



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, February 17, 2016 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 3, 2016 Meeting**
3. **Certified Survey Map – 701 Third Street and 121 West Grand Avenue**  
Review and consideration of a four-lot Certified Survey Map for the properties located at 701 Third Street and 121 West Grand Avenue in the City of Beloit
4. **Certified Survey Map – 419 Pleasant Street and 531 East Grand Avenue**  
Review and consideration of a two-lot Certified Survey Map for the properties located at 419 Pleasant Street and 531 East Grand Avenue in the City of Beloit
5. **Construction of a New Parking Lot in Turtle Creek Park – 1312 East Grand Avenue**  
Review and consideration of the construction of a new parking lot in a City park located at 1312 East Grand Avenue
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

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

Notice Mailed: February 12, 2016

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

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Wednesday, February 3, 2016 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:02pm.

Commissioners Tinder, Finnegan, Ruster, Faragher, Johnson, and Councilor Kincaid were present. Commissioner Moore and Mathis were absent.

**2. Approval of the Minutes of the January 20, 2016 Meeting**

Commissioner Ruster moved to approve the minutes. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Zoning Map Amendment – 736 Oak Street**

Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to R-2, Two-Family Residential District, for the property located at 736 Oak Street

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation. She also distributed an anonymous letter that had been delivered on February 3, 2016. Councilor Kincaid asked if the letter that was delivered was signed. Ms. Christensen stated that it was not.

Beverly Krueger, Evansville, Wisconsin, spoke to the Commission. Mrs. Krueger stated that the house had originally been constructed as a two unit. She also provided background information regarding the neighborhood structure in terms of the number of rentals. Ms. Krueger also provided background information regarding herself and her history of being a landlord.

Katherine Swain, 737 Elm Street, stated that she and her husband are against the rezoning of 736 Oak Street. She also stated that they did not know that the property had lost its non-conforming status due to continuous renting. Mrs. Swain mentioned that the majority of the surrounding neighborhoods are rentals. She was concerned with the quality of life with increased rentals in the neighborhood. Finally, Mrs. Swain stated that her property value had not increased despite doing an expensive renovation.

Kathy Vickerman, 722 Oak Street, provided background information regarding 736 Oak Street and the previous occupants. She voiced her concerns regarding adequate parking as well as the church presence in the neighborhood. She stated that they are certainly against the rezoning.

William Wilson, 713 Elm Street, (on behalf of Judith Broderick as well as himself) mentioned that with the increase of rentals, there has been an increase in police activity as well as traffic concerns. He also mentioned that the tax payers would have an additional burden with multiple families in the Hackett neighborhood.

Glen Woffard, a tenant of Ms. Krueger, provided background information on himself and the issues he had been facing in the past in terms of finding housing. He provided information from the 2000 Census regarding housing. Mr. Woffard voiced his support for the rezoning.

Ms. Christensen clarified that, from the perspective of the City of Beloit, the concern with the rezoning is not with the potential landlord, but rather the actual use of the property as a two-family dwelling. She went on to explain the history of the neighborhood and the neighborhood's continued desire to have less housing units in the neighborhood.

Commissioner Tinder stated that he hoped the Commissions' vote reflected the desires of the neighborhood.

Commissioner Johnson also voiced his support for denying the request.

Commissioner Johnson moved to deny the motion. Commissioner Tinder seconded the motion. The motion to deny the proposal passed, voice vote.

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

Planned unit development for Menards was approved on Monday by Council. They also held the Public Hearing for the Rezoning of the Church on Prairie Ave.

5. **Adjournment**

The meeting adjourned at 7:35pm.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 17, 2016

**Agenda Item:** 3

**File Number:** CSM-2016-02

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

**Owner:** Hendricks Commercial Prop.

**Location:** 701 Third Street & 121 W. Grand Avenue

**Existing Zoning:** M-2, General Manufacturing & Central Business Dist

**Existing Land Use:** Ironworks Campus

**Total CSM Area:** 22 Acres

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### Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 4-Lot Certified Survey Map (CSM) for the Ironworks properties located at 701 Third Street & 121 W. Grand Avenue in downtown Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### Key Issues:

- The intent of this CSM is to create new, separate lots for the future YMCA facility (proposed Lot 3) and the existing office building that houses Hendricks Commercial Properties and their office tenants (proposed Lot 2). Proposed Lot 1 includes the majority of the Ironworks site, including the spine roadway and the entire campus to the north, bound on the west by Third Street and Fourth Street. Much of Lot 1 is located in the floodplain.
  - The newly constructed southwest parking lot that will serve the YMCA is located partially on proposed Lot 3 and partially on the existing, separate parcel known as 121 W. Grand Avenue. The parcel at 121 W. Grand Avenue will remain separate and will be legally described as Lot 4, since it is located in the Tax Increment District (TID) and cannot be combined with the remainder of the YMCA site until the TID is dissolved in 2017.
  - Proposed Lot 1 is 19.6 acres in area and will retain its split zoning with the majority being M-2 and the frontage along Fourth Street being CBD-2, Central Business District – Fringe. The floodplain overlay zoning will remain.
  - Proposed Lot 2 is 0.4 acres in area will retain its M-2 zoning classification with a new address of 525 Third Street.
  - Proposed Lot 3 is 1.8 acres in area and will be assigned a new address of 501 Third Street. Lot 3 is proposed to be rezoned from M-2 to PLI, Public Lands & Institutions District before the YMCA opens.
  - Proposed Lot 4 will retain its existing address of 121 W. Grand Avenue and may be rezoned from CBD-1, Central Business District – Core to PLI before the YMCA opens. Lot 4 will be combined with Lot 3 after 2017.
  - All of the proposed lots comply with the minimum development standards in their respective zoning districts.
  - The City's Review Agents have reviewed the proposed CSM and have not submitted any objections. Alliant Energy has requested electrical easements to be shown on the final CSM.
  - The application and proposed CSM are attached for your review.
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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends General Industrial and Institutional uses for the subject property. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports 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
- 

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 4-Lot Certified Survey Map (CSM) for the properties located at 701 Third Street & 121 W. Grand Avenue in the City of Beloit, subject to the following conditions:

1. The final CSM shall include the easements requested by Alliant Energy.
  2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2016.
- 

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

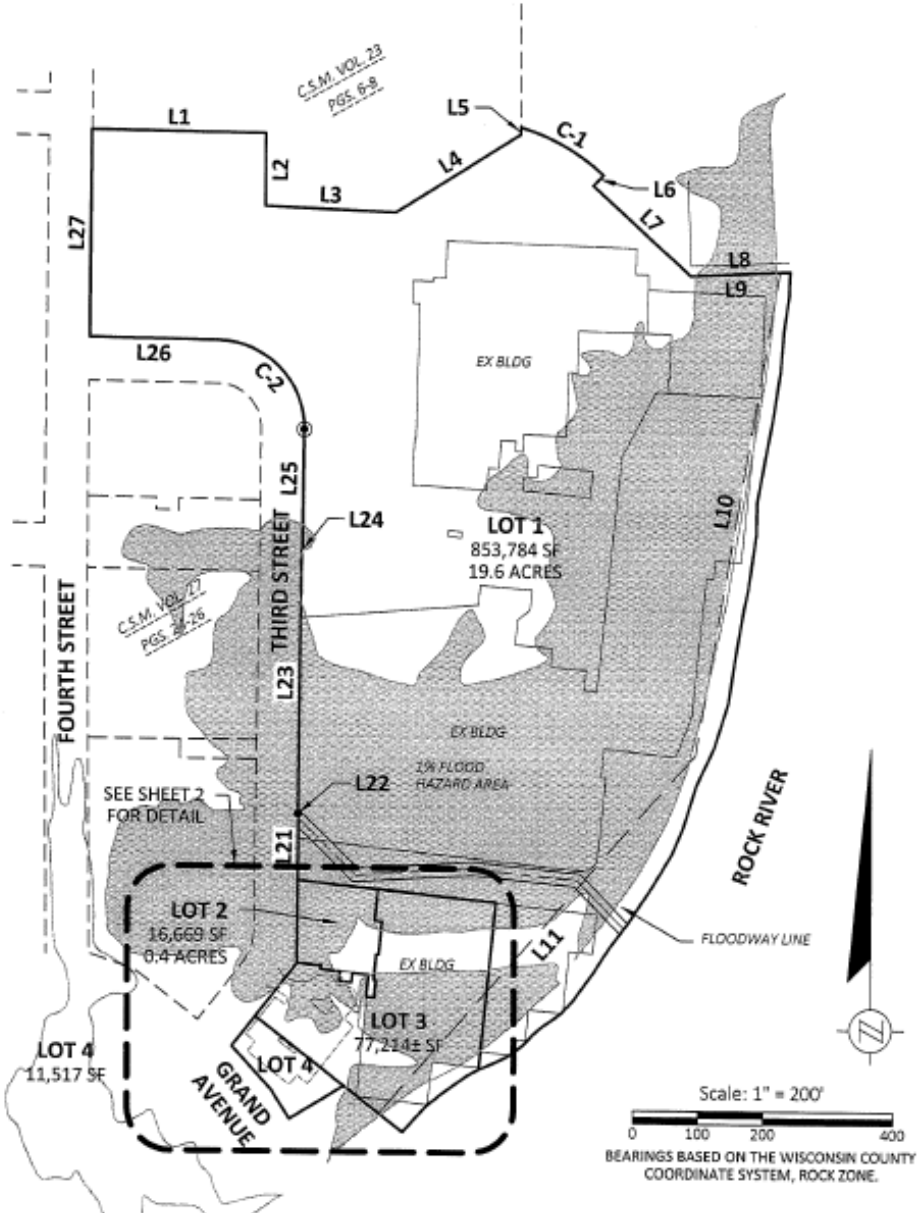
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**Attachments:** CSM, Application, and Resolution.

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# PRELIMINARY CERTIFIED SURVEY MAP

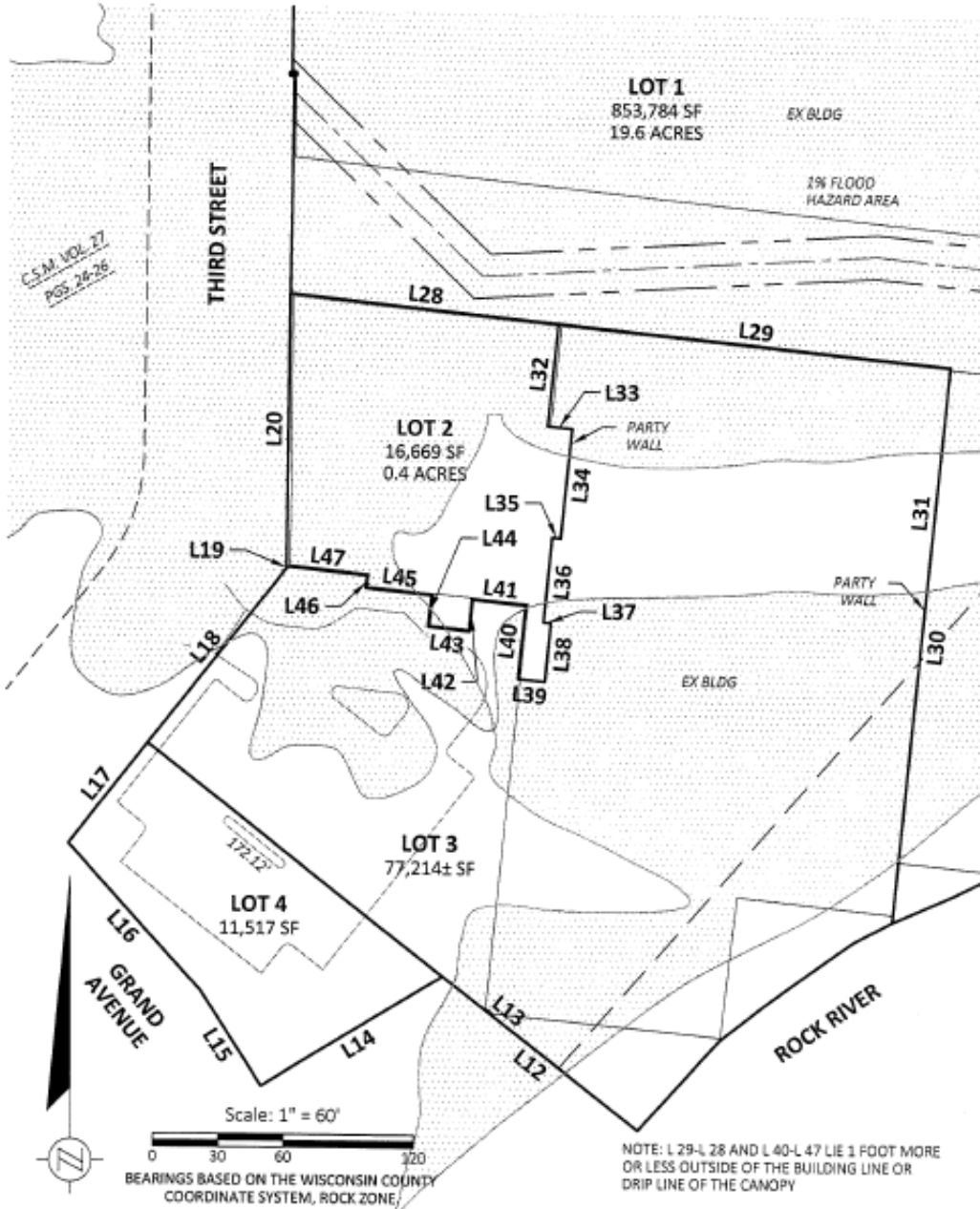
OF PART OF BLOCKS 14, 15 AND 16 OF HANCHETT AND LAWRENCE'S ADDITION, ALSO LOTS 1-9 OF TENNEY'S ADDITION, ALSO A PART OF LOT 35 ALL OF LOTS 36-42 AND 57-59 OF HACKETT ADDITION AND LOTS 1, 2 AND PART OF LOT 3 AND THE VACATED ALLEY OF TATTERSHALL & CONVERSE'S SUBDIVISION, ALSO INCLUDING THOSE PORTIONS OF VACATED WEST GRAND AVENUE, ST. LAWRENCE AVENUE, SECOND STREET, THIRD STREET THE HEAD AND TAIL RACE, BEING ALL A PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 35, T. 1 N., R. 12 E. OF THE 4TH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



<p><b>ORDER NO: 32103</b>          BOOK: SEE FILE          FIELD CREW: -          DRAWN BY: LRC          DATE: FEBRUARY 10, 2016</p>	<p>FOR THE EXCLUSIVE USE OF:  <b>HENDRICKS COMMERCIAL PROPERTIES</b></p>	<p><b>Batterman</b>          engineers surveyors planners          2857 Durlin Drive Beloit, Wisconsin 53511          608.905.4464 www.batterman.com</p>
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# PRELIMINARY CERTIFIED SURVEY MAP

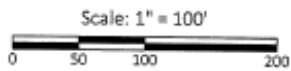
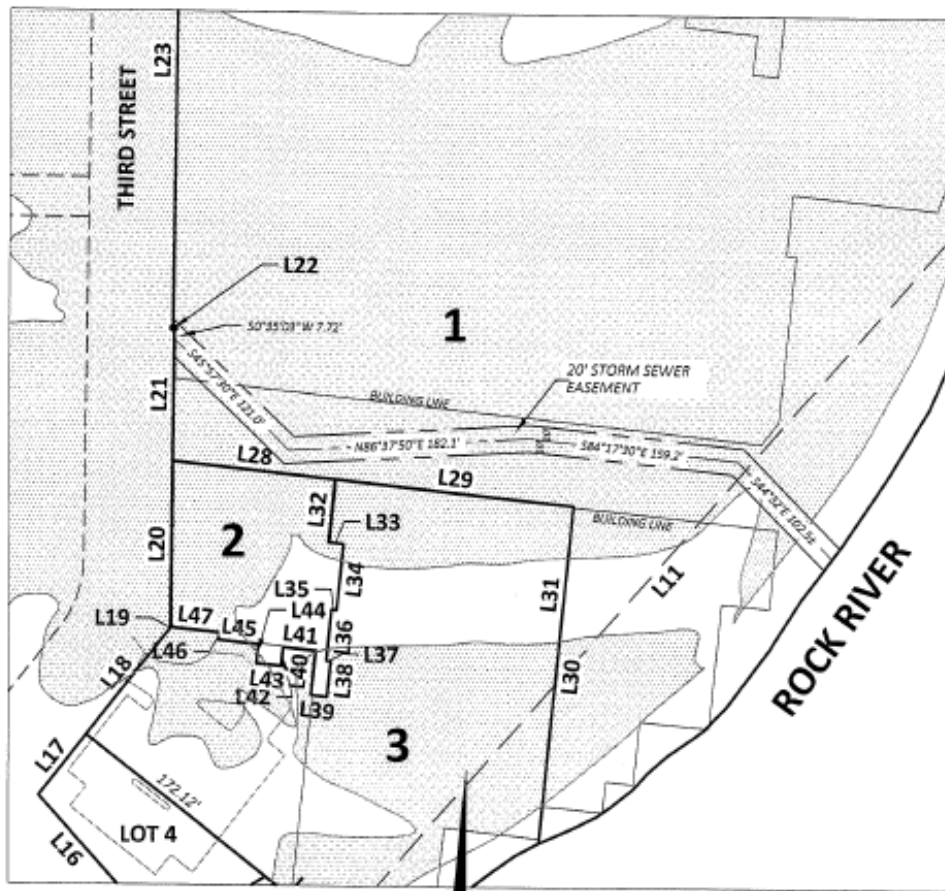
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<p><b>ORDER NO: 32103</b> BOOK: SEE FILE FILED CREW: - DRAWN BY: LJC DATE: FEBRUARY 10, 2016</p>	<p>FOR THE EXCLUSIVE USE OF: <b>HENDRICKS COMMERCIAL PROPERTIES</b></p>	<p><b>Batterman</b> engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464 www.tbatterman.com</p>
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# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF BLOCKS 14, 15 AND 16 OF HANCHETT AND LAWRENCE'S ADDITION, ALSO LOTS 1-9 OF TENNEY'S ADDITION, ALSO A PART OF LOT 35 ALL OF LOTS 36-42 AND 57-59 OF HACKETT ADDITION AND LOTS 1, 2 AND PART OF LOT 3 AND THE VACATED ALLEY OF TATTERSHALL & CONVERSE'S SUBDIVISION, ALSO INCLUDING THOSE PORTIONS OF VACATED WEST GRAND AVENUE, ST. LAWRENCE AVENUE, SECOND STREET, THIRD STREET THE HEAD AND TAIL RACE, BEING ALL A PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 35, T. 1 N., R. 12 E. OF THE 4TH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 32103          BOOK: SEE FILE          FIELD CREW: -          DRAWN BY: LRC          DATE: FEBRUARY 10, 2016</p>	<p>FOR THE EXCLUSIVE USE OF:          HENDRICKS COMMERCIAL          PROPERTIES</p>	<p><b>Batterman</b>          engineers surveyors planners          2857 Bartels Drive Beloit, Wisconsin 53511          608.365.4464 www.tbatterman.com</p>	
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## PRELIMINARY CERTIFIED SURVEY MAP

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Line Table		
Line #	Length	Direction
L1	266.32	N89° 41' 21"W
L2	111.28	S00° 14' 40"W
L3	199.76	S88° 04' 07"E
L4	226.47	N57° 18' 28"E
L5	10.94	S00° 01' 58"E
L6	22.50	S43° 05' 28"W
L7	202.89	S47° 43' 32"E
L8	153.41 ±	N86° 58' 39"E
L9	137.95	N86° 58' 39"E
L10	754.43	N09° 38' 26"E
L11	735.28	N41° 14' 06"E
L12	113.84 ±	S52° 04' 54"E
L13	67.88	S52° 04' 54"E
L14	97.70	N58° 32' 31"E
L15	51.76	S32° 34' 37"E
L16	90.26	S42° 11' 22"E
L17	58.65	S37° 55' 06"W
L18	102.80	N37° 59' 54"E
L19	0.97	S00° 35' 03"W
L20	125.43	S00° 35' 03"W
L21	101.14	S00° 35' 03"W
L22	1.00	N89° 36' 41"W
L23	404.55	S00° 35' 03"W
L24	1.00	S89° 34' 26"E
L25	153.03	S00° 36' 47"W

Line Table		
Line #	Length	Direction
L26	197.86	S89° 21' 34"E
L27	317.12	S00° 20' 02"W
L28	123.81	S84° 14' 42"E
L29	181.55	S84° 14' 42"E
L30	256.98 ±	N05° 43' 15"E
L31	136.13	N05° 43' 15"E
L32	47.68	N05° 47' 28"E
L33	11.29	S84° 19' 18"E
L34	50.51	S05° 40' 42"W
L35	3.85	S84° 19' 18"E
L36	39.20	N05° 37' 45"E
L37	3.38	S84° 29' 33"E
L38	27.08	S05° 30' 27"W
L39	12.37	S84° 29' 33"E
L40	33.98	N05° 45' 04"E
L41	24.49	S84° 15' 23"E
L42	14.65	N05° 44' 37"E
L43	19.08	S84° 15' 23"E
L44	14.65	N05° 44' 37"E
L45	30.48	S84° 15' 23"E
L46	5.65	S06° 07' 29"W
L47	37.19	S84° 17' 46"E

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	27°29'02"	307.95'	147.72'	N 60°39'04" W	146.31'
C-2	89°58'20"	133.01'	208.87'	N 44°22'24" W	188.06'

<b>ORDER NO: 32103</b> BOOK: SEE FILE FIELD CREW: - DRAWN BY: LRC DATE: DECEMBER 1, 2015	FOR THE EXCLUSIVE USE OF: <b>HENDRICKS COMMERCIAL                  PROPERTIES</b>	<b>Batterman</b> engineers surveyors planners 2857 Burdette Drive    Beloit, Wisconsin 53511 608.365.4464    www.batterman.com
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# 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-2016-02

1. Address of property: 525,645, 653, 701, 705 THIRD ST & 121 W.GRAND
2. Tax Parcel Number(s): 1353 0710, 1353 0670
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SE/NE Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: HENDRICKS COMMERCIAL PROP LLC Phone: 361-6764  
525 THIRD ST SUITE 300 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 4 lot(s).
7. Total area of land included in this map: 22 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: CBD-2 & CBD-1 + M-2
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
  - Pre-application meeting;** pre-application meeting was held on 1-20-16  
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.

Robert L. Batterman / RH BATTERMAN / 1-25-16  
(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>\$180.00</u>
Scheduled meeting date: <u>Feb. 17, 2016</u>	
Application accepted by: <u>Dan Pennington</u>	Date: <u>1/28/16</u>

**RESOLUTION  
APPROVING A FOUR-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTIES LOCATED AT  
701 THIRD STREET & 121 W. GRAND AVENUE**

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

**WHEREAS**, the attached four-lot Certified Survey Map for the properties located at 701 Third Street & 121 W. Grand Avenue, containing 22 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

PART OF BLOCKS 14, 15 AND 16 OF HANCHETT AND LAWRENCE’S ADDITION, ALSO LOTS 1-9 OF TENNEY’S ADDITION, ALSO A PART OF LOT 35 ALL OF LOTS 36-42 AND 57-59 OF HACKETT ADDITION AND LOTS 1, 2 AND PART OF LOT 3 AND THE VACATED ALLEY OF TATTERSHALL & CONVERSE’S SUBDIVISION, ALSO INCLUDING THOSE PORTIONS OF VACATED WEST GRAND AVENUE, ST. LAWRENCE AVENUE, SECOND STREET, THIRD STREET THE HEAD AND TAIL RACE, BEING ALL A PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 35, T. 1 N., R. 12 E. OF THE 4<sup>TH</sup> P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached four-lot Certified Survey Map for the properties located at 701 Third Street & 121 W. Grand Avenue, subject to the following conditions:

1. The final CSM shall include the easements requested by Alliant Energy.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2016.

Adopted this 17<sup>th</sup> day of February, 2016.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION

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**Meeting Date:** February 17, 2016

**Agenda Item:** 4

**File Number:** CSM-2016-01

**Applicant:** RH Batterman

**Owner:** Hendricks Commercial Property

**Location:** 419 Pleasant St and 531 E Grand Ave

**Existing Zoning:** CBD-1, Central Business District - Core

**Existing Land Use:** Commercial

**Total Area:** 1.2 (+/-) Acres

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### Request Overview/Background Information:

RH Batterman, on behalf of Hendricks Commercial Properties, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the properties located at 419 Pleasant St and 531 E Grand Ave in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City or within the City's extraterritorial jurisdiction where there is no dedication of land to the City.

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### Key Issues:

- The areas of the existing parcels located at 419 Pleasant St and 531 E Grand Ave are .68 and .52 acres, respectively.
- Each parcel contains a commercial building owned by Hendricks Commercial Properties.
- The intent of the proposed CSM is to combine the parking lots on the subject properties. If the proposed CSM is approved, the two parking lots currently separated by a cement median and property line will be reconfigured to create a larger parking lot to be used by tenants of structure at 419 Pleasant St.
  - Proposed Lot 1 will be reduced to approximately .32 acres.
  - Proposed Lot 2 will be increased to approximately .88 acres and contain two ingress/egress easements in order to allow traffic to exit the one-way parking aisle onto Public Ave.
- The City's Review Agents have reviewed the proposed CSM and have the following comments:
  - Planning Division: The easements shown on the submitted CSM reflect the current configuration of the parking lot. The applicant is encouraged to submit a preliminary design plan for the reconfigured parking lot in order to ensure the easements on the final CSM are in the correct locations.
  - Charter Communications: Any relocation of existing lines on either property must be paid for by property owner.
- The application, Location and Zoning Map, and proposed CSM are attached to this report.

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### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for Downtown uses. The purpose of the proposed CSM is to allow for the reconfiguration of a parking lot and therefore will not affect land use on either parcel. Consideration of this request supports 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 & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the properties located at 419 Pleasant St and 531 E Grand Ave in the City of Beloit, subject to the following conditions:

1. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
2. The final CSM shall be recorded 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, 2016.

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

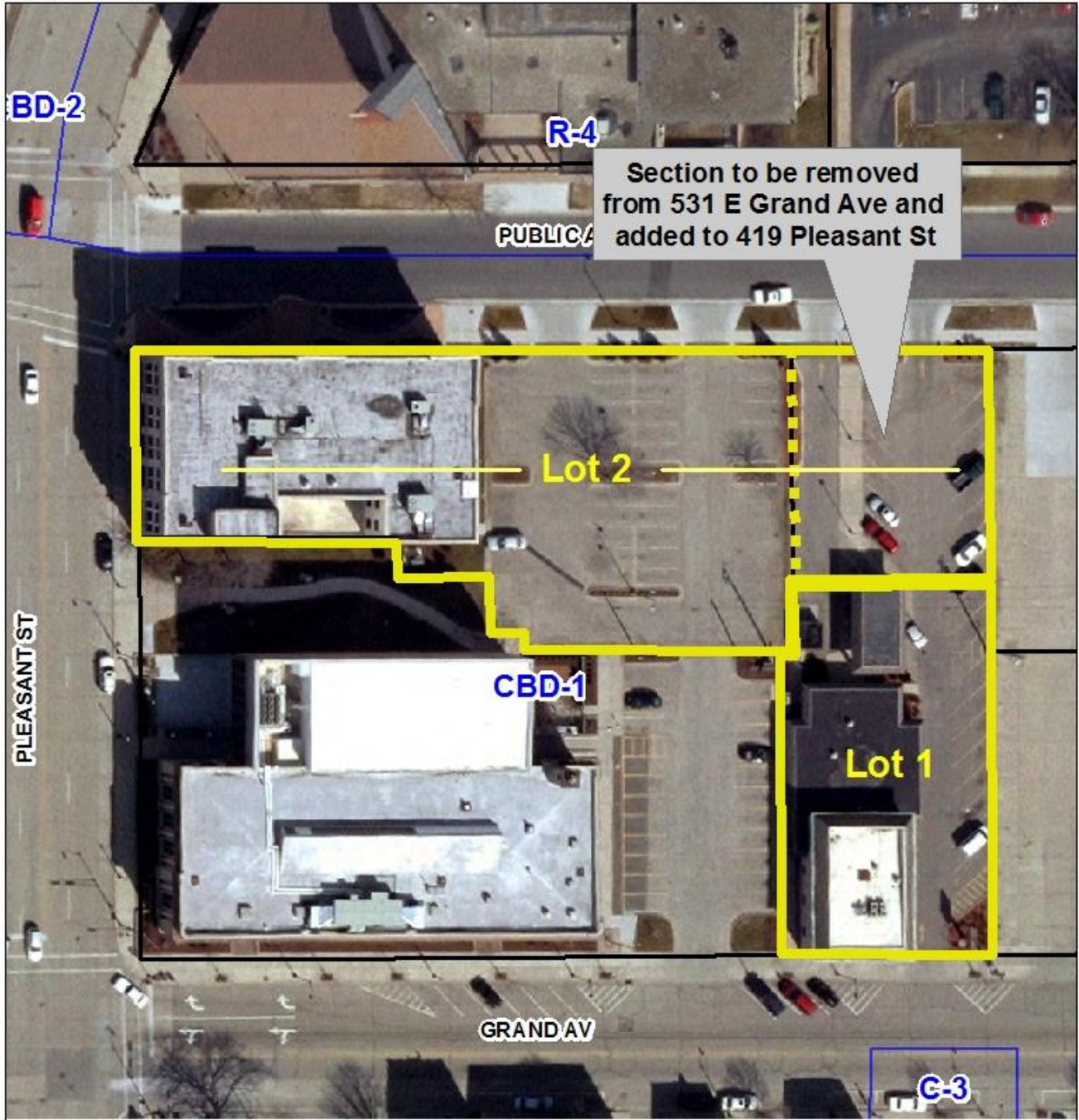
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**Attachments:** Location Map, CSM, Application, and Resolution.

419 Pleasant St  
and 531 E Grand Ave



# Location Map

CSM-2016-01



0 20 40 80 Feet

**Legend**

-  COB Parcels
-  Zoning District

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
Date: February 2016  
For: City of Beloit  
Planning & Building Services  
Date of Aerial Photography: April 2011

Document Path: \\sawblake\public\Information\CSM\CSM-2016-01\Public\Aerial\419\_Pleasant\_531\_E\_Grand\_Ave.apr



**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-2016-51

1. Address of property: 419 Pleasant St., 500 Public Ave., 531 E. Grand Ave.
2. Tax Parcel Number(s): 13530945, 13530881
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SE Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: HENDRICKS COMMERCIAL PROP LLC Phone: 361-6764  
525 THIRD ST SUITE 300 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: 52,265 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: CBD-1
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 1-20-16  
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 / 1-20-16  
(Signature of applicant) (Name of applicant) (Date)

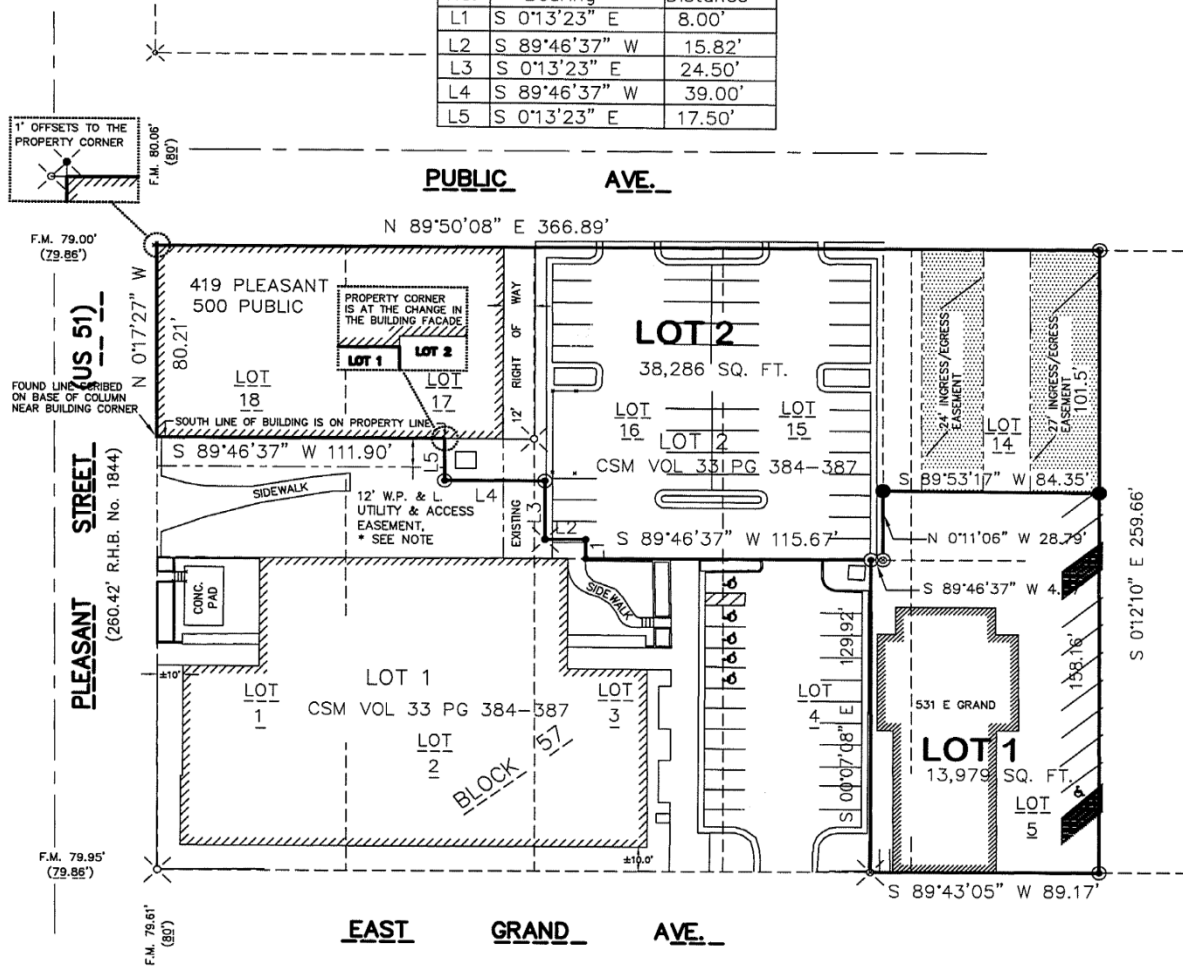
**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>Feb. 17, 2016</u>	
Application accepted by: <u>Draw Pennington</u>	Date: <u>1/22/16</u>

# CERTIFIED SURVEY MAP OF

LOT 2 OF CERTIFIED SURVEY MAP VOL 33 PG 384-387, LOTS 5, 14 AND PART OF LOTS 4 AND 15 IN BLOCK 57 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF БЕЛОИТ AS SURVEYED AND MAPPED BY JOHN HOPKINS, BEING ALSO A PART OF THE N.E. AND S.E. 1/4 OF THE S.E. 1/4 OF SECTION 35, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

No.	Bearing	Distance
L1	S 0°13'23" E	8.00'
L2	S 89°46'37" W	15.82'
L3	S 0°13'23" E	24.50'
L4	S 89°46'37" W	39.00'
L5	S 0°13'23" E	17.50'

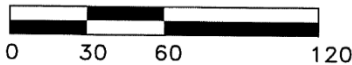


## UTILITY NOTES:

12' W.P. & L. UTILITY & ACCESS EASEMENT, Recorded by a separate Document in the office of the Register of deeds subsequent to the recording of this C.S.M.

EXISTING 12' RIGHT OF WAY, as shown on a WARRANTY DEED, recorded July 17, 1915, in Vol. 196 of Deeds, Page 187.

SCALE: 1" = 60'



BEARINGS BASED UPON THE ROCK COUNTY COORDINATE SYSTEM, WISCORS GEOID 09

ORDER NO. 32334

BOOK 540 PAGE 74

DATE JANUARY 19, 2016

FOR: HENDRICKS COMMERCIAL PROP. INC

SHEET 1 OF 1

## MONUMENT KEY

- Iron Rebar Set  
3/4" x 24"(1.5 Lbs./Ft.)
- ⊗ Drill Hole Set
- MAG Nail Set
- Survey Nail
- ⊙ 3/4" Iron Rebar Found
- ⊗ Drill Hole Found
- ⊙ Iron Pipes Found
- Aluminum Monument Found
- (XX.XX') Recorded Dimensions
- F.M. XX.XX' Field Measured Distance

**Batterman**  
engineers surveyors planners



2857 Bartells Drive  
608.365.4464

Beloit, Wisconsin 53511  
www.rbatterman.com

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTIES LOCATED AT  
419 PLEASANT STREET AND 531 EAST GRAND 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 City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the properties located at 419 Pleasant Street and 531 East Grand Avenue, containing 1.2 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

LOT 2 OF CERTIFIED SURVEY MAP VOL 33 PGS 384-387, LOTS 5, 14 AND PART OF LOTS 4 AND 15 IN BLOCK 57 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF БЕЛОIT AS SURVEYED AND MAPPED BY JOHN HOPKINS, BEING ALSO A PART OF THE N.E. AND S.E. ¼ OF THE S.E. ¼ OF SECTION 35, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. Containing 1.2 acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the properties located at 419 Pleasant Street and 531 East Grand Avenue in the City of Beloit, subject to the following conditions:

1. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
2. 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, 2016.

Adopted this 17<sup>th</sup> day of February 2016.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



**Meeting Date:**  
February 17, 2016

**Agenda Item:**  
5

**File Number:**  
RPB-2016-01

**Applicant:**  
Engineering Division

**Owner:**  
City of Beloit

**Location:**  
1312 E Grand Ave (Turtle Creek Park)

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### Request Overview/Background Information:

The City of Beloit Engineering Division has requested that the Plan Commission review the proposed plans for the construction of a new parking lot at Turtle Creek Park located at 1312 E Grand Avenue in the City of Beloit. The location of parking lots on public lands must be reviewed by the Plan Commission and approved by the City Council to comply with State Statutes.

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### Key Issues:

- In the "Site Inventory and Analysis" section of the *Beloit 2012-2016 Parks, Open Space and Recreation Plan*, the parking lot condition at Turtle Creek Park was rated as "poor".
- The "Capital Improvement Recommendations" section of the 2012-2016 Beloit Parks, Open Space and Recreation Plan recommends the construction of a paved parking lot at Turtle Creek Park.
- **Project Description**
  - A new asphalt lot will be constructed at Turtle Creek Park and provide visitors with 10 off-street parking spaces. Visitors currently park on a dirt/grassy area in the same location as the proposed paved lot.
  - See the attached *Location and Zoning Map* and design rendering.
- The proposed lot would be paved with three inches of asphalt and have 18-inch curb and gutter to direct storm water runoff.
- The Engineering Division will work with Planning Staff to add landscaping as necessary to comply with Section 34.21 of the Architectural Review and Landscape Code.
- Turtle Creek Park is a landmark site and any construction, reconstruction, or alterations are regulated by the Landmarks Commission in accordance with Section 32.06 of the Historic Preservation Ordinance (Chapter 32).
  - The Commission reviewed the parking lot proposal at the February 16, 2016 meeting.
- The City Council will review the proposal on March 7, 2016.

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### Consistency with Comprehensive Plan and Strategic Plan:

- The *Comprehensive Plan* designates the property located at 1312 E Grand Avenue as appropriate for Parks and Open Space uses.
- Consideration of this request supports *Strategic Goals #1 and #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** – The proposed parking lot will provide safe and reliable off-street parking for the visitors and guests of Turtle Creek Park and prevent further damage to the area already being used for parked vehicles.

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### Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the proposed construction of a new parking lot on public land at Turtle Creek Park located at 1312 E Grand Ave in the City of Beloit.

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### Fiscal Note/Budget Impact:

The construction of the parking lot in Turtle Creek Park is budgeted in the 2016 Capital Improvements Budget.

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### Attachments:

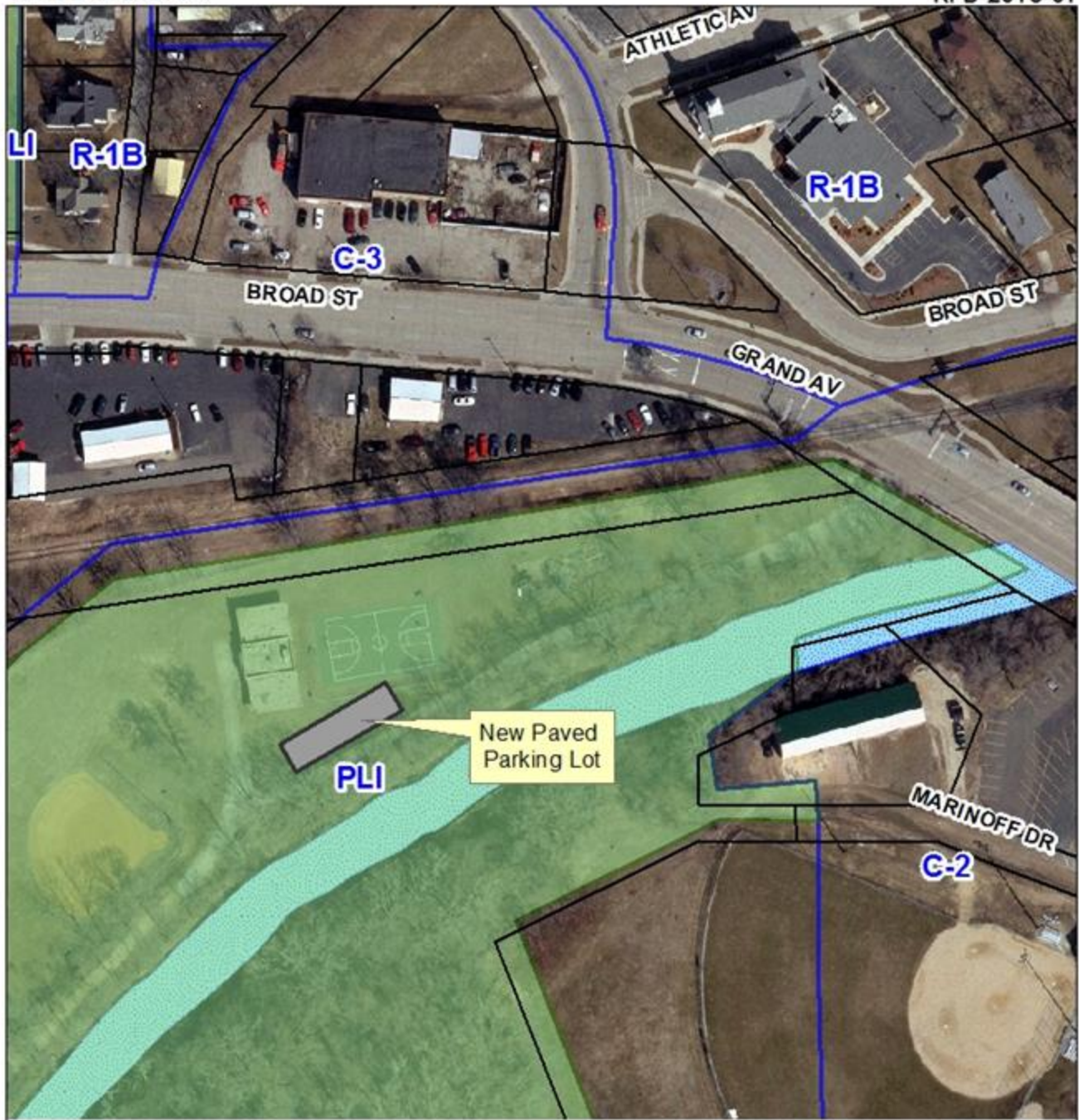
Park Location Map, Proposed Parking Lot Rendering



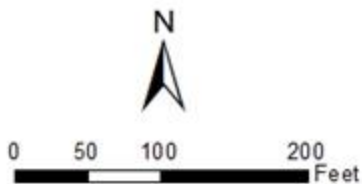
# Turtle Creek Park

1312 E Grand Ave

RPB-2016-01



Document Path: \\s:\data\GIS\workspace\Map\0101\_Turtle\_Creek\_Park.mxd



**Legend**

- COB Parcels
- Zoning District
- Turtle Creek Park

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
Date: January 2016  
For: City of Beloit  
Planning & Building Services  
Date of Aerial Photography: April 2011

# Turtle Creek Park Parking Lot



**DIGESTERS & HOTLINE**  
3047 FARM ROAD, 242-4411  
1000 W. STATE ST., 242-2119  
1000 W. STATE ST., 242-2119  
www.digestersandhotline.com



PROJECT NAME  
2016 PARKS PLAYING LOTS  
TURTLE CREEK PARK PLAYING LOT

ID: C16-16 SHEET 1

**E**