



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, July 17, 2013 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the June 19, 2013 Meeting**
3. **Certified Survey Map – 2525 Kennedy Drive**
Review and consideration of a two-lot Certified Survey Map for the property located at 2525 Kennedy Avenue in the City of Beloit
4. **Certified Survey Map – 2301 Townline Road**
Review and consideration of a one-lot Certified Survey Map for the property located at 2301 Townline Road in the Town of Beloit
5. **Zoning Map Amendment - 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning of the properties located at 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue, and 1650 & 1654 Porter Avenue from R-1B, Single Family Residential, to PLI, Public Lands and Institutions District
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: July 12, 2013

Approved: Julie Christensen
Community Development Director

**Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, June 19, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:03 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelley, and Kincaid. Commissioner Nee was absent.

2. **Approval of the Minutes of the June 5, 2013 Meeting**

Commissioner Moore moved and Commissioner Jacobsen seconded a motion to approve the June 5, 2013 minutes. The minutes were approved. (4-0)

3. **Conditional Use Permit – West Auto Sales – 920 Keeler Avenue**

Public hearing, review and consideration of a Conditional Use Permit to allow the conversion from one legal nonconforming use, storage of used passenger vehicles, to another legal nonconforming use, sale of used passenger vehicles to dealerships, for the property located at 920 Keeler Avenue

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

The applicant, Mr. West, was present and explained why he applied for the Conditional Use Permit.

Chairperson Faragher closed the Public Hearing.

Commissioner Jacobsen moved to approve the Conditional Use Permit with the Staff recommendation, and Commissioner Kelly seconded the motion. The motion carried. (4-0)

4. **Comprehensive Plan Amendment – 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Single-Family Residential-Urban to Institutional and Community Services for the properties located at 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kelly moved to approve the Comprehensive Plan Amendment with the Staff recommendation, and Commissioner Jacobsen seconded the motion. The motion approved. (4-0)

5. **2012-2016 Parks, Open Space & Recreation Plan**

Review and consideration of the 2012-2016 Parks, Open Space & Recreation Plan for the City of Beloit

Ms. Christensen summarized the Staff Report and Recommendation.

Brian Ramsey was present and discussed and reviewed the Plan which is an update of the previous plan.

Chairperson Faragher commented that he did not understand how having a separate Parks and Recreation Department could lead to a better budget and furthering of the goals. Mr. Ramsey answered that there is a need for better marketing and they are looking for more exposure.

Commissioner Kelly commented that they need to be more visible online.

Commissioner Kincaid commented that the report is very impressive and detailed, and their efforts are appreciated.

Commissioner Moore moved to approve the Open Space & Recreation Plan, and Commissioner Kelly seconded the motion. The motion carried. (4-0)

6. **Status Report on Prior Plan Commission Items**

The Conditional Use for First National Bank was approved and the Conditional Use for First National Bank tower was laid over. The Rezoning for the Good News Christian Center was approved. The Acquisition for 150 Depot Street was approved.

7. **Adjournment**

The meeting adjourned at 7:41 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 17, 2013

Agenda Item: 3

File Number: CSM-2013-10

Applicant: R.H. Batterman & Co., Inc.

Owner: City of Beloit

Location: 2525 Kennedy Drive

Existing Zoning: M-2, General
Existing Land Use: Vacant Land
Manufacturing District

CSM Area: 108,910 square feet or
2.50 acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 2525 Kennedy Drive in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

Key Issues:

- The intent of the proposed CSM is to create Lot 1 and Out-Lot 1 which will be sold to two different owners in the future.
- The City of Beloit owns both 1475 Office Park Lane and 2525 Kennedy Drive.
- On July 15, 2013, the City Council is expected to take action on the sale of Lot 1 of this CSM and 1475 Office Park Lane to the owner of Beloit Precision & Die, Inc. The owner of this business is purchasing the two lots in order to expand his business.
- At that same meeting, the City Council is expected to take action on the sale of Out-Lot 1 to V Bros LLC (Christofferson Moving and Storage). They are also intending to purchase the Jack Reed Trucking (JRT) building located at 2555 Kennedy Drive. Out-Lot 1 is anticipated to be attached to 2555 Kennedy Drive once these sales occur. If the lot is not attached to an adjacent lot, Out-Lot 1 is not buildable.
- A Location & Zoning Map and a copy of the proposed Certified Survey Map and application are attached to this report.
- Proposed Out-Lot 1 is 14,230 square feet or 0.327 acres in area, and proposed Lot 1 is 94,680 square feet or 2.174 acres in area.
- A General Utility Easement is being provided along the western boundary of Lot 1 because an existing water main is located in that area. This General Utility Easement will be recorded as part of the sales transaction. The attached Easement Exhibit outlines the area of the easement.
- The City's Review Agents have reviewed the proposed CSM. The City Engineer does not have any concerns but would like the future purchasers of these lots to be aware that when the lots are developed, a drainage swale will be necessary to get the water from the properties to the east to an inlet on Kennedy Drive. None of the City's other review agents have submitted any comments or concerns.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *General Industrial* uses for the subject property. This proposed land division and the underlying zoning district classification are consistent with this recommendation.

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
 - **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
 - **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 2525 Kennedy Drive, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds and the applicant shall provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2013.

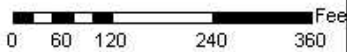
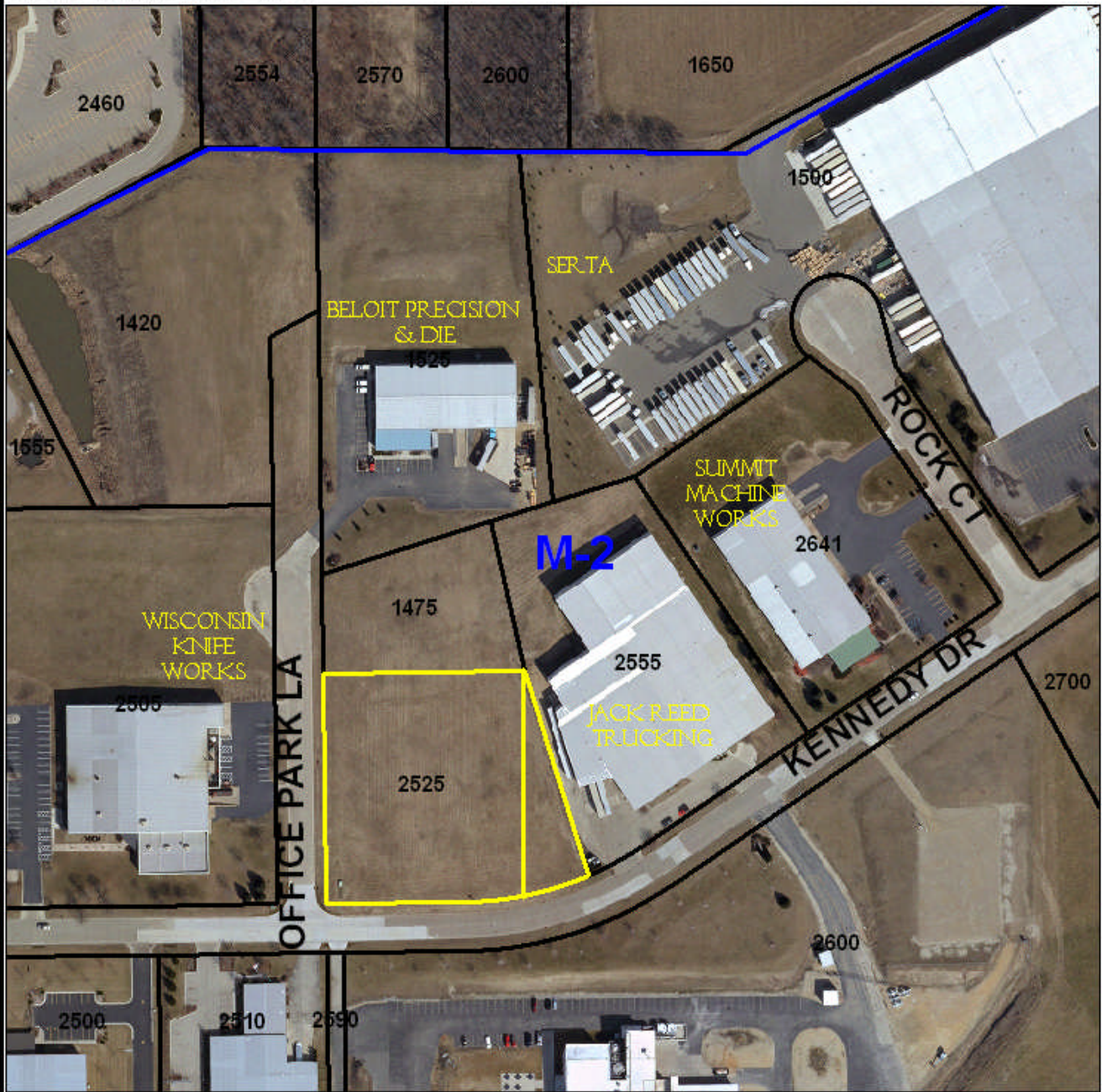
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Easement Exhibit, Application, and Resolution.

Location & Zoning Map

2525 Kennedy Drive

CSM-2013-10



Legend	
	Zoning District
	Parcels

Map prepared by: Julie Christensen
Date: July 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2011

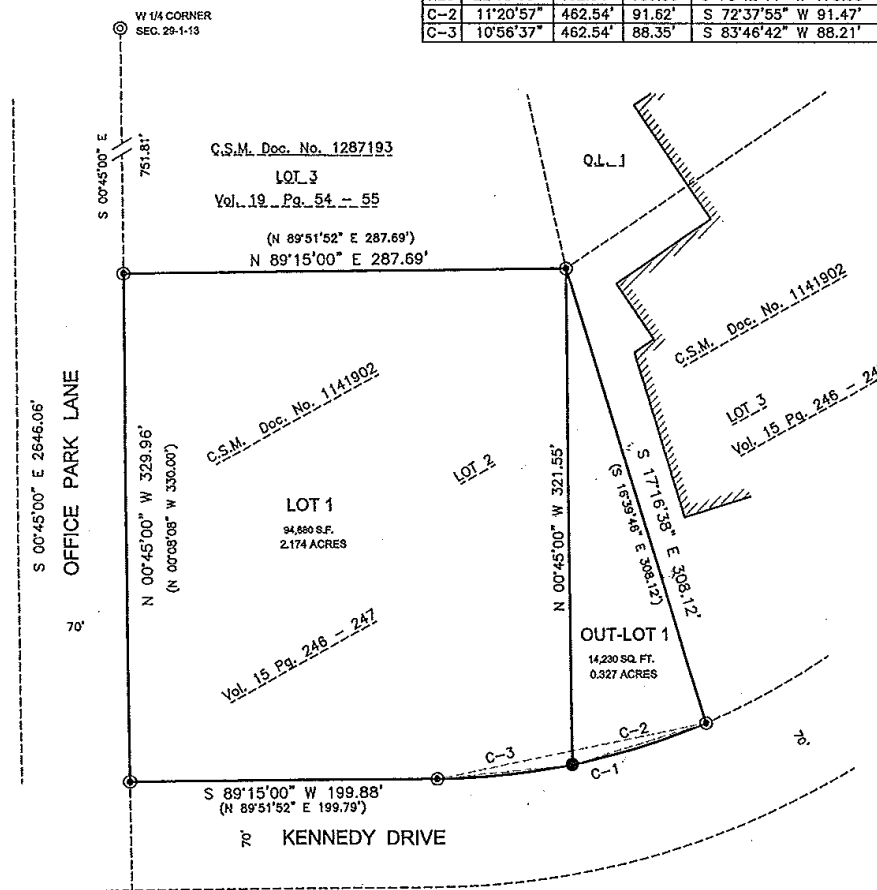
PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP

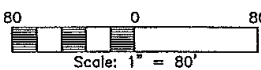
LOT 2 OF CERTIFIED SURVEY MAP DOC. NO.1141902 AS RECORDED IN VOLUME 15 ON PAGES 246 AND 247 OF CERTIFIED SURVEY MAPS BEING A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD
C-1	22°17'34"	462.54'	179.97'	S 78°06'13" W 178.83'
REC	22°18'15"	462.54'	180.06'	S 78°42'44" W 178.93'
C-2	11°20'57"	462.54'	91.62'	S 72°37'55" W 91.47'
C-3	10°56'37"	462.54'	88.35'	S 83°46'42" W 88.21'



ORDER NO. 31620
DATE JUNE 25, 2013
FOR CITY OF БЕЛОIT
SHEET 1 OF 3



File Name: J:\31600-31650\31620 Christofferson\CSM.dwg

MONUMENT KEY

- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
- Iron Pipes Found
- ⊙ Iron Rebar Found
- ⊗ Drill Hole Found
- Fences
- Conc. Mon. Found
- ◇ C. I. Mon. Found

Batterman
engineers surveyors planners

2857 Barfells Drive
608.365.4484

Beloit, Wisconsin 53511
www.rhbatterman.com

CERTIFIED SURVEY MAP

LOT 2 OF CERTIFIED SURVEY MAP DOC. NO.1141902 AS RECORDED IN VOLUME 15 ON
PAGES 246 AND 247 OF CERTIFIED SURVEY MAPS BEING A PART OF THE N.W. 1/4 OF THE
S.W. 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE FOURTH P.M.,
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert Leuenberger a Registered Land Surveyor, do hereby certify that I
County of Rock) ss. have surveyed and mapped Lot 2 of Certified Survey Map Doc. No. 1141902
as recorded in volume 15 on pages 246 and 247 of Certified Survey Maps being a part of the N.W. 1/4 of
the S.W. 1/4 of Section 29, T. 1 N., R 13 E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 corner of Section 29 aforesaid; thence South 0°45'00" East 751.81 feet to the Northwest corner of Lot 2 aforesaid; thence North 89°15'00" East 287.69 feet; thence South 17°16'38" East 308.12 feet to the curving Northerly right of way line of Kennedy Drive; thence Westerly along a curve to the right, 179.97 feet, having a radius of 462.54 feet with a chord bearing South 78°06'13" West 178.83 feet to a point of tangency; thence South 89°15'00" West 199.88 feet to the Southwest corner of said Lot 2; thence North 0°45'00" West 329.96 feet to the place of beginning. Containing 2.50 acres more or less.

Subject to any and all easements, agreements, covenants or restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying dividing and mapping the same. Given under my hand and seal, this 25th day of June, 2013 at Beloit, Wisconsin.

I hereby certify that the property taxes on the
parent parcel are current and have been paid as of
_____, 2013.

By: _____
Rock County Treasurer

Approved by the City of Beloit Plan Commission,
this _____ day of _____, 201__.

By: _____
Drew Pennington,
Director of Planning and Building Services

ORDER NO. 31620
FOR THE CITY OF БЕЛОIT
DATE JUNE 25, 2013
SHEET 2 OF 3



CERTIFIED SURVEY MAP

LOT 2 OF CERTIFIED SURVEY MAP DOC. NO.1141902 AS RECORDED IN VOLUME 15 ON
PAGES 246 AND 247 OF CERTIFIED SURVEY MAPS BEING A PART OF THE N.W. 1/4 OF THE
S.W. 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE FOURTH P.M.,
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

CORPORATE OWNERS CERTIFICATE

The City of Beloit, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. The City of Beloit does further certify that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: the Plan Commission of the City of Beloit.

IN WITNESS WHEREOF, the City of Beloit has caused these presents to be signed by Larry N. Arft, its City Manager, and countersigned by Rebecca Houseman LeMire, its City Clerk, at Beloit, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2013.

Larry N. Arft, City Manager

Rebecca Houseman LeMire, City Clerk

State of Wisconsin)
County of Rock)^{ss.} Personally came before me, this _____ day of _____, 2013, Larry N. Arft, City Manager, and Rebecca Houseman LeMire, City Clerk, of the above-named Corporation, to me known to be the persons who executed the foregoing Instrument, and to me known to be such City Manager and City Clerk of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires _____

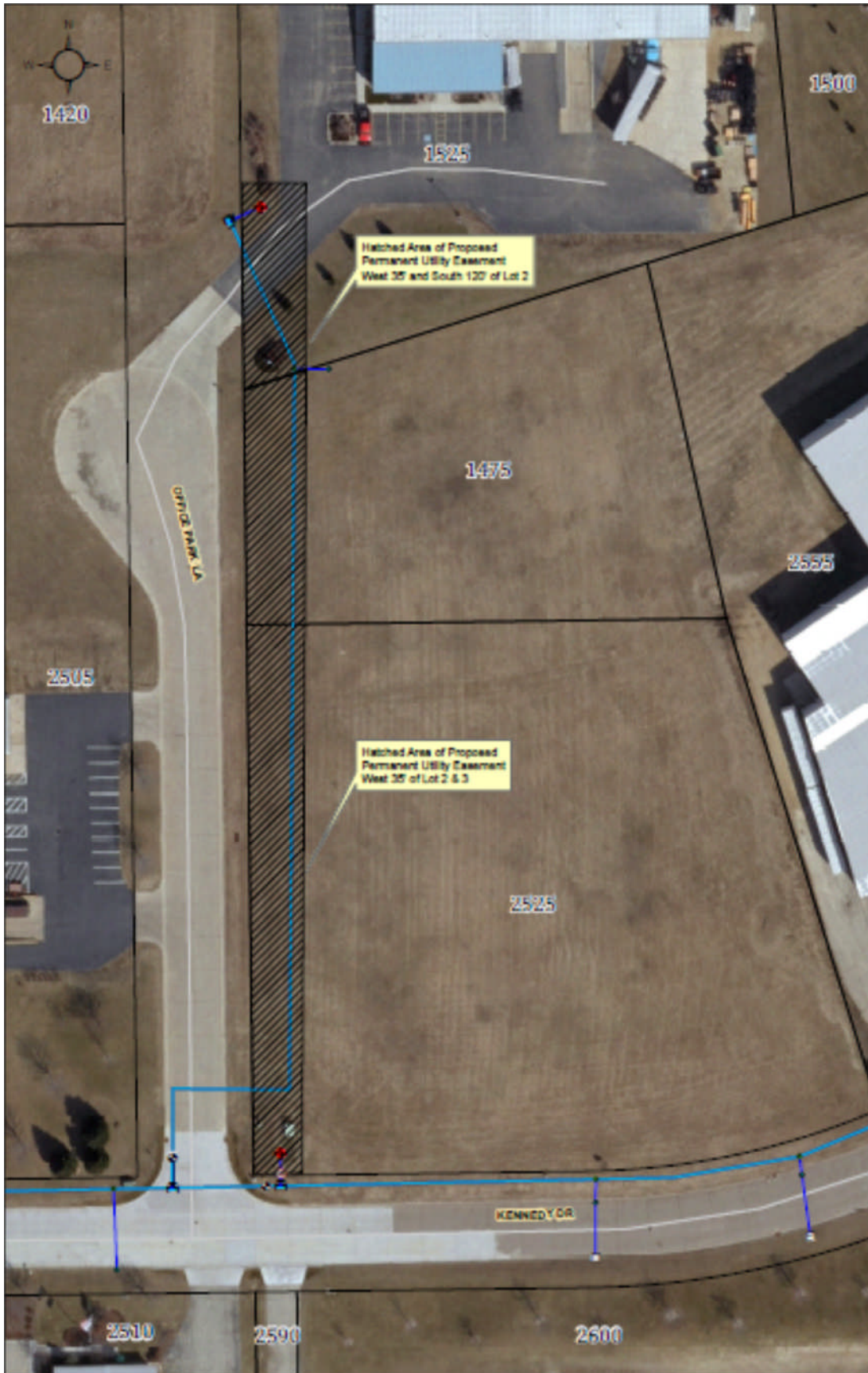
DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____
A.D. 2013 AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES
_____ OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.
_____ REGISTER OF DEEDS

ORDER NO. 31620
FOR THE CITY OF БЕЛОIT
DATE JUNE 25, 2013
SHEET 3 OF 3

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com



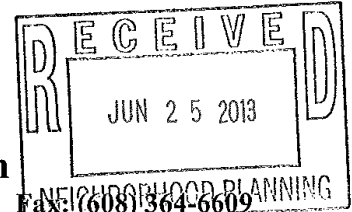
EASEMENT EXHIBIT



City of Beloit

Neighborhood Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609



Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM - 2013-10

1. Address of property: 2525 Kennedy Drive
2. Tax Parcel Number(s): 2296-0020
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 29, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: City of Beloit Phone: 364-6748
100 State Street BELOIT WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 2.5 Acres
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: M-2
11. Is the proposed use permitted in this zoning district: _____

12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; pre-application meeting was held on 6/20/13 with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN / 6/25/13
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: _____
Scheduled meeting date: _____	
Application accepted by: _____	Date: _____

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2525 KENNEDY DRIVE**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map for the property located at 2525 Kennedy Drive, containing 2.50 acres, more or less, is located within the jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached two-lot Certified Survey Map, which pertains to the following described land:

Lot 2 of Certified Survey Map Doc. #1141902 as Recorded in Volume 15 on Pages 246 and 247 of Certified Survey Maps being a part of the N.W. ¼ of the S.W. ¼ of Section 29, T.1N., R.13E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 2525 Kennedy Drive, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds and the applicant shall provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2013.

Adopted this 17th day of July, 2013.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: July 17, 2013

Agenda Item: 4

File Number: CSM-2013-09

Applicant: R.H. Batterman & Co., Inc.

Owner: Glow Worm Enterprises and Town of Beloit

Location: 2301 Townline Road, Town of Beloit

Existing Zoning: Town Zoning

Existing Land Use: Industrial & Ag

CSM Area: 20.814 Acres

Request Overview/Background Information:

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and a one-lot Certified Survey Map (CSM) for the Rock Disposal property located at 2301 Townline Road in the Town of Beloit within the City's Extraterritorial Jurisdiction.

Key Issues:

- The intent of this CSM is to transfer 12.814 acres from the adjacent (southern) parcel to the subject property. The land being transferred is owned by the Town of Beloit, and is part of a large parcel that will retain 173 acres after this division.
 - According to the Town Administrator, this land is also being rezoned to allow the expansion of this industrial use.
 - Proposed Lot 1 is 20.814 acres in area and includes 838.1 feet of frontage on Townline Road.
 - The proposed CSM does not include any dedication of right-of-way or easements.
 - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments or concerns.
-

Consistency with Comprehensive Plan and Strategic Plan:

The subject properties are located beyond the boundaries of the City's Future Land Use Map (Map #10 of the Comprehensive Plan). Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 2301 Townline Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and provide the Planning & Building Services Division with a copy of the recorded CSM within one year of Plan Commission approval.
-

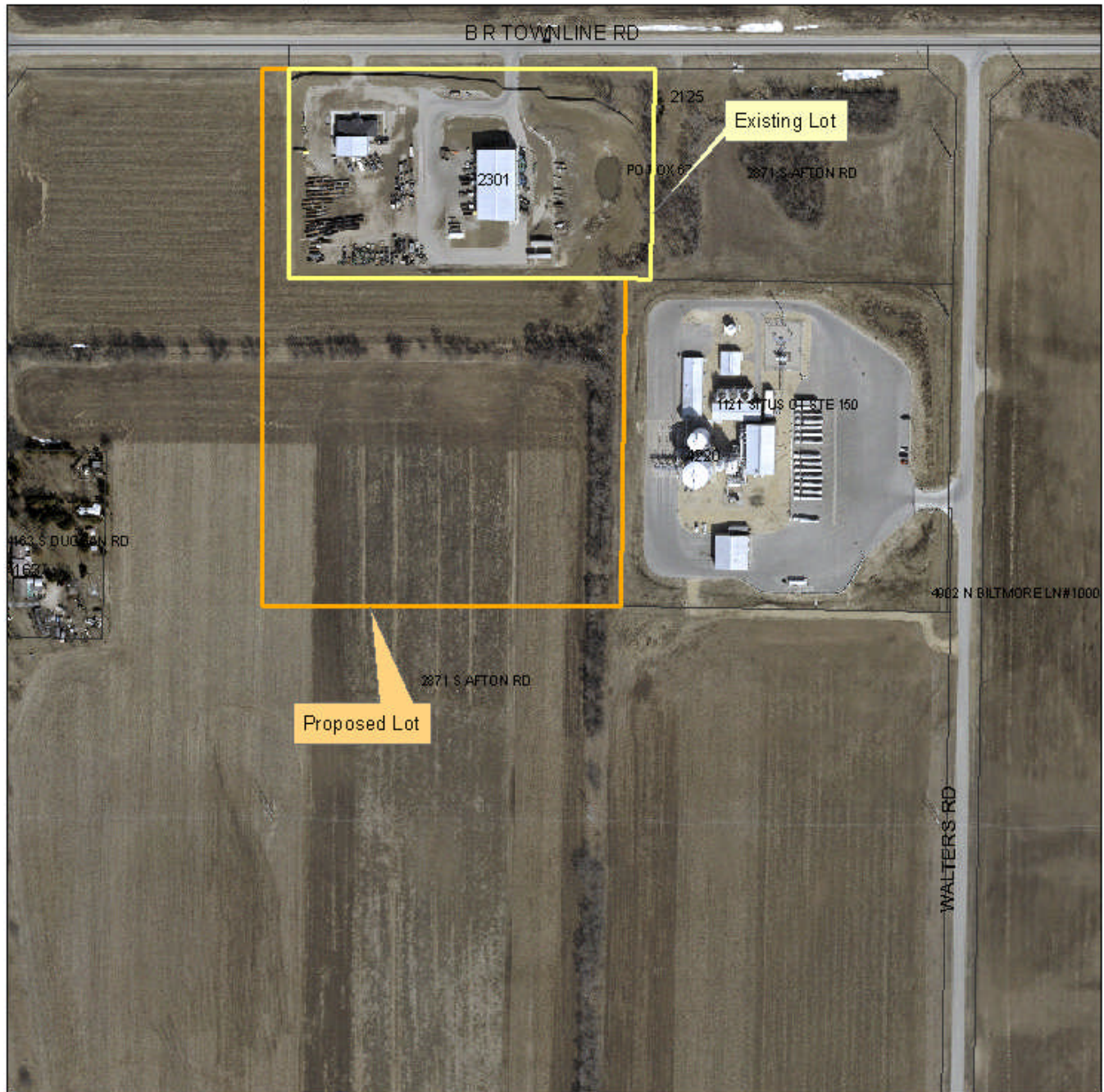
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Application, and Resolution.

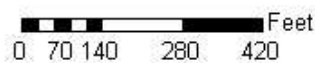
Location & Zoning Map

2301 Townline Road, TOB


CSM-2013-09



1 inch = 304 feet



Legend

 Beloit & Turtle Parcels

Map prepared by: Drew Pennington

Date: June 2013

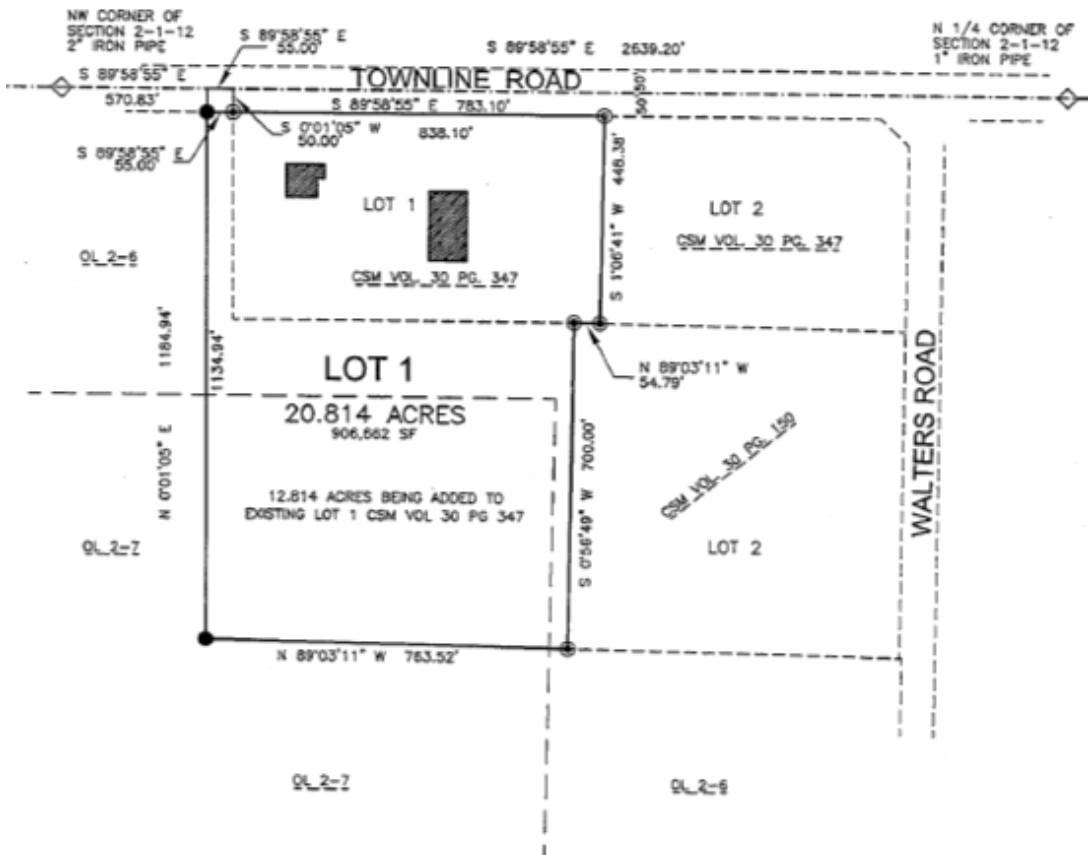
For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

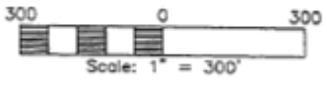
CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1778051 AS RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 347-349, BEING ALSO PART OF OUT-LOTS 2-6 AND 2-7 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



- MONUMENT KEY**
- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
 - ⊙ Iron Pipes Found -X-X- Fences
 - ⊙ Iron Rebar Found ◊ C. I. Mon. Box Found W/Pipe

ORDER NO. 31484
 BOOK xxx PAGE xx
 DATE MAY 30, 2013
 FOR ROCK DISPOSAL
 SHEET 1 OF 4



Batterman
 engineers surveyors planners

2857 Bartelle Drive Beloit, Wisconsin 53511
 608.365.4464 www.tbatterman.com

File Name: J:\31451-31499\31484\SURVEY\CSM.dwg

CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1778051 AS RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 347-349, BEING ALSO PART OF OUT-LOTS 2-6 AND 2-7 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert H. Leuenberger, a Registered Land Surveyor, do hereby certify that I
County of Rock)^{ss} have surveyed and mapped Lot 1 of Certified Survey Map Doc. No. 1778051 as recorded in volume 30 of Certified Survey Maps on pages 347-349, being also a part of Out-Lots 2-6 and 2-7 of the Assessor's Plat of Beloit Township, being all a part of the N.W. 1/4 of the N.W. 1/4 and part of the N.E. 1/4 of the N.W. 1/4 of Section 2, T. 1 N., R. 12 E. of the 4th P.M., Town of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the Northwest corner of Section 2 aforesaid; thence South 89°58'55" East along the North line of said Northwest 1/4 a distance of 570.83 feet to the place of beginning; thence continuing South 89°58'55" East 55.00 feet; thence South 0°01'05" West 50.00 feet; thence South 89°58'55" East 783.10 feet; thence South 01°06'41" West 448.38 feet; thence North 89°03'11" West 54.79 feet; thence South 00°56'49" West 700.00 feet; thence North 89°03'11" West 763.52 feet; thence North 0°01'05" East 1184.94 feet to the place of beginning. Containing 20.814 acres.

That I have made such survey and map by the direction of the Owner of said land, and that I have compiled fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. Given under my hand and seal, this 30th day of May, 2013 at Beloit, Wisconsin.

Approved by the Town Board of the Town of Beloit,
this _____ day of _____, 2013.

By: _____

Approved by the Planning Commission of the City of
Beloit, this _____ day of _____, 2013.

By: _____

I hereby certify that the property taxes on the parent
parcel are current and have been paid as of
_____, 2013.

By: _____
Rock County Treasurer

ORDER NO. 31484
DATE: MAY 30, 2013
FOR ROCK DISPOSAL

SHEET 2 OF 4



CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1778051 AS RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 347-349, BEING ALSO PART OF OUT-LOTS 2-6 AND 2-7 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

CORPORATE OWNERS CERTIFICATE

Glow Worm Enterprises, LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Glow Worm Enterprises, LLC further certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Beloit Plan Commission and the Town Board of the Town of Beloit.

IN WITNESS WHEREOF, Glow Worm Enterprises, LLC has caused these presents to be signed by
William E. Stark, this _____ day of _____, 2013.

William E. Stark, Member

State of Wisconsin) Personally came before me, this _____ day of _____, 2013,
County of Rock) ss. William E. Stark of the above-named limited liability corporation, to me known
to be the person who executed the foregoing instrument, and to me known to be such officer of said
corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of
such corporation, by its authority.

Notary Public, _____ County, Wisconsin

My Commission Expires: _____

ORDER NO. 31484
DATE: MAY 30, 2013
FOR ROCK DISPOSAL

SHEET 3 OF 4



CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1778051 AS RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 347-349, BEING ALSO PART OF OUT-LOTS 2-6 AND 2-7 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

CORPORATE OWNERS CERTIFICATE OF DEDICATION

The Town of Beloit, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. The Town of Beloit does further certify that this plat is required by Sections 236.10 or 236.12 of the Wisconsin Statutes to be submitted to the Town Board of the Town of Beloit, Planning Commission of the City of Beloit, Rock County Treasurer, and the Rock County Planning, Economic & Development Committee.

WITNESS the hand and seal of said Administrator, this _____ day of _____, 2013.

Brian Wilson, Town Administrator

State of Wisconsin) Personally came before me, this _____ day of _____, 2013,
County of Rock) ss. Brian Wilson of the above-named corporation, to me known to be the person who executed the foregoing certificate, and to me known to be such Administrator of said corporation, and acknowledge that he executed the foregoing certificate as such officer as the deed of such corporation, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D. 2013
AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 31484
DATE: MAY 30, 2013
FOR ROCK DISPOSAL

SHEET 4 OF 4



City of Beloit

Neighborhood Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2013-09

1. Address of property: 2301 Townline Road
2. Tax Parcel Number(s): 6-2-15A & 6-2-15A.5
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the Nw Quarter of Section 2, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: Glow Worm Enterprises / Rock Disposal Phone: 608-547-2329
2301 Townline Road BELOI WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 20.81 Acres
8. Total area of land remaining in parent parcel: 180 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: I-2
11. Is the proposed use permitted in this zoning district: YES
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; pre-application meeting was held on 6/20/13
with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map: one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN / 6/20/13
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$160.⁰⁰</u>
Scheduled meeting date: <u>July 17, 2013</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>6/20/13</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2301 TOWNLINE ROAD IN THE TOWN OF BELOIT**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the property located at 2301 Townline Road in the Town of Beloit is located within the extraterritorial jurisdiction of the City; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached one-lot Certified Survey Map, which pertains to the following described land:

**LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1778051 AS
RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS
ON PAGES 347-349, BEING ALSO PART OF OUT-LOTS 2-6
AND 2-7 OF THE ASSESSOR’S PLAT OF BELOIT
TOWNSHIP, BEING ALL A PART OF THE N.W. 1/4 OF THE
N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF
SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF
BELOIT, ROCK COUNTY, WISCONSIN**

NOW, THEREFORE, BE IT RESOLVED THAT the City Plan Commission of the City of Beloit does hereby approve the attached one-lot Certified Survey Map for the property located at 2301 Townline Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and provide the Planning & Building Services Division with a copy of the recorded CSM within one year of Plan Commission approval.

Adopted this 17th day of July, 2013.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen
Community Development Director

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: July 17, 2013

Agenda Item: 5

File Number: ZMA-2013-09

Applicant: School District of Beloit

Owner: School District of Beloit

Location: 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue

Current Zoning: R-1B, Single-Family Residential District

Existing Land Use: Various

Total Area: Approx. 1 Acre

Proposed Zoning: PLI, Public Lands & Institutions District

Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue.

The attached **Location & Zoning Maps** show the location of the subject properties and the zoning of the surrounding areas. The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- This request is related to the proposed expansion of Gaston Elementary School and Merrill Elementary School. All of the subject properties must be rezoned to PLI before the school grounds may be expanded as planned. This is the second rezoning request related to the Gaston site. On May 6, 2013, the City Council approved the applicant's request to rezone three properties located between the school building and the properties included in this (second) request.
- If this request is approved, the applicant intends to use the properties located at 1537 & 1543 W. Grand Avenue as open/recreational space, while the property located at 1536 Forest Avenue will be developed as a parking lot. The properties located at 1650 & 1654 Porter Avenue will be used as open/recreational space.
- Planning staff has already approved a full set of site plans for the additions to both existing school buildings. Therefore, if this request is approved, the applicant will need to submit a new site plan for the proposed Gaston parking lot.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- On June 19, 2013, the Plan Commission voted to recommend approval of several amendments to the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties. The proposed map amendments and this rezoning request will be considered by the City Council on August 5, 2013.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments or concerns. The mailing list is too lengthy to include in this report, but is available for review in the Planning & Building Services Division.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - **Gaston:** There are residential uses to the north, west, and south of the subject properties. If this request is approved, the school grounds will eventually occupy the vast majority of this block. The proposed institutional uses are compatible with adjacent residential uses.
 - **Merrill:** There are residential uses to the west, north, and east of the subject properties. The proposed institutional uses are compatible with adjacent residential uses and the continued improvement of this site is expected to have a positive impact upon the neighborhood.
 - b. *The zoning classification of property within the general area of the subject property;*
 - **Gaston:** This request involves a proposed expansion of an existing PLI district, and will establish a new western boundary of the district. The expanded PLI district will remain completely surrounded by a large R-1B, Single-Family Residential District, which is appropriate for a special purpose district such as PLI.

- **Merrill:** This request involves a proposed expansion of an existing PLI district, and will establish a new northern boundary of the district. The expanded PLI district will remain completely surrounded by a large R-1B, Single-Family Residential District, which is appropriate for a special purpose district such as PLI.
- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject properties are suitable for the uses permitted in the existing zoning classification.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - Both schools are undergoing significant building additions and alterations. As discussed above, this is the second rezoning request for the Gaston expansion, but the first rezoning request for the Merrill expansion.

Consistency with Comprehensive Plan and Strategic Plan:

On June 19, 2013, the Plan Commission voted to recommend approval of several amendments to the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties. The proposed map amendments and this rezoning request will be considered by the City Council on August 5, 2013.

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue.

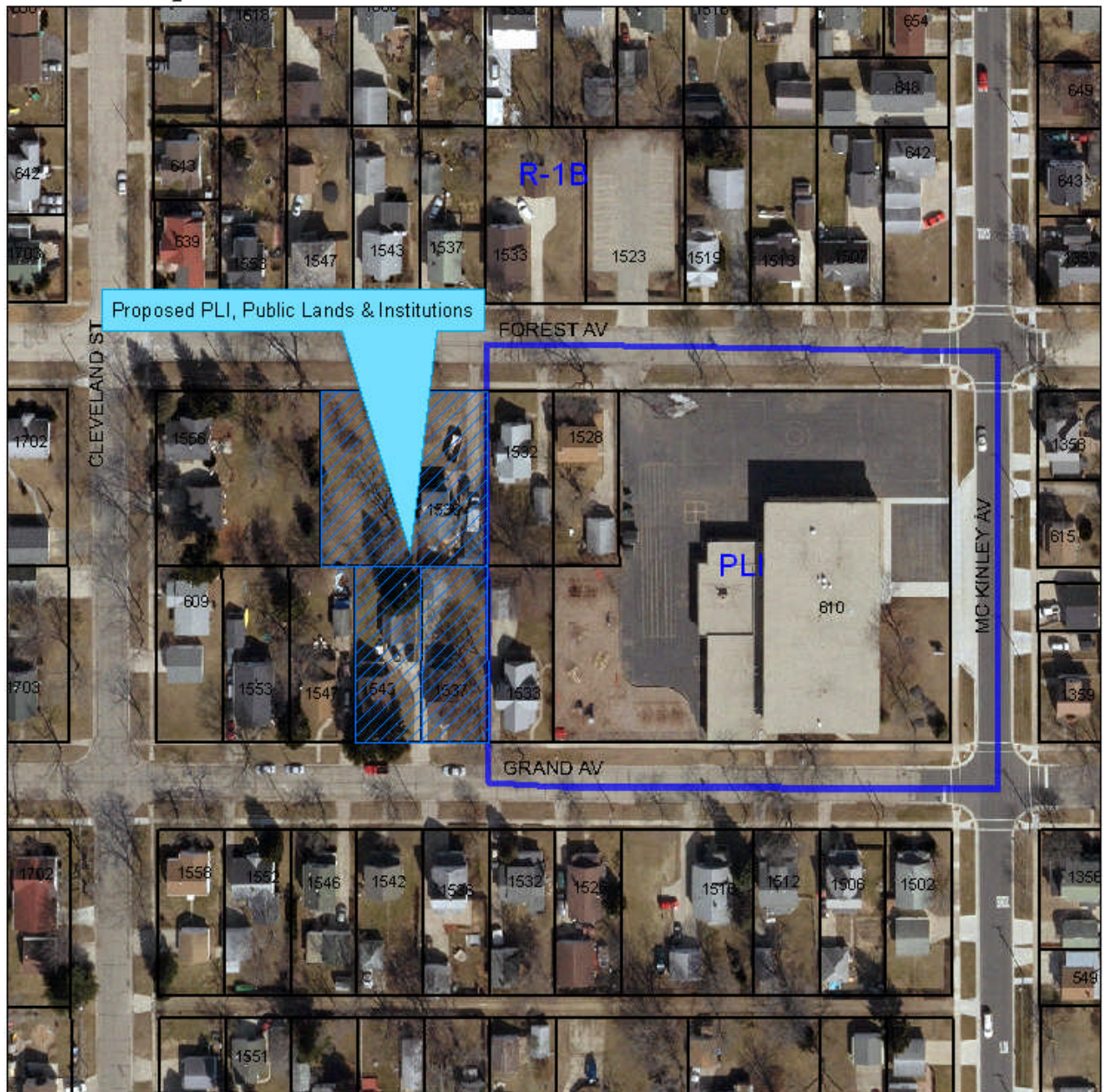
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Maps, Application, and Public Notice.

Location & Zoning Map

Various Properties

ZMA-2013-09



1 inch = 107 feet
0 25 50 100 150 Feet

Legend

- COB Parcels
- Zoning District

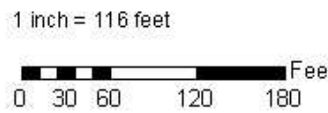
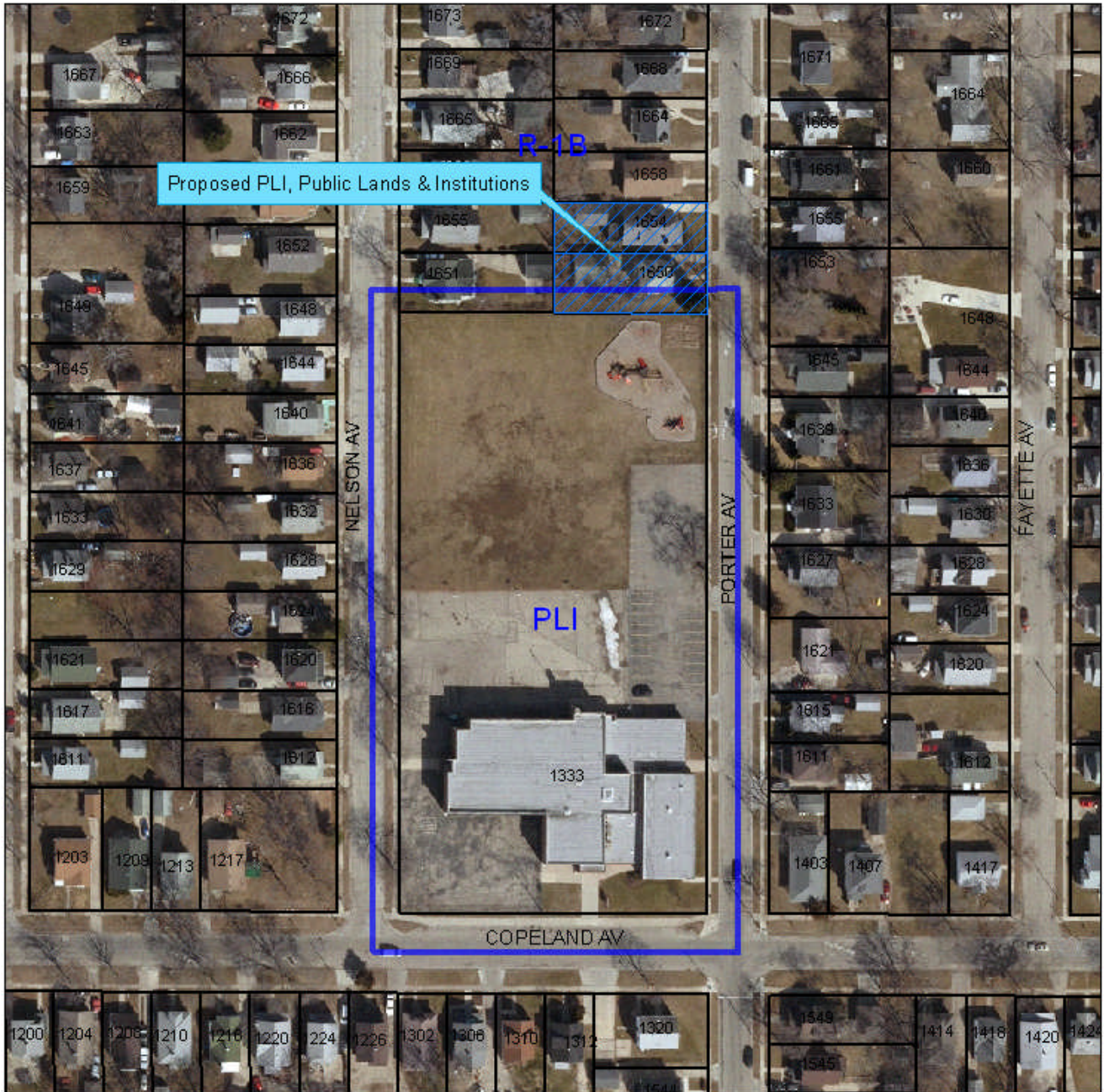
Map prepared by: Drew Pennington
Date: June 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Location & Zoning Map

Various Properties

ZMA-2013-09



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
 Date: June 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-09

1. Address of subject property: 1537 & 1543 W. Grand Ave, 1536 Forest
1650 & 1654 Porter
2. Legal description: Lot: Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)
Property dimensions are: 38 feet by 132 feet = 6600 square feet.
If more than two acres, give area in acres: 124 49 126 120 91 6.368 6.174 5.176 acres.
3. Tax Parcel Number(s): 1343-1070, 1343-1065, 1343-1100, 1252-0500,
4. Owner of record: School District of Beloit Phone: 608-361-4015 1252-0505
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: Janelle Marotz, Exec Dir of Business
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)
608-361-4015 715-577-8367 jmarotz@sb.k12.wi.us
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: Residential to: PLI
All existing uses on this property are: residential use

7. All the proposed uses for this property are:

Principal use(s): Green/playspace and/or parking lot.

Secondary use(s): Campus Expansion

Accessory use(s): n/a

8. I/we represent that I/we have a vested interest in this property in the following manner:
- Owner
 - Leasehold, Length of lease: _____
 - Contractual, Nature of contract: _____
 - Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Janelle Harotz Phone: 608-361-4015
133 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Janelle Harotz / Janelle Harotz / 6/4/11
(Signature of Owner) (Print name) (Date)

_____/_____/_____
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

OK NO. _____
 DATE: _____

To be completed by Planning Staff

Filing Fee: \$275.00 Amount Paid: \$275.00 Meeting Date: July 17, 2011*

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: Drew Pennington Date: 6/4/11

Date Notice Published: _____ Date Notice Mailed: _____

* To match Comp Plan Amendment @ CC



NOTICE TO THE PUBLIC

June 26, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at:

1536 Forest Avenue; 1537 & 1543 W. Grand Avenue; and 1650 & 1654 Porter Avenue.

This request is related to the proposed expansion of Gaston Elementary School and Merrill Elementary School. All of the subject properties must be rezoned to PLI before the school grounds may be expanded as planned. If this request is approved, the applicant intends to use the properties located at 1537 & 1543 W. Grand Avenue as open/recreational space, while the property located at 1536 Forest Avenue will be developed as a parking lot. The properties located at 1650 & 1654 Porter Avenue will be used as open/recreational space.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, July 17, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, August 5, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.