



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

CITY OF WATERLOO COUNCIL AGENDA
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING – 136 N. MONROE STREET
Thursday, June 4, 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: May 21, 2026
- 3.) CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit)
- 4.) MEETING SUMMARIES (since last Council meeting)
 - a. 05-25-2026 Fire/EMS
 - b. 05-26-2026 Plan Commission
 - c. 05-27-2026 Library Board
 - d. 06-02-2026 Water & Light Commission
 - e. 06-03-2026 Parks Commission
 - f. 06-04-2026 Public Safety
 - g. 06-04-2026 Public Works
- 5.) Recommendations from Committees
 - a. Public Works and Property
 - i. Citizen Request to put Flower Boxes on Bridges
 - ii. Resolution 2026-26 Award Contract for 2026 Mill and Overlay on Van Buren St. and Taylor St.
 - b. Public Safety and Health Committee
 - i. Ordinance 2026-04 §200-1 Fire Inspection Fees
 - ii. Trek 100
 - c. Plan Commission
 - i. Goehl Rd (2) CSM Illuminis
 - ii. Waterloo Utilities Fence around the Water Tower on Herron Ct
- 6.) NEW BUSINESS
 - a. Ordinance 2026-05 §340-27 Utilities Article III General Provisions
 - b. Ordinance 2026-06 §340-4 Utilities Article I Rates, Rules and Regulations
 - c. Ordinance 2026-07 §252 Manufactured and Mobile Homes
 - d. Manufactured Home Community Affidavit of Property Owner
- 7.) OLD BUSINESS
- 8.) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
- 9.) ADJOURNMENT

Jeanne Ritter
Clerk/Deputy Treasurer

Posted & Emailed: 06/02/2026

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: May 21, 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: Cummings, C.Kuhl, DJ Dorn, J.Zimmermann, T. Thomas, and J. Haseleu. Absent: Rich Weihert. Others attending in-person: Police Chief Warner;; Asst. Chief Whitebird; Treasurer Nelson; DPW Supervisor Yerges and WLOO Videographers. The Pledge of Allegiance was recited.
- 2) MEETING MINUTES APPROVAL: May 7, 2026 Motion [Cummings/Zimmermann] VOICE VOTE: Motion carried. Haseleu abstain.
- 3) CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit)-
- 4) MEETING SUMMARIES (since last Council meeting)
 - a) 05/14/2026 Cable Board – Cancelled
 - b) 05/21/2026 Finance
- 5) CONSENT AGENDA ITEMS Motion [Kuhl/Cummings] VOICE VOTE Motion carried
 - a) Reports of City Officials & Contract Service Providers
 - i) Parks
 - ii) Fire & Emergency Medical Services
 - iii) Building Inspections
 - iv) Public Works
 - v) Police
 - vi) Library Board
 - vii) Water & Light Utility Commission
 - viii) Watertown Humane Society
 - ix) Cable TV
- 6) OLD BUSINESS
- 7) NEW BUSINESS
- 8) RECOMMENDATIONS OF BOARDS, COMMITTEES, AND COMMISSIONS
 - a) Public Safety and Health
 - i) Approve new police officer from 5/7/2026 meeting Motion [Cummings/Dorn] VOICE VOTE: Motion carried
 - b) Finance
 - i) April 2026 Financial Statements: Payroll \$46,212.79, General Disbursements \$193,922.06 and Clerk/Treasurer's Reports [\[see on municipal website\]](#). Motion[Kuhl/Cummings] ROLL CALL: Y-6 N-0 Motion carried.
 - ii) 333 Portland Rd -Offer to Purchase Motion [Kuhl/Cummings] VOICE VOTE: Motion carried.
 - iii) Developers Agreement 333 Portland Rd- Yohn presented 3-year plan Motion to approve [Kuhl/Haseleu] ROLL CALL: Motion carried.
 - iv) Resolution 2026-24 Approving New Credit Card Payment Software Motion to approve no more than \$3400 for first year and \$2400 for the second year. Money from Contingency. Motion Thomas[/Dorn] ROLL CALL: Y-6 N-0 Motion carried.
 - v) Mobile Home Application and Affidavit Motion to approve the application. Motion to approve application and bring back affidavit to Council. Motion [Kuhl/Zimmerman] VOICE VOTE: Motion carried
 - vi) Resolution 2026-23 Approving an Epoxy Floor Quote for the Police Department Motion to approve with money from ½ from municipal building maintenance and ½ from Contingency. ROLL CALL: Y-6 N-0 Motion carried.
- 9) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
- 10) ADJOURNMENT [C. Kuhl/Cummings] VOICE VOTE: Motion carried. Approx. 7:50 pm

Attest: Jeanne Ritter Clerk/Deputy Treasurer



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

RESOLUTION #2026-26

Awarding A Contract For 2026 Mill and Overlay on Van Buren St and Taylor St

Whereas, this contract for pavement maintenance is funded from the 2026 Capital Project Fund, and;

Whereas, bids were requested and received by DPW Supervisor Chad Yerges, and;

Whereas, two vendors submitted proposals for this work, and;

Whereas, Wolf Paving Co from Hartland, WI and Payne & Dolan from Fitchburg, WI submitted bids, and:

Whereas, Wolf Paving submitted a bid for \$147,391.00 and Payne and Dolan submitted a bid for \$158,350.00.

Now Therefore Be It Resolved, by the Common Council of the City of Waterloo, Wisconsin, that it awards a contract for the work described above to Wolf Paving Co from Hartland, WI, with a bid in the amount of \$147,391.000. This project is set to begin in the Summer of 2026.

PASSED AND ADOPTED ON this 5th day of March 2026.

City of Waterloo

Signed: _____
Jenifer Quimby
Mayor

Attest:

Jeanne Ritter
Clerk/Deputy Treasurer



BID TABULATION

City of Waterloo

2026 VanBuren St. and Taylor St. Mill and Overlay

Friday, May 22, 2026 10:00 a.m.

Waterloo City Hall, 136 North Monroe St, Waterloo, WI 53594

BASE BID - VAN BUREN & TAYLOR STREET MILL AND OVERLAY				Wolf Paving Co, In Hartland, WI		Payne & Dolan, Inc Fitchburg, WI	
Item No.	Item Description	Quantity	Unit	Unit Price	Total	Unit Price	Total
1	Mill Asphalt Pavement, 4-Inch Depth	2,350	SY	\$3.86	\$9,071.00	\$5.00	\$11,750.00
2	Undercutting and Base Course	300	CY	\$66.00	\$19,800.00	\$90.00	\$27,000.00
3	Geotextile Fabric	1,200	SY	\$1.50	\$1,800.00	\$3.50	\$4,200.00
4	Remove & Replace Concrete Curb & Gutter, 24-Inch	380	LF	\$59.50	\$22,610.00	\$55.00	\$20,900.00
5	Asphaltic Curb	100	LF	\$2.50	\$250.00	\$50.00	\$5,000.00
6	Remove & Replace 4" Concrete Curb Ramps & Sidewalk	850	SF	\$12.00	\$10,200.00	\$12.00	\$10,200.00
7	Detectable Warning Fields	7	EA	\$400.00	\$2,800.00	\$400.00	\$2,800.00
8	Hot Mix Asphalt Pavement, 4-Inch	550	TN	\$118.00	\$64,900.00	\$100.00	\$55,000.00
9	Erosion Control	1	LS	\$500.00	\$500.00	\$350.00	\$350.00
10	Traffic Control and Access	1	LS	\$2,560.00	\$2,560.00	\$150.00	\$150.00
11	Topsoil and Seeding	1,200	SY	\$8.25	\$9,900.00	\$15.00	\$18,000.00
12	Contract Allowance for Materials and Compaction Testing	1	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
				Total Base Bid	\$147,391.00	Total Base Bid	\$158,350.00



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

ORDINANCE #2026-04
Update §200-1 Fire Inspectors

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

Section 1: §200-1 Fire Inspectors

- A. Fire Chief to be Fire Inspector. The Fire Chief shall hold the office of Fire Inspector with power to appoint one or more Deputy Fire Inspectors, who shall perform the same duties and have the same powers as the Fire Inspector.
- B. Inspection duties. The Fire Inspectors shall inspect, semiannually, all public buildings and places of employment, as defined in § 101.01(11), Wis. Stats., within the City limits for the purpose of noting and causing to be corrected any conditions liable to cause fires. Repairs or alterations necessary to remove the hazardous condition shall be made within a reasonable time at the expense of the owner. The Inspector shall also investigate the storage and handling of explosives and inflammable liquids within the City.
- C. Procedure. Fire inspection procedures and forms shall be developed in accordance with § 101.14, Wis. Stats., and applicable codes of the National Fire Prevention Association.
- D. Written record of inspections. The Chief shall keep a written record card of each property inspected which shall conform to the requirements of the State Department of Commerce and shall make the semiannual report of inspections required by said Department.
- E. Correction of fire hazards. When any inspection by the Fire Chief or his deputies reveals a fire hazard, the Chief or his deputies may serve a notice, in writing, upon the owner of the property giving said owner a reasonable time in which to remove the hazard. If the fire hazard is not removed within the time allowed it shall be deemed a nuisance, and the Fire Chief or his deputy may have the same removed by the City, and the cost of such removal shall be recovered in an action by the City against the owner of the property and may also be entered on the tax roll as a special charge against the property.
- F. Entering on premises. No person shall deny the Fire Inspector or his deputies free access to any property within the City at any reasonable time for the purpose of making fire inspections. No person shall hinder or obstruct the Fire Inspector in the performance of his duty or refuse to observe any lawful direction given by him.
- G. No fee shall be charged for the reinspection if the property owner brings the property into compliance. A fee of \$100.00 may be charged for a second reinspection, a fee of \$200.00 for a third reinspection and a fee of \$400.00 for each subsequent reinspection for the same condition. A reinspection fee may also be charged when a city staff member, employee, or officer finds a condition that is similar to a condition which was subject to a correction order within one (1) year prior to the inspection. Reinspection fees shall be charged against the real estate upon which the reinspection was made, shall be a lien upon the real estate and shall be assessed and collected as a special charge.

(1) A \$50.00 fee may be charged for any inspection or reinspection when a contractor or property

owner requests an inspection for permit-related work and the work is not ready at the time of the requested inspection. Failure to pay reinspection fees after notice of the fee may result in withholding future permits.

- (2) Any property owner or lessor receiving a fourth offense reinspection fee, for the same violation, may have the payment of the fee waived if the party or his or her representative personally meets with the Director of Planning and Development, or designee, within seven (7) days of receipt of the notice of the fee imposition. At the meeting, the Director of Planning and Development or designee and owner shall review the problems occurring at the property. Within ten (10) days of the meeting, the owner shall submit to the Director of Planning and Development, or designee, a detailed written abatement

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

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

CITY OF WATERLOO

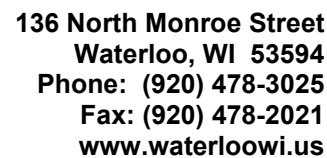
Jenifer Quimby, Mayor

Attest:

Jeanne Ritter, City Clerk

Date Adopted:

Date Published:



HOLD HARMLESS CLAUSE:

The special event or entertainment sponsor hereby agrees to indemnify and hold harmless the City of Waterloo, Wisconsin, its agents, public officials, officers, employees and authorized volunteers, from and against any and all legal actions, claims, damages, losses, expenses arising out of the permitted event/activity or any activity associated with the conduct of the sponsor's operation of the event, including but not limited to, claims for personal or bodily injury, disease or death, or injury to or destruction of property, excluding claims caused by the willful commission or omission by employees of the City of Waterloo acting within the scope of their employment.

Further, the event sponsor agrees to indemnify the City of Waterloo and any of its agents, public officers, officials or employees and authorized volunteers for any attorneys fees and court costs incurred or to be incurred in defending any actions brought against them as a result of the sponsor's use of public property or operation of the event as set forth in the application for special permit.

INSURANCE REQUIREMENTS:

Proof of insurance is required of all Special or Entertainment Event Sponsors before the event. The attached list of insurance requirements should be reviewed immediately with your Insurance Agent to comply. Please provide a Certificate of Insurance with your completed application by, _____ 20____ to the **City Clerk's Office 136 N. Monroe Street, Waterloo, WI. 53594**. Insurance coverage shall be from companies and in amounts acceptable to the City of Waterloo. Failure to provide said acceptable insurance coverage in a timely manner is grounds for non-issuance or revocation of the permit.

PERMITTED USE OF PUBLIC PROPERTY:

Whereas the Special or Entertainment Event Sponsor agrees to use the public property at _____ in Waterloo, Wisconsin, known as, for staging of, the City of Waterloo does hereby agree to permit for use, at no cost, these premises for the date(s) of _____ through _____ 20____. Sponsor does hereby agree to conduct only that business/activity which is described in the Special Event Permit Application, and agrees to all municipal requirements. Sponsor further agrees that within thirty (30) days of the conclusion of the event it will, at its own expense, provide for the repair, replacement or maintenance of any damaged, lost or stolen portions of the subject property including, but not limited to landscaping, street or buildings and/or pavement.

LIABILITY WAIVER:

The event sponsor agrees for itself and/or its employees, agents, or volunteers associated or to be associated with the activity for which the permit is being sought, to waive and relinquish all claims that may result in any manner against the City of Waterloo, its agents, public officers, officials or employees and authorized volunteers from said sponsored event or activity, except for acts caused by the willful and wanton misconduct by employees of the City of Waterloo acting within the scope of their employment.

AUTHORIZED SIGNATURES:

I hereby attest that I am authorized to bind the sponsor and/or its employees, agents, or volunteers associated or to be associated with the activity for which the permit is being sought, to the terms of this agreement. I have read and understand all regulations and requirements outlined herein. I/we do hereby agree to abide by all rules and regulations outlined herein. I/we hereby agree to meet all requirements for documentation, certification, licensing, financial responsibility and all other aspects of staging a Special Event in the City of Waterloo, as outlined herein. I/we understand that our lack of meeting all requirements outlined herein may result in the denial or cancellation of the proposed Special or Entertainment Event. **Permit applied for and all terms and stipulations agreed to by:**

Name (please print)

Mike Manger

Signature

Signatory Title (if applicable)

Date

THIS APPLICATION, WITH A DETAILED SITE PLAN ATTACHED, AND ANY OTHER APPLICABLE DOCUMENTS AS OUTLINED HEREIN, MUST BE REMITTED TO THE CLERK'S OFFICE NO LATER THAN **NINETY DAYS (90)** PRIOR TO THE OPENING DAY OF THE EVENT. Application received late or incomplete may be denied. Direct mail to the **City Clerk, City of Waterloo, 136 N. Monroe Street**, Waterloo, WI. 53594. A copy of the application will then be forwarded to the appropriate committees and or Departments for consideration of approval, denial, and scheduling.

Date application received: _____ Received by: _____

Clerk's Office to complete the section below:

Cc:

_____ Police Department

_____ Council Approval _____
Date

_____ Fire Department

_____ Public Works

_____ Certificate of Insurance

_____ Waterloo Utilities

Fee for Profit Events = \$50.00 per event.

Fee is WAIVED for events held or sponsored by educational, charitable, nonprofit, or religious organizations when the proceeds are devoted to the purposes of such organization.

Fee Paid: _____

Date Paid: _____

Receipted by: _____

Attachment 1

CITY OF WATERLOO INSURANCE REQUIREMENTS FOR SPECIAL EVENTS

1. The City of Waterloo requires submission of a Certificate of Insurance along with the Special or Entertainment Events Application prior to review by the City's Government Operations Committee.
2. The Certificate of Insurance must include the following **minimum** limits of insurance coverage required for special events on City property:

\$300,000 Injury or death of one person; \$1,000,000 for any one accident; \$50,000 for Property Damage.
3. The City of Waterloo must be named on the Certificate of Insurance as **primary, non-contributory additional insured** under the general liability policy for the event.
4. The Certificate of Insurance must include the name of the special event, and the date, time and location of the event.
5. The City of Waterloo reserves the right to request a copy of the actual policy represented by the Certificate of Insurance.
6. **No event will be allowed to proceed without receipt by the City of a valid Certificate of Insurance in full compliance with the above listed requirements.**

Any questions regarding these insurance requirements should be directed to the City Clerk's Office at (920) 478-3025

SPECIAL EVENT or ENTERTAINMENT WORKSHEET

NAME OF EVENT: _____

DATE (S) OF EVENT: _____ HOURS: _____

LOCATION/PROPERTY: _____

SAFETY PROCEDURES:

1) Will you be providing private on-site security? YES NO

If yes, list security company name. _____

Where will security be needed? _____

What times will security be needed? _____

Will WPD officers be required? YES NO

Municipal estimation of cost: _____ WPD Personnel @ \$ _____ /hour = \$ _____

2) What are your plans for medical assistance? _____

Municipal estimation of cost: _____ WFD equipment/personnel @ _____ \$ hours = \$ _____

3) Will there be fireworks at your event? YES NO

Date of fireworks _____ Time of Fireworks _____

Name/Address of company supplying fireworks _____

Fire Marshall must be contacted for approval and consultation.

SET UP / CLEAN UP PROCEDURES:

1) Name of person in charge of set up: _____ phone # _____

2) What time will set up begin: _____

3) Name of clean up contact person: _____ Cell Phone# _____

4) Estimated time for clean up after event: _____

FEES AND PROCEEDS:

1) Will admission be charged for this event? YES NO

If yes, how much: Adult _____ Seniors _____ Students _____

Children 5 & under _____ Families _____

2) If a participant fee is charged, please indicate the amount: Booth: _____

Concessionaire: _____

3) Will alcoholic beverage(s) be sold? YES NO

If yes, what beverage and at what cost? _____

4) What does the Sponsor intend to do with any revenue over and above the expenditures? _____

(If this is a first year event, please provide a budget. If it is a repeat event, provide last year's financials.)

ENTERTAINMENT AND PROMOTIONS:

2) List names of performers and entertainment groups:

2) Describe other entertainment / activities planned for your event: _____

3) How will your event be promoted? Television Radio Newspapers Posters Flyers
other _____

PUBLIC PROPERTIES PROCEDURES:

If you are requesting city services, please complete the following area:

1) Will you need barricades? YES NO

Purpose of barricades: _____

Location of placement: _____ Amount needed _____

Date barricades needed _____ Time of placement _____

Name of company providing service if other than City _____

2) Will you require electrical service(s) YES NO

Entertainment: number of amps _____ = _____ lines @ \$20 Cost \$ _____

Equipment being used: _____

Location _____ Entainer name _____

Entertainment: number of amps _____ = _____ lines @ \$20 Cost \$ _____

Equipment being used: _____

Location: _____ Entainer name _____

Concessions: _____ amps= _____ lines @ \$20 Cost \$ _____

Equipment being used: _____

Location: _____

Concessions: _____ amps= _____ lines @ \$20 Cost \$ _____

Equipment being used: _____

Location: _____

Name of company providing service if other than City: _____

3) Will you need fencing installed? YES NO

Purpose of fencing: _____

Location: _____ Amount: _____

Date needed _____ Time needed _____

Estimated costs: _____ locations @ \$100. = \$ _____ Total costs

4) Will parking considerations be needed YES NO

Type(s) _____

Location: _____ Amount _____

Date: _____ Time: _____

5) Will picnic tables be needed? YES NO

Location _____ Amount _____

Date needed: _____ Time needed _____

Estimated cost(s) _____ Picnic tables @ \$5.00 per table = \$ _____

6) Is a street sweeper needed? YES NO

Location _____ Date _____ Time _____

Estimated cost(s) _____ hours @ _____ = \$ _____ total cost

Name of company providing service, if not City: _____

7) Will you need additional trash bins? YES ~~NO~~

If yes how many requested? Cardboard trash bins _____ Barrels _____

Where do you want them placed? _____

Name of disposal company if other than the City: _____

Where will dumpster be place: _____

Waterloo, WI

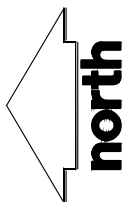
8) Will water connection be needed? YES NO

Location_____Amount_____

Date_____Time_____

Estimated costs: _____ connection(s) @ \$20.00 = \$_____ Total water costs

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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



THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:



MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

ILLUMINUS

2970 Chapel Valley Road
Fitchburg, WI 53711

PROJECT NO: 25-16161

FIELDBOOK / PG:

SHEET NO:

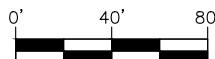
SURVEYED BY: NTS

DRAWN BY:

A circular professional seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the text "DANIEL E. BEDNAR", "S-2812", and "GERMANTOWN WI" in three lines.

Paul E. Baker

May 22, 2026
REVISED JUNE 3, 2026



SCALE: 1"=80'

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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

PARCEL LINE AND CURVE TABLES

PARCEL CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	191.01'	029°31'42"	S73°18'44"W	97.35'	98.44'	50.34

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S0°12'27"W	45.97'
L-2	N89°09'16"E	652.65'
L-3	S87°58'59"E	12.08'
L-4	S0°55'27"E	101.10'
L-5	S7°01'12"E	102.09'
L-6	S13°11'09"E	37.52'
L-7	S1°55'25"E	125.01'
L-8	S88°04'35"W	138.98'
L-9	N32°56'21"W	84.00'
L-10	N5°03'40"W	28.00'
L-11	N79°15'48"E	188.00'
L-12	N0°12'27"E	125.00'
L-13	N0°12'27"E	143.00'
L-14	N79°15'48"E	147.06'
L-15	N79°15'48"E	40.94'
L-16	N88°04'35"E	92.15'



[Signature]

May 22, 2026
REVISED JUNE 3, 2026

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666		SURVEYED FOR: ILLUMINUS 2970 Chapel Valley Rd. Fitchburg, WI 53711	PROJECT NO: 25-16161 FIELDBOOK/PG: _____ SHEET NO: 3 OF 6	SURVEYED BY: NTS DRAWN BY: NGC
---	--	---	---	-----------------------------------

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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

LEGAL DESCRIPTION

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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:

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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.

SAID PARCEL CONTAINS 160,212 SQUARE FEET OR 3.6779 ACRES OF LAND, MORE OR LESS.

SURVEYOR’S CERTIFICATE

I, DANIEL E. BEDNAR, PROFESSIONAL LAND SURVEYOR S-2812, DO HEREBY CERTIFY THAT BY DIRECTION OF ILLUMINUS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 380 OF THE SUBDIVISION REGULATIONS OF THE CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN.

[Signature]

DANIEL E. BEDNAR, S-2812
PROFESSIONAL LAND SURVEYOR

MAY 22, 2026

DATE



May 22, 2026
REVISED JUNE 3, 2026

File: \\USDINC\new projects\2025\2516161\DWG\Survey Sheets\25-16161 CSM.dwg Layout: 4 User: dan.bednar Plotted: Jun 03, 2026 - 2:55pm

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 CHAPEL VALLEY ROAD FITCHBURG, WI 53711	PROJECT NO:	25-16161	SURVEYED BY: NTS DRAWN BY: NGC
		FIELDBOOK/PG:		
		SHEET NO:	4 OF 6	

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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

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 CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID LIMITED LIABILITY COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF WATERLOO FOR APPROVAL.

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
(JEFFERSON 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, JEFFERSON COUNTY, WISCONSIN MY COMMISSION EXPIRES



Daniel E. Bednar
May 22, 2026
REVISED JUNE 3, 2026

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 CHAPEL VALLEY ROAD FITCHBURG, WI 53711	PROJECT NO: 25-16161	SURVEYED BY: NTS
		FIELDBOOK/PG:	DRAWN BY: NGC
		SHEET NO: 5 OF 6	

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: \\USDINC\new projects\2025\2516161\DWG\Survey Sheets\25-16161 CSM.dwg Layout: 5 User: dan.bednar Plotted: Jun 03, 2026 - 2:55pm

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN 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

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

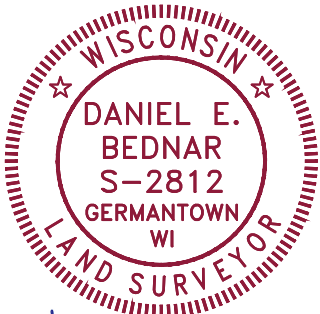
DATE

CITY OF WATERLOO COMMON COUNCIL APPROVAL CERTIFICATE _____

THIS LAND DIVISION, CSM, IS HEREBY APPROVED BY THE CITY OF WATERLOO PLAN COMMISSIONAS BEING IN CONFORMANCE WITH THE CITY’S SUBDIVSION ORDINANCE THIS _____ DAY OF _____, 2026.

JENIFER QUIMBY, MAYOR
CITY OF WATERLOO

JEANNE RITTER, CITY CLERK
CITY OF WATERLOO



[Signature]

May 22, 2026
REVISED JUNE 3, 2026

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 CHAPEL VALLEY ROAD FITCHBURG, WI 53711	PROJECT NO: 25-16161	SURVEYED BY: NTS
		FIELDBOOK/PG: _____	DRAWN BY: NGC
		SHEET NO: 6 OF 6	

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: \\USDINC\new projects\2025\2516161\DWG\Survey Sheets\25-16161 CSM.dwg Layout: 6 User: dan.bednar Plotted: Jun 03, 2026 - 2:55pm

Quotation

Heiar Fencing, LLC

Farm Fencing-Chain Link-Vinyl
Wood Fencing-High Tensile Fencing -Woven Wire

N8218 Hwy 33
Beaver Dam, WI 53916
Phone: 920-219-4258
Cell: 920-210-0231

Date 5-6-2026
Quote # 07452

Attn: Barry Sorenson—Waterloo Utilities

Location of Work Site:
Waterloo Utilities
710 Herron Court
Waterloo, WI 53594

Prepared by: Blake Heiar

Quantity/Description—Bid One**—Water Tower Enclosure**

-Install 480 linear feet of 72" galvanized chain link fencing w 3 barb wire atop

- A.) Industrial grade materials—schedule 40 framework**
- B.) Includes bottom wire and hog rings**
- C.) Price per linear foot: \$28.00/ft (\$13,440.00)**

-Install one double-drive chain link swing gate w necessary hardware

- A.) 1-12' Opening**
- B.) Includes lockable latch and 180-degree bulldog hinges**
- C.) Cost per gate leaf w necessary hardware: \$480.00 (\$960.00)**

Total: \$14,400.00

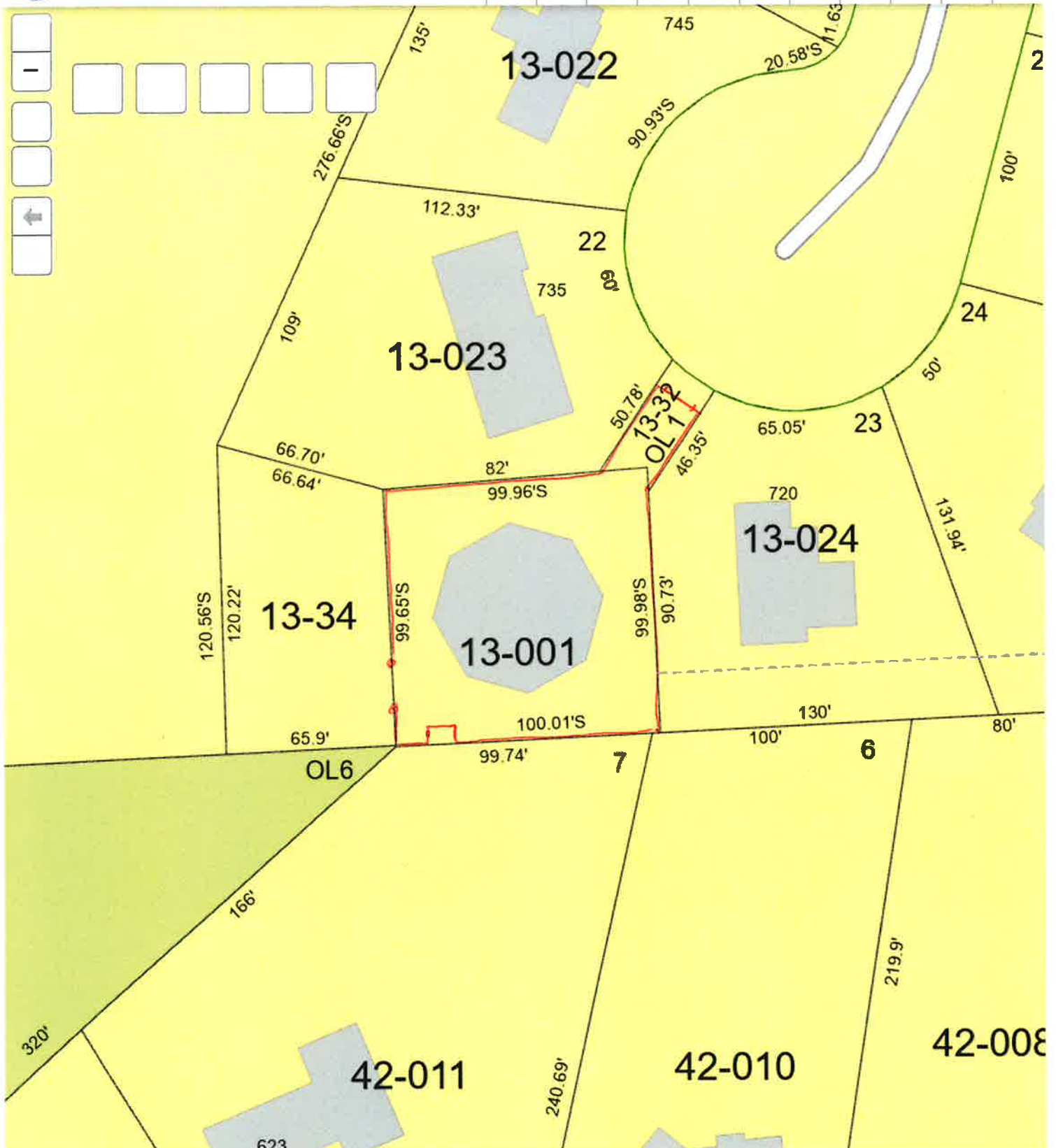
(Labor & Materials)

Material List:

- 1.) 3"x11' Schedule 40 terminal post**
- 2.) 2 3/8"x10' Schedule 40 line post**
- 3.) 9-Gauge Galvanized Chain Link Fabric—Knuckle-Twist Selvage**
- 4.) 1 5/8" CQ 20 Top Rail**

If you have any questions or concerns with this quotation, please contact Blake Heiar at (920)-210-0231.

Thanks For Your Business!







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 #2026-05

AN ORDINANCE UPDATING § 340-27 UTILITIES ARTICLE III. GENERAL PROVISIONS

Chapter 340. Utilities

Article III. General Provisions

§ 340-27. Collection of bills in arrears.

[Amended 3-6-2025 by Ord. No. 2025-01]

A.

Authority. All water, sewer, and electric service charges unpaid and in arrears on October 1 of each year shall be collected in accordance with the procedure hereinafter provided pursuant to the authority granted in §§ 66.0809(3), 66.0821(4)(c), and 66.0627, Wis. Stats., respectively.

B.

Procedure.

(1)

On October 1 of each year, the Waterloo Water and Light Utility shall compile a list of all unpaid utility bills, including penalties, which are in arrears.

(2)

On October 15 of each year, the ~~Utility Representative~~ **Waterloo Water and Light Utility** shall mail a notice of such arrearages **to be mailed by first class mail** to the occupant and to the owner of the premises receiving such utility service **via first class mail. The notice shall state that if the amount is not paid by November 1, a penalty of 10 percent of the amount of arrears will be added.**

(3)

In the event any such utility bill is not paid by November 1 thereafter, the ~~Utility Representative~~ **Waterloo Water and Light Utility** shall add a penalty of 10%.

(4)

In the event any such utility bill is not paid on or before November 15 thereafter, the ~~Utility Representative~~ **Waterloo Water and Light Utility** shall provide the City Representative a list of all arrearages **to be levied as a special charge against the lot or parcel of real estate to which utility service was furnished and for which payment is delinquent. placed on the tax roll.** ~~The City Representative shall place the provided arrearage amounts on the tax roll as a lien against the lot or parcel of real estate.~~ In the case of a manufactured or mobile home for which utility services are furnished and metered directly, the delinquent amount and the applicable penalty becomes a lien on the manufactured home or mobile home unit rather than a lien on the parcel of real estate on which the manufactured home or mobile home unit is located, **unless sent to a collection service by the Waterloo Water and Light Utility.**

Adopted at the Organizational meeting of the Common Council on June 4, 2026.

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest:

Jeanne Ritter Clerk /Deputy Treasurer

Date Adopted: _____

Date Published: The Courier, _____



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 #2026-06

AN ORDINANCE UPDATING § 340-4 RATES, RULES AND REGULATIONS

Chapter 340. Utilities

Article I. RATES, RULES AND REGULATIONS

§ 340-4. Rates, rules and regulations.

A.

General. The rates, rules, and regulations of the Utility shall be those approved by the Council and on file and approved by the Wisconsin Public Service Commission.

B.

Operating rules. All persons now receiving a water, steam heat, or electric supply from the Utility or who may hereafter make application therefor shall be considered as having agreed to be bound by all rules and regulations as filed with the Wisconsin Public Service Commission. **Services provided to a manufactured or mobile home for which utility services are furnished and metered directly will be required to provide the title number to the unit prior to connection.**

C.

Facilitating future connections. For all water main extensions to properties not yet served by the Utility, the property owner is required to extend the main across the entire width or length, as appropriate, of the property being connected to the Utility to facilitate future connections to the Utility.

D.

Public Service Commission rules and regulations applicable. All applicable Public Service Commission rules and regulations which are presently in existence or as subsequently amended are incorporated herein by reference. Copies of all current Public Service Commission rules and regulations shall be kept on file in the offices of the Clerk-**Deputy** Treasurer and the Utility.

Adopted at the Organizational meeting of the Common Council on June 4, 2026.

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest:

Jeanne Ritter Clerk /Deputy Treasurer

Date Adopted: _____

Date Published: The Courier, _____



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 #2026-07

AN ORDINANCE UPDATING § 252 Manufactured and Mobile Homes and Manufactured and Mobile Home Communities

Chapter 252. Utilities

[HISTORY: Adopted by the Common Council of the City of Waterloo 10-19-1987 by Ord. No. 87-6 as §§ 12.10 and 12.15 of the 1987 Code. Amendments noted where applicable.]

§ 252-1. Adoption of state statute.

The provisions of § **66.0435**, Wis. Stats., and the definitions therein are hereby adopted by reference.

§ 252-2. Parking outside licensed parks.

A.

Restricted. No occupied **manufactured home or** mobile home shall be permitted to be located in the City unless the same is in a licensed **manufactured and mobile home community** ~~mobile home park~~, except those **manufactured homes or** mobile homes occupied outside of a **community** ~~mobile home park~~ on the effective date of this chapter.

B.

Exceptions.

(1)

Subsection **A** above is not intended to restrict the location of one- and two-family manufactured homes which meet the applicable one- and two-family standards set forth in Ch. **101**, Wis. Stats., and the requirements of Chapter **385**, Zoning, of this Code.

(2)

Notwithstanding other provisions of this section, the Council may, upon application, issue a special permit for the location of a **manufactured home or** mobile home outside a **community** ~~mobile home park~~ for temporary use solely as a field office, and such permit shall specifically state the expiration date thereof which shall not exceed 12 months.

§ 252-3. **Community** Park license required.

No person shall establish or operate ~~upon property owned or controlled by him~~ within the City a **manufactured and mobile home community** ~~mobile home park~~ without having first secured a license ~~therefor~~ from the Council. The application for such license shall be made to the Clerk-**Deputy**Treasurer and shall be accompanied by a fee as stated in the City of Waterloo Fee Schedule.^[1] Such communities ~~parks~~ shall comply with Ch. COMM **95**, Wis. Adm. Code, which is hereby adopted by reference, and all zoning requirements set forth in Chapter **385** of this Code. **As part of its application for a license, an applicant is required to provide the following information to the City:**

A. All materials provided to the Department of Commerce to obtain a permit for the community; and

B. A layout of the community, including the total number of manufactured and mobile homes in the community.

C. In the event the Mobile Home Community owner(s) hire an outside management company to manage their property, the owner(s) must submit the Manufactured and Mobile Home Community Affidavit of Property Owner to the City of Waterloo Clerk-Deputy Treasurer.

[1]

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

§ 252-4. Additions to ~~communities~~ ~~parks~~.

Licensees of a ~~community mobile home park~~ shall furnish information to the Clerk-~~Deputy~~ Treasurer and Assessor on ~~any manufacture home or mobile home~~ ~~such homes~~ added to their ~~community parks~~ within five days after their arrival on forms furnished by the Clerk-~~Deputy~~ Treasurer.

§ 252-5. ~~Municipal~~ ~~Parking~~ permit fees.

There is imposed on each ~~manufactured home and~~ mobile home located in the City a ~~monthly municipal~~ permit fee, such amount to be determined in accordance with § 66.0435, Wis. Stats. The fees shall be paid to the Clerk-~~Deputy~~ Treasurer on or before the 10th day of the month following the month for which they are due. It shall be the full and complete responsibility of the licensee of a ~~community mobile home park~~ to collect such fees from each ~~manufactured home and~~ mobile home therein and to remit such fees to the Clerk-~~Deputy~~ Treasurer. Failure to do so is to be treated like a default in payment of personal property taxes and subject to all procedures and penalties applicable under Chs. 70 and 74, Wis. Stats. ~~The licensee collecting the monthly municipal permit fee may retain two percent of the total monthly municipal permit fees collected in the community for administrative expenses, pursuant to § 66.0435(3m), Wis. Stats.~~

§ 252-6. Payment of ~~municipal permit~~ fees for homes outside ~~communities~~.

[Amended by Ord. No. 88-4]

The owner of the land on which a ~~manufactured home~~ or mobile home is located outside of a ~~community~~ shall ~~pay the monthly municipal permit fee~~. The ~~landowner~~ may collect the fee from the owner of the ~~manufactured home or~~ mobile home and, on or before January 10 and on or before July 10, shall transmit to the Clerk-~~Deputy~~ Treasurer all fees owed for the six months ending on the last day of the month preceding the month when the transmission is required.

§ 252-7. ~~Manufactured and mobile home community~~ ~~Mobile home park~~ requirements.

- (a) ~~Operation of a manufactured and mobile home community and the location and/or occupation of any manufactured home or mobile home within a community must comply with Chapter 385, Zoning, of this Code.~~
- (b) **Construction standards.** ~~It is the intent of this section to recognize manufactured homes and mobile homes constructed prior to October 1, 1974, as distinct and different from units designed as manufactured mobile homes within the definitions of this section and to prohibit units not meeting the requirements for manufactured and mobile homes as defined herein. Units constructed prior to 1974 are prohibited unless such units have legal nonconforming status but shall comply with all other requirements of this Code.~~
- (c) **Other requirements.** ~~All manufactured homes and mobile homes must be skirted in a manner which will prevent rodent infestation.~~
- (d) **Additions, alterations.** ~~No person shall construct, alter, or add to any structure, attachment, or building in a manufactured and mobile home community without a permit from the City Building Inspector. Construction of an addition or alteration to the exterior of a manufactured home or mobile home shall be of the same type of construction and material as the manufactured home or mobile home affected.~~
- (e) **Condemned Units.** ~~Any manufactured home or mobile home that is deemed unfit for human occupation or condemned is to be removed from the community at the expense of the owner of the manufactured home or mobile home. If the homeowner cannot be located, it is the responsibility of the community licensee to remove from the manufactured home or mobile home from the community. Any manufactured home or mobile home deemed unfit for human habitation or condemned shall be removed from a community within 30 days of such unit being designed.~~

§ 252-8. Violations and penalties.

Except as otherwise specifically provided in this chapter, any person who shall violate any provision of this chapter or any order, rule or regulation made hereunder shall be subject to a forfeiture as provided in Chapter 1, § 1-4 of this Code.

Adopted at the Organizational meeting of the Common Council on June 4, 2026.

CITY OF WATERLOO

Signed: _____
Jenifer Quimby, Mayor

Attest:

Jeanne Ritter Clerk /Deputy Treasurer

Date Adopted: _____

Date Published: The Courier, _____

**MANUFACTURED HOME COMMUNITY
(MOBILE HOME PARK) AFFIDAVIT OF PROPERTY OWNER**

City of Waterloo – City Clerk Office
136 N. Monroe St., Waterloo, WI 53594
(920) 478-3025 www.waterloowi.us

Applicant's Legal Entity Name: _____

Premises Address: _____

Property Owner's Name: _____

Property Owner's Address: _____
(include city/state/zip code) _____

I _____ as owner/agent of the property authorize the
operator to make this application.

SUBSCRIBED AND SWORN TO BEFORE ME

This _____ day of _____ 20____

Signature of Property Owner/Agent

Notary Public Signature

My Commission Expires _____

*Notary Seal must be affixed.

Waterloo City Council - Annual Calendar Announcements & Recognition

Meeting nights: 1st & 3rd Thursdays at 7:00 pm

JANUARY
FEBRUARY - Audit Prep
MARCH - Review Appointed Committee Assignments - Waterloo incorporated March 19, 1859 (Village status)
APRIL - Anniversary April 11, 1962 (City status) - National Library Week (generally 2 nd full week in April) 1 st mtg - National Linework Day 18 th 1 st mtg - Annual Organizational Mtg & Appointments - 2nd mtg after regular election - Update Emergency Response Plan - Audit Presentation 2 nd mtg
MAY - National Firefighters Day (always May 4 th) 1 st mtg - National Police Week (w/o May 15 th) 1 st mtg - National EMS Week (3 rd full week of May Sat-Sun) 2 nd mtg - National Public Works Day (3 rd full week of May) 2 nd mtg
JUNE
JULY - Budget Kick off
AUGUST
SEPTEMBER - Annual Wheel Tax Ordinance – 1 st mtg
OCTOBER - National Government Week (2 nd week)
NOVEMBER - Budget public hearing and consideration of a Finance, Insurance & Personnel Committee budget recommendation
DECEMBER

ONLINE LINKS

- [Municipal Code Chapter 30 -- CITY COUNCIL](#)
- [2021-2026 Comprehensive Plan Update](#)