



## VILLAGE OF WATERFORD PLAN COMMISSION

Wednesday, February 20, 2019, 6:00 pm  
Village Hall, 123 N. River St., Waterford WI

1. **Call to Order**
2. **Roll Call**
3. **Comments and Correspondence**
4. **Public Appearances**
5. **Public Hearing**
6. **Reading and Approval of Min: 01.16.19 PC**

### **New Business**

- I. Review concept economic develop plans; consider an appropriate motion for action.

### **Adjournment**

#### **Public Notice**

Questions regarding the nature of the agenda items or more detail on the agenda items listed above scheduled to be considered by the governmental body listed above can be directed to Zeke Jackson, Village Administrator at 920-421-4457 or at [zjackson@waterfordwi.org](mailto:zjackson@waterfordwi.org). 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-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Village Staff at 262-534-7912, or by writing to the Village Administrator at the Village Administration Building, 123 N. River St, Waterford WI, 53185 Copies of reports and other supporting documentation are available for review at the Village Administrator's Office, Administration Building, 123 N. River St, Waterford WI 53185 during operating hours. (8 a.m. – 5 p.m. weekdays).

Posted: 02/15/19; 4:00 p.m.

1 Village of Waterford  
2 Joint Plan Commission, Heritage Design District, and Community Development Authority  
3 January 16<sup>th</sup>, 2019  
4 UnOfficial Meeting Minutes  
5

6 President Houston called to order at 6:02 pm  
7

8 Commissioners Present: Donald Houston, Robert Nash, Howard Bryant, Bil Luth, Eric Halbur, Gonzalo  
9 Perez

10 Absent: Brent Hess

11 CDA Present: Donald Houston, Tracy Young

12 Absent: Andrew Ewert, Troy McReynolds, Tim Denman

13 Heritage Design District: Donald Houston, Maureen Vander Sanden, Diane Lemanczyk, Cheryl Rogers,  
14 Kari Mullikin, Robert Garipey, Sr, Bil Luth

15 Absent: Cheryl Rogers  
16

17 Also present: Zeke Jackson, Barbara Messick, Colleen Schauer, Tamara Pollnow  
18

19 Motion by Bryant to approve the December 19<sup>th</sup>, 2018 Plan Commission Minutes. Second by  
20 Luth. Motion carried.  
21

22 Motion by Luth to approve the December 19<sup>th</sup>, 2018 Heritage Design District Committee  
23 Minutes with amendments. Second by Lemanczyk. Motion carried. Vander Sanden abstained,  
24 excused.  
25

26 No public appearances  
27

28 Motion by Nash to move agenda item #2 Review of a proposal for condo development at Annecy Park /  
29 Waterford Landing to #1. Second by Halbur. Motion carried.  
30

31 Discussion on Stepping Stone Homes proposed condo development. Motion by Bryant to approve  
32 amendment to the PCD-08 Ordinance for the condo development at Annecy Park/Waterford Landing.  
33 Second by Luth. Motion carried.  
34

35 Main purpose of this joint meeting is to discuss a Village wide architecture code. Our Village is a unique  
36 mix of past decades architectural styles. Going forward the question becomes what identity we want to  
37 give our Village in the architectural standards we uphold. Debate was had on the strictness of the  
38 standards that we want to set for future industrial business development. Motion by Nash for Jackson to  
39 draft Architecture code for the Village. Second by Halbur. Motion carried.  
40

41 Motion by Nash to adjourn at 8:23pm. Second by Vander Sanden. Motion carried.  
42

43 Respectfully Submitted,  
44 Colleen Schauer, Interim PIO



## POTENTIAL VILLAGE CENTER T.I.D. DEVELOPMENT

- 50,000 S.F. POTENTIAL GROCERY STORE (SENDICKS)
- 100 TO 120 UNITS WITH A 30,000 S.F. PUBLIC MARKET
- 130,000 S.F. BIG BOX (TARGET)
- 110,000 S.F. HARDWARE STORE (LOWES)
- 20,000 S.F. ICE RINK/POND



BUSINESS DEVELOPMENT

## WATERFORD - VILLAGE TID

Waterford, Wisconsin, 53185

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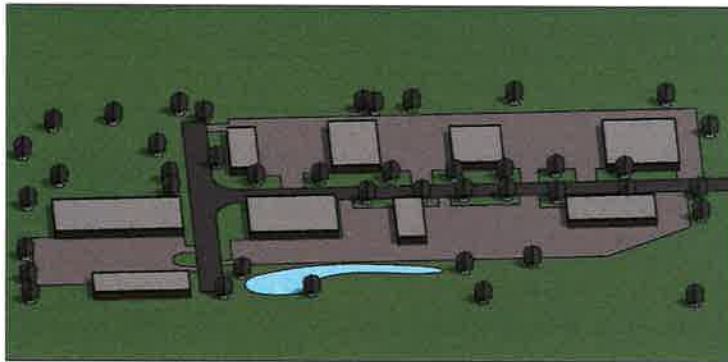
## POTENTIAL INDUSTRIAL T.I.D. DEVELOPMENT

256,000 S.F. POTENTIAL TOTAL INDUSTRIAL

EXTENSION TO BARNES DRIVE

LOTS DIVISABLE IN VARIOUS SIZES FOR NEEDS OF BUILDING OWNERS

TOTAL DEVELOPMENT STORM WATER DEVELOPMENT AREA.



BUSINESS DEVELOPMENT

## WATERFORD - VILLAGE TID

Waterford, Wisconsin, 53185

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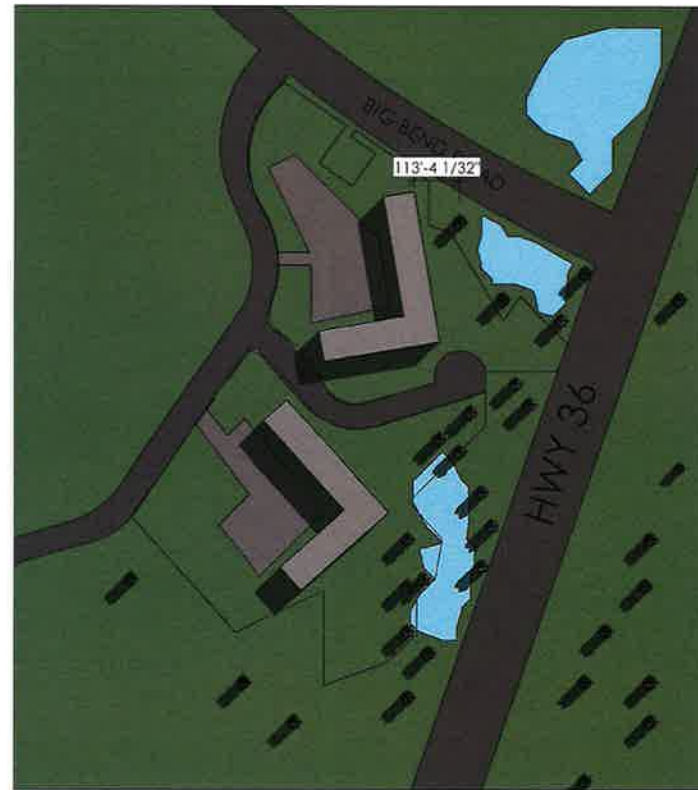
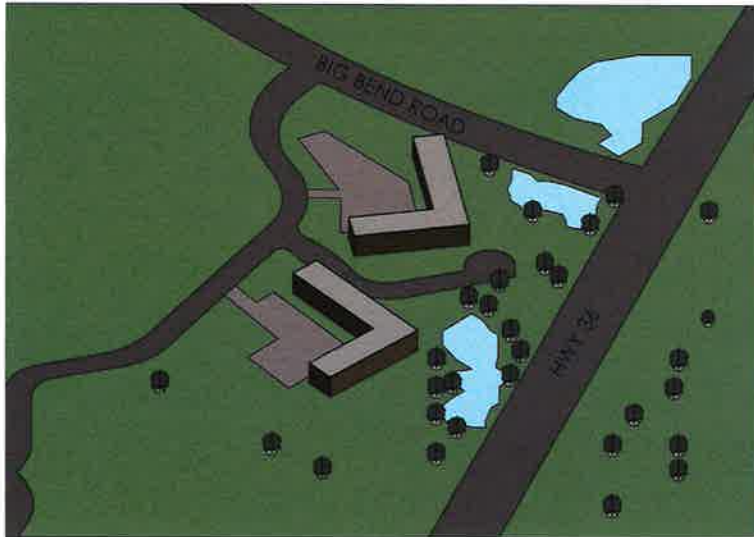
### POTENTIAL MIXED USE T.I.D. DEVELOPMENT

90,000 S.F. POTENTIAL TOTAL RETAIL

160-200 TOTAL UNITS

SURFACE PARKING

POTENTIAL OUT BUILDINGS FOR RETAIL USE



BUSINESS DEVELOPMENT

## WATERFORD - VILLAGE TID

Waterford, Wisconsin, 53185

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**Invoice**



**Invoice Number:** 0055550-IN

**Invoice Date:** 01/31/19

**Terms:** Net 30 Days

**Due Date:** 03/30/19

**Salesperson:** 0000

**Customer Number:** 11-WATERFR

**Customer P.O.:**

VILLAGE OF WATERFORD  
123 N RIVER STREET  
Waterford, WI 53185

**01312019WATERFR-1**

Item Type	Description	Qty	Unit Price	Amount
INSPECTIONS	4000-WAKSH-WI-BI - 01/17/2019 - Normal Business Hours - Activities/Meetings / Martin Montoya: Address creation letter for 114S Jefferson St	1.00	81.00	81.00
INSPECTIONS	4600-WAKSH-WI-CE - 01/17/2019 - Code Enforcement - Site Visits / Martin Montoya: 414 S First St. /No letter done.	1.00	81.00	81.00
			<b>Amount Due</b>	<b>162.00</b>

**01312019WATERFR-1**

Remit Payment to: SAFEBuilt, LLC  
3755 Precision Dr, Suite 140 Loveland, CO 80538

Net Invoice:	162.00
Freight:	0.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>162.00</b>



Invoice

Invoice Number: 0055543-IN  
 Invoice Date: 01/31/19  
 Terms: Net 30 Days  
 Due Date: 03/30/19

Salesperson: 0000  
 Customer Number: 11-WATERFR  
 Customer P.O.:

VILLAGE OF WATERFORD  
 123 N RIVER STREET  
 Waterford, WI 53185

WI Invoicing

Fee Type	Amount Paid	Paid Date	Meritage %	Due to Meritage
<b>Permit # 17WTRF-0195-17-09BEPH</b>	<b>492-494 WOODFIELD CIR, Waterford, WI 53185</b>		<b>SINGLE FAMILY DWELLING</b>	
Re-inspection Fee	50.00	01/30/19	65.00	32.50
Re-inspection Fee	50.00	01/30/19	65.00	32.50
Re-inspection Fee	50.00	01/30/19	65.00	32.50
Re-inspection Fee	50.00	01/30/19	65.00	32.50
<b>17WTRF-0195-17-09BEPH Subtotal</b>				<b>130.00</b>
<b>Permit # 18WTRF-0070-18-04BEPH</b>	<b>877 WILLOW BEND DR, Waterford, WI 53185</b>		<b>SINGLE FAMILY DWELLING</b>	
Temporary Occupancy Permit -	50.00	01/07/19	65.00	32.50
<b>18WTRF-0070-18-04BEPH Subtotal</b>				<b>32.50</b>
<b>Permit # 18WTRF-0127-18-06BEPH</b>	<b>803 WILLOW BEND DR, Waterford, WI 53402</b>		<b>SINGLE FAMILY DWELLING</b>	
Temporary Occupancy Permit -	50.00	01/03/19	65.00	32.50
<b>18WTRF-0127-18-06BEPH Subtotal</b>				<b>32.50</b>
<b>Permit # 18WTRF-0142-18-07B-VOID</b>	<b>132 CENTER ST, Waterford, WI 53185</b>		<b>Re-Roof</b>	
Residence - Alteration	(162.00)	01/21/19	65.00	(105.30)
<b>18WTRF-0142-18-07B-VOID Subtotal</b>				<b>(105.30)</b>
<b>Permit # 19WTRF-0001-19-01B</b>	<b>615B HICKORY HOLLOW RD, WATERFORD, WI 53185</b>		<b>Commercial Alteration</b>	
Bus./Office/Comm. Bldg - Alt.	75.00	01/07/19	65.00	48.75
<b>19WTRF-0001-19-01B Subtotal</b>				<b>48.75</b>
<b>Permit # 19WTRF-0002-19-01B</b>	<b>611B HICKORY HOLLOW RD, WATERFORD, WI 53185</b>		<b>Commercial Alteration</b>	
Bus./Office/Comm. Bldg - Alt.	75.00	01/07/19	65.00	48.75
<b>19WTRF-0002-19-01B Subtotal</b>				<b>48.75</b>
<b>Permit # 19WTRF-0003-19-01H</b>	<b>502 FRANKLIN ST, Waterford, WI 53185</b>		<b>HVAC Only</b>	
HVAC - Replace/Modify or Exter	60.00	01/07/19	65.00	39.00
<b>19WTRF-0003-19-01H Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0004-19-01P</b>	<b>713 HERON DR, WATERFORD, WI 53185</b>		<b>Plumbing Only</b>	
Plumbing - Replacement & Misc	60.00	01/07/19	65.00	39.00
<b>19WTRF-0004-19-01P Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0005-19-01P</b>	<b>504 FAIRVIEW CIR, WATERFORD, WI 53185</b>		<b>Plumbing Only</b>	
Plumbing - Replacement & Misc	60.00	01/07/19	65.00	39.00

Continued





Fee Type	Amount Paid	Paid Date	Meritage %	Due to Meritage
<b>19WTRF-0005-19-01P Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0006-19-01P</b>				<b>607 ANNECY PARK CIR, WATERFORD, WI 531</b>
Plumbing - Replacement & Misc	60.00	01/07/19	65.00	39.00
<b>19WTRF-0006-19-01P Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0007-19-01E</b>				<b>869 RIVER RIDGE CIR, Waterford, WI 53185</b>
Electric - New Structure/Additior	65.00	01/14/19	65.00	42.25
<b>19WTRF-0007-19-01E Subtotal</b>				<b>42.25</b>
<b>Permit # 19WTRF-0007-19-01H</b>				<b>869 RIVER RIDGE CIR, Waterford, WI 53185</b>
HVAC - New Construction/Additi	65.00	01/14/19	65.00	42.25
<b>19WTRF-0007-19-01H Subtotal</b>				<b>42.25</b>
<b>Permit # 19WTRF-0007-19-01P</b>				<b>869 RIVER RIDGE CIR, Waterford, WI 53185</b>
Plumbing - New Bldg/Add	60.00	01/14/19	65.00	39.00
<b>19WTRF-0007-19-01P Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0008-19-01B</b>				<b>409 FOX RIVER HILLS DR, WATERFORD, WI 5</b>
Fences	50.00	01/15/19	65.00	32.50
<b>19WTRF-0008-19-01B Subtotal</b>				<b>32.50</b>
<b>Permit # 19WTRF-0009-19-01BEPH</b>				<b>444 WOODFIELD CIR, Waterford, WI 53185</b>
Plumbing - New Bldg/Add	60.00	01/15/19	65.00	39.00
Residence - Alteration	315.00	01/15/19	65.00	204.75
HVAC - New Construction/Additi	95.00	01/15/19	65.00	61.75
Electric - New Structure/Additior	95.00	01/15/19	65.00	61.75
<b>19WTRF-0009-19-01BEPH Subtotal</b>				<b>367.25</b>
<b>Permit # 19WTRF-0010-19-01B</b>				<b>806 RIVER RIDGE CT, Waterford, WI 53185</b>
Residence - Alteration	350.00	01/15/19	65.00	227.50
<b>19WTRF-0010-19-01B Subtotal</b>				<b>227.50</b>
<b>Permit # 19WTRF-0011-19-01P</b>				<b>901 FOXWALK CT, Waterford, WI 53185</b>
Plumbing - Replacement & Misc	60.00	01/22/19	65.00	39.00
<b>19WTRF-0011-19-01P Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0012-19-01BEPH</b>				<b>834 STILL POND DR, Waterford, WI 53185</b>
Plumbing - New Bldg/Add	60.00	01/22/19	65.00	39.00
Residence - Alteration	420.00	01/22/19	65.00	273.00
HVAC - New Construction/Additi	110.00	01/22/19	65.00	71.50
Electric - New Structure/Additior	110.00	01/22/19	65.00	71.50
<b>19WTRF-0012-19-01BEPH Subtotal</b>				<b>455.00</b>
<b>Permit # 19WTRF-0013-19-01E</b>				<b>619 ANNECY PARK CIR, WATERFORD, WI 531</b>
Electrical - Replace/Modify or E>	60.00	01/22/19	65.00	39.00
<b>19WTRF-0013-19-01E Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0014-19-01BP</b>				<b>619 ANNECY PARK CIR, WATERFORD, WI 531</b>
				<b>Residential Alteration</b>





Fee Type	Amount Paid	Paid Date	Meritage %	Due to Meritage
Residence - Alteration	420.00	01/30/19	65.00	273.00
Plumbing - Replacement & Misc	60.00	01/30/19	65.00	39.00
<b>19WTRF-0014-19-01BP Subtotal</b>				<b>312.00</b>
<b>Permit # 19WTRF-0015-19-01P      610 MOHR CIR, WATERFORD, WI 53185</b>				<b>Plumbing Only</b>
Plumbing - Replacement & Misc	50.00	01/30/19	65.00	32.50
Plumbing - Replacement & Misc	10.00	01/30/19	65.00	6.50
<b>19WTRF-0015-19-01P Subtotal</b>				<b>39.00</b>
<b>Permit # 19WTRF-0069-12-05Renewal      901 FOXWALK CT, Waterford, WI 53185</b>				<b>Residential Alteration</b>
Re-inspection Fee	50.00	01/22/19	65.00	32.50
<b>19WTRF-0069-12-05Renewal Subtotal</b>				<b>32.50</b>

WI Invoicing

Summary Fee Type		
ItemCode	Description	Amount
/INSPECTIONS	Inspection Services	162.50
/PERMITS	Building Permits	1,847.95
<b>Total</b>		<b>2,010.45</b>

Please Remit Payments to: SAFEbuilt, LLC  
3755 Precision Dr, Suite 140 Loveland, CO 80538

Net Invoice:	2,010.45
Freight:	0.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>2,010.45</b>