



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

CITY OF WATERLOO COUNCIL AGENDA
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING – 136 N. MONROE STREET
Thursday, October 1, 2026 – 7:00 p.m.

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

- 1.) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL
- 2.) MEETING MINUTES APPROVAL:
 - a. September 17, 2026 – Regular Council Meeting
 - b. September 25, 2026 – Special Council Meeting
- 3.) CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit)
- 4.) MEETING SUMMARIES (since last Council meeting)
 - a. 09/22/2026 Planning Commission
 - b. 09/24/2026 Special Finance – Special Budget
 - c. 09/28/2026 Fire/EMS
 - d. 09/28/2026 Library Board
 - e. 10/01/2026 Public Works
- 5.) RECOMMENDATIONS OF BOARDS, COMMITTEES, and COMMISSIONS
 - a. PLANNING COMMISSION
 - i. Highland Terrace Final Plat Approval
 - b. PUBLIC WORKS
 - i. Ordinance 2026-11: Amending Parking on Jefferson St from Polk St. to Leschinger St.
 - ii. Ordinance 2026-12: Two- or Four-Hour Parking on Mill Street from Cleveland St. to E. Madison St. east side only
- 6.) NEW BUSINESS
 - a. Resolution 2026-55: Establish City Wide Trick or Treat for Halloween
 - b. 575 W. Madison Street – Solarium Claim [NOTE: The City Council may meet in closed session per Wis. Stat. 19.85(1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved." Upon concluding a closed session, the Committee will reconvene in open session.]
- 7.) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
- 8.) ADJOURNMENT

Lucy Peterson
City Clerk/Deputy Treasurer

Posted & Emailed: 09/29/2026.

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 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

CITY OF WATERLOO COMMON COUNCIL - MEETING MINUTES: August 20, 2026

[a digital recording of this meeting also serves as the official record]

1. CALL TO ORDER PLEDGE OF ALLEGIANCE & ROLL CALL: Mayor Quimby called the meeting to order at 7:00 p.m. Alderpersons present: S. Cummings (Arrived before Closed Session), D.J. Dorn, C. Kuhl, J. Zimmermann, T. Thomas, R. Weihert, and J. Haseleu. Absent: None. Others attending in-person: Mayor Quimby, Park Coordinator Haberkorn DPW Director Yerges, Police Chief Warner, Asst. Fire Chief Whitebird, Library Director Mountford, Amanda Brueckner, Paula Jacob, Jesse Mowery, Mike Kitelinger, Travis Schaller, Chris Hauptli, Ralph Vernig, Jenna Sorensen, Jeff Otteson, Jeannie Otteson, Art Biermeier, Vanessa Gagliano, Heather Yahn, Lucy Peterson, Brian Peterson, Mike Tschanz, Noah Jacobson, Jon Schumann, Glenna McKay, Kevin Kaufman, Ben Wehmeier, & WLOO videographers. The Pledge of Allegiance was recited.
2. MEETING MINUTES APPROVAL: September 3, 2026. MOTION: Motion by Kuhl to approve meeting minutes, seconded by Dorn. VOICE VOTE: Motion Carried 6-0.
3. CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit): Glenna McKay spoke on BECI opposition Resolution the City Council passed at the last meeting. McKay also spoke on the Karl Junginger Memorial Library budget for 2027. Heather Yahn spoke on the history of the Karl Junginger Memorial Library.
4. MEETING SUMMARIES (since last Council meeting)
 - a. 09/09/2026, 09/14/2026, 09/17/2026 Finance
 - b. 09/10/2026 Cable Board
5. CONSENT AGENDA ITEMS: MOTION: Motion by Kuhl to approve Consent Agenda Items, seconded by Thomas. VOICE VOTE: Motion Carried 6-0.
 - a. Reports of City Officials & Contract Service Providers
 - i. Fire & Emergency Medical Services
 - ii. Building Inspections
 - iii. Public Works
 - iv. Police
 - v. Library Board
 - vi. Water & Light Utility Commission
 - vii. Watertown Humane Society
 - viii. Cable TV
6. NEW BUSINESS
 - a. ThriveED Presentation: Ben Wehmeier from Greater Watertown Community Health Foundation gave a presentation on the new merger of GWCHF and ThriveED. No Motion.
7. RECOMMENDATIONS OF BOARDS, COMMITTEES, AND COMMISSIONS
 - a. Finance, Insurance and Personnel
 - i. July 2026 Financial Statements: Payroll \$_____, General Disbursements \$_____ and Clerk/Treasurer's Reports [\[see Municipal Website\]](#)
 - ii. August 2026 Financial Statements: Payroll \$_____, General Disbursements \$_____ and Clerk/Treasurer's Reports [\[see Municipal Website\]](#) Kuhl discussed the Treasurer position and asked for both items (i) and (ii) to be deferred to the next meeting. Discussion. MOTION: Motion by Kuhl to defer July 2026 Financial Statements and August 2026 Financial Statements until next month, seconded by Weihert. VOICE VOTE: Motion Carried 3-0.
 - b. Resolution #2026-44 Infrastructure Reserve Account: Kuhl spoke on the creation of the account at the advice of Baker Tilly and Ehlers. Discussion, MOTION: Motion by Kuhl to approve Resolution 2026-44 Infrastructure Reserve Account, seconded by Zimmermann. VOICE VOTE: Motion Carried 6-0.
 - c. Resolution #2026-45 Excess General Fund Transfer: Kuhl discussed that the resolution is now the work of Resolution 2026-44. Discussion, MOTION: Motion by Kuhl to approve Resolution 2026-45 Excess General Fund Transfer, seconded by Weihert. VOICE VOTE: Motion Carried 6-0.
 - d. Ordinance #2026-09 Amending Section 53-12 C (1): Kuhl spoke on the ordinance to go along with Resolution #2026-45. Discussion, MOTION: Motion by Kuhl to approve Resolution 2026-44 Infrastructure Reserve Account, seconded by Zimmermann. VOICE VOTE: Motion Carried 6-0.
 - e. Resolution #2026-50 Authorization to create RFP for Comprehensive Plan and Zoning Ordinance updates, per Purchasing Policy dollar limit. Kuhl spoke briefly on the need for the Comprehensive Plan by State Statutes. Discussion. MOTION: Motion by Kuhl to approve Resolution 2026-50 Authorization to create RFP for Comprehensive Plan and Zoning Ordinance, seconded by Zimmermann. VOICE VOTE: Motion Carried 6-0.
 - f. Resolution #2026-51 Authorization of Contingency Funds for Duct Work at City Hall: DPW Director Yerges discussed the need for Thermostat replacement and Duct Work moved at City Hall. Discussion. MOTION: Motion by Dorn to approve Resolution 2026-51 Authorization of Contingency Funds for Duct Work at City Hall, seconded by Zimmermann. ROLL CALL VOTE: Motion Carried 6-0.

- g. Resolution #2026-52 Drumlin Fields Development Agreement: Mayor Quimby spoke on the Resolution being the last step in the process before the development can begin. Discussion. MOTION: Motion by Kuhl to approve Resolution 2026-52 Drumlin Fields Development Agreement, seconded by Zimmermann. VOICE VOTE: Motion Carried 6-0.
- h. Resolution #2026-53 Authorizing a Temporary 10% Compensation Increase for City Clerk Job Duties: Kuhl discussed Gabe Haberkorn working in City Clerk job duties and task until the position is retroactive back to August. Discussion. MOTION: Motion by Kuhl to approve Resolution 2026-53 Authorizing a Temporary 10% Compensation Increase for City Clerk Job Duties, seconded by Dorn. ROLL CALL VOTE: Motion carried 6-0.
- i. Resolution #2026-54 Authorizing Payout of Comp Time for Parks Coordinator Gabe Haberkorn: Kuhl stated that he had a conversation with Park Coordinator Haberkorn and asked to defer Resolution 2026-54. MOTION: Motion by Kuhl to defer Resolution 2026-54 Authorizing Payout of Comp Time, seconded by Weihert. VOICE VOTE: Motion Carried 6-0.
- j. Hiring new City Clerk & City Treasurer: MOTION: Motion by Kuhl to go into Closed Session, seconded by Weihert. ROLL CALL VOTE: Motion Carried 6-0. Approximate time 7:33 pm.
 - i. [NOTE: The City Council may meet in closed session per Wis. Stat. 19.85(1)(c) "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility. Upon concluding a closed session, the Committee will reconvene in open session.]
MOTION: Motion by Kuhl to move to Open Session, seconded by Weihert. ROLL CALL VOTE: Motion Carried 3-0. Approximate time 7:52 pm.

MOTION: Motion by Kuhl the hiring of Mike Tschanz as the new Treasurer/ Deputy City Clerk, seconded by Cummings. VOICE VOTE: Motion Carried 6-0.

MOTION: Motion by Kuhl the hiring of Lucy Peterson as the new City Clerk/Deputy Treasurer, seconded by Haseleu. VOICE VOTE: Motion Carried 6-0.

- 8. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS: Mayor Quimby announced the generous donations to City of Waterloo groups by the Karen Holley Estate.
- 9. ADJOURNMENT: MOTION: Motion by Thomas to adjourn, seconded by Cummings. VOICE VOTE: Motion Carried 6-0. 7:57 pm.

Attest: Charlie Kuhl, Council President

CITY OF WATERLOO SPECIAL CITY COUNCIL- MEETING MINUTES: September 25, 2026 at 1 pm

[a digital recording of this meeting also serves as the official record]

- 1.) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL: Mayor Quimby called the meeting to order at 1:01 pm. Alderpersons present: S. Cummings, DJ Dorn, J. Zimmerman, T. Thomas (left in closed session), R. Weihert, J. Haseleu. Absent: C. Kuhl
- 2.) CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit): None.
- 3.) RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS
 - a. Finance, Insurance and Personnel: Resolution Employee Insurance: [NOTE: The City Council may meet in closed session per Wis. Stat. 19.85(1)(c) "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility. Upon concluding a closed session, the Committee will reconvene in open session.]

Mayor Quimby discussed certain numbers and possibly having to contact the City Attorney's office to discuss the Insurance costs and how it would affect Union Contracts. Discussion.

MOTION: Motion by Weihert to go into recess to contact the City Attorney for an allotted amount of time it takes, seconded by Haseleu. VOICE VOTE: Motion Carried 6-0. Approximate time 1:12 pm.

MOTION: Motion by Weihert to reconvene, seconded by Haseleu. VOICE VOTE: Motion Carried 6-0. Approximate time 1:18 pm. Discussion on employee opt outs and the final numbers. Discussion.

MOTION: Motion by Cummings to go into Closed Session, seconded by Haseleu. ROLL CALL VOTE: Motion Carried 6-0. MOTION: Approximate time 1:26 pm.

MOTION: Motion by Kuhl to move to Open Session, seconded by Weihert. ROLL CALL VOTE: Motion Carried 5-0. Approximate time 2:25 pm. (Alder Thomas was not present to come back into Open Session)

MOTION: Motion by Weihert to return to the Traditional P12 Health Insurance from the High Deductible per City of Waterloo Employee recommendations, seconded by Cummings. ROLL CALL VOTE: Motion Carried 5-0.

MOTION: Motion by Weihert to refer to Finance, Personnel & Insurance committee to create a funding process to cover P12 Traditional plan option through means discussed at the September 24th, 2026 Finance, Insurance and Personnel Committee Meeting, seconded by Cummings. VOICE VOTE: Motion Carried: 5-0
- 4.) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS: Mayor Quimby announced that the October 1st City Council meeting will have discussion of City Halloween hours.
- 5.) ADJOURNMENT: MOTION: Motion by Cummings to adjourn, seconded by Dorn. VOIC VOTE: Motion Carried: 5-0 Approximate time 2:31 pm

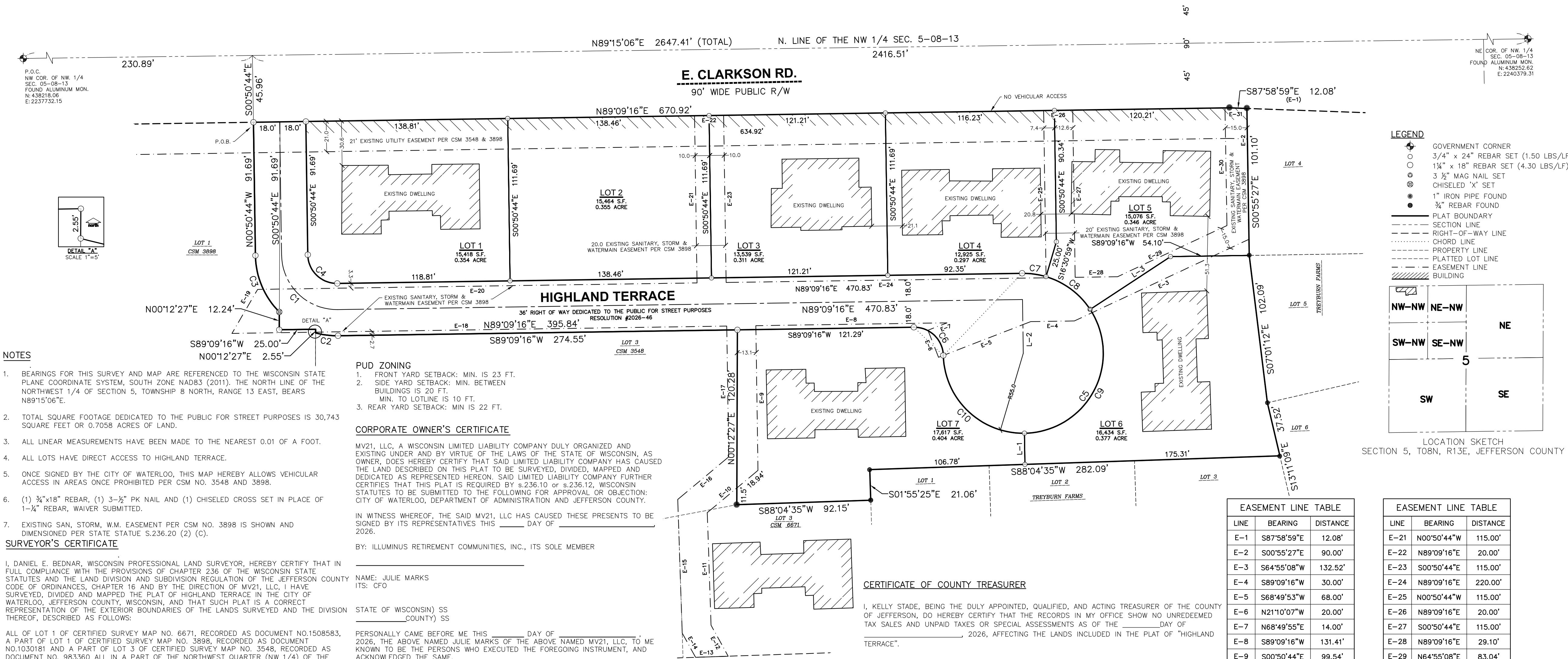
Lucy Peterson
City Clerk/Deputy Treasurer

Posted & Emailed: 09/30/2026.

HIGHLAND TERRACE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6671, RECORDED AS DOCUMENT NO.1508583, A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3898, RECORDED AS DOCUMENT NO.1030181 AND A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3548, RECORDED AS DOCUMENT NO. 983360 ALL IN A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN

UNPLATTED LANDS



NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011). THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 13 EAST, BEARS N89°15'06\"E.
- TOTAL SQUARE FOOTAGE DEDICATED TO THE PUBLIC FOR STREET PURPOSES IS 30,743 SQUARE FEET OR 0.7058 ACRES OF LAND.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.
- ALL LOTS HAVE DIRECT ACCESS TO HIGHLAND TERRACE.
- ONCE SIGNED BY THE CITY OF WATERLOO, THIS MAP HEREBY ALLOWS VEHICULAR ACCESS IN AREAS ONCE PROHIBITED PER CSM NO. 3548 AND 3898.
- (1) 3/4\"x18\" REBAR, (1) 3-1/2\" PK NAIL AND (1) CHISELED CROSS SET IN PLACE OF 1-1/4\" REBAR, WAIVER SUBMITTED.
- EXISTING SAN, STORM, W.M. EASEMENT PER CSM NO. 3898 IS SHOWN AND DIMENSIONED PER STATE STATUTE S.236.20 (2) (C).

SURVEYOR'S CERTIFICATE

I, DANIEL E. BEDNAR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE JEFFERSON COUNTY CODE OF ORDINANCES, CHAPTER 16 AND BY THE DIRECTION OF MV21, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF HIGHLAND TERRACE IN THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN, AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF, DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6671, RECORDED AS DOCUMENT NO.1508583, A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3898, RECORDED AS DOCUMENT NO.1030181 AND A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3548, RECORDED AS DOCUMENT NO. 983360 ALL IN A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89°15'06\" EAST FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION 230.89 FEET; THENCE SOUTH 00°50'44\" EAST 45.96 FEET TO THE SOUTH LINE OF EAST CLARKSON ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°09'16\" EAST ALONG SAID SOUTH LINE 670.92 FEET; THENCE SOUTH 87°58'59\" EAST ALONG SAID SOUTH LINE 12.08 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6671; THENCE SOUTH 00°55'27\" EAST ALONG SAID EAST LINE 101.10 FEET; THENCE SOUTH 07°01'12\" EAST ALONG SAID EAST LINE 102.09 FEET; THENCE SOUTH 13°11'09\" EAST ALONG SAID EAST LINE 37.52 FEET TO THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 88°04'35\" WEST ALONG SAID SOUTH LINE 282.09 FEET; THENCE SOUTH 01°55'25\" EAST ALONG SAID SOUTH LINE 21.06 FEET; THENCE SOUTH 88°04'35\" WEST ALONG SAID SOUTH LINE 92.15 FEET TO THE EAST LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3548; THENCE NORTH 00°12'27\" EAST ALONG SAID EAST LINE 120.28 FEET; THENCE SOUTH 89°09'16\" WEST 274.55 FEET TO THE POINT OF BEGINNING OF A CURVE; THENCE NORTHWESTERLY 15.61 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS LIES 56.00 FEET TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 82°51'35\" WEST, 15.56 FEET TO THE EASTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP 3898; THENCE NORTH 00°12'27\" EAST ALONG SAID EASTERLY LINE 2.55 FEET; THENCE SOUTH 89°09'16\" WEST ALONG SAID EASTERLY LINE 25.00 FEET; THENCE NORTH 00°12'27\" EAST ALONG SAID EASTERLY LINE 12.24 FEET TO THE POINT OF BEGINNING OF A CURVE; THENCE NORTHWESTERLY 43.21 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS LIES 56.00 FEET TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 22°57'09\" WEST, 42.15 FEET; THENCE NORTH 00°50'44\" WEST 91.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID DESCRIBED PARCEL OF LAND CONTAINS 137,214 SQUARE FEET OR 3.1500 ACRES.

DANIEL E. BEDNAR, S-2812
PROFESSIONAL LAND SURVEYOR

AUGUST 31, 2026

DATE



PUD ZONING

- FRONT YARD SETBACK: MIN. IS 23 FT.
- SIDE YARD SETBACK: MIN. BETWEEN BUILDINGS IS 20 FT.
MIN. TO LOTLINE IS 10 FT.
- REAR YARD SETBACK: MIN IS 22 FT.

CORPORATE OWNER'S CERTIFICATE

MV21, LLC, A WISCONSIN LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID LIMITED LIABILITY COMPANY FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY s.236.10 or s.236.12, WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WATERLOO, DEPARTMENT OF ADMINISTRATION AND JEFFERSON COUNTY.

IN WITNESS WHEREOF, THE SAID MV21, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

BY: ILLUMINUS RETIREMENT COMMUNITIES, INC., ITS SOLE MEMBER

NAME: JULIE MARKS
ITS: CFO

STATE OF WISCONSIN) SS
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED JULIE MARKS OF THE ABOVE NAMED MV21, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF WATERLOO COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS PLAT OF "HIGHLAND TERRACE", IS HEREBY APPROVED BY THE CITY OF WATERLOO PLAN COMMISSIONS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE THIS _____ DAY OF _____, 2026.

JENIFER QUIMBY, MAYOR
CITY OF WATERLOO

JEANNE RITTER, CITY CLERK
CITY OF WATERLOO

CITY OF WATERLOO PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF WATERLOO PLAN COMMISSION ACTION OF _____, 2026.

JENIFER QUIMBY, MAYOR
CITY OF WATERLOO PLAN COMMISSION

DATE

CITY OF WATERLOO TREASURER APPROVAL

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, LANA NELSON, BEING THE DULY APPOINTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERLOO, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ (DATE) _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF HIGHLAND TERRACE.

LANA NELSON, CITY TREASURER

DATE

CERTIFICATE OF COUNTY TREASURER

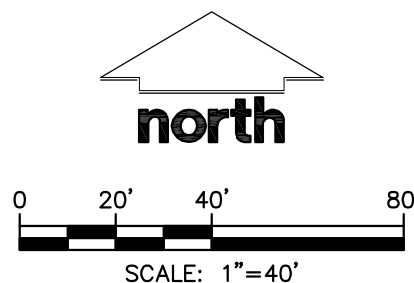
I, KELLY STADE, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2026, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "HIGHLAND TERRACE".

KELLY STADE
TREASURER, JEFFERSON COUNTY

DATE

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN
C1	38.00'	90°00'00"	S45°50'44"E	53.74'	59.69'	N89°09'16"E
C2	56.00'	15°58'19"	N82°51'35"W	15.56'	15.61'	S89°09'16"W
C3	56.00'	44°12'50"	N22°57'09"W	42.15'	43.21'	N45°03'34"W
C4	20.00'	90°00'00"	S45°50'44"E	28.28'	31.42'	S00°50'44"E
C5	55.00'	269°14'10"	S43°46'21"W	78.30'	258.45'	N89°09'16"E
C10	55.00'	89°14'10"	N46°13'39"W	77.26'	85.66'	N01°36'34"W
C6	20.00'	89°14'10"	S46°13'39"E	28.10'	31.15'	N89°09'16"E
C7	55.00'	17°21'43"	S82°09'52"E	16.60'	16.67'	S73°29'01"E
C8	55.00'	40°10'52"	S53°23'35"E	37.79'	38.57'	S33°18'09"E
C9	55.00'	122°27'25"	S27°55'34"W	96.42'	117.55'	S89°09'16"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N00°50'44"W	21.46'
L-2	S00°50'44"E	37.00'
L-3	S56°41'51"W	66.10'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S87°58'59"E	12.08'
E-2	S00°55'27"E	90.00'
E-3	S64°55'08"W	132.52'
E-4	S89°09'16"W	30.00'
E-5	S68°49'53"W	68.00'
E-6	N21°10'07"W	20.00'
E-7	N68°49'55"E	14.00'
E-8	S89°09'16"W	131.41'
E-9	S00°50'44"E	99.54'
E-10	S50°09'04"W	45.41'
E-11	S01°55'25"E	77.43'
E-12	S28°55'25"E	24.39'
E-13	S88°04'35"W	22.45'
E-14	N28°55'25"W	19.00'
E-15	N01°55'25"W	92.00'
E-16	N50°09'04"E	45.64'
E-17	N00°50'44"W	90.00'
E-18	S89°09'16"W	340.17'
E-19	N30°12'08"E	35.02'
E-20	N89°09'16"E	302.11'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-21	N00°50'44"W	115.00'
E-22	N89°09'16"E	20.00'
E-23	S00°50'44"E	115.00'
E-24	N89°09'16"E	220.00'
E-25	N00°50'44"W	115.00'
E-26	N89°09'16"E	20.00'
E-27	S00°50'44"E	115.00'
E-28	N89°09'16"E	29.10'
E-29	N64°55'08"E	83.04'
E-30	N00°55'27"W	80.91'
E-31	N89°09'16"E	2.94'

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified **September 18, 2026**

Department of Administration



SURVEYED FOR:

MV21, LLC
BY: ILLUMINUS
2979 TRIVERTON PIKE RD.
FITCHBURG, WI

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666

PROJECT LOCATION:
SECTION 5
TOWNSHIP 8 NORTH
RANGE 13 EAST
CITY OF WATERLOO
JEFFERSON COUNTY, WI



CREATE THE VISION TELL THE STORY
jsdinc.com

FINAL PLAT OF HIGHLAND TERRACE

PROJECT NO: 25-16161	SURVEYED BY: NTS	INITIAL SUBMITTAL DATE: AUGUST 31, 2026
FIELDBOOK/Pg: -	DRAWN BY: NCC	REVISION RESUBMITTAL DATE: SEPTEMBER 16, 2026
		REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL DATE: -

SHEET 1 OF 1



Commitment No.: NCS-1320044-MKE

**Transaction Identification Data, for which the Company assumes no liability as set forth in
Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office: 833 East Michigan St., Suite 550, Milwaukee, WI 53202

Issuing Office's ALTA® Registry ID: 1160394

Commitment Number: NCS-1320044-MKE

Issuing Office File Number: NCS-1320044-MKE

Property Address: 105, 231, 235, 252, 255, 258, 259, 261, 265, 271, 275, 281, and 285 Highland Terrace,
Waterloo, WI 53594

Revision Number: 01 (September 10, 2026)

Title Officer: Kara Fischbach

Phone: (414)224-1778

Email: kfischbach@firstam.com

Escrow Officer: Chad Olson

Phone: (414)224-1778

SCHEDULE A

1. Commitment Date: August 24, 2026 at 7:30 AM
2. Policy to be issued:
 - a. ☒ ALTA® Owner's Policy
Proposed Insured: The City of Waterloo, Wisconsin
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: See Item 3 below
 - b. ☐ ALTA® Policy
Proposed Insured: NONE
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: See Item 3 below
 - c. ☐ ALTA® Policy
Proposed Insured: NONE
Proposed Amount of Insurance: \$0.00

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The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, [at the Commitment Date, vested in:](#)

MV21, LLC, a Wisconsin limited liability company

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Commitment No.: NCS-1320044-MKE

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. We have been informed that only a portion of the premises described on Schedule A herein will be subject to the proposed transaction.

We must be furnished a fully executed Plat made by a competent and qualified surveyor which must establish the exact boundaries of the land.

The Plat must establish a satisfactory land description which precisely sets forth the location of the land's boundaries.

Upon recording of the Plat, Schedule A will need to be updated with recording information prior to closing.

We reserve the right to make further exceptions and requirements.

6. Deed from MV21, LLC, a Wisconsin limited liability company to The City of Waterloo, Wisconsin.
7. In regard to MV21, LLC, a Wisconsin limited liability company, we require the following:
 - A) Furnish a copy of the Articles of Organization and the Operating Agreement.
 - B) Furnish a Certificate of Good Standing from the Wisconsin Secretary of State's office.
 - C) Furnish a resolution of the members authorizing the proposed transaction.

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D) The proposed transaction should be executed by all the members of the LLC unless provided otherwise in the operating agreement. If the members of the above referenced limited liability company are entities other than individuals, additional requirements will be made.

Upon review of these items we reserve the right to make further requirements.

8. The Proposed Amount of Insurance shown in Schedule A hereof must be increased in an amount equivalent to the full value of the subject premises or the full amount of the mortgage to be executed before the policy will be issued. At such time additional charges will be made in conformity with established rates.
9. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

NEW CONSTRUCTION : As a condition to issuance of the policy you must advise the Company in writing if any construction has occurred within the past 180 days or is contemplated or will occur on the Land. Additional information will be required by the Company. Your failure to notify us and to accurately provide information that we request may void any coverage for any lien or right to a lien for services, labor or materials in connection with the construction or renovation of improvements on the Land.

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Commitment No.: NCS-1320044-MKE

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Special taxes, assessments or charges, if any.

NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.

7. Taxes, general and special for the year 2026, not now due and payable.

Tax Parcel No. 290-0813-0522-070 (underlying) and 290-0813-0522-071 (underlying)

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8. General and special taxes and assessments for the fiscal year 2025 are exempt from municipal property taxes. If the exempt status is terminated an additional tax may be levied. A.P. No.: Underlying 290-0813-0522-070
9. General taxes for the year 2025 in the amount of \$9,803.67 are paid in full.

(Affects Underlying Tax Parcel No. 290-0813-0522-071)
10. Current and future obligations arising from the inclusion of the subject parcels in Tax Incremental District No. 5.

(Affects Underlying Tax Parcel No. 290-0813-0522-071)
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. [3898](#), recorded December 14, 1999, in Volume 18 of Certified Survey Maps, page 264, as Document No. 1030181 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. [6671](#), recorded on June 16, 2026, as Document No. 1508583 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.

(Affects Parcel I)
13. Grant of Easement to Wisconsin Telephone recorded April 17, 1969 in Volume 427, page 314 as Document No. [679617](#).
14. Agreement for payment in lieu of Real Estate Taxes recorded December 26, 1997 in Volume 1018 Records, page 578 as Document No. [985004](#).
15. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded on September 15, 2022 as Document No. [1467146](#), of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
16. Rights of tenants in possession under unrecorded leases.
17. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of

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satisfactory affidavits of the present owner and purchaser that no such commissions are owed, or that commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.

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Commitment No. NCS-1320044-MKE

EXHIBIT A

THAT PART OF THE FOLLOWING DESCRIBED LAND:

PARCEL I:

Lot 1 of CERTIFIED SURVEY MAP NO. 6671 recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on June 16, 2026, as Document No. 1508583, said Certified Survey Map being all of Lot 2 of Certified Survey Map No. 3898, located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 5, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, State of Wisconsin.

For Informational Purposes Only:

Property Address: 231, 235, 252, 255, 258, 259, 261, 265, 271, 275, 281 and 285 Highland Terrace
Underlying Tax Parcel No. 290-0813-0522-070

PARCEL II:

A part of Lot 1 of Certified Survey Map No. 3898 recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on December 14, 1999 in Volume 18 of Certified Survey Maps, Page 264 as Document No. 1030181, being a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 5, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, State of Wisconsin, described more particularly as follows:

Commencing at the Northwest corner of said Lot 1;
thence North 89°09'16" East along the north line of Lot 1, aforesaid, 181.73 feet to the point of beginning of this description;
thence continuing North 89°09'16" East along said north line 18.27 feet to the easterly line of said Lot 1;
thence South 00°12'27" West along said easterly line 130.76 feet;
thence northeasterly 43.21 feet along the arc of a curve whose radius lies 56.00 feet to the east and whose chord bears North 22°57'09" West 42.15 feet;
thence North 00°50'44" West 91.69 feet to the point of beginning of this description.

For Informational Purposes Only:

Property Address: 105 Highland Terrace
Underlying Tax Parcel No. 290-0813-0522-071

TO BE KNOWN AS:

That portion of Highland Terrace to be dedicated pursuant to the Plat of Highland Terrace described as follows:

Highland Terrace right of way as dedicated on Highland Terrace Plat recorded on _____, 2026, as Document No. _____.

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

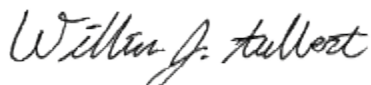
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


William J. Aulbert, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

- 2.** If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

- 3.** The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Plat Review

PO Box 1645, Madison WI 53701

E-mail: plat.review@wi.gov

<https://doa.wi.gov/platreview>

September 18, 2026

Daniel E. Bednar
JSD Professional Services, Inc. (Waukesha)
dan.bednar@jsdinc.com

FILE NO. 122583
Highland Terrace
City of Waterloo, Jefferson County

Dear Daniel E. Bednar:

You have submitted Highland Terrace for review. The Department of Administration does not object to the final plat bearing the September 16, 2026 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.; and the Jefferson County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

NOTE TO ALL: The Department has issued a waiver from the strict adherence to the monumentation requirements of s. 236.15 (1) (c) as allowed by s. 236.15 (1) (g)

NOTE TO ALL: The Department has been provided a copy of Resolution #2026-46 permitting deviation from the minimum street widths provided by s. 236.16 (2) as allowed by s. 236.45, approval of this subdivision shall constitute acceptance and adherence to all local ordinance.

COUNTY PLANNING AGENCY:

The Jefferson County Planning Agency is an objecting agency on this plat. On 09/01/2026 we transmitted copies to them for review. On 09/17/2026, we were notified that they do not object to this plat.

The plat shall be presented to the City of Waterloo for final approval and signing. The City of Waterloo, during its review of the plat, will have resolved when applicable that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewer;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department; or the Jefferson County Planning Agency will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, using the information at the top.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam J. PLS".

Adam Gile, PLS
Plat Review
Email: plat.review@wi.gov

Enc: Recordable Document

cc: MV21, LLC, Owner
Clerk, City of Waterloo
Jefferson County Planning Agency
Register of Deeds

PLAT RECEIVED FROM SURVEYOR ON 08/31/2026; REVIEWED ON 09/08/2026
REVISED PLAT RECEIVED FROM SURVEYOR ON 09/16/2026



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

RESOLUTION #2026-46

A RESOLUTION AUTHORIZING EXECUTION OF THE ROAD DEDICATION ACCEPTANCE AND MUNICIPAL SERVICES PAYMENT AGREEMENT WITH MV21, LLC

The Common Council of the City of Waterloo, Wisconsin, does hereby ordain as follows:

WHEREAS, MV21, LLC ("Property Owner") owns certain real property in the City of Waterloo, Wisconsin, as described in Exhibit A of the Agreement;

WHEREAS, the Property includes a private roadway known as Highland Terrace, serving a residential condominium development;

WHEREAS, the Property Owner desires to dedicate Highland Terrace, together with all related easements and rights-of-way, notwithstanding the minimum right-of-way widths established in 380-26 of the City Code, the public street right-of-way serving the development shall be 36-feet in width as shown on the approved PDD Specific Implementation Plan and Final Plat, to the City for public street purposes;

WHEREAS, the City has determined that acceptance of the Roadway will result in ongoing maintenance, repair, snow removal, administration, utility, and replacement obligations;

WHEREAS, the City is willing to accept dedication of the Roadway subject to the terms and conditions set forth in the Road Dedication, Acceptance, and Municipal Services Payment Agreement ("Agreement");

WHEREAS, the Agreement establishes a mechanism for compensating the City for its acceptance and assumption of responsibility for the Roadway until all units and/or lots benefited by the Roadway are subject to ordinary municipal property taxation;

WHEREAS, the Agreement has been reviewed and is deemed to be in the best interests of the City;

THEREFORE, BE IT RESOLVED, the City Council of the City of Waterloo, Wisconsin, hereby approves the Road Dedication, Acceptance, and Municipal Services Payment Agreement between the City of Waterloo and MV21, LLC, substantially in the form attached hereto.

PASSES AND ADOPTED this ____ day of ____ 2026

City of Waterloo

Signed: _____
Jenifer Quimby, Mayor

Attest: _____
Charles Kuhl, Council President

Sponsor(s): Planning Commission



TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Plat Review
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
<https://doa.wi.gov/platreview>

September 18, 2026

Daniel E. Bednar
JSD Professional Services, Inc. (Waukesha)
dan.bednar@jsdinc.com

Subject: MONUMENT WAIVER FOR HIGHLAND TERRACE SUBDIVISION
NW 1/4 S5 T8N R13E
CITY OF WATERLOO, JEFFERSON COUNTY

Dear Mr. Bednar:

You have requested a waiver of the requirements of s. 236.15 (1) (c), Wis. Stats., related to the monumentation at various locations in the subject subdivision. Specifically, the point of curvature at the southerly end of the curve identified as C3; and the most southerly point of Lot 5 at the southeasterly end of the curve identified as C8. The former is in a location occupied by concrete and the latter 2 is occupied by an asphalt driveway. You have proposed placing a chiseled X in the concrete at the corner location and setting a Mag Nail in the asphalt at the corner location.

The department agrees with the proposed monumentation, and waives strict compliance with the requirements of s. 236.15 (1) (c), as allowed by s. 236.15 (1) (g). The proposed monumentation provides for accurate retracement of the parcel boundaries; strict compliance with s. 236.15 (1) (c) would be unduly difficult.

If you have questions regarding this waiver, please contact our office at the number listed above.

Sincerely,

Adam Giles, Plat Review

cc: Jefferson County Surveyor

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED is made between MV21, LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and THE CITY OF WATERLOO, WISCONSIN ("Grantee," whether one or more). Grantor, for a valuable consideration, conveys to Grantee in the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Jefferson County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

That portion of Highland Terrace to be dedicated pursuant to the Plat of Highland Terrace described as follows:

Highland Terrace right of way as dedicated on Highland Terrace Plat recorded on _____, 2026, as Document No. _____.

Recording Area

Name and Return Address

Reinhart Boerner Van Deuren s.c.
Attn: Liam Conrad, Esq.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202

PART OF 290-0813-0522-070 & 290-0813-0522-01
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances, except for municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, any special assessments or changes imposed by the municipality and/or governing authorities or any division thereof, and general taxes for the year 2026.

Dated _____, 2026.

_____(SEAL) _____(SEAL)
* _____ * SEE ATTACHED SIGNATURE PAGE

AUTHENTICATION

Signature(s) _____

authenticated on _____.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Liam Conrad, Esq.

Reinhart Boerner Van Deuren s.c.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

* SEE ATTACHED SIGNATURE PAGE

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

GRANTOR:

MV21, LLC,
a Wisconsin limited liability company

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
)SS.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2026, the above-named _____, as _____ of MV21, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[SEAL]

Notary Public, State of Wisconsin
Printed Name: _____
My Commission: _____



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ORDINANCE #2026-11
An Ordinance Amending Section §350-7-B (17) PARKING RESTRICTIONS

The Common Council of the City of Waterloo, Wisconsin do ordain as follows:

Section 1: § 350-7 Parking Restrictions
[Amended by Ord. No. 88-2]

is hereby amended as follows:

- B. Parking on certain streets prohibited. Unless specifically otherwise provided, no person shall park a vehicle at any time upon the following streets or portions thereof:
- (17) On the west side of Jefferson Street, from East Madison Street south to its intersection with ~~Polk Street.~~
Leschinger Street.

Section 2: This ordinance shall take effect and be in force after its passage and publication in a manner provided for by law.

Acted on and adopted at a result meeting of the Common Council on October 1, 2026.

CITY OF WATERLOO

Jenifer Quimby, Mayor

Attest: _____
Lucy Peterson, City Clerk/Deputy Treasurer

Date Adopted:

Date Published:



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ORDINANCE #2026-12
An Ordinance Amending Section §350-7-C (2) PARKING RESTRICTIONS

The Common Council of the City of Waterloo, Wisconsin do ordain as follows:

Section 1: § 350-7 Parking Restrictions
[Amended by Ord. No. 88-2]

is hereby amended as follows:

C. Limited time four-hour parking at all times. Unless specifically otherwise provided, no person shall park a vehicle for any longer than four hours upon the following streets or portions thereof:

(1) The south side of Knowlton Street, from its intersection with Van Buren Street west to its intersection with McKay Way.

(2) The east side of Mill Street, from its intersection with Cleveland Street south to its intersection with E. Madison Street.

Section 2: This ordinance shall take effect and be in force after its passage and publication in a manner provided for by law.

Acted on and adopted at a result meeting of the Common Council on October 1, 2026.

CITY OF WATERLOO

Jenifer Quimby, Mayor

Attest: _____
Denise Knutson, Interim City Clerk/Treasurer

Date Adopted:

Date Published:



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ORDINANCE #2026-12
An Ordinance Amending Section §350-7-D (4) PARKING RESTRICTIONS

The Common Council of the City of Waterloo, Wisconsin do ordain as follows:

Section 1: § 350-7 Parking Restrictions
[Amended by Ord. No. 88-2]

is hereby amended as follows:

D. Limited time parking at all times. Unless specifically otherwise provided, no person shall park a vehicle for any longer than two hours upon the following streets or portions thereof:

- (1) On the west side of Harrison Street, from its intersection with West Madison Street south to its intersection with Taylor Street.
- (2) On the south side of West Madison Street, from its intersection with Harrison Street east 238 feet.
- (3) On the south side of McKay Way, from its intersection with Knowlton Street west to a point 258 feet east of STH 19.
- (4) The east side of Mill Street, from its intersection with Cleveland Street south to its intersection with E. Madison Street.

Section 2: This ordinance shall take effect and be in force after its passage and publication in a manner provided for by law.

Acted on and adopted at a result meeting of the Common Council on October 1, 2026.

CITY OF WATERLOO

Jenifer Quimby, Mayor

Attest: _____
Lucy Peterson, City Clerk/Deputy Treasurer

Date Adopted:

Date Published:



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RESOLUTION # 2026 – 55

**A RESOLUTION ESTABLISHING THE ANNUAL CITYWIDE TRICK-OR-TREAT
DATE AND TIME**

WHEREAS, the City of Waterloo, Wisconsin, recognizes the importance of providing a consistent, safe, and convenient time for children and families to participate in annual Halloween trick-or-treating activities; and

WHEREAS, establishing a predetermined annual date and time will provide residents, businesses, families, and City services with adequate notice and consistency in planning for the community's Halloween activities; and

WHEREAS, the City of Waterloo previously utilized the Sunday prior to Halloween as the designated citywide trick-or-treat date; and

WHEREAS, the Common Council desires to establish a consistent annual policy for the City of Waterloo regarding the date and hours for citywide trick-or-treating;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Waterloo, Jefferson County, Wisconsin, that the official citywide trick-or-treating date and time shall be established as follows:

1. **Halloween falls on Monday through Friday:**
Citywide trick-or-treating shall take place on the **Sunday immediately preceding October 31**, from **4:00 p.m. until 7:00 p.m.**
2. **Halloween falls on Saturday or Sunday:**
Citywide trick-or-treating shall take place on **October 31 (Halloween)**, from **4:00 p.m. until 7:00 p.m.**
3. This resolution shall establish the City's standard annual trick-or-treating date and time unless the Common Council subsequently adopts a resolution modifying or suspending the schedule for a particular year.
4. The City Clerk-Treasurer and appropriate City departments are authorized to publicize the annual trick-or-treating date and time to City residents and the public.

PASSES AND ADOPTED this 1st day of October 2026

City of Waterloo

Signed: _____
Jenifer Quimby, Mayor

Attest: _____
Lucy Peterson, City Clerk/Deputy Treasurer

Sponsor(s): Public Safety & Health Committee