

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest:

Jeanne Ritter Clerk /Deputy Treasurer

Date Adopted: _____
Date Published: The Courier, _____

**CITY OF WATERLOO
PLAN COMMISSION**

Plan Commission Resolution No. 2026-04

**A RESOLUTION RECOMMENDING APPROVAL OF A CERTIFIED SURVEY MAP,
DATED JANUARY 8, 2026, DIVIDING PARCEL IDENTIFICATION NO. 290-0813-
0644-065 INTO THREE LOTS**

WHEREAS, Riverwalk of Waterloo, LLC (“Riverwalk”), owns an approximately 10.2974-acre parcel of land in the City of Waterloo (the “City”), Parcel Identification No. 290-0813-0644-065 (the “Riverwalk Parcel”), located at 477 W. Madison Street;

WHEREAS, Ethan A. Wastlick (“Wastlick”) and Riverwalk have entered a purchase agreement, whereby Wastlick is purchasing approximately 0.6915 acres of the Riverwalk Parcel from Riverwalk;

WHEREAS, on behalf of Riverwalk and Wastlick, Michael Berry, a Wisconsin Registered Land Surveyor with Capitol Survey Enterprises, has completed a proposed certified survey map dated January 8, 2026 (the “Proposed CSM”), which divides the Riverwalk Parcel into three lots, with Lot 3 of the Proposed CSM being the parcel that Wastlick is purchasing (the “Wastlick Parcel”);

WHEREAS, Lot 1 of the Proposed CSM is undeveloped;

WHEREAS, the Riverwalk Senior Living facility is located on Lot 2 of the Proposed CSM;

WHEREAS, the Wastlick Parcel is located adjacent to W. Madison Street and is approximately 104.20 feet wide along W. Madison Street (the L30 line on the Proposed CSM) and is approximately 231.01 feet deep (the L29 line on the Proposed CSM);

WHEREAS, the proposed Wastlick Parcel is located in Tax Incremental District No. 2;

WHEREAS, the Riverwalk Parcel is subject to a Tax Incremental Financing Development Agreement (the “Development Agreement”), dated June 24, 2013;

WHEREAS, under the Development Agreement, the City’s prior written approval of any sale of the Riverwalk Parcel is required, and the City may impose reasonable conditions precedent to the granting of its approval of a sale;

WHEREAS, the City has expended approximately \$900,000.00 in development incentives related to the Riverwalk Parcel, which the City is recouping through the terms of the Development Agreement;

WHEREAS, to ensure the City receives the recoupment anticipated under the Development Agreement, approval of the Proposed CSM, which divides the Riverwalk Parcel into

three lots, requires the City to place reasonable conditions on Wastlick's development of the Wastlick Parcel;

WHEREAS, under City Ordinance § 380-20, the Plan Commission is charged with reviewing all proposed certified survey maps and must recommend the approval, conditional approval, or rejection of the map to the Common Council;

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Waterloo, resolves as follows:

1. The Plan Commission recommends approval of the Proposed CSM to the Common Council upon the following conditions:

a. Wastlick shall enter a development agreement with the City, under which Wastlick shall be required to complete construction on a residential house of a minimum taxed assessed value of \$258,655.00 on the Wastlick Parcel (Lot 3 of the Proposed CSM) within two (2) years of final approval of the Proposed CSM (for a total parcel value, land and improvements, greater than or equal to \$300,486.00). The development agreement shall also include a term stating that if Wastlick does not complete construction of a residential house of the required value on the Wastlick Parcel within two (2) years of final approval of the Proposed CSM, Wastlick shall be required to make Developer Subsidy payments to the City to compensate for unachieved tax incremental revenue, consistent with Section 4.3 of the Development Agreement; and

b. Any subsequent sale or assignment of the Wastlick Parcel (Lot 3 of the Proposed CSM) is subject to the approval of the City for the duration of Tax Incremental District No. 2.

c. Any subsequent sale or assignment of Lot 1 of the Proposed CSM remains subject to the approval of the City for the duration of the Development Agreement. Further, the Development Agreement continues to apply to Lot 1 and Lot 2 of the Proposed CSM, unless and until the Development Agreement expires under its terms, or the City consents to release Lot 1 and/or Lot 2 of the Proposed CSM from the Development Agreement.

d. If Riverwalk ever sells, assigns, or otherwise transfers Lot 1, it shall enter an easement agreement at the time of sale/assignment/transfer permitting ingress and egress for emergency vehicles (including police, fire, ambulance, public works, and other emergency or public safety vehicles necessary to serve the Riverwalk Senior Living facility and its successors and assigns) over Lot 1 to Lot 2, as such easement is depicted on Page 2 of the Proposed CSM. The terms of the easement are subject to the review and approval of the City.

Approved by a vote of _____ in favor and _____ opposed and _____ not voting on this
27th day of January, 2026.

CITY OF WATERLOO PLAN COMMISSION

Jenifer Quimby
Mayor

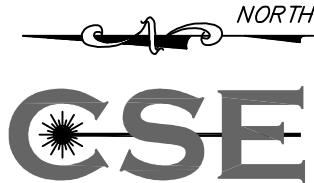
ATTEST:

Jeanne Ritter
City Clerk

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

GRAPHIC SCALE

1 INCH = 200 FT.

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.

MAUNESHAW RIVER

UNESHA_RV (WATERLOO CREEK)

MAUNESHA RIVER I
(WATERLOO CREEK)

MAUNESHA RIVER II
(WATERLOO CREEK)

L14 L15 L16 L17 L18 L19 L20

ENVIRONMENTAL CORRIDOR
PER JEFFERSON
COUNTY G.I.S.

LOT 1
241,900 SQ. FT.
5.5533 ACRES

SE CORNER
OF BLOCK 2
ADDITION TO WATERLOO

SE CORNER
OF BLOCK 2
ADDITION TO WATERLOO

L22 PART OF LOT 8
L23 PART OF LOT 9
L24 FIRST ADDITION TO WATERLOO
FND PK NAIL
PART OF LOT 6 & LOT 7 BLOCK 1
PART OF LOT 8 BLOCK 1
L25 (WEST 192.94') S 8800' 31" W 192.64' S 88' 00" 31" W 564.49'
L26 SOUTH LINE OF THE SE 1/4 OF SECTION 6
WAY WIDTH VARIES

L37 PART OF LOT 4
L28 FIRST ADDITION TO WATERLOO
PART OF LOT 3 BLOCK 1
PART OF LOT 3
L29 149.6' 2683.78' (PUBLIC RIGHT OF WAY WIDTH VARIES)
L38
L39 LOT 3 30,123 SQ. FT.
0.6915 ACRES
L40
L41
L42
L30 N 8805' 31" E
L31 44'
L43
L44
FND 3/4" IP
1199.53'

WEST MADISON STREET/S.I.H. "19"

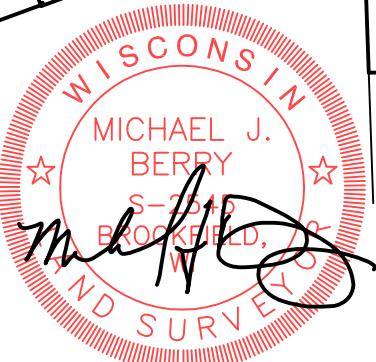
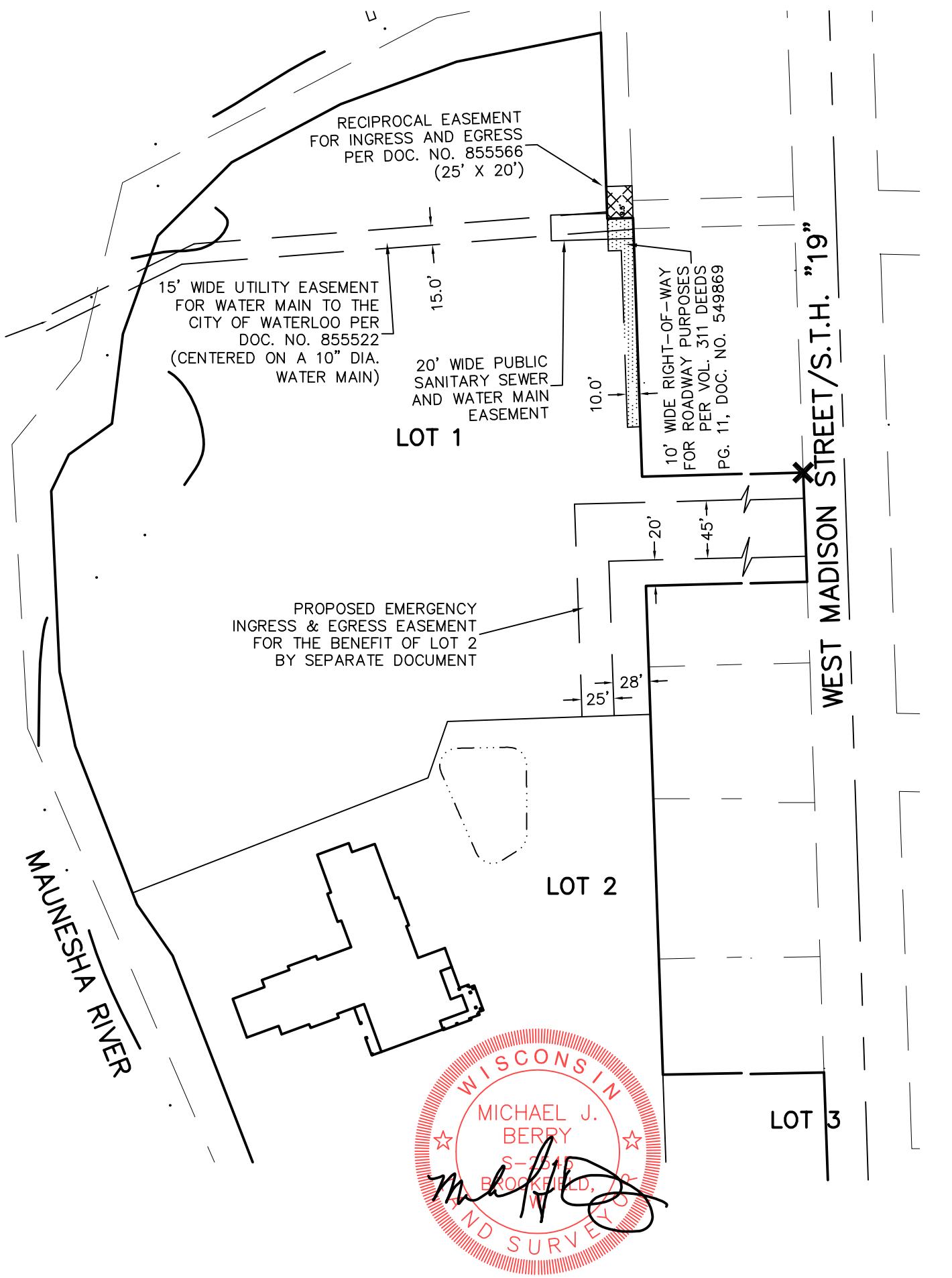
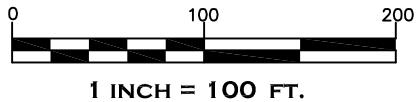
A circular red seal for a Wisconsin land surveyor. The outer ring contains the word "WISCONSIN" at the top and "LAND SURVEY" at the bottom. The inner circle contains the name "MICHAEL J. BERRY" above the identifier "S-7545". Below the identifier is the location "BROCKFIELD, WI". A large, handwritten signature of the name "Michael J. Berry" is overlaid across the center of the seal.

DECEMBER 15, 2025
REVISED: 1/8/26

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.

GRAPHIC SCALE



DECEMBER 15, 2025

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY REVISED: 1/8/26

SHEET 2 OF 6

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.

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
REVISED: 1/8/26

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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
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 266.27 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 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.

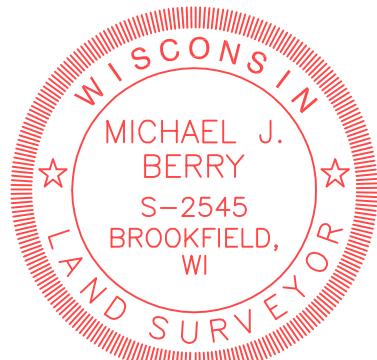
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

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.

REVISED: 1/8/26


PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



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.

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, HAWTHORNE 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

JEANNE RITTER, CITY CLERK

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
REVISED: 1/8/26