



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, January 7, 2015 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 December 17, 2014 Meeting**
3. **Extraterritorial Certified Survey Map – Butterfly Lane and Hart Road**  
Review and consideration of two-lot extraterritorial Certified Survey Map for the unplatted land located at Butterfly Lane and Hart Road in the Town of Turtle
4. **Status Report on Prior Plan Commission Items**
5. **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: December 30, 2014

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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES  
BELOIT CITY PLAN COMMISSION  
Wednesday, December 17, 2014  
The Forum, Beloit City Hall  
100 State Street, Beloit**

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

Commissioner Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present was Commissioners Ruster, Finnegan, Tinder, Johnson, and Mathis. Commissioners Moore and Kincaid were absent.

**2. Approval of the Minutes of the December 3, 2014 Meeting**

Commissioner Tinder moved and Commissioner Finnegan seconded a motion to approve the December 3, 2014 minutes. The minutes were approved. (6-0)

**3. Amendment to a Planned Unit Development Master Land Use Plan – 2250 West Hart Road**

Public hearing, review and consideration of an amendment to the Planned Unit Development Master Land Use Plan for the property located at 2250 West Hart Road to replace 56 approved multi-family units with an assisted living facility with up to 10 units

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher resumed the Public Hearing held open from the December 3 meeting.

Applicant Scott Schadel commented that they planned to start the project as soon as possible, probably around May 1, 2015. Chairperson Faragher asked Mr. Schadel if they were comfortable with the conditions set forth by the staff. Mr. Schadel answered that they were and had no problems with the recommendations.

Commissioner Johnson asked if there was any type of buffer between their property and the adjacent properties such as a fence. Mr. Schadel stated that they did not plan to put up a fence and but they do not have a total landscaping plan in place yet.

Ms. Christensen commented that a landscape buffer was indicated on the plan and in the conditions of approval.

Chairperson Faragher closed the Public Hearing.

Commissioner Finnegan moved to approve the Amendment to the PUD and Commissioner Johnson seconded the motion. The motion carried. (6-0)

4. **Conditional Use Permit – Day Care Use – 819 Clary Street**

Public hearing, review and consideration of a Conditional Use Permit to allow a day care use in an R-3, Low-Density Multifamily Residential District, for property located at 819 Clary Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Joe Stadelman, Angus Young & Associates, 555 S. River Street, Janesville, was present for questions.

Commissioner Johnson asked Mr. Stadelman if there were any issues with conditions in the staff report, and Mr. Stadelman commented that there were none that he could see at this time.

Sabrina Krejci, 811 Clary Street, commented that she lives next door to the proposed day care and that she has no problem with this project.

Chairperson Faragher closed the Public Hearing.

Commissioner Johnson moved to approve the Conditional Use Permit and Commissioner Ruster seconded the motion. The motion approved. (6-0)

5. **Expansion of a Bike Path in Stateline Restoration Prairie Park**

Review and consideration of a request by the Engineering Division to construct a bike path in the Stateline Restoration Prairie Park to connect the existing path system to the Wheeler Bridge in the City of South Beloit

Ms. Christensen summarized the Staff Report and Recommendation.

Mike Flesch, City Engineer, clarified that this path would connect to the Turtle Creek path that runs east/west from State Street to Turtle Park and that it is a transportation facility, not a recreation facility. It will be a bike pedestrian path and will be closing a link between the two cities. He explained that this path will not directly connect to the existing bike/pedestrian path system in the park.

Commissioner Mathis asked who would be maintaining this, and Mr. Flesch answered that we will maintain to the Stateline and South Beloit will maintain their side of the Stateline.

Commissioner Tinder made a motion to approve the Expansion of a Bike Path. Commissioner Johnson seconded the motion. The motion carried (6-0).

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

The Certified Survey Map and Rezoning for the proposed McNeel Intermediate School parking lot site was approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:42 PM.



# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** January 7, 2015

**Agenda Item:** 3

**File Number:** CSM-2015-01

**Applicant:** RH Batterman

**Owner:** Lathers Trust c/o Kathy McKearn

**Location:** Unplatted land, Butterfly Lane/Hart Road, Town of Turtle

**Existing Zoning:** A3, Small Scale Agricultural District (Town Zoning)

**Existing Land Use:** Agricultural

**CSM Area:** 25.6 Acres

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### 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 unplatted property located at Butterfly Lane and Hart Road 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.

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### Key Issues:

- The proposed CSM will create two lots from one parcel that is split by Interstate-43. Proposed Lot 1 will be 8.5 acres and Proposed Lot 2 will be 17.1 acres.
- The Engineering Department requires a 50-foot half right-of-way to be dedicated for Hart Road versus the proposed 33-foot half right-of-way for Proposed Lot 1. A condition of approval has been added to address this.
- The Engineering Department also noted that Proposed Lot 1 may require some drainage easements since a dry stream runs through the parcel.
- No other comments, concerns, or recommendations were received from the other City Review Agents.

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### Consistency with Comprehensive Plan and Strategic Plan:

Proposed Lot 1 is intended for Agricultural uses and Proposed Lot 2 is intended for Single Family Residential-Exurban uses according to the Future Land Use Map. Consideration of this request supports City of Beloit Strategic Goal #5.

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### 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**

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### Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the unplatted property located at Butterfly Lane and Hart Road 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, 2015.
2. A 50-foot half right-of-way is required to be dedicated for Hart Road on Proposed Lot 1.

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**Fiscal Note/Budget Impact:** N/A

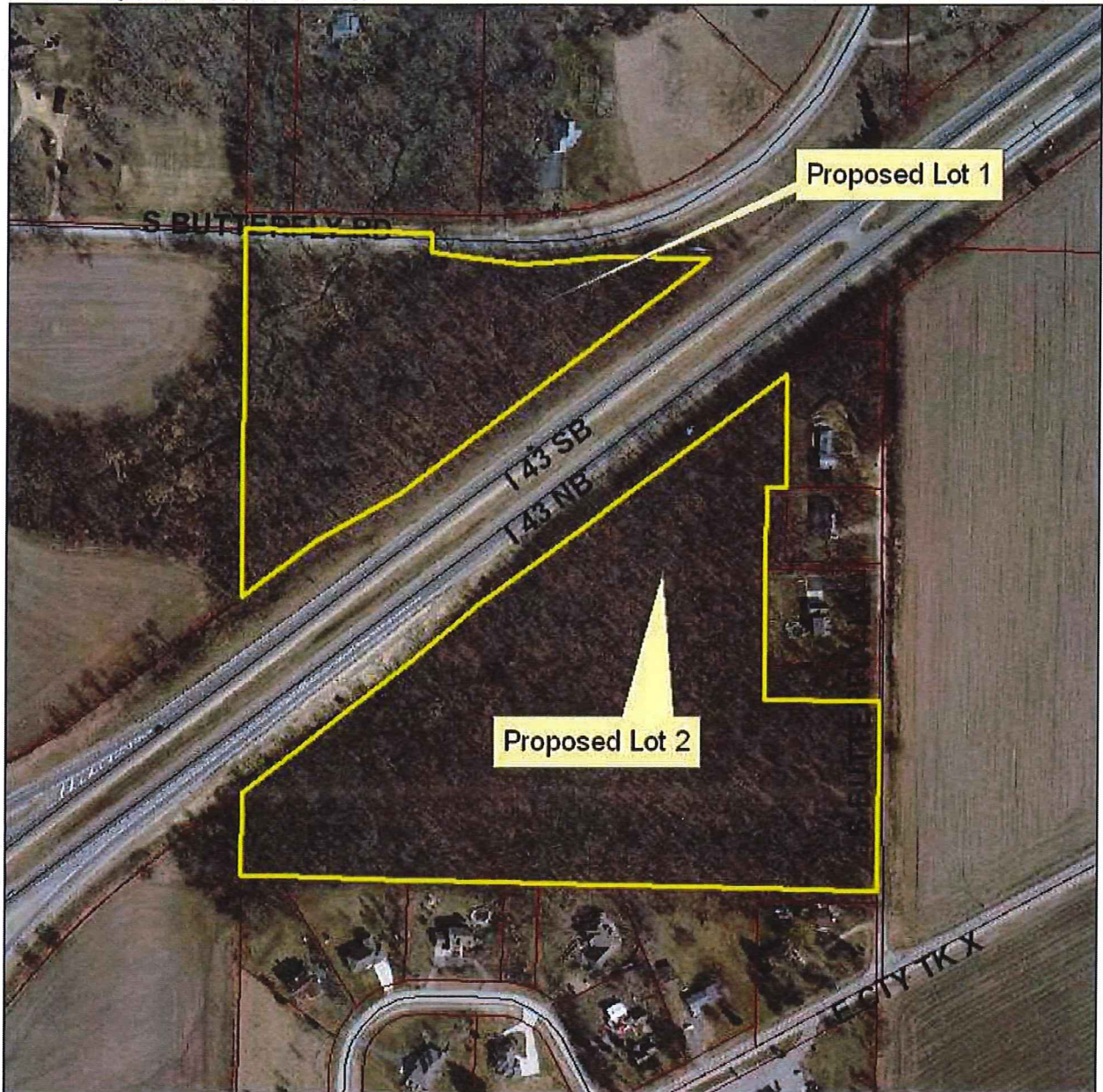
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**Attachments:** Location Map, Application, CSM, and Resolution.

# Location Map

Butterfly Lane/Hart Road

CSM-2015-01



1 inch = 294 feet  
0 120 240 480 720 Feet

Map prepared by: Stephanie Hummel  
Date: December 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-2015-01

1. Address of property: Unplatted land Butterfly Lane and Hart Road
2. Tax Parcel Number(s): 038 00117301
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: Lathers Trust c/o Kathy McKearn Phone: 480-354-1447  
8431 E. Jenson St Mesa AZ 85207  
(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: 25.6 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: A3
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 12/4/14 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.

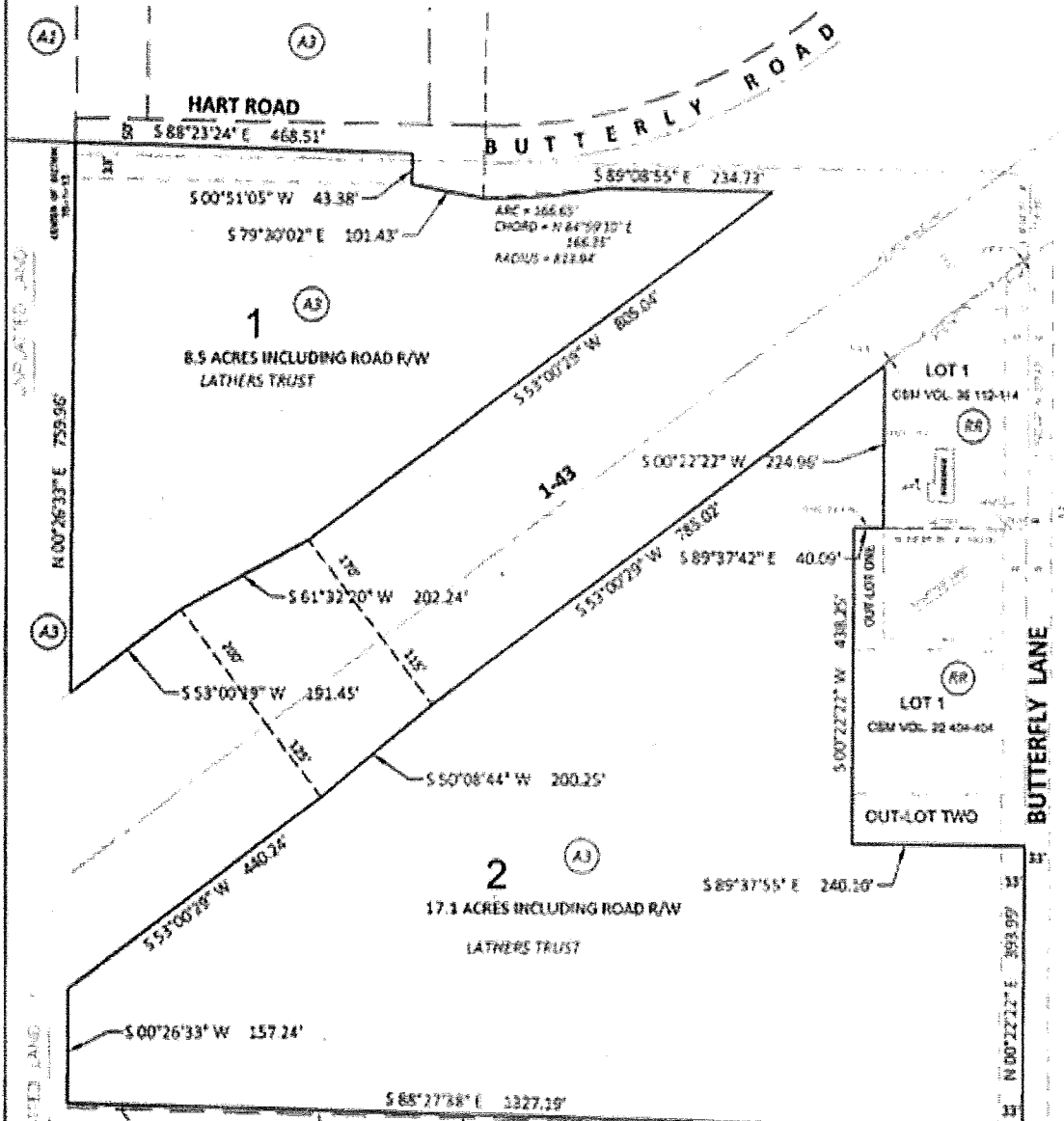
[Signature] RH BATTERMAN CO. 12/4/14  
(Signature of applicant) (Name of applicant) (Date)

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

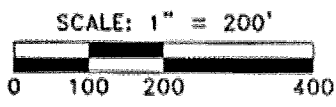
Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.00</u>
Scheduled meeting date: <u>1/7/2015</u>	
Application accepted by: <u>S. Hummel</u>	Date: <u>12/4/2014</u>

# PRELIMINARY CERTIFIED SURVEY MAP OF

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.



ORDER NO. 32017  
BOOK xxx PAGE xx  
DATE 12/02/14  
FOR KATHY McKEARN  
SHEET 1 OF x



**Batterman**  
engineers surveyors planners



2657 Bartels Drive  
608.365.4464  
Debit, Wisconsin 53511  
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**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE UNPLATTED PROPERTY LOCATED AT BUTTERFLY LANE/HART ROAD  
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 two-lot Certified Survey Map for the unplatted property located at Butterfly Lane and Hart Road 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 two-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 4<sup>TH</sup> PRINCIPAL MERIDIAN, TURTLE TOWNSHIP,  
ROCK COUNTY, WISCONSIN, Containing 25.6 Acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Plan Commission of the City of Beloit does hereby approve the attached two-lot Certified Survey Map for the unplatted property located at Butterfly Lane and Hart Road in the Town of Turtle, 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, 2015.
2. A 50-foot half right-of-way is required to be dedicated for Hart Road on Proposed Lot 1.

Adopted this 7<sup>th</sup> day of January, 2015.

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James Faragher, Plan Commission Chairperson

ATTEST:

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Julie Christensen, Community Development Director