



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, March 5, 2014 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 February 19, 2014 Meeting**
3. **Certified Survey Map – 9202 South Butterfly Road**
Review and consideration of a one-lot Certified Survey Map for the property located at 9202 South Butterfly Road in the Town of Turtle
4. **Certified Survey Map – 4000 Block of West Spring Creek Road**
Review and consideration of a one-lot Certified Survey Map for the property located on the 4000 Block of West Spring Creek Road in the Town of Beloit
5. **Certified Survey Map – 1870 Elmwood Avenue and 2630 Prairie Avenue**
Review and consideration of a two-lot Certified Survey Map for the property located at 1870 Elmwood Avenue and 2630 Prairie Avenue
6. **Vacation of Excess Street Right-of-Way – South Turtle Townhall Road East of the Intersection with Gateway Boulevard**
Public hearing, review and consideration of the vacation of excess South Turtle Townhall Road right-of-way east of its intersection with Gateway Boulevard
7. **Zoning Map Amendment – 1000 Bluff Street – St. Paul’s Lutheran Church**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential, to PLI, Public Lands & Institutions District for the property located at 1000 Bluff Street
8. **Zoning Map Amendment – 9817 and 9949 South Turtle Townhall Road**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from temporary M-1, Limited Manufacturing District, to permanent M-1, Limited Manufacturing District, for the property located at 9817 and 9949 South Turtle Townhall Road

**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

9. **Building Addition in Telfer Park for the Beloit Snappers**

Review and consideration of a request by the Beloit Snappers to construct a 3,420 square-foot addition to the existing locker room building located at 2301 Skyline Drive

10. **Zoning Text Amendment Related to Contractor Offices and Storage Yards in the DH, Development Holding, District**

Public hearing, review and consideration of an Ordinance to Create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Contractor Offices and Storage Yards in the DH, Development Holding District

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

12. **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: February 28, 2014

Approved: Julie Christensen, Community
Development Director



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, February 19, 2014
The Forum, Beloit City Hall
100 State Street, Beloit

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

Chairperson Faragher called the meeting to order at 7:01 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelly, Ruster, Nee, and Kincaid.

2. **Approval of the Minutes of the February 5, 2014 Meeting**

Commissioner Ruster moved and Commissioner Kelly seconded a motion to approve the Minutes of the February 5, 2014 Meeting. The minutes were approved (6-0).

3. **Certified Survey Map - 2508, 2554, 2570, & 2600 Milwaukee Road**

Review and consideration of a one-lot Certified Survey Map for the properties located at 2508, 2554, 2570 & 2600 Milwaukee Road in the City of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Jacobsen moved to approve the Certified Survey Map and Commissioner Kelly seconded the motion. The motion carried (6-0).

4. **Conditional Use Permit - 430 E. Grand Avenue - Office Uses in CBD-1**

Public hearing, review and consideration of a Conditional Use Permit to allow office uses on the ground floor in the CBD-1, Central Business District-Core, for the property located at 430 East Grand Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher asked if the Downtown Beloit Association (DBA) was okay with this and Ms. Christensen answered that they were.

Commissioner Ruster asked if this would limit parking, and Ms. Christensen commented that the decrease would not be by much.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee commented that it seems like we never say no to any of the proposed office uses on the ground floor and suggested that staff meet with the DBA to

discuss what the appropriate proportion of office to retail on the ground floor of the downtown would be.

Commissioner Moore moved and Commissioner Ruster seconded a motion to approve Conditional Use Permit. The motion carried (6-0).

5. **Sign Ordinance Exception – 1982 Cranston Road – Advia Credit Union**

Public hearing, review and consideration of an exception to Section 30.40(2) of the Outdoor Sign Ordinance to allow a secondary, on-premises wall sign to exceed 30 square feet in area in a C-2, Neighborhood Commercial District for the property located at 1982 Cranston Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster asked what the size was of the existing sign and Ms. Christensen commented that it is similar in size but the last sign had channel letters instead of a wall sign.

Chairperson Faragher opened the Public Hearing.

Tim Prusansky, 5410 S. Shady Lane, Janesville, was present for questions. Mr. Prusansky commented that the new sign is basically the same size and covers the same amount of space as the old, but the new sign is encased instead of just the letters.

Commissioner Ruster commented that her concern is why the City has Ordinances in place if exceptions are granted all the time. Ms. Christensen commented that a comprehensive re-write of the Sign Ordinance is needed, but is not prepared yet.

Chairperson Faragher closed the Public Hearing.

Following more discussion followed over the size of the sign, Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the Sign Ordinance Exception. Commissioners Faragher, Jacobsen, Moore, Nee, and Kelly voted in favor of the Sign Ordinance Exception and Commissioner Ruster voted for denial of the request. The vote carried (5-1).

6. **Zoning Text Amendment Modifying the List of Official Floodplain Maps**

Public hearing, review and consideration of a Zoning Text Amendment to Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Designated Floodplain Maps

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee asked if engineering had reviewed this, and Ms. Christensen answered they had.

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Zoning Text Amendment. Commissioner Ruster seconded the motion. The motion carried (6-0).

7. **Zoning Text Amendment Related to Contractor Offices and Storage Yards in the DH, Development Holding, District**

Public hearing, review and consideration of an Ordinance to Create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Contractor Offices and Storage Yards in the DH Development Holding District

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee commented that he had concerns about this type of use in this district.

After discussion among board members about concerns over the type of use, it was decided that this Zoning Text Amendment would be laid over until more information is received.

Commissioner Nee moved and Commissioner Kelly seconded a motion to lay the Zoning Text Amendment over. The motion carried (6-0)

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

Ms. Christensen stated that the Zoning Amendment for 2508 Milwaukee was approved.

The Conditional Use Permit for 1420 Division Street was approved as submitted by Plan Commission.

9. **Adjournment**

The meeting adjourned at 8:13 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 5, 2014

Agenda Item: 3

File Number: CSM-2014-06

Applicant: RH Batterman

Owner: Timothy Sanders

Location: 9202 South Butterfly Lane,
Town of Turtle

Existing Zoning: RR, Rural Residential District (Town Zoning)

Existing Land Use: Residential

CSM Area: 48,217-Square Feet

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 one-lot Certified Survey Map (CSM) for the property located at 9202 South Butterfly Lane in the Town of Turtle within the City's Extraterritorial Jurisdiction. The attached Location & Zoning Map shows the location of the property involved in this application.

Key Issues:

- The proposed CSM will combine two lots to create Proposed Lot 1. The owner intends to continue residential uses.
- Proposed Lot 1 is 48,217-square feet in area and is located at the northern end of South Butterfly Lane in the Town of Turtle. A triangle-shaped parcel to the north of the original parcel will be added to create Proposed Lot 1.
- There is a 66' right-of-way on the East side of the property.
- The City's Review Agents have not submitted any comments, concerns, or recommendations.

Consistency with Comprehensive Plan and Strategic Plan:

The subject property is intended for Single Family Residential-Exurban according to the Future Land Use Map. 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 and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 9202 South Butterfly Lane in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.

Fiscal Note/Budget Impact: N/A

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

Location Map

9202 S. Butterfly Road

CSM-2014-06



Proposed Addition to Lot 1



1 inch = 112 feet
0 45 90 180 270 Feet

Map prepared by: Stephanie Hummel
Date: February 2014
For: City of Beloit, Planning and Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION

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-2014-00

1. Address of property: 9202 South Butterfly Road
2. Tax Parcel Number(s): 6-19-178.3
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 15, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: Timoth Sanders Phone: 290-4252
9202 South Butterfly Road 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 1 lot(s).
7. Total area of land included in this map: 60,263 SF
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: RR
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 1-30-14 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.

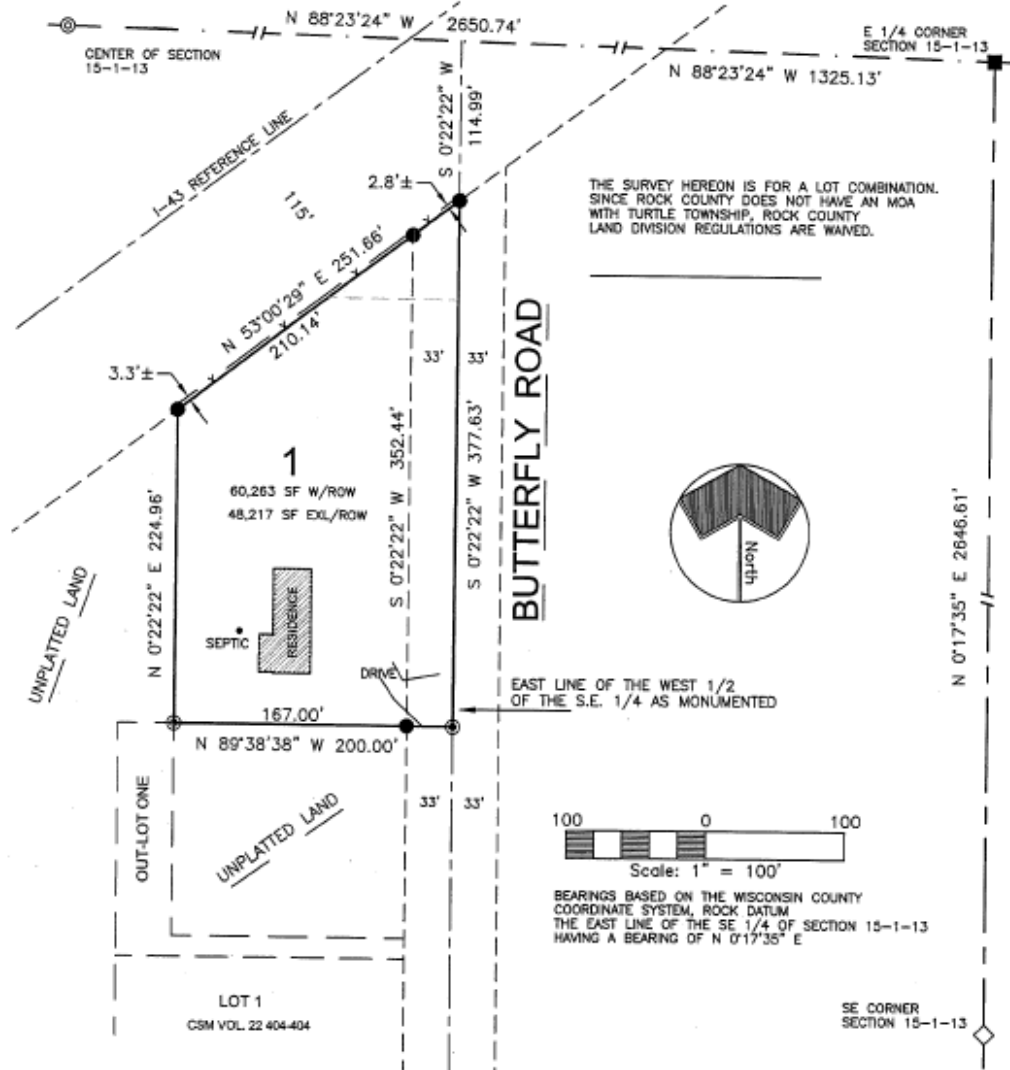
RH Batterman / RH BATTERMAN / 1/31/14
(Signature of applicant) (Name of applicant) (Date)

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>3/5/14</u>	
Application accepted by: <u>SPR</u>	Date: <u>2/11/14</u>

CERTIFIED SURVEY MAP

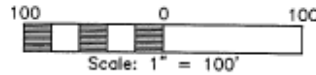
PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE 4TH PRINCIPAL MERIDIAN, TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN



THE SURVEY HEREON IS FOR A LOT COMBINATION. SINCE ROCK COUNTY DOES NOT HAVE AN MOA WITH TURTLE TOWNSHIP, ROCK COUNTY LAND DIVISION REGULATIONS ARE WAIVED.

BUTTERFLY ROAD

EAST LINE OF THE WEST 1/2 OF THE S.E. 1/4 AS MONUMENTED



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK DATUM
THE EAST LINE OF THE SE 1/4 OF SECTION 15-1-13 HAVING A BEARING OF N 0°17'35" E

MONUMENT KEY

- Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ Iron Pipes Found —X—X— Fences
- ⊙ Iron Rebar Found ■ Conc. Mon. Found W/Brass Disk
- ◇ C. I. Mon. Found

ORDER NO. 31733
BOOK xxx PAGE xx
DATE JANUARY 28, 2014
FOR KATHY MCKEARN
SHEET 1 OF 3

Batterman
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rbatterman.com



CERTIFIED SURVEY MAP

PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE
13 EAST OF THE 4TH PRINCIPAL MERIDIAN, TURTLE TOWNSHIP, 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 Part of the N.W. 1/4 of the S.E. 1/4
of Section 15, T. 1 N., R. 13 E. of the 4th P.M., Turtle Township, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the East Quarter corner of Section 15, aforesaid; thence North 88°23'24" West 1325.13 feet along the North line of said S.E. 1/4; thence South 0°22'22" West 114.99 feet to a point on the Southeasterly right of way line of I-43 and the place of beginning; feet to said right of way line; thence North 5°00'29 East 251.66 feet to the place of beginning. Containing 60,263 square feet more or less thence continuing South 0°22'22" West 377.63 feet; thence North 89°38'38" West 200.00 feet; thence North 0°22'22 East 224.96.

Subject to any 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, division and map by the direction of the owners, 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 19th day of February, 2013 at Beloit, Wisconsin.

Approved by the Town Board of the Town of Turtle, this
_____ day of _____, 2014.

By: _____

I hereby certify that the property taxes on the parent parcel are
current and have been paid as of _____, 2014.

By: _____
Rock County Treasurer

Approved by the Plan Commission of the City of Beloit, this
_____ day of _____, 2014

By: _____

ORDER NO. 31733
FEBRUARY 3, 2014
FOR KATHY McKEARN
SHEET 2 OF 3

Batterman
engineers surveyors planners

2857 Bartells Drive
608.365.4464

Beloit, Wisconsin 53511
www.rhbatterman.com



CERTIFIED SURVEY MAP

PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 13
EAST OF THE 4TH PRINCIPAL MERIDIAN, TURTLE TOWNSHIP, ROCK COUNTY,
WISCONSIN.

OWNERS CERTIFICATE

I, Timothy E. Sanders, Owner of the land described in the foregoing description, do hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by Sections 236.10 and .12 of the Wisconsin Statutes to be submitted to the following for approval or objection: The Town of Turtle, City of Beloit Plan Commission and the Rock County Department of Planning, Economic and Community Development.

WITNESS the hand and seal of said owners, this _____ day of _____, 2014.

Timothy E. Sanders

State of Wisconsin)
County of Rock)^{ss.}

Personally came before me, this _____ day of _____, 2014,
the above-named Timothy E. Sanders, to me known to be the person who
executed the foregoing certificate and acknowledge the same.

Notary Public, Rock County, Wisconsin

My Commission Expires _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D.
2014 AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____
OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 31733
FEBRUARY 3, 2014
FOR KATHY McKEARN
SHEET 3 OF 3

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

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 9202 SOUTH BUTTERFLY LANE
IN THE TOWN OF TURTLE**

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 9202 South Butterfly Lane in the Town of Turtle is located within the extraterritorial jurisdiction of the City; and

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

PART OF THE NW ¼ OF THE SE ¼ OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 13 EAST OF THE 4TH PRINCIPAL MERIDIAN, TURTLE TOWNSHIP,
ROCK COUNTY, WISCONSIN (A/K/A 9202 South Butterfly Lane) Containing 48,217-
square feet, more or less.

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 9202 South Butterfly Lane in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.

Adopted this 5th day of March, 2014.

James Faragher, Plan Commission Chairperson

ATTEST:

Julie Christensen, Community Development Director

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: March 5, 2014

Agenda Item: 4

File Number: CSM-2014-07

Applicant: Combs & Associates

Owner: Eugene Jarvis

Location: 4000 Block of West Spring Creek Road, Town of Beloit

Existing Zoning: A-1, Exclusive Agricultural District (Town Zoning)

Existing Land Use: Vacant/Farmland

CSM Area: 2.0 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 one-lot Certified Survey Map (CSM) for a property located on the 4000 Block of West Spring Creek Road in the Town of Beloit within the City's Extraterritorial Jurisdiction. The attached Location & Zoning Map shows the location of the property involved in this application.

Key Issues:

- The proposed CSM will create Proposed Lot 1. The current owner intends to sell this lot for residential uses.
- Proposed Lot 1 is 2.0 acres in area and is located on the 4000 Block of West Spring Creek Road in the Town of Beloit. The parent parcel will retain 113 acres of land once the property has been subdivided.
- A half right-of-way of 35 feet off West Spring Creek Road is being requested by the City Engineer to ensure a uniform right-of-way with other properties on this road.
- The City's Review Agents have not submitted any other comments, concerns, or recommendations.

Consistency with Comprehensive Plan and Strategic Plan:

The property is outside the boundaries of the Future Land Use Map. 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 and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for a property located on the 4000 Block of West Spring Creek Road in the Town of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.
2. The applicant shall adjust the half right-of-way from 33-feet to 35-feet prior to recording this CSM.

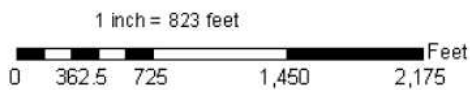
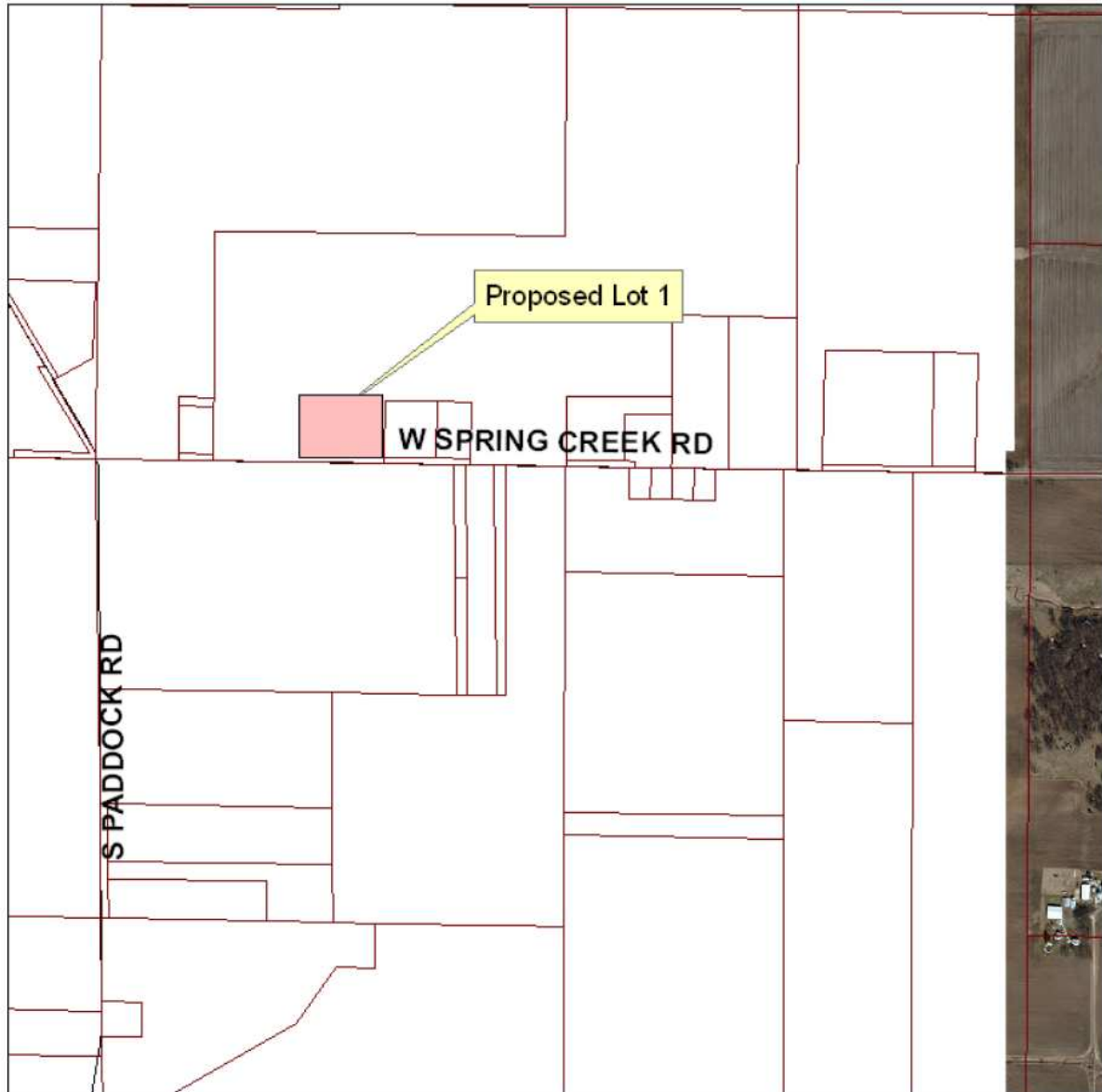
Fiscal Note/Budget Impact: N/A

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

Location Map

West Spring Creek Road

CSM-2014-07



Map prepared by: Stephanie Hummel
Date: February 2014
For: City of Beloit, Planning and Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION

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-2014-07

1. Address of property: W. Spring Creek Road
2. Tax Parcel Number(s): 6-2-230
3. Property is located in (circle one): City of Beloit or Town of Turtle Beloit Rock or LaPrairie
In the SW Quarter of Section 20, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Eugene Jarvis Phone: _____
1810 Harrison St. Glenview IL 60025
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs And Associates, Inc Phone: 752-0575
109 W. Milwaukee St. Janesville WI 53548
(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: 2.2 Acres ±
8. Total area of land remaining in parent parcel: 113 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: A-1
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; a pre-application meeting was held on 2/13/14 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.

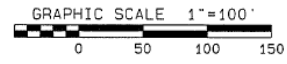
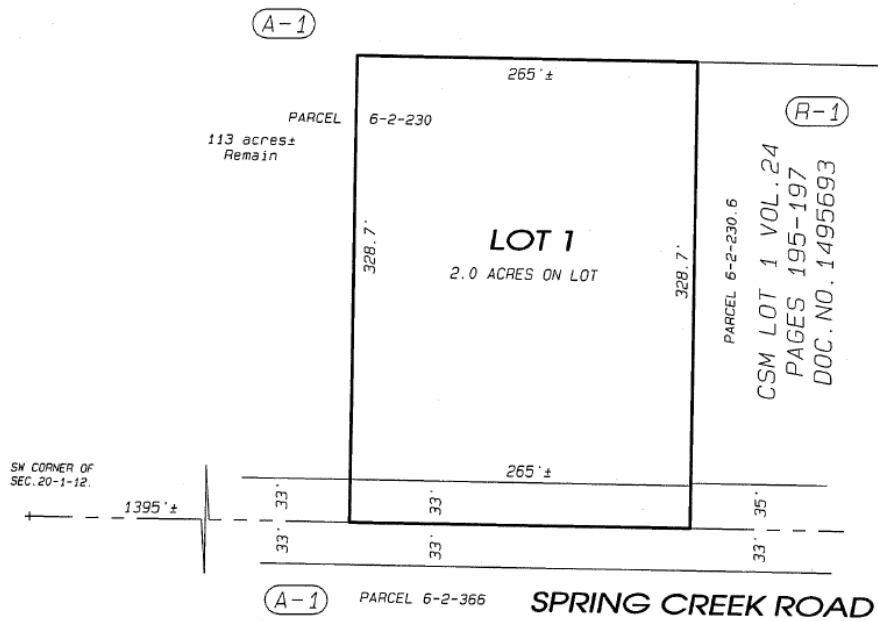
Ron Combs / Ron Combs / 2/13/14
(Signature of applicant) (Name of applicant) (Date)

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>3/5/14</u>	
Application accepted by: <u>STMP</u>	Date: <u>2/13/14</u>

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE OUTLOT 20-6 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 20, T.1N., R12E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



DATE: JANUARY 29, 2014

NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 023 For: FUELLEMAN



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St. tel: 608 752-0575
Janesville, WI 53548 fax: 608 752-0534
www.combsurvey.com

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED ON THE 4000 BLOCK OF WEST SPRING CREEK 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 on the 4000 Block of West Spring Creek 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 proposed one-lot Certified Survey Map, which pertains to the following described land:

PART OF THE OUTLOT 20-6 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP
AND LOCATED IN THE SE ¼ OF THE SW 1/4 OF SECTION 20, T.1N., R12E. OF
THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN. Containing 2.0
acres, more or less.

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 on the 4000 Block of West Spring Creek Road in the Town of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.
2. The applicant shall adjust the half right-of-way from 33-feet to 35-feet prior to recording this CSM.

Adopted this 5th day of March, 2014.

James Faragher, Plan Commission Chairperson

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 5, 2014

Agenda Item: 5

File Number: CSM-2014-05

Applicant: RH Batterman

Owner: Reliable Properties

Location: 1870 Elmwood Avenue/2630 Prairie Avenue

Existing Zoning: C-2, Neighborhood Commercial District

Existing Land Use: Strip Mall & Car Wash

CSM Area: 45,475-Square Feet

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 two-lot Certified Survey Map (CSM) for the properties located at 1870 Elmwood Avenue & 2630 Prairie Avenue in the City of Beloit. The attached Location & Zoning Map shows the location of the property involved in this application.

Key Issues:

- The proposed CSM is intended to split the existing parcel into two lots. There is an existing 24' ingress/egress easement on the subject properties.
- Lot 1 (2630 Prairie Avenue) will be 29,177-square feet. Lot 2 (1870 Elmwood Avenue) will be 16,298-square feet. Both lots will retain their current uses of a strip mall (Lot 1) and car wash (Lot 2).
- There is currently one water service point for both properties. Water Resources is requiring a new service line be installed due to the lot division.
- Both buildings are currently tied into the same sewer line. This was installed as a private interceptor, which is not allowed once the property is divided. In accordance with Section 29.04(2) of the Wastewater Treatment System code, Water Resources and the City's Plumbing Inspector are requiring that one of the buildings be separated off of the existing sewer line and a separate connection be made.
- The sewer line for Lot 2 goes through the northern section of Lot 1. This will require a private utility easement.
- The City's Review Agents have not submitted any other comments, concerns, or recommendations.

Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map recommends Planned Mixed Use for the subject properties. 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 and Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the properties located at 1870 Elmwood Avenue & 2630 Prairie Avenue in the City of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.
2. The property owners shall install a new water service line by June 1, 2014.
3. The property owners shall separate one of the buildings from the existing sewer line and create a new sewer connection by June 1, 2014.
4. A private utility easement is required to allow the sewer line for Lot 2 to remain on Lot 1. This shall be completed and a copy provided to Planning Staff by June 1, 2014.

Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1870 Elmwood/2630 Prairie Avenue

CSM-2014-05



1 inch = 162 feet
 0 30 60 120 180 Feet

Legend

- COB Parcels
- Zoning District

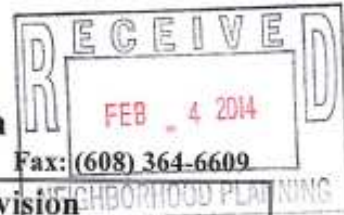
Map prepared by: Stephanie Hummel
 Date: February 2014
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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-2014-05

1. Address of property: 1870 Elmwood / 2630 Prairie Ave.
2. Tax Parcel Number(s): 1134-1530
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: Reliable Properties Phone: 608-313-9130
2243 Prairie Ave. Suite 1 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: 45,475 SF
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: C2
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 1-30-14 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.

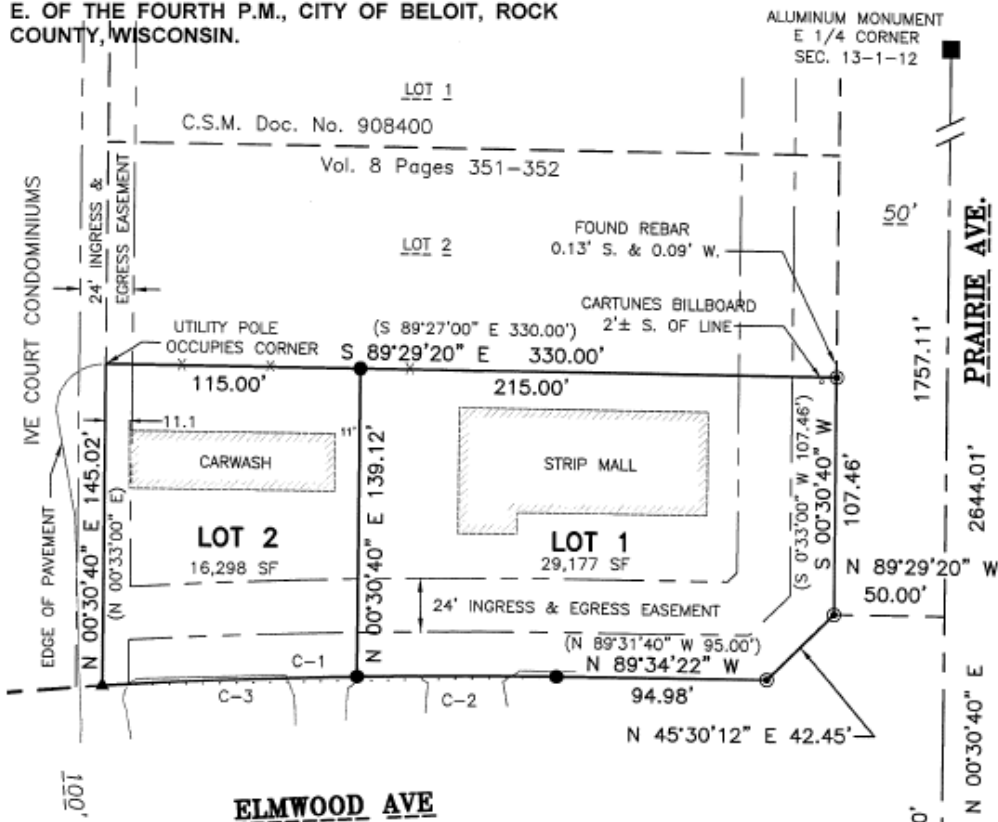
[Signature] RH BATTERMAN 2/3/14
(Signature of applicant) (Name of applicant) (Date)

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>\$170.</u>
Scheduled meeting date: <u>3/5/2014</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>2/5/2014</u>

CERTIFIED SURVEY MAP OF

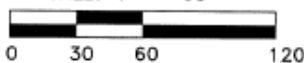
LOT 3 OF CERTIFIED SURVEY MAP DOC. #1050971
 AS RECORDED IN VOLUME 12 ON PAGES 584-585 OF
 CERTIFIED SURVEY MAPS, BEING A PART OF THE
 S.E. 1/4 OF THE S.E. 1/4 OF SECTION 13, T. 1 N., R. 12
 E. OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK
 COUNTY, WISCONSIN.



CURVE	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE
C-1	205.17'	3°58'37"	2955.76'	S 88°26'41" W 205.13'
C-2	90.01'	1°44'41"	2955.76'	S 89°33'40" W 90.00'
C-3	90.01'	2°13'56"	2955.76'	S 87°34'21" W 115.15'

SOUTHEAST CORNER
 SEC. 13-1-12
 DRILL HOLE IN CONCRETE

BEARINGS BASED UPON THE WISCONSIN COUNTY
 COORDINATE SYSTEM: ROCK ZONE, BEING N 0°30'40" E
 ALONG THE EAST LINE OF SECTION 13-1-12
 SCALE: 1" = 60'



- Iron Rebar Set 3/4" x 24"(1.5 Lbs./FL)
- ⊙ Iron Pipes Found
- ⊙ Iron Rebar Found
- P.K. or Mag Nails
- Conc. Mon. Found
- ▲ Railroad Spike Set
- X-X- Fences

ORDER NO. 31772
 BOOK: SEE FILE
 DATE: DECEMBER 21, 2014
 FOR: SUPERWASH
 SHEET 1 OF 3

Plotted on 01/21/14 at 14:39:52.
 File Name: J:\31751-31799\31772 SUPERWASH\31772.DWG

Batterman
 engineers surveyors planners



2857 Bartells Drive
 608.365.4464
 Beloit, Wisconsin 53511
 www.rhbatterman.com

CERTIFIED SURVEY MAP OF

LOT 3 OF CERTIFIED SURVEY MAP DOC. #1050971 AS RECORDED IN VOLUME 12 ON PAGES
584-585 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE S.E. 1/4 OF THE S.E. 1/4
OF SECTION 13, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY,
WISCONSIN.

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Reliable Properties LLC, as Owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Reliable Properties 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 Planning Commission of the City of Beloit.

IN WITNESS WHEREOF, Reliable Properties LLC has caused these presents to be signed by Nicole N. Yoss, this _____ day of _____, 2013.

Nicole N. Yoss

State of Wisconsin) Personally came before me, this _____ day of _____, 2014,
County of Rock)^{ss.} Nicole N. Yoss of the above-named Company, to me known to be the person
who executed the foregoing instrument, and to me known to be such officer of said company, and
acknowledged that she executed the foregoing instrument as such officer as the deed of such company,
by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires: _____

ORDER NO. 31772
DATE: JANUARY 31, 2014
FOR: SUPERWASH
SHEET 2 OF 3

Batterman
engineers surveyors planners

2857 Bartells Drive
608.365.4464

Beloit, Wisconsin 53511
www.rhbatterman.com



CERTIFIED SURVEY MAP OF

LOT 3 OF CERTIFIED SURVEY MAP DOC. #1050971 AS RECORDED IN VOLUME 12 ON PAGES 584-585 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 13, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОИТ, 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 3 of Certified Survey Map Doc. #1050971 as recorded in volume 12 on pages 584-585 of Certified Survey Maps, being a part of the S.E. 1/4 of the S.E. 1/4 of Section 13, T. 1 N., R. 12 E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the Southeast corner of Section 13 aforesaid; thence North 0°30'40" East 886.90 feet along the East line of said S.E. 1/4; thence North 89°29'20" West 50.00 feet to the West right of way line of Prairie Avenue and the point of beginning; thence South 45°30'12" West 42.45 feet; thence North 89°34'22" West 94.98 feet to a point of curve; thence Westerly along a curve to the left 205.17 feet, having a radius of 2955.76 feet, the chord bearing South 88°26'41" West 205.13 feet; thence North 0°30'40" East 145.02 feet; thence South 89°29'20" East 330.00 feet to said right of way line; thence South 0°30'40" West 107.46 feet to the place of beginning. Containing 45,475 square feet of land more or less.

Subject to any 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 and mapping the same. Given under my hand and seal, this 31st day of January at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this ____ day of _____, 2014.

By: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of _____, 2014.

By: _____
Rock County Treasurer

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS ____ DAY OF _____ A.D. 2014
AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 31772
DATE: JANUARY 31, 2014
FOR: SUPERWASH
SHEET 3 OF 3



RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
1870 ELMWOOD AVENUE & 2630 PRAIRIE AVENUE
IN THE CITY OF БЕЛОIT

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 two-lot Certified Survey Map for the properties located at 1870 Elmwood Avenue & 2630 Prairie Avenue is located within the City of Beloit; and

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

LOT 3 OF CERTIFIED SURVEY MAP DOC. #1050971 AS RECORDED IN VOLUME 12 ON PAGES 584-585 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE SE ¼ OF THE SE ¼ OF SECTION 13, T.1 N., R. 12 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN (A/K/A 1870 Elmwood Avenue/2630 Prairie Avenue) Containing 45,475-square feet, more or less.

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 properties located at 1870 Elmwood Avenue & 2630 Prairie Avenue in the City of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.
2. The property owners shall install a new water service line by June 1, 2014.
3. The property owners shall separate one of the buildings from the existing sewer line and create a new sewer connection by June 1, 2014.
4. A private utility easement is required to allow the sewer line for Lot 2 to remain on Lot 1. This shall be completed and a copy provided to Planning Staff by June 1, 2014.

Adopted this 5th day of March, 2014.

James Faragher, Plan Commission Chairperson

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 5, 2014

Agenda Item: 6

File Number: VA-2014-01

Applicant: Corporate Contractors Inc.
(CCI)

Adjacent Zoning: M-1, Limited
Manufacturing District

Adjacent Land Use: Planned Office
Redevelopment

Request Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate excess S. Turtle Townhall Road right-of-way east of the intersection with Gateway Boulevard.

Key Issues:

- The right-of-way in question is no longer needed following the realignment of this intersection, and will be returned to the adjacent properties located at 9817 & 9949 S. Turtle Townhall Road. These properties were recently attached to the City of Beloit, and CCI has proposed the construction of an office building on the subject properties and the excess right-of-way.
 - The attached Plat of Vacation shows the excess right-of-way to be vacated. The adjacent properties need to be combined into one tax/zoning parcel before the Plat is recorded in order to establish one cohesive parcel for this development. This combination is also needed due to the proposed parking & landscaping along the shared lot line.
 - All required Public Notices have been distributed and published and the Notice of Pendency was recorded with the Rock County Register of Deeds on January 28, 2014.
 - The Wisconsin Department of Transportation (WisDOT) has been notified of this request, and WisDOT officials have noted that the proposed right-of-way to be vacated will not be needed for the I-39/90/43 interchange reconstruction.
 - Alliant Energy has reviewed this request and has noted the presence of utility poles and lines within the affected area. Alliant has stated that they do not object to the proposed vacation, provided that CCI is willing to pay for the relocation of Alliant's existing facilities. Alliant and CCI will be negotiating a relocation agreement in the near future.
 - The City's other Review Agents did not submit any comments or concerns.
-

Consistency with Strategic Plan:

- 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:

The Planning & Building Services Division recommends **approval** of the request to vacate excess S. Turtle Townhall Road right-of-way east of the intersection with Gateway Boulevard, as described in the attached Plat of Vacation, returning the entire right-of-way to the adjacent property owner, subject to the following condition:

1. The adjacent properties located at 9817 & 9949 S. Turtle Townhall Road shall be combined into one tax/zoning parcel before the Plat of Vacation is signed by City staff and recorded.
-

Fiscal Note/Budget Impact: N/A

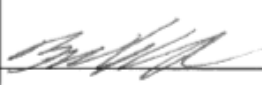
Attachments: Vacation Petition, Plat of Vacation, Resolution Setting Public Hearing Date, & Public Notice.

VA-2014-01

PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way know as: South Turtle Towhall Road

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: Corporate Contractors Inc Address: 655 3rd St. Suite 300 Beloit WI 53511		1-6-14
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: Brad Austin

Address of contact person: 655 3rd St. Suite 300, Beloit WI 53511

Phone number of contact person: 362-2912

Signature of contact person: 

To be completed by Planning Staff	
Filing fee: \$75.00 Amount paid: <u>\$75.00</u>	Meeting date: <u>March 5, 2014</u>
Application accepted by: <u>Don Partridge</u>	Date: <u>1/7/14</u>

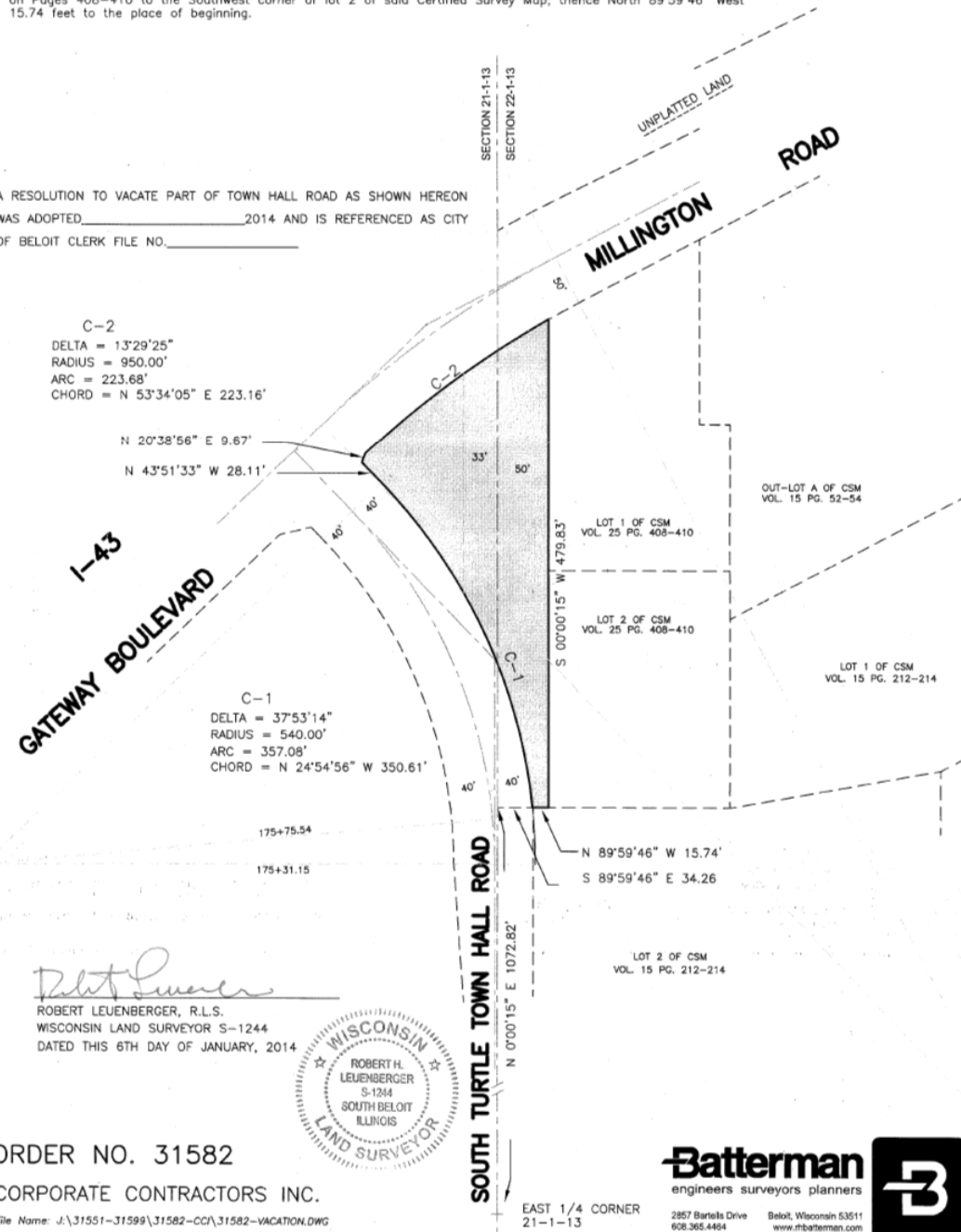
PLAT OF VACATION

OF PART OF SOUTH TURTLE TOWN HALL ROAD SITUATED
 IN PART OF THE N.E. 1/4 OF SECTION 21 AND
 PART OF THE N.W. 1/4 OF SECTION 22 BEING ALL
 A PART OF T. 1 N., R. 13 E. OF THE 4TH P.M.,
 NOW CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

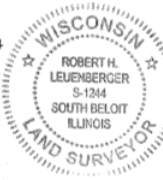
DESCRIBED AS FOLLOWS:

Commencing at a cast iron monument marking the East 1/4 corner of Section 21, aforesaid;
 thence North 0°00'15" East 1072.82 feet along the East line of the N.E. 1/4 of said Section 21;
 thence South 89°59'46" East 34.26 feet to the place of beginning; thence along a curve to the left
 357.08 feet, having a radius of 540.00 feet and the chord being North 24°54'56" West 350.61 feet;
 thence North 43°51'33" West 28.11 feet; thence North 20°38'56" East 9.67 feet; thence along a curve
 to the right 223.68 feet, having a radius of 950.00 feet and the chord being North 53°34'05" East 223.16 feet;
 thence South 0°00'15" West 479.83 feet along the West line of a Certified Survey Map as recorded in Volume 25
 on Pages 408-410 to the Southwest corner of lot 2 of said Certified Survey Map; thence North 89°59'46" West
 15.74 feet to the place of beginning.

A RESOLUTION TO VACATE PART OF TOWN HALL ROAD AS SHOWN HEREON
 WAS ADOPTED _____ 2014 AND IS REFERENCED AS CITY
 OF БЕЛОIT CLERK FILE NO. _____



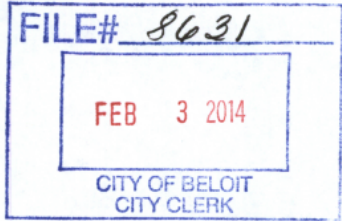
Robert Leuenberger
 ROBERT LEUENBERGER, R.L.S.
 WISCONSIN LAND SURVEYOR S-1244
 DATED THIS 6TH DAY OF JANUARY, 2014



ORDER NO. 31582
 CORPORATE CONTRACTORS INC.

File Name: J:\31551-31599\31582-CC\31582-VACATION.DWG





**RESOLUTION
SETTING A DATE FOR A PUBLIC HEARING FOR THE
VACATION OF EXCESS S. TURTLE TOWNHALL ROAD RIGHT-OF-WAY
IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN**

IT IS RESOLVED THAT a public hearing on the proposed Resolution to discontinue and vacate part of South Turtle Townhall Road situated in part of the N.E. ¼ of Section 21 and part of the N.W. ¼ of Section 22 being all a part of T. 1 N., R. 13 E. of the 4th P.M., now City of Beloit, Rock County, Wisconsin, shall be held at the regular **City Council Meeting on Monday, March 17, 2014**, and the City Clerk is authorized and directed to give notices required under Section 66.1003, Wisconsin Statutes.

Adopted this 3rd day of February 2014.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Rebecca Houseman LeMire, City Clerk



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

February 4, 2014

To Whom It May Concern:

The City of Beloit has received a petition requesting the vacation of excess S. Turtle Townhall Road right-of-way east of the intersection with Gateway Boulevard. The right-of-way in question is no longer needed following the realignment of this intersection, and will be returned to the adjacent properties located at 9817 & 9949 S. Turtle Townhall Road and abandon the property as a public right-of-way.

This proposed vacation will be considered during the following meetings:

City Plan Commission: Wednesday, March 5, 2014, 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 (Public Hearing): Monday, March 17, 2014, 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 MEETINGS.

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.

VA-2014-01, Vacation of Excess S. Turtle Towhall Road ROW

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 5, 2014

Agenda Item: 7

File Number: ZMA-2014-03

Applicant: St. John's Lutheran Church

Owner: St. John's Lutheran Church

Location: 1000 Bluff Street

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

Existing Land Use: Religious Institution

Total Area: 1.6545 Acres

Proposed Zoning: PLI, Public Lands & Institutions District

Request Overview/Background Information:

St. John's Lutheran Church 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 property located at 1000 Bluff Street.

The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R-1B, Single-Family Residential District; Single-Family Dwellings
- South: R-1B, Single-Family Residential District; Single-Family Dwellings, Rental & Duplex
- East: R-1B, Single-Family Residential District; Single-Family Dwellings, Rental
- West: R-1B, Single-Family Residential District; Single-Family Dwellings, Rental & Duplex

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:

- The subject property is currently being used as a church. This would remain as the property's primary use. The applicant is seeking PLI zoning to more accurately represent their proposed secondary uses. Upon approval, the applicant will begin leasing space to community organizations at the subject property.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has received comments from one property owner showing his support of this change. He noted that it is a good change for the church and the community as a whole.
- 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;*
 - The existing use of the property is compatible with the residential uses surrounding the subject property.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed PLI zoning district is compatible with the surrounding R-1B zoning district. PLI districts are intended to support surrounding residential zoning districts.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*
 - The subject property is suitable for the uses permitted under the existing zoning classification. However, the rezoning of this property will make it more suitable for the proposed secondary use as a space for community organizations.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The subject property is in an established residential neighborhood just outside of the Bluff Street Historic District. This is a stable neighborhood with owner-occupied and rental properties, as well as other institutional uses like churches and community centers.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Single-Family Residential Urban uses for the subject property. This includes small public and institutional uses. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

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 property located at 1000 Bluff Street.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Public Notice, and Mailing List.

Location & Zoning Map

1000 Bluff Street

ZMA-2014-03



1 inch = 99 feet



Legend

- COB Parcels
- 210 Zoning District

Map prepared by: Stephanie Hummel
Date: February 2014
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-2014-03

1. Address of subject property: 1000 Bluff St. St. John's Evangelical Lutheran Church

2. Legal description: Lot: 1,2,3,4,15,16,17 & 18 Block: 1 Subdivision: Hopkins Addition
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 1.6949 acres.

3. Tax Parcel Number(s): 206 13581720

4. Owner of record: St. Johns Lutheran Church Phone: (608) 362-8595

1000 Bluff Street Beloit Wisconsin 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: St. John's Evangelical Lutheran Church

1000 Bluff Street Beloit Wisconsin 53511
(Address) (City) (State) (Zip)

(608) 362-8595 / _____ / Pastor Jonah Burakowski <pastor@stjohnsbeloit.com>
(Office Phone #) (Cell Phone #) (E-mail Address)

6. THE FOLLOWING ACTION IS REQUESTED:

Change zoning district classification from: R1B to: PLI

All existing uses on this property are: Church & Former School

7. All the proposed uses for this property are:

Principal use(s): Church & Lease/Use of Former School Space for use of Gymnasium by community organizations;
Lease and/or permit use of former school space for use by community organizations such as Stateline Literacy
Council; Rock County, Wisconsin Juvenile Justice and Prevention Services, Family Services of Southern Wisconsin
and Northern Illinois, Inc., operating a youth program, and for similar purposes

Secondary use(s): _____

Accessory use(s): _____



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

February 21, 2014

To Whom It May Concern:

St. John's Lutheran Church 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 property located at:

1000 Bluff Street.

The subject property is currently being used as a church. This use would remain with the addition of leasing space for community organizations.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 5, 2014, 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, March 17, 2014, 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 Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

LEOBARDO ALMANZA
1014 VINE ST
BELOIT, WI 53511

SCOTT C & TINA ANDERSON
419 MERRILL ST
BELOIT, WI 53511

DOUGLAS BACH
11808 CTY H RD
BELOIT, WI 53511

FRED BACKHAUS
1042 VINE ST
BELOIT, WI 535115123

LUIS BANUELOS
1021 E VETERANS HWY
JACKSON, NJ 08527

BERTRUM BERG
1038 VINE ST
BELOIT, WI 535115123

ROGER & BEVERLY BLOHM
1817 MERRILL ST
BELOIT, WI 53511

BRONSON BLUM
843 ELMWOOD AVE
BELOIT, WI 53511

VINCENT & SANDRA L MANNING BROWN
1127 RIDGEWAY ST
BELOIT, WI 53511

STEVEN BROWN
945 BLUFF ST
BELOIT, WI 53511

DAVID & DANA CARPER
951 BLUFF ST
BELOIT, WI 535115164

MANUEL CASARES
P O BOX 251
BELOIT, WI 535120251

MARIA FLORES CASIQUE
1051 VINE ST
BELOIT, WI 535115122

IRMA CHRISTIAN
954 BLUFF ST
BELOIT, WI 535115165

VINCENT CLIFFE
1025 OAK ST
BELOIT, WI 535115118

SCOTT COHEN
3633 W LAWRENCE AVE
CHICAGO, IL 60625

SEAN CONNOR
916 NORTH AVE
DES PLAINES, IL 60016

JOSE CONTRERAS
310 LIBERTY AVE
BELOIT, WI 53511

JORGE CORTES
65 KENMORE RD
VALLEY STREAM, NY 11591

NORMAN COX
1057 VINE ST
BELOIT, WI 535115122

EBERT DAVISON
1006 VINE ST
BELOIT, WI 53511

DVH INVESTMENTS LLC
3750 GESLEY RD
BELOIT, WI 53511

COLUMBUS W & LILLIE E FAIRCLOTH
1021 OAK ST
BELOIT, WI 53511

JAMES FORREST
4120 BAKKE RD
BELOIT, WI 53511

FREEDOM PROPERTY INVESTMENTS LLC
1655 COPELAND AVE #130
BELOIT, WI 53511

JOHN C & TONYA L FRYE
1642 GRANT ST
BELOIT, WI 53511

ALEJANDRO & TERRI L GARCIA
961 OAK ST
BELOIT, WI 53511

RAMON GIMENEZ
952 VINE ST
BELOIT, WI 53511

RICHARD GUMBLE
7817 S BUTTERFLY RD
BELOIT, WI 535119801

CURTIS HANSEN
2325 E RIDGE RD
BELOIT, WI 53511

JOSEPH & JEANETTE HANSEN
2516 CLIFCORN DR
BELOIT, WI 53511

SALLY HATCH
1031 OAK ST
BELOIT, WI 535115118

GENE HILST
1216 WINSTON DR
EDGERTON, WI 535341028

KEITH & ANGELA HOEKMAN
1035 VINE ST
BELOIT, WI 535115122

DAVID HOGAN
1043 VINE ST
BELOIT, WI 53511

C/O HALO ASSET MANAGEMENT LLC
HOME OPPORTUNITY LLC
7668 WARREN PKWY STE 350
FRISCO, TX 75034

JARED JANZEN
1020 SIXTH ST
BELOIT, WI 53511

JERRY & LORI JOHNSON
745 PETUNIA LN
BELOIT, WI 53511

BRYAN & VICTORIA BYERS- JONES
1051 OAK ST
BELOIT, WI 53511

MICHAEL J & LINDA C KEENAN
1030 BLUFF ST
BELOIT, WI 535115167

MARJORY LOSEY
255 MERRILL ST
BELOIT, WI 535115178

RANDALL LUND
953 OAK ST
BELOIT, WI 53511

WILLIAM MIELENZ
1044 BLUFF ST
BELOIT, WI 53511

EDWARD R & BEVERLY P MULLIGAN
4349 E WOOD TRL
BELOIT, WI 535115042

LEON J & WILMA J FOXEN NISSI PROPERTIES
10703 S HICKORY CT
BELOIT, WI 53511

TERESA PERKINS
1003 BLUFF ST
BELOIT, WI 535115166

STEPHEN & LEEANNE PUTNEY
1057 BLUFF ST
BELOIT, WI 535115166

HUGO SANCHEZ RAMOS
941 VINE ST
BELOIT, WI 53511

RDM ENTERPRISE LLC
1643 OAK ST
BELOIT, WI 53511

JASON REBOUT
P O BOX 840
JANESVILLE, WI 53547

BRADDLEY RICHARDS RICHARDS & DAVIDSON LLC
1036 BLUFF ST
BELOIT, WI 53511

HARLEY D & ROSEMARY RICHARDSON
1018 VINE ST
BELOIT, WI 535115123

ATTN VICKI BROWN ROCK COUNTY
51 S MAIN ST
JANESVILLE, WI 53545

ROCK COUNTY PROPERTIES INC
1975 COUNTRY AIR DR
RICE LAKE, WI 54868

RUBEN RODRIGUEZ
1114 TENTH ST
BELOIT, WI 53511

FRANCISCO ROSAS
947 OAK ST
BELOIT, WI 53511

WENDY RYAN
423 MERRILL ST
BELOIT, WI 53511

GARY SCHMITT
1030 VINE ST
BELOIT, WI 53511

ST JOHNS LUTHERAN CHURCH
1000 BLUFF ST
BELOIT, WI 535115167

MARIA TORRES
961 BLUFF ST
BELOIT, WI 53511

RAUL VIVAS-CEJA
950 SIXTH ST
BELOIT, WI 53511

LARRY WELLS
1204 LIBERTY AVE
BELOIT, WI 53511

WEP ENTERPRISE LLC
1313 ELEVENTH ST
BELOIT, WI 53511

BEVERLY WESTPHAL
4782 ENCHANTED VALLEY RD
MIDDLETON, WI 53562

BILLY WILMER
1050 VINE ST
BELOIT, WI 535115123

MICHELE WINDSOR
1011 OAK ST
BELOIT, WI 535115118

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 5, 2014

Agenda Item: 8

File Number: ZMA-2014-02

Applicant: Planning & Building Services Division

Owner: Corporate Contractors Inc.

Location: 9817 & 9949 S. Turtle Townhall Road

Current Zoning: Temporary M-1, Limited Manufacturing District

Existing Land Use: Vacant Structures & Storage

Total Area: 2.028 Acres

Proposed Zoning: Permanent M-1, Limited Manufacturing District

Request Overview/Background Information:

The Planning & Building Services Division has submitted an application for a Zoning Map Amendment to change the zoning district classification from temporary M-1, Limited Manufacturing District to permanent M-1, Limited Manufacturing District, for the properties located at 9817 & 9949 S. Turtle Townhall Road in the City of Beloit.

Key Issues:

- The City Council adopted an Ordinance attaching the subject properties to the City of Beloit on December 2, 2013.
- Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of M-1, Limited Manufacturing District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject properties.
- Corporate Contractors Inc. owns the subject properties and has proposed a redevelopment involving the demolition of the vacant structures and the construction of a two-story office building. Planning staff is reviewing site plans for this redevelopment project.
- A request to vacate excess S. Turtle Townhall Road right-of-way is being considered on the same timeline as this request. If the vacation request is approved, the vacated right-of-way will be attached to the subject properties.
- The M-1 district is intended to accommodate industrial, manufacturing, and commercial activities that do not create appreciable nuisances or hazards. Office uses are permitted by-right in the M-1 district.
- **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;*
 - The uses that are allowed in the M-1 district are compatible with the adjacent agricultural and mining uses. The adjacent mine is also owned by Corporate Contractors Inc.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed permanent M-1 zoning classification is an expansion of a massive M-1 district that includes the majority of the Gateway Business Park. The M-1 zoning classification is also compatible with the adjacent M-2 district to the south and east.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The temporary M-1 zoning classification must be changed to a permanent classification in accordance with the Attachment Ordinance for the subject properties.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The subject properties are located at the northern end of the Gateway area, which has not developed as rapidly as the southern half. However, the City recently acquired over 100 acres of land to the west and southwest of the subject properties along Gateway Boulevard, and will be aggressively marketing this land for business park development.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map recommends Business Park uses, and the M-1 zoning district classification is consistent with this recommendation. 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 temporary M-1, Limited Manufacturing District to permanent M-1, Limited Manufacturing District, for the properties located at 9817 & 9949 S. Turtle Townhall Road.

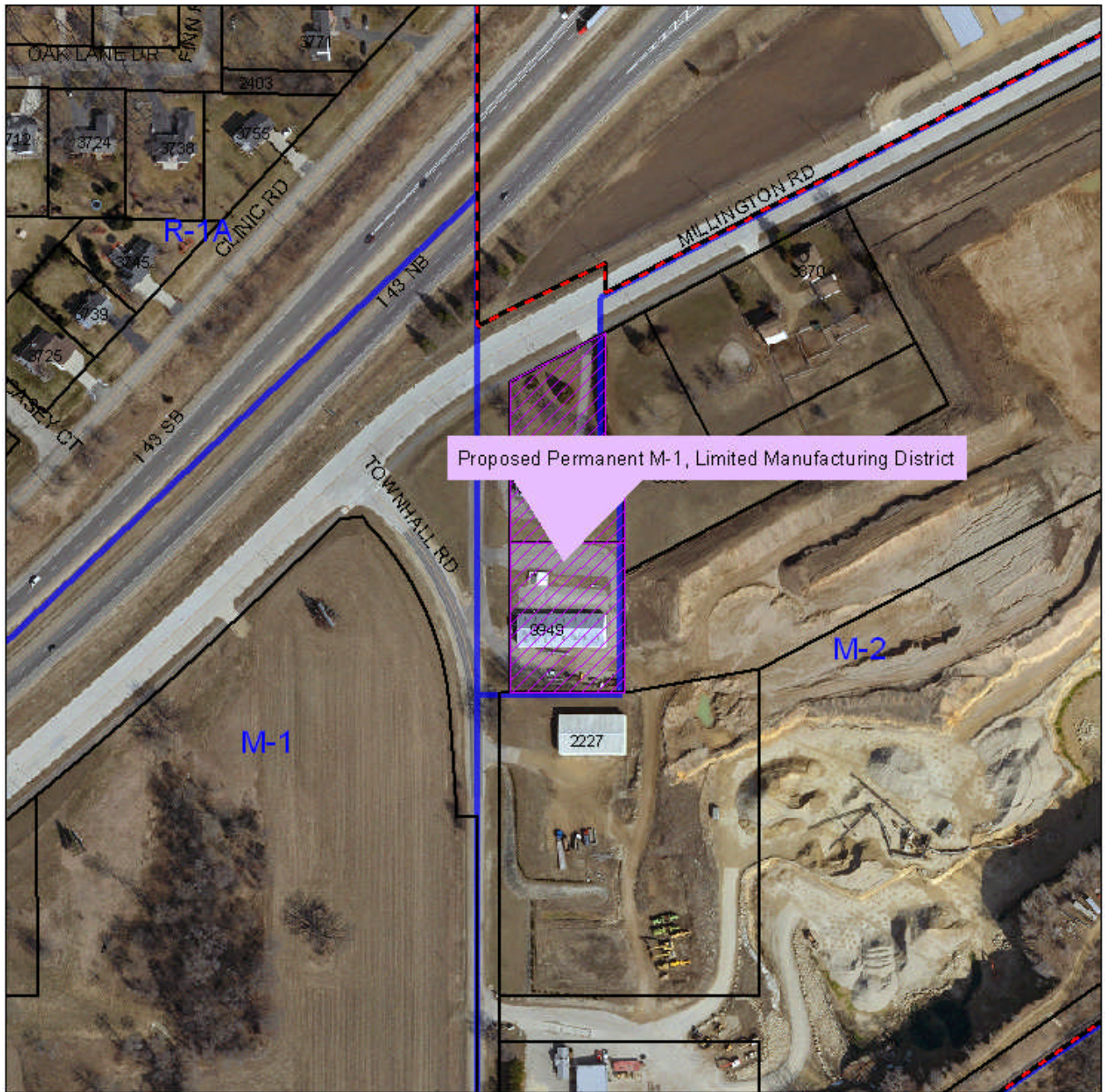
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Public Notice, and Mailing List.

Location & Zoning Map

9817 & 9949 S. Turtle Townhall Road

ZMA-2014-02



1 inch = 220 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington

Date: February 2014

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-2014-02

1. Address of subject property: 9817 & 9949 S. Turtle Townhall Road

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: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 1.08; 0.948 acres.

3. Tax Parcel Number(s): 22280010; 22280015

4. Owner of record: Corporate Contractors Inc. Phone: _____

655 Third Street Ste 301 Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Planning & Building Services Division

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: Temporary M-1 to: Permanent M-1

All existing uses on this property are: Vacant structures & storage

7. All the proposed uses for this property are:

Principal use(s): Office building

Secondary use(s): _____

Accessory use(s): Existing storage building for company vehicles

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: _____
- (X) Other, explain: Initiated by Planning staff per Section 4 of Attachment Ordinance

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

Name(s): _____ Phone: _____

(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.

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
<i>Drew Pennington</i> (Signature of Applicant, if different)	<i>Drew Pennington, Dir. of Planning & Bldg Svcs</i> (Print name)	<i>2/10/14</i> (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.

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: <u>N/A</u> Meeting Date: <u>March 5, 2014</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>2/10/14</u>
Date Notice Published: _____	Date Notice Mailed: _____



NOTICE TO THE PUBLIC

February 19, 2014

To Whom It May Concern:

The Planning & Building Services Division has initiated an application for a Zoning Map Amendment to change the zoning district classification from temporary M-1, Limited Manufacturing District to permanent M-1, Limited Manufacturing District, for the properties located at:

9817 & 9949 S. Turtle Townhall Road.

The City Council adopted an Ordinance attaching the subject properties to the City of Beloit on December 2, 2013. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of M-1, Limited Manufacturing District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject properties. Corporate Contractors Inc. owns the subject properties and has proposed a redevelopment involving the demolition of the vacant structures and the construction of a two-story office building.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 5, 2014, 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, March 17, 2014, 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.

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 101
Beloit, WI 53511

Karen Havens
3870 Gateway Blvd
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511

All other adjacent properties owned
by CCI and the City of Beloit

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 5, 2014

Agenda Item: 9

File Number: RPB-2014-01

Request: Building Addition Within Telfer Community Park

Owner: City of Beloit

Location: 2301 Skyline Drive

Existing Zoning: PLI, Public Lands and Institutions District

Existing Land Use: Park

Request Overview/Background Information:

Angus Young Associates, on behalf of the Beloit Snappers, has requested that the Plan Commission and City Council review their proposed plans for a 3,420 square-foot addition to the existing locker room building located behind H.C. Pohlman Field within Telfer Community Park located at 2301 Skyline Drive.

Key Issues:

- The proposed 33' x 100' building addition will consist of indoor batting cages, and will be connected to the existing building by a 20-foot enclosed connector walkway.
- The proposed building addition will be constructed over an existing asphalt parking area, and will feature vinyl siding, block columns, and symmetrical overhead doors facing east and west.
- As mentioned below, the Snappers will be fundraising and securing volunteer labor for this project.
- This project must be approved by the Plan Commission, Parks & Recreation Commission, and the City Council.
- The proposed site plan and building elevations are attached to this report.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses. This land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.
- Consideration of this request supports 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 and Building Services Division recommends **approval** of the attached plans for a 3,420 square-foot addition to the existing locker room building located behind H.C. Pohlman Field within Telfer Community Park located at 2301 Skyline Drive, subject to the following conditions:

1. Prior to issuance of a Building Permit for this project, the applicant shall submit detailed site & architectural plans for Planning staff review and approval. Approval of these plans will result in the issuance of a Certificate of Zoning Compliance and an Architectural Review Certificate.

Fiscal Note/Budget Impact: The Snappers will be paying for this project.

Attachments: Location & Zoning Map, Site Plan, & Building Elevations

Location & Zoning Map

2301 Skyline Drive

RPB-2014-01



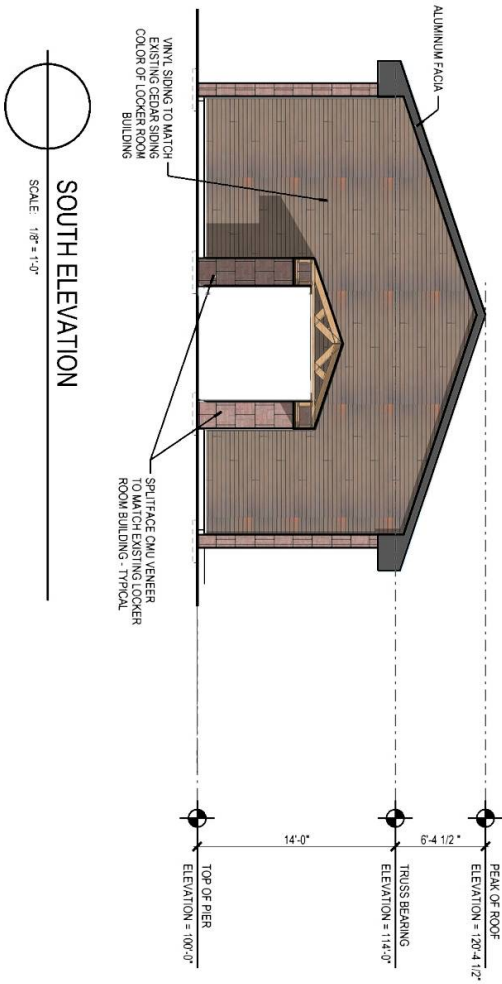
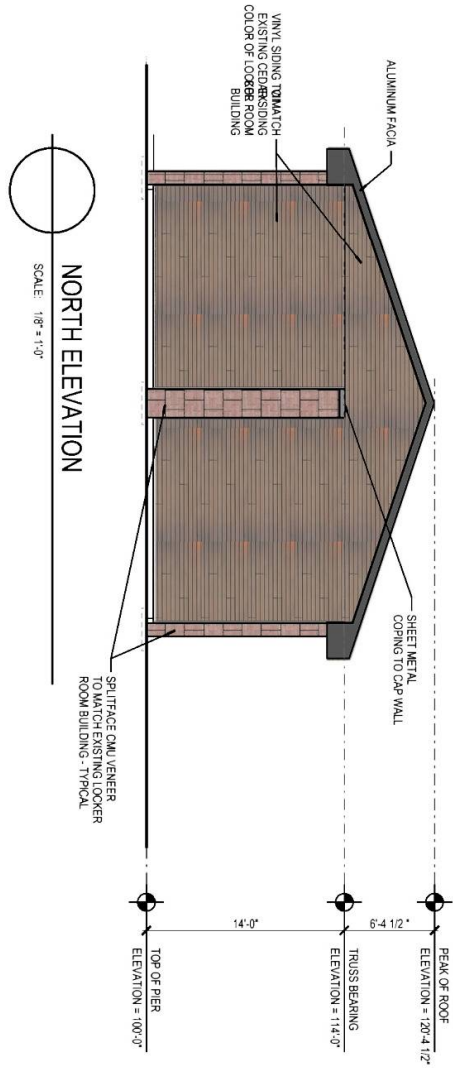
1 inch = 140 feet
0 30 60 120 180 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: February 2014
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 5, 2014

Agenda Item: 10

File Number: ZTA-2014-04

Request Overview/Background Information:

Planning staff has drafted and the City Attorney has reviewed an Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to allowed uses in the DH, Development Holding zoning district.

Key Issues:

- The DH district is a special purpose district that is intended to provide a suitable zoning classification for areas that are not yet suitable for urban or suburban intensity development because of the lack of public facilities and services in the general area.
 - There are 26 parcels zoned DH in the City of Beloit, totaling approximately 862 acres. The predominant land use is agricultural, which is permitted by-right in the DH district.
 - The proposed Ordinance is the result of a request that Planning staff received from a contractor who would like to purchase an 11-acre parcel that is zoned DH for use as a contractor's office and storage yard. Planning staff has reviewed this request and noted the similarity between agricultural uses and contractor's uses, as both involve the storage of equipment that is used off-site. In addition, both uses have few, if any, customers visiting the site.
 - Some DH districts are isolated and unlikely to see any development pressure during the next 20 years, while others are located in prime, developing areas that could be adversely impacted by incompatible land uses. Therefore, Planning staff has proposed the addition of "contractor offices and storage yards" to the list of conditional uses in the DH district. By requiring a Conditional Use Permit, individual sites will be evaluated on a case-by-case basis with issues of concern addressed through conditions of approval, while permit requests for inappropriate locations can be denied completely.
 - As requested during the February 19th meeting, Planning staff researched how other communities are treating contractor offices & storage yards in agricultural/holding districts. Of the 12 communities that staff researched, 10 prohibit contractor offices & storage yards in agricultural/holding districts. The other 2 communities treat contractor offices & storage yards as a conditional use in agricultural/holding districts, provided that vehicles and equipment are stored inside an enclosed building. Like this proposed amendment, the Conditional Use Permit process will give the Plan Commission and City Council an opportunity to review each site individually.
-

Consistency with Strategic Plan:

- Consideration of this request supports 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 Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to allowed uses in the DH, Development Holding zoning district.

Fiscal Note/Budget Impact: N/A

Attachments: Proposed Ordinance, Existing Ordinance, DH District Map, and Public Notice.

ORDINANCE NO. _____

AN ORDINANCE TO CREATE SECTION 5-202(b)(11) OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO CONTRACTOR OFFICES AND STORAGE YARDS IN THE DH, DEVELOPMENT HOLDING DISTRICT

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created as follows:

5-202 ALLOWED USES.

b. Conditional Uses.

11. Contractor offices and storage yards.

Section 2. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this _____ day of _____, 2014.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, Council President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____

5-200 DH, DEVELOPMENT HOLDING DISTRICT.

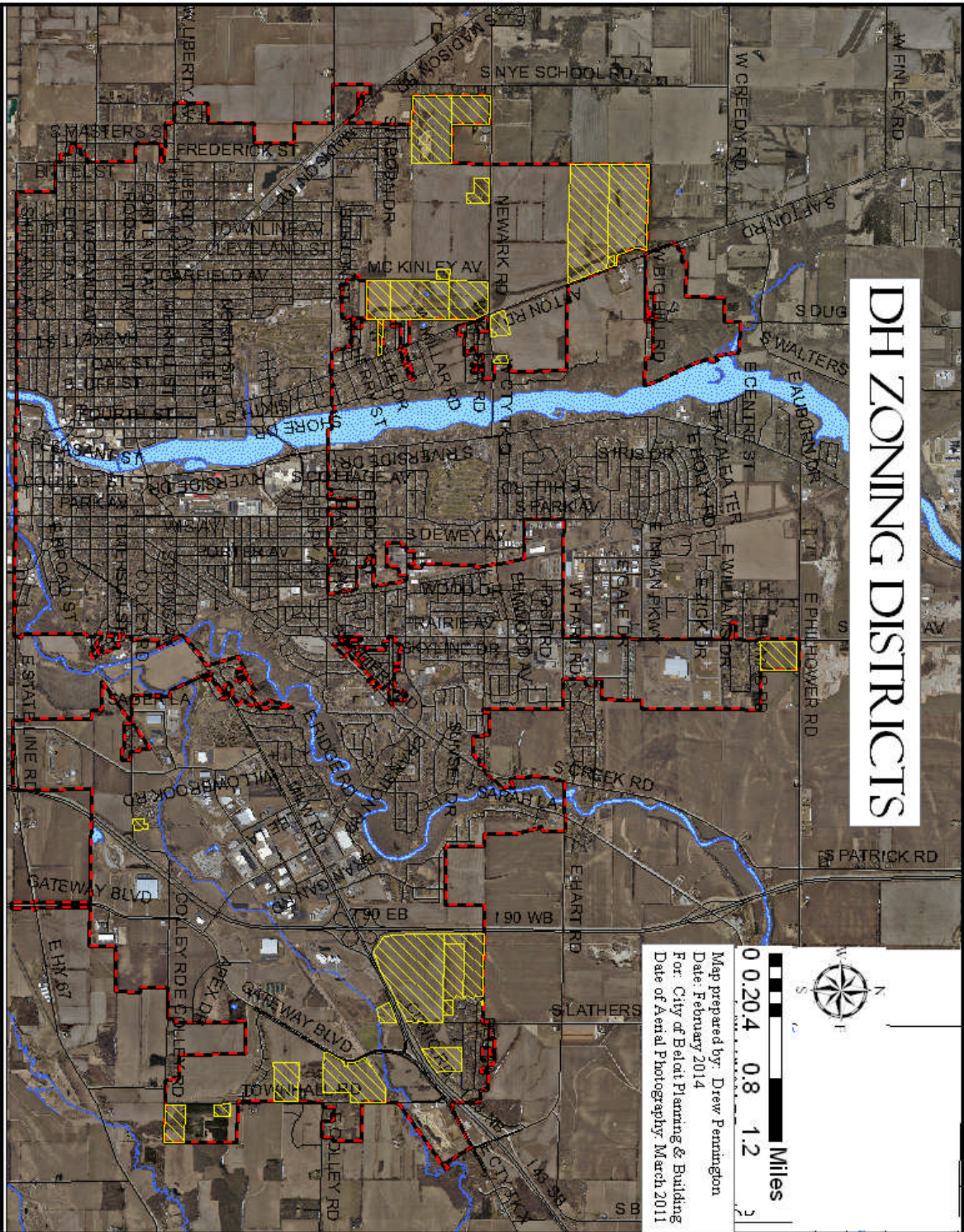
5- DESCRIPTION. (Am. #3365) The DH, Development Holding district is a special purpose
201 district that is intended to provide a suitable zoning classification for areas that are not yet
suitable for urban or suburban intensity development because of the lack of public facilities
and services in the general area. Use of the DH classification will allow the City to avoid
premature or inappropriate development that cannot be provided with utility service, and
permit only very low-density development until such time that utility services and community
services can be provided. When facilities and services are adequate to provide necessary
services to the subject area, the DH classification may be removed and the property may be
rezoned in accordance with the Zoning Map Amendment procedures of Section 2-300

5- ALLOWED USES.
202

Uses Permitted By-Right. The following uses shall be permitted by-right in the DH
district:

- a.
 1. Agriculture.
 2. Golf courses.
 3. Greenhouses and nurseries.
 4. Public and quasipublic parks, playgrounds, and other open recreation areas.
 5. Forest preserves and reservations.
 6. Single-family dwellings.
 7. Wireless communications (alternative tower structures, antenna support structures, and equipment facilities).
- b. Conditional Uses. (Am. #3365) The following uses shall be allowed only if reviewed and approved in accordance with the procedures of Section 2-500
 1. Baseball or softball fields.
 2. Golf driving ranges.
 3. Pitch and putt ranges.
 4. Archery ranges.
 5. Riding stables.
 6. Skeet and trap shooting areas.
 7. Tennis courts.
 8. Croquet courts.
 9. Miniature golf courses.
 10. Wireless communications towers.

DH ZONING DISTRICTS





NOTICE TO THE PUBLIC

February 3, 2014

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to allowed uses in the DH, Development Holding zoning district.

The DH district is a special purpose district that is intended to provide a suitable zoning classification for areas that are not yet suitable for urban or suburban intensity development because of the lack of public facilities and services in the general area. Planning staff has proposed the addition of "contractor offices and storage yards" to the list of conditional uses in the DH district.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, February 19, 2014, 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, March 3, 2014, 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.